

SPORTS VILLAGE

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • 400 housing units on sites not included in Local Plan including affordable housing. • The involvement of a national housing and regeneration company in delivery. • New management of football club. • Extensive new sports facility located on major transport routes. • Additional taxation + New Homes Bonus. • Reduction in revenue, maintenance and capital refurbishment for sports facilities. • Saving of sports admin costs. • Unanticipated income generation through land sales. • Funding for Education Futures Trust. • Estimated new household spend of £6.7m p.a. • New Homes Bonus • 50-60 operational jobs. • c1,000 construction employment years. • Proximity to Countyr Park • Development of employment/training through construction programme. • Increase in users and potential health benefits arising from it. • Strengthen offer of Sussex Coast College through delivery of courses at the new facilities. • Chance to take value in form of housing for new housing company. 	<ul style="list-style-type: none"> • Housing and sports facilities do not feature within Hastings or Rother planning policy. • There are not yet sufficient guarantees ensuring economic and social inclusion within the sports centre proposals. • Potential resident opposition in Pilot Field and Horntye areas. • Need for additional consultation with sports clubs, disability access groups, sporting national governing bodies and CCG. • Further information on catchment and access issues required to ensure new facilities are accessible to Borough residents.
<u>Opportunities</u>	<u>Threats</u>
<ul style="list-style-type: none"> • Chance to replace two failing sports facilities with brand new and better run ones. • Football club potentially a prestigious organisation attracting resident support and business involvement. • Expansion of participation in sport afforded by new sports hall and all weather pitches. • Demonstrate that Hastings is open for growth in response to national housing and regeneration agenda. • Opportunity to ensure well designed and attractive new development. • Creation of new neighbourhood and facilities in Pilot Road area. • Create leisure facilities to sit alongside culture as an incentive to investment and 	<ul style="list-style-type: none"> • The need to ensure that the sports facilities are delivered to time and specification. Failure would damage the Council's credibility. • The sports facilities will be inefficiently run once constructed and fail to deliver financially and in terms of service. • Planning decisions by either council (developer risk). • Housing will not be delivered in a timely enough fashion to fund rapid development of sports facilities. • Values drop if too much housing developed in the economic area at the same time. • Design may not be sufficiently attractive/robust. • The need to ensure a joined up approach to

<p>new residents.</p>	<p>planning between Hastings & Rother.</p> <ul style="list-style-type: none"> • Sale of land for housing would need to be linked to approval for the sports facilities in Rother as well as HBC planning approval. • The extent of community use is partly dependent on the number of hours allocated to community use. Affordable and consistent pricing policies will also need to be understood. • Lengthy legal processes.
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Mitigation of Weakness

- i) Housing and sports facilities do not feature within other Hastings or Rother planning policy.
 - Planning decisions cannot be prejudged. HBC planners have identified clearly the departures from policy and the evidence required to justify this. It is believed there are proper arguments that can be considered by the Planning Committee.
 - There will be close liaison with Rother.
 - Planning decisions are the developers risk and not to the Council. Land disposal would be subject to planning permissions.

- ii) There are not yet sufficient guarantees ensuring economic and social inclusion within the sports centre proposals to be included in any subsequent conditions of sale.

- iii) Potential resident opposition in Pilot Field and Horntye areas.
 - Resident's views will need to be addressed in the planning process. Pilot Field will benefit from a cohesive approach towards the development of housing and the future of the adjacent area by the Education Futures Trust.

- iv) Lack of formal consultation with sports clubs, disability access groups and CCG.
 - The proposers and Council should consider an equalities impact statement in relation to the proposed scheme.
 - The proposers should carry out structured consultation with Disability Forum and other groups before the decision making Cabinet report.

Mitigation of Threats

- i) The need to ensure that the sports facilities are delivered to time and specification. Failure would damage the Council's credibility.
 - HBC will require financial guarantees in terms of bonds to ensure the delivery of the sports facilities. These are yet to be negotiated but will be required to be known by the time of the subsequent Cabinet report.

- ii) The sports facilities will be inefficiently run once constructed and fail to deliver financially and in terms of service.
 - The scheme sponsors have pledged that the operation of the new sports facilities will be commercially undertaken as are the council's own facilities. The scheme's business plan is the subject of independent appraisal by consultants employed by HBC at the developer's expense and their view will be available to members before any decision is taken.

- iii) Planning decisions by either council (developer risk).
 - It is not possible to pre-ordain conditions that might be imposed by either Planning Committee. However, any restrictions or contributions imposed will have to be considered in the light of viability. However, the risk is the developers.

- iv) Housing will not be delivered in a timely enough fashion to fund rapid development of sports facilities.
 - The delivery of housing might fluctuate with the market. However, potential acquisition of new stock by the Council's housing company may help to reduce risk and encourage rapid development, dependent on the ultimate size of any stake taken.

- v) Values drop if too much housing developed in the economic area at same time.
 - Developer risk once bonds agreed for the provision of the sports facilities.

- vi) Design may not be sufficiently attractive/robust.
 - Consultation with HUDG and through planning process.
 - Bulverhythe can be improved through both the facilities and any new housing.
 - Horntye and Pilot Field are attractive areas and it is to be expected Planning Committee will expect high standards of design and layout.

- vii) Inadequate provision for transport is made
 - A full transport needs assessment will be made, and transport engineers engaged, to ensure that there is adequate car/coach parking on site, and that the access road/Bexhill Road junction arrangements are adequate.

- viii) Lengthy legal processes
 - Ensure engagement of legal services and identify need for extra resources if required.