

## CENTRE FOR OUTDOOR SPORTS - FEASIBILITY STUDY

REPORT OF: Assistant Chief Executive  
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Wards Affected: All  
Key Decision: Yes  
Report to: Cabinet  
21 March 2022

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### Purpose of Report

1. To present to Cabinet the initial Feasibility Study and Master Plan, to support the delivery of the Burgess Hill Centre for Outdoor Sport (CfOS), to seek approval to procure the services of specialist consultants to deliver the next phase of the work, and to prepare a funding bid to finance it.

### Recommendations

2. Cabinet is recommended to:
    - (i) **agree Phase 1 of the Centre for Outdoor Sport project, the Feasibility Study and Master Plan, as a foundation for the next steps;**
    - (ii) **authorise the commencement of the next phase of the project, comprising the procurement of consultants to deliver Phase 2, 3 and 4 of the project, and;**
    - (iii) **prepare a funding bid to secure allocated s106 funds to finance this work.**
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### Background

3. The Northern Arc will deliver over 80 ha of new green space; 9 ha of which is specifically allocated to accommodate a new Centre for Outdoor Sports (CfOS).
4. This land will be transferred to the Council along with a Capital set-up sum and a commuted sum for maintenance, in line with the requirements specified in the s106 Agreement.
5. The aim of the CfOS project is to provide an appropriate quantity of publicly owned, high quality formal sports provision to mitigate the impact of the Northern Arc development (8.6ha south of the A2300 and approximately 1ha at the Triangle Leisure Centre).
6. This will contribute towards the Council's vision to maximize opportunities for sport and physical activity for all across the District, to foster sporting excellence, and to deliver community cohesion and a healthy environment.

## **Phase 1- Feasibility Study**

7. The CfOS will be delivered in six phases. In June 2021, the Council commissioned The Sports Consultancy to deliver Phase 1, the production of a Feasibility Study, to “Royal Institute of British Architects Plan of Work” (RIBA) Stage 1, comprising the following:
  - Background and Policy Review
  - Stakeholder Consultation
  - Site Mapping and catchment analysis
  - Needs analysis
  - Brief development and facility mix
  - Concept design and indicative masterplan
  - 10-year revenue projections
  - High level capital cost estimates
  - Funding and affordability analysis
  - Risk analysis
  - Procurement options and recommendations (for construction and operation)
  - Project Delivery programme
  - Outline strategy for delivery of Phases 2 and 3
  
8. The Study has now been completed and is appended to this report at Appendix 1, with the exception of the following sections of the report, which are exempt from publication on commercial grounds, and are therefore provided separately in (Exempt) Appendix 2:
  - P26- Site levelling works- cost estimates
  - P30-35- High level cost estimates and funding and 10-year revenue projections
  - P84-86- Conclusions and next steps (including summary financial information)
  - P104-114- Detailed construction cost estimates
  - P127-128- Detailed revenue projections
  
9. A summary of the key findings and recommendations from the study is provided below.

## **Background Policy Review and Initial Stakeholder Consultation**

10. The Sports Consultancy carried out a detailed review of all relevant policy documents to inform the masterplan options.
  
11. In addition, consultation was carried out with the following organisations:
  - National Governing Bodies (NGBs) of Sport:
    - Sport England
    - Active Sussex
    - Sussex Cricket
    - England and Wales Cricket Board (ECB)
    - Sussex Football Association (FA) and Football Foundation
    - Lawn Tennis Association (LTA)
    - Rugby Football Union (RFU)

- Places Leisure
- Local Secondary Schools:
  - St Paul's College
  - Woodlands Meed School
  - Burgess Hill Girls School
  - Burgess Hill Academy

### **Site Layout and Facility Mix**

12. Using the findings of the background policy review and stakeholder consultation, an indicative site masterplan was developed showing a recommended site layout and facility mix.
13. This recommended layout was also informed by the additional facilities identified in the Playing Pitch Study for consideration at the site taking account of the available site area and site constraints. The indicative site layout is provided on p25 of the Feasibility Study, and comprises the following:
  - Football
    - 1 x 3G Football Turf Pitch and Ground to FA Step 5 (to be agreed)
    - Floodlighting and viewing stand
    - 2 x football changing rooms in a pavilion shared with rugby
    - 4 x grass youth football pitches
  - a. Rugby
    - i. 1 x Regulation 22 World Rugby compliant artificial turf pitch:
    - ii. 2 x rugby changing rooms in a pavilion shared with football
    - iii. Floodlighting and viewing stand the pitch should also be marked for football use.
  - b. Hockey
    - i. 1 x full sized floodlit hockey pitch (Gen 2 multi-sport surface) to be provided at the Triangle Centre site
    - ii. Parking for 120 vehicles with drop off, coach parking and blue badge parking Access
  - c. Optional Facilities
    - i. 1 x artificial wicket and cricket pitch, to the natural turf pitch area to the south of the site
    - ii. Small cricket pavilion and parking.
14. Due to the significant level changes across the site, it will be necessary to carry out an extensive cut and fill operation to effectively deliver the scheme.

## Funding and affordability

15. Initial capital cost estimates have been completed and are provided on p31 of the Feasibility Study. These are summarised, alongside a summary of available funding, in the Exempt Annex.
16. All project costs, funding and affordability calculations will need to be reviewed and updated, as the capital costs and funding figures are refined.

## 10-Year Revenue Projections

17. A set of outline 10-year revenue projections have been developed for the facility. These are set out on p35 of the Feasibility Study and are summarised in the Exempt Annex.

## Procurement Recommendations

18. A detailed review has been carried out of the procurement approaches that could be adopted for the delivery of this project, looking at the advantages and disadvantages of each. This concludes that the most appropriate approaches for professional team and main contractor procurements respectively, are as follows:

- Contractor Procurement

It is recommended that a Two Stage Design and Build approach is followed, with a fixed price. This will provide the Council with a higher degree of cost certainty.

It is recommended that the Football Foundation AGP Framework is used for the delivery of the scheme.

- Consultant Procurement

It is recommended that a single source framework, such as the PAGABO or Scape framework, or a direct award through the Crown Commercial Service (CCS) Framework, should be considered for the core team appointment.

Smaller, 'non-core team' appointments, should be dealt with as variations to the framework appointment or as direct appointments by the Council. Competitive quotes can be obtained for these roles to demonstrate best value.

## Delivery programme

19. A high-level programme for the delivery of the CfOS has been developed. This sets out the main stages of work and related timescales.
20. As previously indicated Phase 1 of the work has been completed. The table below sets out the timeline for completion of the next key stages of the work.

Stage of work	Estimated timescales
Feasibility Study Approval (Indicative Milestone)	End January 22
Consultant Appointments	March – April 22
Northern Arc Monitoring & Homes England Engagement	April 22 – October 23
RIBA Stage 2 - Concept Design	April 22 – July 22

RIBA Stage 3 - Spatial Co-ordination	August 22 – November 22
Planning	July 22 – March 23
RIBA Stage 4A Technical Design and Employer's Requirements	July 22 – March 23
Contractor Procurement	April 22 – July 23
RIBA Stages 5 and 6 - Mobilise, Construct, Fit Out	July 23 – May 25
Operator Engagement and Procurement (if required)	April 22 – May 25

### Next Steps

21. Alongside the above, work will continue to:
  - a. Negotiate with Homes England to secure early access to the site for survey works and preparatory groundworks.
  - b. Engage with the Football Foundation and other National Governing Bodies regarding potential funding for the scheme.

### Engagement

22. To date, to inform the development of the high-level concept plans and feasibility study, consultation and engagement has been focused on a small number of key stakeholders, including the Sporting National Governing Bodies, and local secondary schools.
23. Whilst many of the Sporting National Governing Bodies, and their local branches, actively engage with local clubs, it will be important as the Council moves onto the more detailed planning and design work, to ensure the views of all potential users are taken into account.
24. The Phase 2 works will therefore involve the development of a comprehensive stakeholder engagement plan to ensure that the views of all potential users are taken into account to inform the detailed designs, and the emerging plans for the future management and operation of the site.

### Legislative / Policy Context

25. The concept of a new, dedicated outdoor sports facility for Burgess Hill is supported by the following key strategic documents:
  - The MSDC District Plan
  - The Burgess Hill Town Wide Strategy (2011)
  - The Burgess Hill Neighbourhood Plan (2015)
  - The MSDC Playing Pitch Study and Action Plan (2019)
  - The Mid Sussex Local Football Facility Plan (2021)

### Financial Implications

26. The financial implications are detailed in the Feasibility Study at Appendix 1 and (Exempt) Appendix 2.

27. The proposals contained within this report will be the subject of a Capital bid once prices are known. This, and future phases of the project will be funded by s106 funds specifically collected for this purpose.
28. To date c.£4.9m of s106 has been secured towards the project, with a further £250k potentially in the pipeline, bringing the total potential funding available to approximately £5.2m.

### **Risk Management Implications**

29. A number of key risks have been identified. These are set out, alongside proposed mitigation measures, on p37-p40 of the Feasibility Study.
30. A detailed risk register will be developed, maintained and updated as the project progresses and once more detail is known about the scheme to be progressed, the site and the design.

### **Equality and Customer Service Implications**

31. None

### **Other Material Implications**

32. None

### **Sustainability Implications**

33. None

### **Appendices**

- Appendix 1 – Feasibility Study  
<https://www.midsussex.gov.uk/media/7994/appendix-1-cfos-feasibility-study.pdf>
- Appendix 2 – Exempt Feasibility Study

### **Background Papers**

None