

Report to: Cabinet

Date of Meeting: 4th December 2017

Report Title: Sports Village Development

Report By: Simon Hubbard, Director of Operational Services

Purpose of Report

To seek authority for the sale of land at less than market value in order to enable the construction of a new sports village on council owned land at Bexhill Recreation Ground

Recommendation(s)

- 1. Cabinet agree to recommend to Full Council the sale of land to Keepmoat Ltd and/or Bohemia LLP as detailed under para 4 of this report:**
 - i. The freehold of the current Hastings United Football Ground and Hastings United Sports and Social Club site**
 - ii. A 999 year leasehold at Bulverhythe for the construction of the proposed Sports Village**
 - iii. The freehold of land at the lower tier of Bexhill Road Recreation Ground for housing development.**

These sales being on the basis of the Local Government Act 1972 which allows sale of less than best consideration on the basis of social, economic or environmental wellbeing.

- 2. That any sale is on the basis of the conditions set out in paras 4, 5 and 35 of this report.**
- 3. The Director of Operational Services, Assistant Director Financial Services & Revenues and Chief Legal Officer agree final terms on the basis of this report in consultation with the Leader of the Council.**

Reasons for Recommendations

To enable the promoters to bring forward detailed planning applications for housing and sports facilities as outlined in this report.

Introduction

1. The council has been approached by Bohemia LLP seeking the sale of the freehold of council owned land at Bexhill Road and Bulverhythe in order to facilitate a comprehensive development of the land to provide for a multi-use sports hub and new housing in that location. The new Sports Village would replace both the existing sports centre and pitches at Horntyte as well as the existing football ground at the Pilot Field site thereby releasing additional land in other parts of the borough for much needed housing, including affordable housing. Whilst the proposal is dependent on a number of factors, of critical importance is the development partnership between Bohemia LLP and Keepmoat Housing, which would undertake the residential development and build the new sports facilities. Profits generated from the sale of the housing would meet the cost of the new Sports Village. Whilst it was originally anticipated that the project might be wholly self-funded, for a number of reasons outlined in this report it is now recognised that a level of subsidy in the form of discounted land from the council will be necessary if the project is to proceed. Without the appropriate level of subsidy, the scheme's viability is likely to be compromised.
2. The report recommends that Cabinet seeks approval from Full Council that two areas of council land are sold at less than what might be obtained upon the open market in order to secure the benefits outlined in the report.
3. Although a council will often wish (and be required) to obtain best consideration they are empowered to do otherwise under particular circumstances. The General Disposal Consent given by the Secretary of State under sections 123(2), 127(2) and 128(1) of the Local government Act 1972 allows a sale by the council, provided the undervaluation does not exceed £2million and such a sale meets the following criteria:

“The local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of the following objects in respect of its area or any part of its area, or of all or any persons resident or present in its area

 - i. The promotion or improvement of economic wellbeing
 - ii. The promotion or improvement of social wellbeing
 - iii. The promotion or improvement of environmental wellbeing”.
4. The proposed sale of land to Bohemia LLP and/or Keepmoat Ltd is as follows:
 - i. The granting of a 999 year lease for 15.28 hectares of land at Bexhill Road Recreation Ground for the construction of a Sports Village and Football Stadium on a peppercorn rent. The value of a lease cannot be determined until a full scheme is approved by Rother District Council. A sale below market value will need to be assessed against the promotion or improvement of social, economic, or environmental well-being of persons in the area, as well as any predicted savings.
 - ii. The sale of 5.65 hectares of land at Bexhill Road Recreation Ground for the construction of housing for housing development. The District Valuer has assessed the value of this site as £3.7million and the scheme sponsors have offered £2million. Authority is sought to sell of the site for a sum that is up to a

maximum of £1.7m below market value. The final value will be determined by a variety of factors including potential support from government for housing which is being sought and the terms of any sale of housing to the council for placement in its housing company. Additionally, the Chief Legal Officer is seeking further expert advice on the impact of State Aid regulations which may impact on the preferred method of sale.

- iii. The sale of 3.17 hectares of land at Elphinstone Road for housing development. These sites are owned by the council but leased to Hastings United Football Club and Bohemia Hastings Leisure Limited on leases that expire in 2068 and 2066 respectively. These sites have been jointly valued at £300k and will be sold at that price.
5. The promoters maintain that the assessment of the value of the housing site at Bexhill Road is considerably below the figure identified by the District Valuer. They have identified several areas where they feel some adjustment should be made to reflect the costs of developing the site including the costs of additional flood defence and parking works. Although at the point of writing this report these negotiations are not completed it is possible that the gap between the District Valuer and the proposed sale value may reduce from the £1.7m mentioned above. At present the scheme is recommended on the basis of £1.7m below value sale. Additionally the HCA have been approached in terms of assistance but the outcome of this is not known.
6. The Horntye Trust will develop its current provision at Horntye for development as housing, subject to planning permission. All of these sales are interlinked in the delivery of the scheme.
7. Any undervalue sale can be classed as State Aid. This can be addressed by the provision of a grant directly or indirectly of £1.7m or less upon receipt of the sites value. It is considered such a grant would fall within Article 55 of the General Block Grant Exemptions which allows support towards the costs of sports and multifunctional recreational infrastructure.
8. It is essential to view the sale of the land at the lower tier at Bulverhythe in the context of the full range and benefits of the proposed Sports Village, Football Club and housing elements of the sponsors' proposal.
9. The council needs therefore to assure itself that the social, housing, health and other benefits of the scheme justify a sale at a price below the market value estimate of the District Valuer.
10. Without the sale of the land at below market value officers regard it as unlikely that the scheme can go ahead. In these circumstances, a series of challenges would continue to exist in leisure provision, budgetary and housing terms.
11. Additionally the council is being asked to conclude a lease at Bexhill Road Recreation Ground for the construction of the sports facilities on a peppercorn basis. No realistic valuation for this site exists as it is a sports field without the benefit of planning or other permissions. Authority is sought to deal with this on a delegated basis.

Current State of Sporting Provision

12. Hastings United Football Club occupies a site in Elphinstone Road. The club has fairly recently been acquired by the sponsors of the current scheme along with the adjacent social club. The ground is in need of immediate repairs valued at around £80k. The club's current value to its community is lower than it could be because:
 - i. Lack of sporting success, at least partly based upon the lack of facilities that would allow the club to rise from its currently lowly league status and generate support and income.
 - ii. Lack of success, resulting in low crowds.
 - iii. Its poor premises mean its current facilities cannot be widely used by the community, particularly the grass pitch. The new owners are committed to increasing the club's communal use and its role in education, training and community cohesion.
13. The ground is currently on a c56 year lease from the council. The council cannot realise the value of the site until this lease has expired.
14. Horntyte Cricket Ground is a recent facility constructed to replace the previous County Cricket Ground when Priory Meadow was built in 1997. The facility has struggled financially and never attracted first class cricket. Both Sport England and the Charity Commission are content that the development of the present site and the construction of new facilities should go ahead, demonstrating their acceptance of the need for improved and appropriate facilities.
15. The council runs sports pitches at Bulverhythe where it is proposed to develop a new sports building, all-weather sports pitches and a football club stadium. The area is adjacent to a lower tier where the scheme's proposers intend to develop housing. The current sports pitches are prone to flooding and are frequently unplayable or unpleasant to play on. The changing facilities are poor. The pitches are costly to maintain and require refurbishment.
16. The council is committed to the provision of leisure facilities for the health and enjoyment of its citizens and has agreed a Playing Pitch Strategy with the neighbouring Rother District Council. It is unable to afford investment in new facilities as it faces a growing gap in its budget which is expected to reach £2.3m by 2020.
17. Similarly, the council is committed to a programme of joint work to improve health in the Borough which records some of the worse illness and mortality outcomes in the country. In recognition of this the Clinical Commissioning Group is currently funding the council for interventions in community health, street issues and mental health. The council is clear however that it cannot further improve leisure provision in a way which could impact upon public health within current budgetary restraints.
18. The council faces a high level of housing need in terms of open market and affordable housing. The council has an annualised target of 200 new homes in the approved borough plan. The pace of development against this target has been slow. The shortage of social and affordable housing is still more acute, with around 1,400 people currently on the housing register seeking suitable accommodation for

their household needs. Delivery of the project targets would go some way to helping address both the need for market housing and affordable homes.

19. The council faces ongoing revenue issues which threaten its ability to deliver the required services to residents. Hastings remains the 20th most deprived Borough in the country and 13th in terms of intensity of deprivation. The council has established a programme of income development to ensure that citizens continue to be supported and the town's regeneration continues.
20. The council therefore needs to utilise its resources, including land, to exert leverage in addressing these significant shortcomings. The Council is committed to growth of the economy and to reducing the gap in poverty and other factors that mean life expectancy is shorter here than in any other parts of the South East.

Sporting and Leisure Based Benefits of Proposed Scheme

21. The promoters propose to invest c£12m in new sports facilities located at Bulverhythe to replace and expand existing sports facilities. No provision exists within the council's capital programme to deliver such an ambitious programme and it is extremely unlikely there can be in the foreseeable future. For the purpose of clarity this has been dealt with under multi-use facilities envisaged to be used by the Sports Trust and those where use will be primarily through Hastings United Football Club.
22. There are currently no full-size 3G artificial grass pitches in the area suitable for competitive football in Hastings or Rother. The Playing Pitch Strategy recommends developing three full size pitches across the Hastings and Rother study area (two in Rother and one in Hastings). The proposed scheme delivers two of these at no cost to the Borough. These dramatically increase the amount of pitch capacity due to their year round playability and addition of floodlights.
23. Additionally the plans will include the retention and refurbishment of four full size grass football pitches, two junior and two mini football pitches.
24. There will also be a full-sized grass pitch for American football and rugby. The current state of football and rugby facilities means that 22% of football bookings and 61% of rugby matches were cancelled in 2015/16. The current provision does not allow for Sunday League football which could stimulate far wider participation in lower level sport. The indoor arena will allow the playing of futsal, the first such facility in Hastings (the Hastings futsal team currently plays at 'home' in Eastbourne).
25. Additionally the Playing Pitch Strategy anticipates that improved hockey facilities would be welcomed by the single local hockey club. The current hockey playing surface at Horntye Park is poor and urgently requires replacing. The hockey club has identified latent demand for hockey. Displacing football users onto the proposed 3G pitches will allow the hockey club to expand.
26. Similarly the proposal will expand the number of cricket pitches from two to three in line with the Playing Pitch Strategy recommendations.

27. The facilities will include an indoor sports hall, changing rooms and sports courts. The Borough's existing changing facilities for outdoor pitches are very poor and need major refurbishment for which no provision currently exists in the capital programme.
28. The football club element of the development includes a function room, sports therapy suite and corporate boxes plus other facilities normally found in a modern football stadium. Additionally, the design allows for the delivery of apprenticeship and training opportunities working with Sussex Coast College Hastings or other providers via the provision of three classrooms.
29. As part of the improvements to the site, the existing changing room block at Freshfields will be refurbished and converted for use as a visitor centre for the Combe Valley Countryside Park, replacing the converted container which currently serves as the present visitor centre. The estimated cost of this work is £50k.
30. The council will save a considerable sum in the maintenance and refurbishment of pitches whilst seeing a substantial increase in the quality of provision and the usefulness of that provision to the community. The current budget for maintenance of Bulverhythe pitches is c£30k p.a. and a considerable capital investment is required to bring them up to standard and to replace changing facilities. Officers are currently developing a report on the challenging issues facing the council in providing and maintaining sports provision Borough-wide. The council should also expect some limited reductions in the costs of pitch administration as these will be assumed by the new Sports Trust.

Housing Outcomes

31. The proposed scheme is intended to deliver c390 new homes. All of these homes are outside the sites currently identified in the Borough Plan and equate to about two years' supply. It therefore represents a significant "windfall" in terms of new homes and New Homes Bonus:
 - i. £1.6m of New Homes Bonus over four years (£400k)
 - ii. £58k in tax receipt p.a. to HBC and greater sums to East Sussex County Council, East Sussex Fire & Rescue Service and Sussex Police
32. In terms of the council's planning policy requirement for affordable homes, the following would be required in order for the policy to be met in full:
 - i. Horntyte and Pilot Field (defined as brownfield) 25%, Bexhill Road (defined as greenfield) 40%.
33. Whilst the exact numbers, tenure and mix will be subject to planning permission, the promoters are currently proposing the following based upon early discussions with officers and one of the council's preferred registered providers. These proposals reflect the likely level of funding available to the registered provider, local demand and the need to ensure a sustainable mix of housing types and tenures across the three sites. Given the numbers suggested the yield sought through our local plan affordable housing planning would be :

	Total	Affordable
Horntye	162	40
Pilot Field	70	17
Bexhill Road	158	63
	<u>390</u>	<u>120</u>

34. This would equate to approximately 30% of homes being constructed as affordable homes across the three sites.
35. It is proposed that a policy-compliant bid is delivered by the developers, which achieves the full 40% required on the Bexhill Road site. This would be secured through a condition of sale and any variation having to be agreed through the delegated powers of Cabinet to the Leader and Director of Operational Services. The mix would comprise predominately two, three and four bedroom houses, which would be reflected in the overall affordable housing mix would allow for two and three bedroom properties in the main at present (see attached draft schedule).
36. Discussions are at an early stage regarding the two other sites where the council would be seeking the 25% policy requirement. At Horntye the promoters propose a mix of family homes and apartments and on the Pilot Field site mainly two, three and four bedroom family housing is proposed. In terms of affordable housing the council may need to exercise some flexibility regarding the Pilot Field and Horntye sites given the overall viability of the scheme. As with the Bexhill Road site, detailed proposals will be subject to planning permission and any deviation from the policy requirement will be subject to an open book and detailed viability assessment.
37. Affordable housing tenure is still to be finalised but will provide for a mix of affordable rented and shared ownership homes.
38. All layouts are purely indicative to date and the exact location of units remains to be agreed. However, the affordable units are likely to be clustered rather than pepper-potted throughout the site for reasons of efficient management. Typically, the appearance of affordable units will be designed so that they are not distinguishable from market housing.
39. The council will also acquire housing units for one or more of the three sites for rent through its Housing Company. The quantum of housing will be subject to negotiation and agreement by the Housing Company Directors. The Council can achieve this in two ways:
- Through taking payment for land sold in the form of housing to the value of the land
 - The separate purchase of housing as a direct investment as part of its income generation initiative.

This would generate substantial rental income for the Company and a return for the council as the Company Stakeholder. It would also give the developer additional confidence in the sale of part of the stock. The final rental yield would depend upon the mix of accommodation finally purchased. The council's Housing Company

would acquire new, good quality housing which ought to be desirable to renters and strengthen the company's early development.

40. The redevelopment of all sites is linked. The development of housing at Horntyte and Pilot Field is dependent upon bringing forward development of the overall project. The football club has a long lease at Pilot Field thus requiring their relocation, and the Charity Commissioners would require facilities at Horntyte to be located elsewhere before redevelopment could take place on that site.

Health and Economic Outcomes

41. The scheme is also intended to produce benefits for a number of existing properties in West St Leonards in terms of reduction of flooding risk, which imposes difficulties of damage, disruption and insurance. Around c80 homes are anticipated to benefit.
42. The development of new housing and sports facilities represents an exciting initiative with impacts upon the health and welfare of residents. As such the scheme should be regarded as a potential exemplar project:
 - i. Incorporating high quality design of housing to create an attractive new offer and quality neighbourhoods.
 - ii. Bulverhythe site(s) for housing and sport facilities are in close proximity and with the potential improvements flooding conditions represent a significant opportunity to improve the wellbeing of the community through access to an area with the amenities of the Countryside Park, sports facilities and stadium can be promoted vigorously to groups within the borough.

The developers have committed to ongoing engagement of the council(s) and community in developing the project and will establish a design panel approach to ensuring that the principles of good design are central to the overall project. Consideration might be given to both traditional or alternative methods of construction.

43. The construction of the stadium, sports facilities and housing will produce a number of social and economic outcomes of benefit to the Borough. These have been assessed by FMG Consulting on behalf of the council and the developer has made adjustments in response to their comments.
44. The promoters themselves have employed reputable consultants, Amion and the Sports Consultancy. They have worked with FMG to amend some of the outcomes. They have issued an interim report and advise that the following assumptions are credible.
45. The table below lays out the outcomes put forward by the proposers in March 2017 and reviewed in August 2017 following review by FMG. There are obvious caveats given the early stage of development of the project, but, broadly speaking, the benefits claimed are not challenged.

Outcome	Amion Projection (March 2017)	Amion Projection (Aug 2017)	FMG Observation – October 2017

Housing Units	406	Revised to 390 since	No comment
Construction Spend	Sports Village - £12m; Residential - £58m	No change	Sports Village cost revised to £14.7m – (since FMG observation in October 2017 cost has been revisited by an independent valuation company who have costed the Sports Village scheme at £12m)
Construction Employment Years	Housing – 1154; Sports Village – 199	No change	Calculation consistent with HM Treasury guidelines.
Net Additional Person Years of Construction	Housing - 886; Sports Village – 152	No change	Calculation consistent with HM Treasury guidelines.
Training Initiatives	4 Courses with 200 – 250 students; 17 Training courses; 106 school projects; 58 apprentices	No Change	Estimates are for guidance and based on best practice
Sports Village Operational Jobs (FT)	Groundsmen 2; Duty Managers 14; Cleaners 1; General Staff 10; Chef 2; Catering Staff 4; HUFC 10	No change	FMG satisfied with the approach
Net Additional Operational Jobs	13 jobs	No change	FMG satisfied with the approach
Net Additional GVA Cumulative Impact (five years' persistence)	Annual GV £744,000 (undiscounted) Undiscounted £3,869m; Discounted £3,616m	Annual GV £542,000(undiscounted) Undiscounted £2,709m; Discounted £2,531m	Reduction in GVA welcomed by FMG – more realistic
Net Additional Household Expenditure (spend per annum)	£3m	£3.1m	As above
Mode of Transport	20% Walking; 68% Drive; 12% Public Transport	No Change	Not challenged by FMG
Leisure Wellbeing Benefits	Current arrangements 53,466; Sports Hub (forecast) 116,562; Marginal 'well-being' benefits £14.2m	Current arrangements 53,466; Sports Hub (forecast) 381,000; Marginal 'well-being' benefits £18.5m	FMG reviewed calculations and confirms accuracy. Previously FMG comments the numbers should not be wholly relied on as making such prediction is difficult

			at this stage.
New Home and Household Expenditure (Gross)	406 Homes; average annual spend £16,453; total £6.7m	406 Homes; average annual spend £16,892; total £6.9m	Not challenged by FMG
Leisure Health Benefits - Number of users per annum	Current arrangements - 53,466 Sports Village (forecast) – 116,562	Current arrangements - 53,466 Sports Village (forecast) – 381,000	FMG confirms using Sports England value metric acceptable and found no errors with calculation.
Marginal Healthcare Benefits	£22m	£28.7m	FMG satisfied with methodology.
Fiscal Benefits	New Homes Bonus - £2.7m Council Tax payments £0.6m (pa)		Not challenged by FMG

