

Arun District Council

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| REPORT TO: | Environment Committee - 27 February 2023 |
| SUBJECT: | Outdoor Sports Provision, Felpham |
| LEAD OFFICER: | Joe Russell-Wells, Group Head of Environment and Climate Change |
| LEAD MEMBER: | Councillor David Edwards |
| WARDS: | Felpham East & West |
| CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The proposal fulfils planning policies in the provision of outdoor sports facilities and will assist in implementing the council's vision that aims to provide infrastructure that supports wellbeing, through easily accessible and safe greenspace, and encourage our community to embrace healthy and active lifestyles. | |
| DIRECTORATE POLICY CONTEXT: The provision of sports facilities alongside development sits within the Environment and Communities Directorate Plan | |
| FINANCIAL SUMMARY: A Section 106 from the residential development at Land North of Felpham (Site 6) identifies the provision of sports facilities on site. The report sets out a change to the agreement to instead seek an off-site sum as detailed in the report to improve local outdoor sports facilities. The recommendations in this report will enable the drawdown of the funding for the project as required. | |

1. PURPOSE OF REPORT

- 1.1. This report seeks approval to accept the provision of an off-site sum in lieu of the sports facilities provided on site at the Blakes Mead development at Felpham. The land would be retained as public open space with the provision of landscaping, fencing and car parking and would be transferred to the Council together with a commuted sum for future maintenance.
- 1.2. The off-site sum together with a project management sum would be used to improve and develop existing sports facilities in the Felpham area following a review in accordance with the Council's outdoor sports strategy.

2. RECOMMENDATIONS

The Committee is requested to:

- 2.1. Approve the provision of an off-site sum in lieu of provision of sports facilities on site at Blakes Mead, Felpham to support local outdoor sports facilities whilst retaining the site as public open space. This recommendation aligns with the Council's outdoor sports strategy.
- 2.2. Approve the drawdown of the off-site sum, the project management sum and Public Open Space commuted maintenance sum. The off-site sum expenditure will follow further review of the local facilities for the development of the sports facilities projects in the Felpham area.

3. EXECUTIVE SUMMARY

- 3.1. This report concerns the provision of sports facilities in Felpham. The development at Blakes Mead in Felpham (formerly known as Site 6) has a S106 Agreement that is set to provide sports facilities on site. The policy for the provision of outdoor sports provision has been updated alongside other sporting bodies such as Sport England to improve existing facilities and develop them as hubs to benefit the wider community.
- 3.2. The developer will instead provide an off-site sum for outdoor sports facilities in Felpham, will transfer the site as landscaped public open space to the Council and provide a commuted sum for future maintenance. In addition, a sum will be provided for the project management of delivering those facilities.
- 3.3. This report seeks approval to accept these proposals.

4. DETAIL

4.1 Background

The outline planning permission of the development of Site 6 at Felpham was granted at appeal – planning reference FP/92/04. As part of the permission a S106 was agreed to deliver various community facilities comprising public open space, sports provision, community arts, changing facilities and a community building. These facilities are provided in accordance with the Council's planning policy for both the new residents of the development and the existing community.

All but the sports provision comprising of a single grass pitch, a changing facility and 2 MUGAs have been delivered at Felpham alongside the development. These facilities remain outstanding to be delivered by Barratt Wilson Homes (BDW).

Since the development gained a planning permission ADC has developed guidance for sports provision through a playing pitch strategy to support local plan which is in line with sporting bodies policies including that of Sport England.

It is worth noting that concern had been raised at the location of a changing facility which would be subject to vandalism being located away from the natural surveillance that is provided in residential areas. This proposal removes a future risk that facilities may have been subjected to as proposed in the existing Section

106 agreement.

4.2 Outdoor sports facilities study

BDW have commissioned a study on the outdoor sports facilities in the vicinity of the site at Blakes Mead. This review takes into account the strategies which support the local plan, it includes an audit of the existing facilities, including those facilities locally available to residents at the development at Blakes Mead. (This document can be seen at **Appendix 1**).

The study finds there is potential to improve the quality and capacity of nearby existing facilities. This aligns with the Playing Pitch outdoor Sports Strategy Action Plan which identifies the following recommendations:

- Improving football pitch quality to alleviate overplay, reduce shortfalls and to increase future capacity
- Seek to improve quality of cricket pitches where possible
- Improve changing facilities at King George V recreation ground
- Explore the feasibility of 3G pitch provision

A summary of the recommendations following this study have been made which specifically relate the sports sites at Felpham and KGV recreation grounds together with reviewing improvements of the 3G and Arun Leisure Centre.

