

# Arun District Council

<b>REPORT TO:</b>	<b>Policy and Finance Committee – 24 October 2024</b>
<b>SUBJECT:</b>	<b>Angmering Sports Hub Project</b>
<b>LEAD OFFICER:</b>	<b>Philippa Dart – Director of Environment and Communities</b> <b>Joe Russell-Wells – Group Head of Environment and Climate Change</b>
<b>LEAD MEMBER:</b>	<b>Councillor Martin Lury</b>
<b>WARDS:</b>	<b>Angmering and Findon Ward</b>
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The provision of community sports hubs is identified as a strategic priority in Policy HWB SP1 'Health and Wellbeing' of the adopted Arun Local Plan (2018). The Playing Pitch Strategy and the Indoor Sport and Built Facilities Strategy include the concept of community sport hubs and note their district-wide importance. Palmer Road recreation ground in Angmering has been identified as a priority site for a community sports hub.</p> <p>Providing a community sports hub at Palmer Road will also implement the Council's vision that aims to improve the wellbeing of Arun by tackling the causes of health inequality in Arun's areas of greatest deprivation and encourage our community to embrace healthy and active lifestyles.</p>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The Angmering sports hub project sits within the Environment and Communities Directorate plan. Its design will take account of leisure contracts and management strategies.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>Current estimates suggest a project cost of the order of £10million.</p> <p>Funding towards the community sports hub is available through section 106 developer contributions, currently totalling £3m of which £2m has so far been received.</p> <p>It is proposed to apply for external funding from the Football Foundation and to also investigate funding options from other sporting bodies. It is not known what proportion of the project budget might be available through external funding and this will not be confirmed until any applications have been submitted and assessed.</p> <p>Options for meeting the budget shortfall will be explored once firmer costs have been obtained. These could include phasing the delivery of the project, seeking additional external funding and borrowing.</p>	

## **1. PURPOSE OF REPORT**

- 1.1 This report provides an update on the Angmering sports hub project including the results of the public consultation and preparation of a planning application.

## **2. RECOMMENDATIONS**

- 2.1 The committee is requested to:

1. To endorse the design updated following public consultation, and its subsequent submission as a planning application.

## **3. EXECUTIVE SUMMARY**

- 3.1 This report provides an update on the Angmering sports hub project following public consultation and seeks approval to endorse the design in preparation for the submission of a planning application.

## **4. DETAIL**

### **4.1. Background**

Palmer Road recreation ground in Angmering has been identified as a strategic priority site within the Local Plan for the provision of a community sports hub and feasibility studies have been undertaken to explore how this would best be delivered.

A new sports hub will significantly enhance the site's existing facilities and is proposed to include a full-sized 3G football pitch with flood lighting, a range of grass football pitches suitable for different ages, an artificial turf wicket cricket pitch, a multi-use games area (MUGA), a play area and a community hub building with associated parking and access.

Two planning applications to the north of Palmer Road have direct links with the sports hub project. To provide the full extent of the sports hub, additional land is due to be transferred to the north of Palmer Road recreation ground and will enable the expansion of the current sports pitches. This was set out within the Section 106 agreement for outline application A/122/19/OUT. The Section 106 also states the requirement for this to be transferred by March 2025. Commercial development to the north-east of the recreation ground would facilitate the preferred vehicular access route onto the sports hub. An application is yet to be approved for this site.

A professional team from Mace Consult has been appointed through the Southern Construction Framework (SCF) to support the council in delivering the project.

## 4.2 Public consultation process and results

The concept proposals were published for public consultation between 12 July and 2 August 2024. In order to reach a wide range of people the consultation was promoted through posters, banners, press release, social media, letters to residents adjacent the site, emails to schools, sports clubs and other local stakeholders and also was also promoted via the websites of Arun District Council and Angmering Parish Council.

People were able to view the proposals on the Arun District Council website and there were also 2 opportunities to visit an exhibition of the plans and speak to staff about the scheme. These were attended by approximately 60 people. Hard copies of the consultation material were available to collect from the Angmering Parish Council office.

The results of the consultation have been collated and these can be found in Appendix 1.

A total of 210 people completed surveys and included responses from all age categories, with the highest proportion above the age of 40. Most respondents were residents of Angmering, and the majority of people said they heard about the consultation through word of mouth but social media and direct letters or emails were also beneficial in raising awareness.

People were asked about their use of the current facilities, whether they supported different aspects of the scheme and whether they had additional comments. The outcomes are summarised below.

### i. Use of the existing Palmer Road recreation ground:

- 60% used the recreation ground at least once or twice a week, with 30% using on a daily basis.
- 59% used the recreation ground for informal recreation and 29% used it for sport.
- 56% had never used the existing sports and social club while 21% used it at least once or twice a week.