There are other significant benefits:

- i. The potential attraction and draw that a successful and growing football club backed by modern facilities might have for future investors and residents. This becomes part of our package of success.
- ii. £100k investment by the developers in the Education Future Trust's development at Pilot Field which is supported by the council as a community and educational asset, and will be a major enhancement in the east of the Borough.
- iii. A list of the proposed facilities at the complex is attached as an appendix to this report.

Viability

46. In addition FMG have reviewed the proposed business plan for the sports facilities. They advise that the business will operate at a profit on its current model. However, this profit projection is a low one and it will need to be reviewed as the project is developed. There will need to be clarity between Hastings United Football Club, Horntye Sports Trust and leisure operator about how any loss would be addressed and whose responsibility it would be.

Consultation

47. The promoter has undertaken consultation both in regard to the development of housing at the three sites and of the sports facilities themselves.
48. There have been three public consultation meetings in regard to the development of sites during October held at Horntye Park, Hastings United Sports & Social Club and the West St Leonards Community Centre and Social Club. The comments from the public attending these meetings have been compiled and summarised as follows:-

- i. Horntye Park Sports Complex- attended by circa 70 people with 28 written comment submissions –
 - a) Roadway access issues into the site
 - b) Potential thoroughfare from Bohemia Road to St Pauls School
 - c) Size of green area
 - d) Issues of design around future hockey and cricket provision
 - e) Issues about provision of netball provision in the Borough

- ii. Hastings United Sports & Social Club – attended by circa 70 people with 20 written comment submissions
 - a) Clarity about the nature and amount of affordable housing sought
 - b) Surface water drainage capacity in St Helens Down
 - c) Felling of trees on site (opposition too!!)
 - d) Off road parking
 - e) Traffic calming and mini roundabout at junction of Elphinstone Road and The Ridge

- iii. West St Leonards Community Centre & Social Club – attended by circa 90 people with 59 written comment submissions
 - i. Concern over capacity of Freshfields access road
 - ii. Junction capacity
 - iii. Business on Bexhill Road, particularly if there is other development at Aldi as well
 - iv. Is planned car parking sufficient
 - v. Flooding issues – scepticism about addressing those issues for the new developments and existing residents. Potential for new sluice gates
 - vi. Loss of informal use of green space for dog walking etc
 - vii. Protection of car parking from cricket balls
 - viii. Amount of netball provision
 - ix. Continuity of access to football pitches during construction
 - x. Potential of using old tram track for runs from Bexhill Road Garden Centre to Ravenside

49. Responses to all of these issues will be made by the developers and fed back to the consultees. A dedicated website and contact email for the Combe Valley Sports Village scheme is available as follows: Website - www.CombeValleySportsVillage.com - email - info@combevalleysportsvillage.com

50. In addition, the developers have contacted a wide range of sporting and other local organisations to seek their views on the early stage proposals. They have worked with the council's Active Hastings team to maximise the number of organisations they can reach. Contact either verbal or by email has been had with:

Football Mundial
 Leisure Leagues (football)
 Amherst Lawn Tennis Club
 St Leonards (Cinque Ports) Rugby Club
 Rother Youth Football Club
 Bexhill United Football Club

Firmballs
 Hastings Runners
 Green Lawn Tennis Club
 Hastings & Bexhill Rugby Club
 Hastings & District Football Association
 Little Common Football Club

Sidley United Football Club
Hastings Conquerors American Football
Horntye Park User Group
Sussex Coast College Hastings
South East Tigers Basketball Club
Hastings Archery Club
South Saxons Hockey Club
1066 Specials Football Club
Pilot Field Residents Association
Education Futures Trust
Urban Design Group
Hastings United Football Club Youth
(separate organisation)

