

STRICTLY CONFIDENTIAL

GARDINERS LANE SOUTH PLAYING PITCH RELOCATION STUDY

Final Report

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For: Basildon Borough Council

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Creating Opportunity, Improving Lives

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1.0 INTRODUCTION

Gardiners Lane South

Land to the West of Gardiners Lane South (GLS), located to the north of Basildon Town Centre, comprises a number of sports pitches and supporting changing and club social facilities as outlined below, and privately owned residential properties. (Appendix A). The undeveloped areas are mainly in the ownership of the Home and Communities Agency (HCA) with identifies designated areas for housing, employment and recreational uses.



This study seeks to determine viable options for the relocation of sports clubs adjacent to potential development sites elsewhere in the Borough as identified by Basildon Council, whilst retaining a sustainable and integrated level of sport and recreation provision as part of Land to the West of Gardiners Lane South.

This review is undertaken therefore within the contexts and requirements of:

- the Basildon Local Plan and Infrastructure Delivery Plan (IDP);
- the requirements of the National Planning Policy Framework (NPPF) with regard to pitch re-provision (in consultation with Sport England and relevant National Governing Bodies (NGBs) of sport);
- the Community Infrastructure Levy (CIL) Regulations 2010;
- consultations with stakeholders as agreed for this review, and reference where appropriate their sports development strategies for Essex;
- Basildon's Playing Pitch Strategy (2011) which is subject to review during 2017/18.

Consultations have been undertaken in previous years and again in early 2016 with the resident sports clubs at Gardiners Lane South to determine their views regarding their current activities and aspirations for the future; and similarly with regional representatives of relevant National Governing Bodies of Sport (NGBs).

The Clubs based at Gardiners Lane South that need to be considered for re-provision/re-location are:

- Basildon Rugby Football Club
- Basildon Sport and Leisure Club
- Basildon United Football Club
- Ford Sports and Social Club
- Basildon Post Office Sports and Social Club.

Options for the possible relocation of the Basildon Pistol and Rifle Club and Culpepper Club are not within the remit of this study as there is no legal or policy requirement to re-provide these facilities.

Brief and methodology

The study brief includes assessments of:

- minimum and preferred options to retain some of the existing pitches and support buildings and social facilities at Gardiners Lane South and/or relocation of pitches and ancillary buildings within urban extensions to the east and west of Basildon as identified by the Council;
- for these options, the re-provision of traditional grass pitches, and the potential impact of an integral Third Generation (3G) artificial turf pitch (ATP) as an alternative balance of provision;
- how pitches and associated changing and social facilities might be consolidated and shared on the Gardiners Lane South site to create community sports hub, and what additional provision might be required for the c. 660 dwellings proposed in the Draft Local Plan 2016;
- the indicative capital cost of pitch and support infrastructure for the scenarios identified; and
- consideration of delivery mechanisms available to the Council, citing similar examples where appropriate and available.

The methodology for undertaking this study has included:

- meetings and/or discussion with Basildon Council planning and leisure officers, the HCA, representatives of Sport England, Essex FA, Essex RFU, Essex ECB, Active Essex;
- a desk study of relevant planning and strategy documents;
- technical and spatial on-site analysis of potential relocation sites identified by Basildon Borough Council at:
 - Gardiners Lane South;
 - West Basildon (land at Lower Dunton Road);
 - East Basildon (land to the north and south of Eversley Recreation Ground and Leisure Centre and land at Bowers Gifford);

- evaluation of options and scenarios for pitch and associated buildings re-provision including consolidation of club activities and pitch sharing where this may be advantageous for the clubs themselves, for the community, and within the broader requirements of Basildon's Playing Pitch Strategy;
- an assessment of indicative capital costs of options, identifying revenue implications, using RIBA 4th Quartile 2016 and Sport England capital cost estimates where appropriate; and
- production of Draft and Final study reports.

RQA and BAQUS have made assessments and site analysis within the parameters of the study and information available and would be pleased to explore any elements of the study or options identified in greater depth. We have assessed existing provision and site arrangements within Sections 3 and 4 and have analysed the specified proposed urban settlement sites and their potential as sports pitch/club relocation sites within Sections 4 and 5.

2.0 Strategic implications affecting Sports Club relocation at Gardiners Lane South

The study has applied the following strategic considerations to this analysis:

- land ownership implications
- the Council's housing development growth and land designation strategy
- Home and Community Agency development plans
- minimum sports club replacement obligations at Gardiners Lane South as required by Sport England
- community sport development benefits that the options/proposals should demonstrate in line with Sport England requirements as a statutory consultee
- Community Levy Infrastructure (CIL) Regulations 2010.

The area of the GLS site in the ownership of the Homes and Community Agency are shown at Appendix A.

2.1 Housing Development implications

Additional sports pitch provision will be required in Basildon based upon the new housing development proposals over the next 20 years, with reference to local standards of provision. This will include housing development on land adjacent to each of the identified sites included within this study, specifically:

- Gardiners Lane South – 660 dwellings identified (but subject to change)
- land at West Basildon
- land at East Basildon.

The required level of additional grass sports pitch provision (and artificial turf pitches) commensurate with the programme of new housing development will be re-evaluated within a revised Playing Pitch Strategy for Basildon which is proposed to be undertaken during 2017/18.

This study recognises the opportunity presented by the relocation of some of the sports pitches and support infrastructure away from Gardiners Lane South and the potential opportunity to plan significantly for future increased provision at alternative locations as indicated. This takes account of future housing development implications as set out in the Draft Local Plan and IDP.

2.1.1 Loss/protection of grass pitches implications

The minimum re-provision/relocation requirements of the resident sports clubs at GLS are identified and summarised within Section 3. These are of course subject to further consultation with the clubs but is presented to test what is possible to achieve. Although the re-provision requirement identified by the clubs is less than the current level of provision in some cases (Basildon Post Office Sports and Social Club, Basildon United Football Club, for example), there is still a requirement to protect and re-provide any

potential loss of grass pitches within Basildon Borough, in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance. This is embraced within the Basildon's Draft Local Plan and IDP.

This may be mitigated in part by the provision of floodlit 3G ATPs (of suitable FA grade) which will provide far more playing opportunity for matches and training, for juniors and adults, than grass pitches which may suffer from over use and/or weather cancellation. As a statutory consultee that has already been engaged in the development of this Study, Sport England has advised an approach to re-provision of grass pitches which has been followed. This will protect numbers and quality of provision, improved location and enhancement of provision, including secured community use by negotiation, and accommodate growth in line with need and demand linked to housing development as included within the Draft Local Plan and Infrastructure Delivery Plan.

Under CIL Regulations 2010 and by applying local standards of provision for playing pitches (based upon local judgements) there will be a requirement to protect overall grass pitch provision in the borough, suitably developed and enhanced incrementally during the period of the housing development programmes. It is suggested that pitch re-provision and new provision is developed and protected within a 'community sports hub' concept, with sustainable management arrangements in place, at each of the above potential relocation sites.

2.1.2 Playing Pitch Strategy implications

A proposed review of Basildon's Playing Pitch Strategy will therefore identify a balance of grass pitch and artificial turf pitch provision whilst securing local standards of community provision (based on locally relevant assessment) linked to the planned increases in housing and population. Discussion with commercial sector providers (e.g. Barleylands Farm) and education sector providers should endeavour to consider how they can play a part in increasing the level of secured community use of grass pitches.

Basildon's Playing Pitch Strategy and Regional Governing Body of Sport Strategies address the levels and locations of grass pitches and ATP provision in Basildon and neighbouring local authority districts, in order to achieve appropriate benefit for local communities and sport development. The provision of 'community sports hubs' as an alternative to scattered provision – meeting the need and demand for facility provision and based on sustainable management arrangements – are an important way forward. Planning for such provision would benefit local communities, sports clubs, local schools, population growth and negotiations between the Council and housing developers.

Whilst meeting the requirements for minimum facility re-provision for existing clubs at Gardiners Lane South, this creates an opportunity for the creation of new community sports hubs at Gardiners Lane South, West Basildon, potentially East Basildon and already at Eversley Leisure Centre and Recreation Ground, commensurate with the needs of existing and future growth as proposed in these locations.

The provision of artificial turf pitches is an important part of this strategy to ensure increased opportunity for the growth of football and rugby for example, and for the economic management and long term sustainability of these 'sports hubs'.

Basildon's Playing Pitch Strategy Review and Technical Addendum (2011) identifies:

- a shortage of adult pitches for community use at peak (i.e. Sunday morning) times. (It may be that negotiations with the sports and social clubs to be relocated from Gardiners Lane South offer the opportunity for additional access to the new facilities by community club teams);
- projected growth in junior and girls' and women's football and rugby should be recognised where appropriate in the GLS relocation strategy and facility re-provision;
- the Council is pro-active in working with local clubs, schools and Essex Active to develop and implement sport programmes for young people; of the clubs currently located at Gardiners Lane South this is particularly relevant at Basildon Rugby Football Club;
- the Playing Pitch Strategy Review acknowledges the desirability of provision for aspiring league clubs in Basildon to sustain and grow playing interest across the borough, which in turn will assist sustainability of the sport, particularly at junior level;
- the town's main 'stadium' facility for football is currently at Gardiners Lane South at the Basildon United Football Club ground (in a somewhat dilapidated state of repair); re-provision of a 3G stadia-grade ATP as proposed within this study could sustain the aspiration for teams and players throughout this very strong football community in Basildon.