### ii. Proposals for the new sports hub and access:

- 59% supported the proposals for the new sports hub with 39% opposing the proposal.
- 52% supported a new access to the sports hub and 40% opposed.
- 53% supported the use of the car park to assist families at school drop off and collect times, while 35% opposed.

### iii. Proposals for the recreation ground:

- 57% supported the facilities proposed for the recreation ground and 39% opposed.

- The top 5 new facilities which people said they would use regularly were: children's play area, public open space for informal recreation, 3G all-weather pitch for youth teams, natural grass pitch for youth football teams, car/cycle parking.
- 70% did not think other sports/facilities should be provided.
- The most popular items of equipment for the new play area were: swings, climbing unit with slide, zip wire, trampoline, balancing beams.

iv. Proposals for the new community building:

- 60% supported the proposed facilities for the community building with 33% opposing.
- 63% did not think other facilities should be provided.

v. Number of comments received about aspects of the scheme:

- 24 - Impact on residents due to noise / light
- 22 - General positive and supportive comments
- 17 - Site layout for cricket matches
- 14 - Safety of access option 2
- 14 - General objections

The comments received as part of the survey responses also reflect the conversations with residents at the staffed exhibitions. It was valuable to be able to speak with people directly and fully understand specific concerns. It gave the opportunity to interpret the designs and hear suggestions from the public. In some cases, people were supportive of an improvement to the facilities but disagreed on particular aspects of the proposals.

The main concerns highlighted relate to impact of noise and flood lighting, management of the site (anti-social behaviour), safety of access from Arundel Road, the distance of the cricket pitch from the sports hub building and the proximity of the proposed car park to residents.

A summary of the concerns raised with responses to each is set out in Appendix 2.

Separate correspondence was also received from a number of external stakeholders including the Football Foundation, Sussex Football Association, Sport England, Freedom Leisure (local sports teams) and Angmering Parish Council. These are included in Appendix 1. Sporting organisations provided feedback on design revisions based on their experience of similar facilities. The parish council was broadly supportive of the scheme and stated a keenness to see the project delivered, subject to some design changes.

#### 4.3 Consultation conclusion and revised design

The RIBA Stage 2 concept design was generally supported at public consultation. Where concerns have been raised, options to address these have been considered as part of the Stage 3 design process, and the following changes have been made to the design where they are deemed to be practical and proportionate:

- The car park has been relocated away from resident boundaries to the opposite side of the recreation ground. This has in turn changed the arrangement of mini pitches, MUGA and play area on the east side of the recreation ground.
- The access road is shown as option 2 (from Arundel Road) for the purposes of the planning application however an access from the north through the commercial development remains the preferred option and discussions are ongoing with Redrow (the developer to the north of the recreation field) on how this can be achieved.
- The MUGA has been resized to allow provision for tennis.
- The size of the 3G pitch is to be enlarged to accommodate the demand for youth football meaning 2 matches can be played simultaneously.
- Recesses have been included within the fencing of the 3G pitch to enable to storage of goal units.
- Shelters are to be provided adjacent to the cricket pitch.
- A possible location for cricket nets has been suggested. Should funding be available for these the location would be discussed with local clubs.
- All changing rooms now have WC cubicles.
- The retractable wall is likely to be replaced with a fixed wall to enable better soundproofing between the two rooms.
- An outdoor gym facility has been included.

It is proposed to sign off the revised design so that a planning application can be prepared and submitted. The revised plans are shown in Appendix 3 and include a site layout plan, building layout plan and building elevations.

#### 4.4 RIBA Stage 3

The existing design team has been retained for RIBA Stage 3 to enable a planning application to be prepared. Survey work is continuing to gather the data required to support the application including ecology (dormouse, bats, reptile), arboriculture, archaeological study and foul drainage. The survey information will inform different aspects of the design and identify opportunities to enhance the site through drainage and ecological improvements.

Other aspects of the design being considered are the lighting and energy needs. The external lighting design will need to reflect the rural context of the site, and the location, height and direction of the lights will be carefully selected.

The energy strategy for the building has reviewed different options for powering and heating the building, including fully electric, fully gas or a combination of the two. The current solution is working towards a building which is fully electric and will use photovoltaic panels. The design team is considering how the building would be heated and cooled, which will be influenced by the level of use.

The delivery cost for different areas of the design is being assessed as well as the longer-term maintenance implications.

#### 4.5 Project costs and funding

A review of the cost plan was undertaken at the end of RIBA Stage 2. Some areas of the scheme increased in value as a result of survey information, but reductions were identified for other elements. The total cost of the scheme is estimated to be £10m.