Bexhill Town Football Club
Hastings Sports Complex
Hastings Bridge Club
Hastings Hellbent Netball Club
Hastings Football Club
Sussex Futsal Club (Hastings)
Hastings & St Leonards Priory Cricket Club
Hastings & District Cricket Association
St Helens Down Residents Association
Combe Valley/Countryside Park CIC
Hastings United Football Academy

51. Additionally, Hastings & Bexhill MENCAP and Hastings & Rother Voluntary Action for the Blind were contacted. Although the promoters report that a number of people with disabilities attended events it would be worthwhile to specifically target and involve groups in the detailed design of the sports facilities (and housing) if the scheme moves forward.
52. In the absence of detailed plans the responses of most of those contacted is reported as being broadly positive and there will be opportunities to involve more people in depth as the scheme is fleshed out.

Conclusion

53. The development would deliver value to the council and the Borough across a range of housing, sporting and economic/social outcomes. Although the council might seek to develop housing at Bulverhythe this would not deliver new facilities or the housing at other sites. Officers believe this scheme is a positive one for the Borough.
54. In this situation, selling below an untested valuation seems rational and represents good value, and members are recommended to support this.

Conditions

55. It is proposed the following conditions are met before any sale of land is completed:
- i. That there must be planning approval by Rother District Council for the development of the Sports Village.
 - ii. There must be planning approval by Hastings Borough Council for the proposed housing developments at Horntye, Pilot Field and Bexhill Road Recreation Ground.
 - iii. Planning applications for the Sports Village and the Housing sites must be contemporaneous. Keepmoat must have an exchange of contracts on a subject to planning basis for the lower tier land.
 - iv. The Assistant Director Financial Services and Resources to be satisfied that sufficient guarantees are entered into by Keepmoat so that the new Sports Village is created within an agreed period.
 - v. That agreement is made for the acquisition of houses for the council's Housing Company.
 - vi. That the council is given clear evidence that in the event the sports facilities experience financial difficulties liability is established between the Sports Trust, operator and the Football Club.

- vii. The Chief Legal Officer is satisfied on the overall legal structure for the running of the sports facilities and stadium.
- viii. That the legal agreement on the sale of the Sports Village site precludes the resale of the lease except for non-sporting and community purposes and requires the council's agreement as well as that of the Charity Commission.

Policy Implications

56. **Community Cohesiveness:** Both the provision of new housing and improved take-up of leisure and sporting activity are important contributors to community cohesion.
57. **Risk Management:** The council has worked to reduce the risks to itself and the town in the proposed scheme. The chief risks, such as the obtaining of planning permission in both Hastings and Rother and the condition of the housing market, fall upon the promoter. In particular the council will:
- i. Conclude agreements to secure the delivery of sports facilities when land is exchanged.
 - ii. Not conclude arrangements until planning is granted.
 - iii. Secure commitments to acquiring housing for the housing company as appropriate.
 - iv. Be unlikely to maintain and improve its current pitch provision in the absence of this scheme given the ongoing reductions in budget it faces.
58. **Environmental Issues:** Will be considered further as part of the planning process.
59. **Economic/Financial Implications:** The Borough will benefit from the economic, employment and social benefits outlined in the report. In addition the report identifies financial savings to the council in a time of significant financial contraction.
60. **Human Rights Act:** Issues do not arise from this report.
61. **Organisational Consequences:** Do not arise from this report.
62. **Local Peoples Views:** The scheme sponsors have carried out consultation with sports clubs and users which is reported above. The public will be able to express their views on the proposal through the planning process of both Rother and Hastings Councils.
63. **National Sporting Governing Bodies (NGBs):** The views of the NGBs will be sought regarding the final design.
64. **Anti-Poverty:** The sports facilities will enable wider community access to sports and are calculated to have health, social and economic benefits. The relationship with the College will increase training opportunity for local people in lower incomes. 390 new houses will enable a substantial contribution of affordable housing – both will contribute to an improvement in the Borough's housing situation.