2.1.3 Consultation with Sport England and National Governing Bodies of Sports (regional and national representatives) identified a number of key strategic and site development issues which have been taken account of within this review.

Sport England (*Roy Warren, Planning Manager*)

Sport England's statutory planning position on protection and re-provision of grass pitches confirms that proposals must be in the best interest of the community and the sports clubs currently using Gardiners Lane South; there should be minimal loss of grass pitches in the borough which could be available to the community. Consultation confirmed the need to progress:

- early discussion with the National Governing Bodies (Regions) for Football, Rugby and Cricket to link the Gardiners Lane South proposals with their regional strategic plans for sports facilities development and for advice regarding ground-grading options and possible management models;

- identification of implications for the pending Playing Pitch and Built Sports Facility Strategy reviews for Basildon BC and neighbouring authorities;
- consideration of the future housing and population growth potential of the sites identified for housing development in Basildon and commensurate future playing pitch and changing room requirements;
- consideration of possible management arrangements for the facilities located at Gardiners Lane South and at other identified sites;
- solutions for the relocation of other activities taking place at the sports clubs' premises at Gardiners Lane South (such as Bowls at the Ford site and special interest groups at the Basildon Sport and Leisure Club site, for example).

Essex FA (*Brendan Walshe, Chief Executive, Mark Liddiard, FA Technical Manager*)

- the outcomes of the Gardiners Lane South review should take account of the wider football provision in Essex; this will be incorporated into the pending Playing Pitch Strategy study for Basildon, Rochford, Castle Point and Southend-on-Sea; the over reliance on unsecured pitches for community use in the private sector in Basildon (c. 60 pitches) is of concern;
- there is an opportunity at Gardiners Lane South to create a Community Sports Hub for Basildon combining grass pitches, 3G ATP, indoor sports, social and changing provision; this could be established by a merging of the Basildon Sport and Leisure facilities sharing with Basildon United Football Club, and provision of a 3G (stadia-grade) ATP;
- Essex FA is developing a management model for such community football hubs; an example is at the Creasey Centre in Dunstable; any management model should secure community club use, football development and future growth; a second 3G ATP on the GLS site could be considered in the future;
- the Creasey model comprises 1 x 3G (Step 4 ground-grading) suitable for Southern Premier League, 3 full size and 2 junior (9x9) grass pitches, social area and function room, 6 x changing room block; staffing comprises a full-time Manager and 3 x 26 hour contracted Supervisors, plus a part-time catering/bar team; ground maintenance is undertaken through Council resources;
- the Creasey Community Football Centre was partly funded by Central Bedfordshire Council (Section 106 contribution) and in part (capital and revenue) by the Football Association; the Centre operates at a small surplus after contributing to a Sinking Fund for future Replacement and Maintenance;
(Ref: James Slack, Manager, and Mark Liddiard, FA)
- Essex FA has developed a 'Parklife Hub' and Trust concept requiring partnership arrangements between football clubs and local authority support;
- Essex FA would support the provision of a 3G ATP adjacent to Eversley Leisure Centre; this would provide a very well used facility for local community football clubs in the area, also as part of any future relocation of the Leisure Centre as part of the wider development of the area (*Ref: Pell Frischmann masterplan study, 2017*).

Essex RFU (*Rick Bruin, Technical and Development Adviser*)

- Essex RFU confirms the stability and sustainability of Basildon Rugby Football Club as a successful focused community club; it applauds the Club's growth achievements in recent years, especially in the development of junior rugby, and its further growth potential; it supports the Club's stated requirement to be in a central location to deliver rugby development effectively within Basildon's community;
- it supports the need for and development potential of a World Rugby grade 22 pitch for matches and rugby training, recognising that partnership with other clubs and pitch sharing may well be a solution;
- Gardiners Lane South offers the best location and best future potential for rugby in Basildon, if the development plan for the site can retain the Club's activities and facilities at this location.

Essex County Cricket Board (*Graham Pryke, Sport Development Manager*)

- the Board recognises that new housing development in the Basildon area will incrementally place a greater demand on existing cricket pitches and these should not be lost to development;
- county-wide cricket development initiatives are aiming to increase the popularity of the game and improved facility provision in the Essex/Basildon area; 'Cricket Unleashed', the Strategy for Cricket in Essex, 2016 to 2020, identifies a range of opportunities and initiatives that are designed to pave the way for growth of the game over the next 5 years; there is perhaps a need for a more coherent facility development strategy identifying opportunities and facility partnership opportunities that could run in parallel;
- ECCB is closely involved in the Northern Gateway Community Sports Centre to be built in Colchester, linked to new cricket facilities on a nearby site; this provides a model for comparison with the Gardiners Lane South and West Basildon opportunities for sport facility provision;
- the Board would support the relocation of cricket square provision to sites where intensive new housing development is planned in the future, such as land at West Basildon, subject to sport development and technical evaluation; the Board would encourage provision of cricket (wickets and nets) as part of a more comprehensive community sports hub if that could be achieved;
- ECCB are keen to address these issues and contribute to wider Playing Pitch Strategy development in the county.

Active Essex (*Linda Gaine, Strategic Head for Delivery of Sport*)

- supports the Sport England view that loss of grass playing pitches should be resisted in the face of housing and other development pressures, not least due to the increasing demand for community recreation generated by a growing population; however, local judgements and decisions are required to ensure that community benefit is secured through the concept of a sports community hub, for football as a dominant sport in Basildon, for example;

- the Active Essex Sports Strategy will be launched in June 2017; this will place emphasis on its headline priorities of driving participation, health and well-being, sport development aimed at individuals and organisations, and developing networks and community partnerships to encourage the economic sustainability of sport;
- the re-provision/relocation of sports clubs at or from Gardiners Lane South could offer the potential for the development of community sports clubs at West Basildon and/or East Basildon, subject to site evaluation, thereby meeting the key objectives of the Active Essex Strategy;
- such relocation agreements would need to embrace secured community use by other sports clubs, school and individuals; the Essex FA ‘Parklife’ hub model could be investigated;
- there is a need and demand for additional 3G ATP provision within Basildon, centrally and to the east and west of the borough; the scheme for a 3G ATP adjacent to Eversley Recreation Centre would provide well for the local community and local football clubs; this could be promoted well through existing management arrangements at the Centre provided by Everyone Active (SLM Ltd);
- an additional one or two 3G pitches at a retained community sports hub at Gardiners Lane South could accommodate 1) a stadia graded 3G pitch for shared provision between football and rugby for matches and training, as well as 2) a further lesser specification 3G in the future to accommodate community football club matches and training;
- given the back to back potential use of a 3G ATP, such provision as above would help to alleviate the shortfall of grass pitches projected in Basildon’s Playing Pitch Strategy; location must also ensure that suitable management and marketing arrangements are in place.

2.2 The impact of 3G ATP provision

The provision of a floodlit 3G ATP of suitable playing specification, location and management arrangements, offers the opportunity to accommodate intensive use for football and rugby matches and training, where currently grass pitches (not usually floodlit) may struggle in the face of adverse weather conditions and over use.

A floodlit 3G ATP combined with grass pitch provision and necessary indoor and outdoor support facilities (social/function/changing rooms/carparks/spectating) will provide a ‘community sports hub’ model which, with sound management and marketing, offers the potential to be viable and sustainable with much greater use, to be shared by a number of sports clubs and organisations and servicing targeted communities in the borough.

A floodlit ATP will require 7 days a week access and management to maximise its use and income generation opportunity by clubs and community; for example, the proposed location at Eversley Leisure Centre (under existing management arrangements provided to the Council by SLM/Everyone Active on contract) could provide this; a second ATP (eg. at GLS would) require sound marketing and management in place. This could be provided at GLS using a developing FA management model, or by Basildon Sport and Leisure Club (existing club management merger), or by SLM for example. At West Basildon, management by Ford Sports and Social Club in partnership with the Council might provide a satisfactory

arrangement, allowing for increasing community access to the sports and social facilities, not least in line with provision for the staged development of new housing in this area.

Examples of such models, each being developed to its particular location and circumstances, and to the range of sports to be accommodated, are the sports pitch elements of the Norther Gateway Project in Colchester and The Creasey Park Community Football Centre in Dunstable.



Creasey Park Community Football Centre is a £3.2m Centre that officially opened in November 2011 and is managed by Dunstable Town Council. Its main grass pitch (pictured) could be converted to a 3G ATP option attracting considerably more community club use.