The designs are still conceptual at this stage with many items priced as an allowance. Further design detail will inform more accurate costs as the project progresses.

The amount of Section 106 funding allocated to the project is approximately £3m with £2m currently received. A business case will be developed in due course to support the delivery of the project, including funding and phasing options.

Discussions are being held with the Football Foundation regarding their funding application programme/process. The Council will be required to demonstrate that other funding avenues have been explored.

#### 4.6 Programme

The focus of the programme remains on meeting the longstop date of 13 March 2025, which will require the planning application to be submitted in November 2024. The project is expected to follow the programme below, which reflects the need to confirm funding sources.

<b>Project Activities</b>	<b>Timescale</b>
RIBA 1/2: Survey work, concept design, public consultation	Complete
RIBA 3: Detailed design, planning application	Autumn - Winter 2024/25
RIBA 4: Technical design, construction tender process	Pending funding confirmation
RIBA 5: Construction phase	Pending funding confirmation

## **5. CONSULTATION**

- 5.1 Initial engagement with local stakeholders was undertaken as part of the early feasibility work. Further engagement is feeding into the design process for the sports hub and to support the business case for the new facility. An application to the Football Foundation will expect future demand to be demonstrated.
- 5.2 Public consultation was carried out between 12 July and 2 August 2024 which is summarised in 4.2 above. There will be a further opportunity for public comment following the submission of a planning application.

## **6. OPTIONS / ALTERNATIVES CONSIDERED**

- 6.1 To not approve the revised plans and delay the submission of a planning application, risking the transfer of land.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

- 7.1 The project is being monitored regularly including the required funding gap when, once known, committee approval will be required to proceed fully.
- 7.2 Any shortfall in funding will have to be met from borrowing and will need to be reported to Policy & Finance Committee. Any borrowing requirement will first be assessed for affordability and will need to be supported by a robust project business case. It will also have an impact on the revenue budget in that it will increase revenue costs for which funding has not yet been identified. Due to an anticipated funding gap these should be completed prior to approval recommendations.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. A project risk register will be maintained for the duration of the project. The highest risks to the project currently relate to cost and available funding, planning consent and transfer of land, S106 expenditure deadlines, resolution of site access, lease and covenant arrangements, drainage and existing site infrastructure.
- 8.2. As the scheme progresses risks will be reviewed, and 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 There are no direct legal implications arising from this report. The relevant stages of the procurement, design and construction of the project are set out in the report and are compliant with the Council's procurement processes. Throughout the project delivery internal and external legal advice will be sought on the procedures and powers the Council can use to implement the scheme.

## **10. HUMAN RESOURCES IMPACT**

- 10.1 None.

## **11. HEALTH & SAFETY IMPACT**

- 11.1. The project will be delivered in accordance with the Construction, Design and Management (CDM) regulations 2015. Health and safety 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. This includes consideration of impacts resulting from any land transfer.
- 11.2. Responsibility for ongoing risk management and statutory compliance once the project is delivered will be identified. The new facilities will need to be included within scheduled risk management programmes, to be appropriately resourced for any additional capacity this requires.

## **12. PROPERTY & ESTATES IMPACT**

- 12.1. The council will retain responsibility for the completed scheme. The project will result in improvements to council assets as well as additional assets.
- 12.2. Covenants and lease arrangements will require review and discussions with relevant parties and stakeholders to mitigate for potential constraints.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

- 13.1. The provision of a community sports hub at Palmer Road will help to improve the social and environmental wellbeing of the district area, and tackle health inequality by providing a good quality, sports facility for the community. It will also aim to meet the needs of underrepresented sectors of the community. An EIA has been completed and actions reviewed as part of the design phases.



## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

- 14.1. Environmental sustainability will be addressed during design to ensure that the council reduces its carbon footprint, its impact on the environment and the use of natural resources during construction 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.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

- 15.1. 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 with confidence in their local services.

## **16. HUMAN RIGHTS IMPACT**

- 16.1 It is not anticipated there will be any impact.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

- 17.1 Sensitive data will be handled in accordance with the GDPR.

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### **CONTACT OFFICER:**

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### **BACKGROUND DOCUMENTS:**

[Local Plan \(2018-2031\)](#)

[Playing Pitch Strategy and Action Plan \(March 2019\)](#)

[Indoor Sports and Built Facilities Strategy \(2019-2029\)](#)

[Local Football Facilities Plan \(LFFP\)](#)

[Policy and Finance Committee – 9 February 2023, Item 676](#)

[Policy and Finance Committee – 7 March 2024, Item 685](#)

[Policy and Finance Committee – 9 July 2024, Item 96](#)