Wards Affected

West St Leonards, Gensing, Baird

Report Template v29.0



Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	✓
Crime and Fear of Crime (Section 17)	
Risk Management	✓
Environmental Issues	✓
Economic/Financial Implications	✓
Human Rights Act	
Organisational Consequences	
Local People's Views	✓
Anti-Poverty	✓

Additional Information

Appendix 1 – List of Proposed Facilities

Appendix 2 – Bexhill Road lower site housing mix proposals (subject to planning)

Officer to Contact

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List of Proposed Facilities

This is officers' assessment of what is being proposed by the developers and is subject to further clarifications as the project progresses:

- 1 x New Hastings United Football Stadium with 3000 capacity and grass pitch with inbuilt watering system
- 1 x Visitor Centre
- 1x 4 court Sports Hall
- FA1 x 3G* pitch
- 1 x community 3G pitch
- 1 x 3G pitch for football, rugby and American football, playable during conditions which would make grass pitches unplayable or liable to damage – now proposed as grass. There is now a question as to whether this is needed. There is now no HBC provision for these sports on site as there is no demand this year.
- 4 senior full size football pitches – 2/2 split between the HUFC and The Sport Trust. Need to agree how this will this work? If HUFC are the primary users for 2 pitches as set out how much time, will be available for the public?
- 2 junior football pitches
- 2 mini football pitches
- 2 cricket pitches – 1 adult and one junior
- Cricket pitches – overlaps football pitches
- 4x Cricket practice nets
- 1x Netball Court
- 1x artificial grass pitch [AGP] for hockey (size)
- Reconfiguration of existing (grassed) to create a number of adult, youth, junior and mini-soccer pitches
- A new 4 badminton court sports hall, substantial gym facility (confirm facilities), 40 station gym, café / bar and conference facilities.
- Changing room facilities? Requirement for 100 plus during busy times? – Only changing provision for cricket and hockey, not clear how other sports users e.g. footballers will be catered for.
- 2 x squash courts, which double as dance studio space - This seems to have has been completely deleted in the latest version. Need further discussion.
- 4 x petanque rinks
- A refurbished building to act as a visitor centre for the Pebsham Countryside Park
- Car parking currently set at 250 with 100 overspill plus coach parking. This meets regulatory requirements.
- Floodlighting as required of non light pollution type
- 50-60 operational jobs.
- c1,000 construction employment years.

Bexhill Road Lower Site Housing Mix Proposal (subject to planning)

Combe Valley Hastings **158**

Development Mix **40%**

REF	Description	Sq FT	M2	No	Total Sq ft
A	4 Bedroom House	1224	113.7	2	2,448
A	4 Bedroom House	1224	113.7	16	19,584
B	4 Bedroom House	1178	109.4	8	9,424
					-
C	3 Bedroom House	1055	98.0	1	1,055
C	3 Bedroom House	1055	98.0	25	26,375
C	3 Bedroom House	1055	98.0	4	4,220
D	3 Bedroom House	851	79.1	1	851
D	3 Bedroom House	851	79.1	16	13,616
E	3 Bedroom House	843	78.3	4	3,372
					-
F	2 Bedroom House	700	65.0	7	4,900
G	2 Bedroom House	700	65.0	11	7,700
Sub Total				95	93,545

Affordable Housing

C*	3 Bedroom House	854	79.3	8	6,832
E*	3 Bedroom House	904	84.0	14	12,656
F*	3 Bedroom House	904	84.0	4	3,616
G*	2 Bedroom House	753	70.0	22	16,566
H*	2 Bedroom Flat	753	70.0	12	9,036
J*	2 Bedroom Coach House	753	70.0	3	2,259
Sub Total				63	50,965

Grand Total **158** **144,510**