4.3 Off-site sum

Following the above study BDW has offered the following sums as off-site provision in lieu of the sports facilities. These sums are subject to RPI indexation to Q3 2022.

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| Off-site sum in lieu of on sites outdoor sports provision | £621,165 |
| Project management sum | £93,174 |
| Public Open Space commuted maintenance sum | £233,108 |
| Total | £947,447 |

This sum is in addition to the costs of the landscaping works to deliver the public open space works to be provided by BDW.

4.4 Public Open Space provision

The area which is currently proposed for sports facilities would instead be provided as landscaped public open space which would include vehicular access, parking provision and open space. The open space would be landscaped by BDW and once completed to an approved standard the land would be transferred to public ownership together with the commuted maintenance sum as set out above.

An indicative plan illustrating the proposal is shown at **Appendix 2**.

4.5 Arun Local Football Facilities Plan

The Arun Local Football Facilities Plan developed with the Football Foundation has recommendations for improvement of the facilities at KGV Felpham specifically improvement of the grass pitches to improve capacity and a new changing pavilion.

The plan can be found at the following link: [Arun Local Football Facility Plan \(footballfoundation.org.uk\)](http://footballfoundation.org.uk)

Opportunity using the proposed off site S106 sum can be used to explore further funding from the Football Foundation and other possible funding partners.

4.6 Next steps

Once approved a deed of variation to the S106 would need to be approved through the normal planning process. BDW will also need to seek approval for the landscaping of the POS area prior to their implementation. A project to develop proposals for the off-site sums will need to be worked up.

Opportunities of partnership funding for proposals will also be explored, including with the parish council. Any detailed proposals will be reported back to Committee by way of update and / or further approval.

4.5 Procurement

Following the public consultation, the council will undertake a tender process to procure carry out improvement works.

5. CONSULTATION

- 5.1. In the development of a project to use these S106 sums to improve local facilities the council would carry out consultation with the public and stakeholders including Felpham Parish Council.
- 5.2. Consultation will additionally take place during the usual planning application process.

6. OPTIONS / ALTERNATIVES CONSIDERED

- 6.1. Not to approve the recommendations as set out in the report.

7. COMMENTS BY THE GROUP HEAD OF CORPORATE SUPPORT/SECTION 151 OFFICER

- 7.1. The recommendations in this report will enable the drawdown of the funding for the project as required.

8. RISK ASSESSMENT CONSIDERATIONS

- 8.1 As the project to deliver sports facilities develops a risk assessment and method statement will be produced by the Principal Designer. The project will be delivered in accordance with the Construction, Design and Management (CDM) Regulations 2015.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

- 9.1. If approved, the change to the financial contribution will be addressed as a variation to the Section 106 Agreement by the Council's Legal Services team

10. HUMAN RESOURCES IMPACT

- 10.1 As the project to deliver sports facilities develops assessments will be made as to how best use the project management sum to support the resources to deliver the project.

11. HEALTH & SAFETY IMPACT

- 11.1 The project will be delivered in accordance with the Construction, Design and Management (CDM) regulations 2015. Risks will be considered by the project team and consultants during design phase, and health and safety will be managed by the Principal Designer during the construction works.

12. PROPERTY & ESTATES IMPACT

- 12.1 The Council will retain responsibility for the enhanced facilities. The project will result in improvements to council assets as well as additional maintenance obligations.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

- 13.1. The improvements to sports facilities will help to improve the social and environmental well-being of the Felpham area, by providing a better quality, safe facilities for use by the whole community.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

- 14.1. Environmental sustainability will be addressed at design stage to ensure that the council reduces its carbon footprint, its impact on the environment and the use of natural resources during the works. Contractors will be required to provide evidence of their environmental sustainability policies, including any carbon impact footprints, and demonstrate how these will be applied/reduced on the project.

CRIME AND DISORDER REDUCTION IMPACT

- 14.2. Improvement of sports facilities helps to provide better services for communities to help reduce crime and disorder within Arun and offers the opportunity to build stronger communities who have confidence in their local services.
- 14.3. By not providing stand alone changing facility the risk of crime and disorder will be reduced.

15.HUMAN RIGHTS IMPACT

- 15.1. The proposed scheme fulfils the freedoms and rights within the Human Rights Act 1998. There are no negative implications in terms of human rights impacts.

16.FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

- 16.1. There are no specific Freedom of Information or Data Protection issues arising from the proposals in the report.

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BACKGROUND DOCUMENTS: