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# Northern Arc, Burgess Hill – Outdoor Sports Provision

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The following information is all related to the Centre for Community Sports and other outdoor sports provision at the Northern Arc site, extracted from the following documents:

- Approved Northern Arc, Burgess Hill Infrastructure Delivery Plan (September, 2018)
- Approved Masterplan Document (September, 2018)
- Northern Arc Allocation Planning Application Planning Statement (December 2018)
- Northern Arc Allocation Planning Application Open Space Assessment (December 2018)
- Northern Arc Allocation Planning Application Planning Statement (December 2018)
- Northern Arc Allocation Planning Application Planning Statement Addendum (August 2019)
- Northern Arc Outline Planning Application Sport England Consultation Responses
- Northern Arc Outline Planning Application Planning Obligations (S106) Document (October 2019)

# Approved Northern Arc, Burgess Hill Infrastructure Delivery Plan (September, 2018)

## Extract from Page 28

### Social Infrastructure

For the purposes of delivering appropriate social infrastructure within the Northern Arc Development, social infrastructure proposals have been grouped as follows;

- Education
  - Early Years, Primary, Secondary, Sixth form and Special Educational Needs.
- Health and Social Care
  - Primary Healthcare facilities, Hospitals, and Adult Social Care
- Community
  - Community Facilities (Incl. meeting spaces and libraries etc).
- Sports and Leisure
  - Indoor Sport Facilities (incl. Fitness Suites and Swimming Pools), outdoor sports and Children's Playspace

The following calculations, documents and meetings have been used to establish the baseline analysis for the site and provide further detail about the infrastructure proposed:

- Meetings:
  - MSDC and WSCC attendance at Masterplan development workshops
  - MSDC and WSCC attendance at IDP Meeting
  - WSCC Education Meeting
  - Healthcare Meeting with Horsham and Mid Sussex Clinical Commissioning Group (CCG)
- Documents and Analysis
  - Mid Sussex Development Infrastructure and Contributions (2018)
  - Mid Sussex Infrastructure Delivery Plan (2016)
  - Mid Sussex District Council Playing Pitch Strategy
  - West Sussex County Council – Planning School Places
  - Mid Sussex Infrastructure Contributions towards West Sussex County Council Services Calculator. (2018)
  - Burgess Hill Centre for Community Sport Initial Independent Review – Final Report

The IDP forms a partner document to the Masterplan Report and should be read in conjunction with that document. For this reason the baseline context for social infrastructure can be reviewed within the masterplan report and is not repeated in this IDP.

## Extract from Page 31

### Sports and Leisure Projects

- **Centre for Community Sports**
  - The outline for a Centre for Community Sport (CFCS) scheme was developed by Burgess Hill Town Council in 2011 as part of its Town Wide Strategy for 20 Years. A number of amendments to this original proposal have taken place since 2011 but this concept has remained an important aspect of the Northern Arc for the District and Town Council.
  - The original location for the CFCS has been tested through the masterplanning process and found to be unsuitable on a number of grounds. As a result the CFCS location has been moved to the western end of the Northern Arc which maintains its broad location and benefits from remaining in close proximity to the Triangle indoor sports site.
  - The Northern Arc development CFCS will include approximately 9 hectares of outdoor sports. The mix of sports pitches and facilities to be provided at the CFCS will be informed by the on-going assessment of need across the district but could include junior football pitches, mini football pitches and rugby pitches, and changing facilities.
  - At the east of the Northern Arc development site, the secondary school and its on-site sports provision provides the opportunity to mitigate a proportion of this demand. Access agreements to these secondary school facilities would need to be in place however for community access to be allowed. Demand from the western end of the site is assumed to utilise the existing Triangle Leisure Centre.

## Extract from Page 39

### Phase 1 (2020 – 2025)

#### Social Infrastructure:

- First 2 FE Primary School including early year's provision is delivered towards the end of the first phase to support Freeks Farm residents and the impact of development in the west of the site. This also provides capacity for the residential unit commencing in phase 2.
- 6FE Secondary School (with capacity to expand to 8FE) completed to provide school places generated across the site in addition to off-site demand for school places. This also provides secondary school capacity for all remaining residential units commencing in phase 2, 3 and 4.
- Multi-use community facility (500sq.m) opens as part of the neighbourhood centre in west of site.
- Centre for Community Sports – Delivered towards the end of phase 1 as the cumulative demand for open space and outdoor sports provision is established. Provision includes junior football, mini football, rugby pitch, club house, changing rooms and parking spaces.

## Extract from Page 75 – 76 (Delivery Schedule)

| Infrastructure Type | Project Name | On site / Off site | Location                         | Description of Project   | Delivery Lead Partners | Delivery Type (Direct /Provide/Contribution) |
|---------------------|--------------|--------------------|----------------------------------|--|------------------------|--|
|                     |              |                    | adjacent to Neighbourhood Centre | room , combination of soft and hard landscaping to remaining area. | Private Operators      | Pitches                                      |

| Infrastructure Type      | Project Name                | Trigger / Sequencing   | Phase 1  |          |          |          |          | Phase 2  |          |          | Phase 3  |          |          |          | Phase 4  |          |          |          |
|--------------------------|-----------------------------|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                          |                             |  | 2020 /21 | 2021 /22 | 2022 /23 | 2023 /24 | 2024 /25 | 2025 /26 | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 | 2031 /32 | 2032 /33 | 2033 /34 | 2034 /35 | 2035 /36 |
| Outdoor Sport Facilities | Centre for community sports | Early Delivery to Meet the needs of Burgess Hill and contribute towards western end of sites centre and activity |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |

## Approved Masterplan Document (September, 2018)

### Extract from Page 8 (Executive Summary)

- **SDP 17 Sports facilities** - An area on the western edge of the Northern Arc (west of Jane Murray Way) will be a strategic location for the provision of sports facilities to serve the new and existing communities. This area would accommodate the Centre of Community Sports and include approximately 9ha of outdoor sports pitches, as well as supporting facilities, to complement existing and enhanced provision at the nearby Triangle Leisure Centre.

### Extract from Page 26 (Vision and Strategic Development Principles)

## 5.1 The Vision for the Northern Arc

- **Supporting healthy lifestyles** – a range of sports, recreational facilities, parks and open spaces will be provided within the Northern Arc for residents to use and enjoy including a Centre of Community Sport and enhanced facilities at the Triangle Leisure Centre. New green links for walking and cycling will be provided via enhancements to the Green Circle and a new Green Super Highway for cycling. The incorporation of the existing woodlands, river valleys and open spaces within the development will enable residents to have close contact with nature. Tree-lined streets and public spaces will also promote a sense of well-being, as well as providing shading and cooling in the summer months and contributing to the development's climate change resilience capabilities. Radial links will be provided to connect the Northern Arc to Burgess Hill including providing access to the Town Centre and Wivelsfield railway station.

## 5.2 Description of Development

The Northern Arc is a strategic mixed use allocation and the development will include the provision of:

- Approximately 3,500 homes;
- Two primary schools;
- A secondary school;
- Three mixed use neighbourhood centres with two standalone community facilities;
- A Northern Arc Avenue providing a highway link between the A2300 and the A273;
- Leisure and community uses;
- Health provision;
- Significant formal and informal recreational space, and landscaped areas;
- A Centre for Community Sports;
- Employment opportunities including an employment site and within mixed-use neighbourhood centres;
- A network of pedestrian and cycling routes; and
- A public transport corridor.

**Extract from Page 35 (Vision and Strategic Development Principles)**

## **Landscape and Infrastructure**

### **SDP 17- Sports Facilities**

**An area on the western edge of the Northern Arc (west of Jane Murray Way) will be a strategic location for the provision of sports facilities to serve the new and existing communities. This area would accommodate the Centre of Community Sports and include approximately 9ha of outdoor sports pitches, as well as supporting facilities, to complement existing and enhanced provision at the nearby Triangle Leisure Centre.**

The mix of sports pitches and facilities to be provided at the Centre of Community Sports will be informed by the on-going assessment of need across the District. This strategic provision of sports facilities will be complemented by further provision at the Triangle Leisure Centre to be secured through a financial contribution. There is also an aspiration for community use of sports facilities at the proposed new secondary school.

The proposed Secondary School will include on-site sports pitches and facilities and the aspiration is that these should be made available for community use outside of school hours.



## Extract from Page 52 (Masterplan Framework)

### Sports and Leisure Projects

- **Centre for Community Sports**

- The outline for a Centre for Community Sport (CFCS) scheme was developed by Burgess Hill Town Council in 2011 as part of its Town Wide Strategy for 20 Years. A number of amendments to this original proposal have taken place since 2011 but this concept has remained an important aspect of the Northern Arc for the District and Town Council.
- The original location for the CFCS has been tested through the masterplanning process and found to be unsuitable on a number

of grounds. As a result the CFCS location has been moved to the western end of the Northern Arc which maintains its broad location and benefits from remaining in close proximity to the Triangle indoor sports site. Enhanced facilities at the Triangle will be provided through a financial contribution.

- The Northern Arc development CFCS will include approximately 9 hectares of outdoor sports. The mix of sports pitches and facilities to be provided at the CFCS will be informed by the on-going assessment of need across the district but could include junior football pitches, mini football pitches and rugby pitches.
- **Wider Sports Provision across the Northern Arc**
    - Based upon Sport England planning standards, the Northern Arc generates the need for additional indoor sports requirements. This is equivalent to 2.2 sports halls and 1.6 swimming pool lanes. The scale of demand does not equate to a full indoor sports facility and due to the adjacent Triangle Leisure Centre it is not deemed necessary to provide additional indoor sports facilities within the Northern Arc.
    - At the east of the Northern Arc development site, the secondary school and its on-site sports provision provides the opportunity to mitigate a proportion of this demand. Access agreements to these secondary school facilities would need to be in place however for community access to be allowed. Demand from the western end of the site is assumed to utilise the existing Triangle Leisure Centre.

# Northern Arc Allocation Planning Application Planning Statement (December 2018)

Extract from Page 41 – 42 (Planning Assessment)

## Landscape, Open Space, Sports & Recreation

### Relevant Development Plan Policies and Material Considerations

6.74 The following development plan policies are considered relevant to the consideration of development impacting open space:

- Mid Sussex District Plan: Policy DP7 General Principles for Strategic Development in Burgess Hill
- Mid Sussex District Plan: Policy DP9 Strategic Allocation to the north and north west of Burgess Hill
- Approved Northern Arc Masterplan and Infrastructure Delivery Plan
- Burgess Hill Neighbourhood Plan
- Burgess Hill Town Wide Strategy
- Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan

### Assessment of the Proposed Development

6.75 Policy DP7 seeks new and/or improved and well connected sports, recreation and open space in and around Burgess Hill. These objectives are also reflected in the Burgess Hill

Town Wide Strategy and the Burgess Hill Neighbourhood Plan. The Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan includes POLICY Amenities HurstA3: Northern Arc Outdoor Community Sports: which states that 'An Area for Outdoor Community Sports shall be provided as part of the Burgess Hill 'Northern Arc' Development Plan, adjacent to the A2300'

### Compliance with the Development Plan and Material Considerations

6.85 Based on the above assessment, it is considered that the Proposed Development is in accordance with the majority of development plan policies relating to open space. However, it is acknowledged that there is a slight shortfall in the provision of formal sports, equipped play areas and other outdoor provision on-site. In this respect, the Proposed Development is not in full compliance with the development plan. It is, however, in accordance with the approved Masterplan and Infrastructure Delivery Plan, which are key material considerations in the determination of the planning application. The shortfall in on-site provision of formal sports facilities will be mitigated through a financial contribution to improved outdoor sports facilities at the existing Triangle Leisure Centre.

## Northern Arc Allocation Planning Application Open Space Assessment (December 2018)

Extract from Page 7 (Policy Framework)

### **Mid Sussex Assessment of Open Space, Sport and Recreation (2006)**

2.10 In 2006 Mid Sussex District Council developed a comprehensive open space assessment based on PPG17 which reviewed the amount, distribution and quality of existing provision in the District and identified deficits with recommendations for enhancement. The assessment also proposed provision standards for the Council to use as part of the planning process. This included a standard for allotments of 0.175ha per 1,000 population.

2.11 Burgess Hill Town Council prepared a 'Town Wide Strategy' in 2010 (published 2011) to guide development.

### **Burgess Hill A Town Wide Strategy for the Next 20 Years (2011)**

2.12 Burgess Hill Town Council prepared a 'Town Wide Strategy' in 2010 (published 2011) to guide development and maintain confidence in the town.

2.13 Open space is identified in the vision for Burgess Hill '*a town that's existing and future population is supported by the necessary community facilities, employment opportunities and access to green open space.*' To achieve the vision an objective states that the town needs '*new, improved and well connected sports, recreation and open space in and around Burgess Hill.*'

2.14 In the section on the 'Northern Sector' which relates to the Northern Arc, the provision of the Centre for Community Sport is identified.



## Extract from Page 8-9 (Existing Provision of Open Space, Sport and Recreation in Burgess Hill)

3.1 In 2006 the District Council undertook a comprehensive assessment of current provision of open space in the District, Mid-Sussex PPG17 Assessment of Open Space, Sport and Recreation (2006). The assessment was based on the following open space typologies:

- Allotments.
- Artificial Turf Pitches.
- Athletics tracks.
- Bowling greens.
- Multi-functional greenspaces, encompassing Cemeteries and churchyards; Amenity greenspaces (essentially informal recreation spaces, mainly in and around housing areas); Natural greenspaces (including woodland and all land with a nature conservation value or designation); and Parks and gardens.
- Playing fields and grass pitches, including recreation grounds.
- Play areas and playgrounds: equipped play areas intended for children up to the age of about 12.
- Tennis and multi-sport courts: these facilities are broadly similar, but multi-sport courts are hard surfaced outdoor areas, preferably floodlit, designed for a range of sports including tennis, netball and 5-a-side football.
- Teenage facilities – BMX/skateboard parks, outdoor basketball hoops and other informal areas intended primarily for teenagers.

3.2 Each open space facility was mapped and its quality against specific criteria assessed. Level of provision was assessed and the report made recommendations for improvement.

## Open Space Standards and Distance Thresholds

3.3 The 2006 assessment defined standards of provision and distance thresholds for different typologies. These were used to evaluate accessibility of open space and quantity of provision. The standards and distance thresholds were as detailed in Tables 1 and 2:

| Table 1 Open Space Typologies - Standards of Provision (2006) |                    |
|---|--------------------|
| Typology  | Standard           |
| Allotments  | 1.75 sq m/person   |
| Artificial turf pitches                                       | 0.50 sq m/person   |
| Bowling greens  | 0.17 sq. m/person  |
| Equipped play areas   | 0.65 sq. m/person  |
| Grass Pitches   | 12.25 sq. m/person |
| Parks and gardens   | 2.00 sq. m/person  |
| Teenage areas   | 0.30 sq. m/person  |
| Tennis courts   | 0.44 sq. m/person  |

| Table 2 Open Space Typologies - Distance Thresholds (2006) |         |             |             |             |
|--|---------|-------------|-------------|-------------|
|  | Minutes | Walking (m) | Cycling (m) | Driving (m) |
| Multi-functional greenspaces                               | 5       | 300         | N/A         | N/A         |
| Play areas – young children                                | 5       | 300         | N/A         | N/A         |
| Natural Greenspaces  | 10      | 600         | 1500        | N/A         |
| Play areas – older children                                | 10      | 600         | N/A         | N/A         |
| Teenage areas  | 10      | 600         | 1500        | N/A         |
| Allotments   | 15      | 900         | 2250        | 5625        |
| Parks and Gardens  | 15      | 900         | 2250        | 5625        |
| Bowling greens   | 15      | 900         | 2250        | 5625        |
| Grass pitches  | 15      | 900         | 2250        | 5625        |
| Tennis / multi sports                                      | 15      | 900         | 2250        | 5625        |
| Artificial turf pitches                                    | 20      | 1200        | 3000        | 7500        |
| Athletics facilities                                       | 20      | 1200        | 3000        | 7500        |

## Summary of Assessment

3.4 The 2006 assessment generally concluded that there was sufficient quantity of most types of open space across the District for the population in 2006. In terms of quality and value, the open space facilities were considered to be of reasonable quality.

3.5 The assessment did however identify a number of specific deficits and made recommendations for enhancement. These included several recommendations for Burgess Hill:

- Formal sport facilities - Although in 2006 formal sport facilities were provided across the town, many were co-located with other uses and often of relatively low sport value. In addition it was recognised that there were private facilities, such as within schools under-utilised. As such recommendations to alleviate the deficit proposed both greater utilisation of existing private facilities plus seeking opportunities to provide good quality new facilities.

**Extract from Page 10 (Northern Arc Open Space Proposals)**

## Open Space Proposals

4.12 The Centre for Community Sport (CFCS) is located to the west of the Northern Arc and will provide the opportunity to accommodate a range of sports pitches and create a community sports and education hub with close links to St. Paul's Catholic College and the Triangle Leisure Centre. CFCS has been developed in consultation with Mid Sussex District Council and includes approximately nine

hectares of outdoor sports. Additional sport pitches will be provided in the secondary school playing fields to the east.

Extract from Page 14-16 (Northern Arc Open Space Proposals)

## Assessment of Open Space at Northern Arc

- 4.26 Over 71 hectares of open space is proposed within the Northern Arc Allocation application scheme with the majority defined as natural or semi-natural. This reflects the character of the settlement set within a landscape of existing mature woodlands, woodland shaws, hedgerows and river valleys. In addition to this open space, there will be 14.73 hectares of retained Ancient Woodland within the Application Site. Therefore, the Proposed Development will comprise a total of 85.81 hectares of publicly accessible open space. Against standards detailed earlier, there is a surplus of public open space of 29 hectares plus 14.73 of ancient woodland hectares creating an excess of 43 hectares.
- 4.27 (Note: In addition to the open space delivered within the Northern Arc Allocation application scheme, the separately consented Freeks Farm scheme (Ref. DM/18/0509) will provide over 7 ha of open space, comprising playspace and semi-natural green space.)
- 4.28 In total, therefore the Northern Arc scheme, including Freeks Farm proposals will deliver of 93 ha of green open space, the majority of which will be publicly accessible.
- 4.29 Protection of existing natural features and retention of existing vegetation within the layout of the Northern Arc has resulted in a more informal approach to open space, with an excess of 44 hectares of open space defined as natural or semi-natural. This is supported with an excess of parks and gardens and amenity green space in comparison to the amount required by standards.
- 4.30 The 10.61 ha of parks and gardens is in addition to the equipped play areas provided in each neighbourhood park, the allotments provided in the western neighbourhood park and the MUGA provided in the eastern neighbourhood park. The three formal parkland areas, including allotments and play areas within them, cover a total area of 12.4 ha.
- 4.31 In contrast there is a deficit of formal sports, equipped designated play areas and other outdoor provision. The assessment has however excluded any provision within schools of the Northern Arc. Although there is a deficit of formal open space, the surplus provision of informal open space delivers extra opportunities for informal recreation and natural play.

| Table 4 Northern Arc Open Space Assessment                      |   |                                |   |              |  |
|---|---|--------------------------------|---|--------------|--|
| Northern Arc - Burgess Hill                                     | Open Space required per 1000 population | Open Space required per person | Requirement<br>3040 Properties<br>7600 People | Proposed     | Provision Relative to Standard<br>(excludes retained Ancient Woodland) |
|   | ha                                      | m2                             | ha  | ha           | ha   |
| Formal Sport<br><i>(Refer to figure 4.2)</i>                    | 1.60                                    | 16.00                          | 12.16   | 9.81         | -2.35  |
| Equipped / Designated Play Area<br><i>(Refer to figure 4.3)</i> | 0.25                                    | 2.50                           | 1.90  | 0.50         | -1.40  |
| Other Outdoor Provision<br><i>(Refer to figure 4.4)</i>         | 0.30                                    | 3.00                           | 2.28  | 0.20         | -2.08  |
| Parks and Gardens<br><i>(Refer to figure 4.5)</i>               | 0.80                                    | 8.00                           | 6.08  | 10.61        | 4.53   |
| Amenity Green Spaces<br><i>(Refer to figure 4.6)</i>            | 0.60                                    | 6.00                           | 4.56  | 4.13         | -0.43  |
| Natural and Semi-Natural<br><i>(Refer to figure 4.7)</i>        | 1.80                                    | 18.00                          | 13.68   | 44.30        | 30.62  |
| Allotments<br><i>(Refer to figure 4.8)</i>                      | 0.18                                    | 1.75                           | 1.33  | 1.53         | 0.20   |
| Retained Ancient Woodland                                       |   |                                |   | 14.73        |  |
| <b>Total Open Space</b>   |   |                                | <b>41.99</b>                                  | <b>85.81</b> | <b>29.09</b>   |

## Formal Sport

4.34 Existing formal sport includes artificial turf pitches, grass pitches, tennis courts, multi-sports, athletic tracks and bowling greens. Each of these types has been mapped separately in the 2006 assessment but they have been combined to show the distribution of formal sports in north Burgess Hill, albeit the majority in north Burgess Hill are grass pitches.

4.35 As is shown in Figure 4.2, distribution of existing formal sport facilities shows good accessibility across north Burgess Hill and the southern part of the Northern Arc. Construction of the Centre for Community Sport in the west of the Northern Arc enhances the availability of these facilities and provides modern grass and artificial pitches accessible from a large part of the Northern Arc and north-west Burgess Hill. Additional facilities are also proposed in the secondary school in the east of the Northern Arc. These have not been included in the open space assessment but will further enhance provision, particularly in the east of the Northern Arc.

4.36 In addition to the new outdoor sports facilities at the Centre for Community Sport, it is anticipated that a financial contribution could be covered through a legal agreement to increase the outdoor sports facilities at the Triangle Leisure Centre.

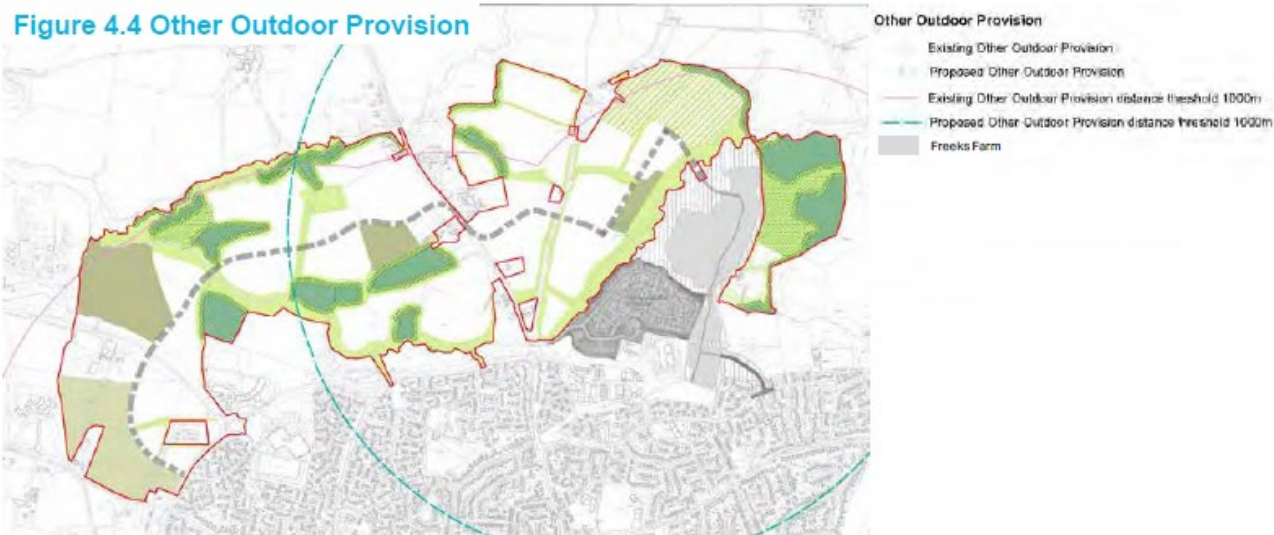
**Figure 4.2 Formal Sport**



**Other Outdoor Provision**

4.39 Other outdoor provision includes a number of different types of open space including multi-use games areas (MUGA), skateboard parks and BMX tracks. Existing facilities provide good accessibility for both north Burgess Hill and the Northern Arc. A new MUGA is however proposed in the Eastern Park to enhance existing provision and is further improved by another MUGA in the separately consented Frecks Farm development.

**Figure 4.4 Other Outdoor Provision**



**Extract from Page 19**

**Table 5 Northern Arc and Freeks Farm Open Space Assessment**

| Northern Arc & Freeks Farm - Burgess Hill                       | Open Space required per 1000 population | Open Space required per person | Requirement 3500 Properties 8750 People | Proposed | Provision Relative to Standard (excludes retained Ancient Woodland) |
|---|---|--------------------------------|---|----------|---|
|   | ha                                      | m2                             | ha                                      | ha       | ha  |
| Formal Sport<br><i>(Refer to figure 4.2)</i>                    | 1.60                                    | 16.00                          | 14.00                                   | 9.81     | -4.19   |
| Equipped / Designated Play Area<br><i>(Refer to figure 4.3)</i> | 0.25                                    | 2.50                           | 2.19                                    | 0.70     | -1.49   |
| Other Outdoor Provision<br><i>(Refer to figure 4.4)</i>         | 0.30                                    | 3.00                           | 2.63                                    | 0.40     | -2.23   |

# Northern Arc Allocation Planning Application Planning Statement Addendum (August 2019)

## Extract from Page 14-15 (Summary of Representations and Responses)

### Sports Provision

- 3.20 A representation was received from Sport England on 5<sup>th</sup> February 2019. The response highlighted that Sport England was concerned that the Outline Planning Application did not identify which sports are to be provided for and to what specification within the areas identified for sporting provision within the site, with this detail being provided at Reserved Matters stage.
- 3.21 Sport England sought clarification as to the exact nature of the sporting provision proposed on site as well as the proposed S106 contributions with regards to sport.
- 3.22 The original Outline Planning Application submitted in December 2018 includes proposals for a Centre for Community Sport (CfCS) on the western side of the application site, to the west of the A273 Jane Murray Way and north of Gatehouse Lane. The 9.8ha area allocated for the CfCS could accommodate junior football pitches, mini football pitches, rugby pitches and ancillary facilities. A built facility (Use Class D2) of up to 400m<sup>2</sup> will be provided.
- 3.23 Policy DP9 requires the provision of a 9ha site for outdoor sports within the Northern Arc Strategic Allocation. The provision of 9.8 hectares within the Proposed Development is in accordance with Policy DP9.
- 3.24 The Outline Planning Application does not seek consent for a specific range of outdoor sports facilities in this location. However, the Applicant is committed to transferring the CfCS land to MSDC, as well as paying a financial contribution to the delivery of the outdoor sports facilities and a commuted sum for their maintenance. A portion of the financial contribution may be used to enhance the outdoor sports provision at the Triangle Leisure Centre, which is located a short distance to the east of the proposed CfCS.
- 3.25 MSDC is seeking to ensure that the new sports facilities at the CfCS and Triangle Leisure Centre not only meet the outdoor sports needs arising from the Proposed Development at the application site, but also address the local capacity issues and shortfalls in provision as identified in the emerging Playing Pitch

Strategy commissioned by MSDC, which takes account of the forecast housing growth. The emerging Playing Pitch Strategy indicates a need for additional hockey, football, cricket and rugby facilities in Burgess Hill which could be provided at the CfCS or other sites in the locality. Details of the number and type of pitches and ancillary facilities have not yet been determined and further consultation with the sport National Governing Bodies (NGBs), who liaise with the clubs, is required.

- 3.26 The emerging Playing Pitch Strategy recommendations will require further detailed feasibility work, regarding the capital costs and ongoing management arrangements, to ensure they are sustainable. Initial feasibility work has commenced to consider the physical issues associated with accommodating the range of facilities identified through the emerging Playing Pitch Strategy on the CfCS site.
- 3.27 Given this ongoing work, it is not considered appropriate at this time to specify exactly through the Outline Planning Application the outdoor sports facilities to be delivered at the CfCS and the Triangle Leisure Centre. It is envisaged that work will be done with relevant stakeholders such as MSDC, Sport England, sport NGBs and local sports clubs to define the nature of sports provision to be delivered as part of the Proposed Development, in order to provide the most appropriate facilities to meet the needs of existing and future residents of the Proposed Development, Burgess Hill and surrounding areas.
- 3.28 It is therefore considered that the Proposed Development is compliant with the development plan in relation to sports facility provision, specifically policy DP9.



# Northern Arc Outline Planning Application Sport England Consultation Responses

## Northern Arc Outline Planning Application Planning Obligations (S106) Document (October, 2019)

### Extract from Page 7 (Definitions)

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**Centre for Community Sport Maintenance Contribution** means the financial contribution of nine hundred and fifty six thousand <sup>and</sup> sixteen pounds and nineteen pence (£956,016.19) Index Linked to be applied towards the future maintenance of the Centre for Community Sport and the new facilities to be provided at The Triangle

**Centre for Community Sport** means the sports facility to be delivered on the CfCS Land

**CfCS Land** means the area comprising not less than 9.86 ha within the Land identified as Sports Facilities (use class D2) on the Land Use Parameter Plan for the development of the Centre for Community Sport and LEAP 3 and including part of the Green Circle

**Sports Facilities** means formal sport facilities at the new Centre for Community Sport and/or at the Triangle Leisure Centre in Burgess Hill.

**Community Sport Delivery Contribution** means the financial contribution of three million seven hundred and twenty four thousand nine hundred and twelve pounds (£3,724,912) Index Linked to be applied towards the Sports Facilities or subject to the operation of paragraph 3 of Schedule 4.



**Extract from Page 52 (Schedule 4, Part 1)****Schedule 4 - Covenants by the Owner to the District Council relating to the provision of sports and community facilities and the payment of contributions****1 Sports and Leisure**

- 1.1 The Owner and the District Council may agree that up to twenty five per cent (25%) of the Community Sport Delivery Contribution may be paid to the District Council prior to or upon Commencement of the Development.
- 1.2 To pay to the District Council prior to the Transfer of the CfCS Land the Community Sport Delivery Contribution (or the remainder thereof, as the case may be), the LEAP 3 Contribution and the District Council SuDS Maintenance Contribution in respect of the CfCS Land and not to Commence Sub-Phase P1.4 unless and until the Community Sport Delivery Contribution, the LEAP 3 Contribution and the District Council SuDS Maintenance Contribution in respect of the CfCS Land have been paid to the District Council.
- 1.3 Prior to Commencement of Development:
- (a) to use reasonable endeavours obtain from the District Council its requirements for the CfCS Land (such requirements to include but not be limited to details of access, site levels and the connection and laying out of services); and
  - (b) to submit to the District Council for its approval a plan and/or specification reflecting any requirements obtained (pursuant to (a) above and illustrating the CfCS Land
- 1.4 Not to Commence Development unless and until the plan and/or specification referred to in paragraph 1.3(b) has been approved in writing by the District Council, unless otherwise agreed in writing by the District Council.
- 1.5 Prior to the Transfer of the CfCS Land to the District Council or its nominee to procure that the CfCS Land is:
- (a) is in a reasonable condition and free from all waste and other materials and has been re-seeded (if necessary);
  - (b) is fully accessible; and
  - (c) is free from all financial liabilities; and
  - (d) meets the requirements of the plan and/or specification approved by the District Council pursuant to paragraph 1.3.
- 1.6 Following the completion of the Inspection and Certification <sup>Procedure</sup> ~~process~~ in above and prior to the Commencement of Sub-Phase P1.4 to Transfer the CfCS Land to the District Council or its nominee and not to Commence Sub-Phase P1.4 unless and until the Transfer of the CfCS Land to the District Council or its nominee has been completed. JSR
- 1.7 To pay to the District Council the Centre for Community Sport Maintenance Contribution upon the Transfer of the CfCS Land.