3G ATP provision as part of a wider ‘community sports hub’ linked to proposed housing development locations at Gardiners Lane South and at West Basildon would considerably enhance the capacity of each area to cater to the needs and demand for sport facilities for planned increases in population.

The Creasey Park model is supported by the FA although its longer term viability may be more sustainable with inclusion of a 3G ATP in the facility mix.

3.0 SPORTS CLUBS – EXISTING ARRANGEMENTS AND FUTURE REQUIREMENTS SUMMARY

The sports clubs included within this study currently utilise or manage, each independently, buildings and sports pitches at Gardiners Lane South. Consultations with club representatives in early 2016 identified how current arrangements developed historically.

All clubs are open to and supportive of improved arrangements including a combination of, as appropriate:

- improved standards and quality of pitch provision for matches and training;
- improved pitch booking, management and maintenance arrangements;
- shared use of grass pitches;
- shared use of 3G Artificial Turf Pitch(es) if provided;
- shared use of changing rooms (for adults, juniors, male, female, officials, the disabled);
- shared social/function facilities;
- shared access and car parking.

The opportunity exists to explore the possibility of creating ‘community football or sports hubs’ at:

- (i) Gardiners Lane South
- (ii) Land at West Basildon
- (iii) Land at East Basildon.

There is the potential to provide opportunities for the merging of sports clubs and/or the relocation of sports pitches and sharing of built support infrastructures at these sites, the scale of which would be determined by the levels of new housing development proposed. Such an approach could provide hugely beneficial community and economic (short and longer term) solutions for sport development (especially football and rugby) in Basildon Borough.

Possible relocation options for the Gardiners Lane South sports clubs would in this way contribute to protecting loss of sports pitches and arrest projected shortfalls in supply as identified within Basildon’s Playing Pitch Strategy Review (2011). Integral to this approach would be the provision of one floodlit FA stadia grade and World Rugby 22 compliant 3G ATP, also allowing for one further football graded floodlit 3G ATP in the longer term, at Gardiners Lane South, and one at West Basildon. The provision in the shorter term of a floodlit football graded 3G ATP at Eversley Leisure Centre would serve to consolidate and balance this approach to the enhancement of community sport in the borough.

The Eversley Leisure Centre and Recreation Ground already provides a ‘community sports hub’ in this area with sound management arrangements in place. This provides a sensible opportunity for expansion of this facility, as above, and if relocated as part of the possible wider area development in the longer term future (*Ref. Pell Frischmann draft masterplan study, 2017*).

Site analysis including photographs, existing locations and possible future site layout plans are included in Sections 4 and 5 and Appendix D and E. Existing arrangements and future requirements for each of the sports clubs can be summarised as:

Basildon Rugby Football Club (BRFC)

A vibrant and expanding club, it requires access to additional facilities than those at GLS; it also hires a pitch at Holy Cross Recreation Ground. Future provision will require independent use of adult and junior grass pitches for matches and training. The club is very keen for use of a 3G ATP for rugby training, willing to share use of such a facility if this can be managed satisfactorily. Ground/changing and clubhouse improvements have taken place in recent years with grant assistance from Sport England.

Current: 3.166 hectares, 2 x senior pitches (+ plus 1 hired pitch at Holy Cross Recreation Ground) changing, social and fitness gym facilities, carpark.

Minimum requirements are for a main senior pitch, second senior training pitch, junior ‘tag’ pitch (additional), changing rooms, social and fitness (strength and conditioning) facilities. Access to a 3G ATP (World rugby 22), compliant for rugby training/matches, would allow the Club to meet its development and expansion targets for the benefit of the Basildon community.

The preferred location is a central Basildon location near to existing housing areas with good access for cars, coaches and delivery vehicles. Car parking for c. 120 cars and 3/4 coach spaces. This would not fit with the designated sites for this study, other than at Gardiners Lane South. Its current location provides the optimum opportunity for sustainable delivery of rugby in Basildon, subject to continued secured access to a further senior pitch or 3G rugby compliant pitch ideally adjacent to existing its facilities.

Basildon United Football Club (BUFC)

This facility suffers from lack of maintenance and investment in facilities by recent and current directors of the Club. Currently somewhat in disrepair therefore, the Club fields only one senior team with no aspiration for promotion to former Ryman’s League status under current management arrangements.

Current: 2.116 hectares, 1 senior floodlit pitch, stand, changing rooms, bar and function room, carpark.

Minimum requirements for replacement are as above. The grass pitch could be replaced by a floodlit FA stadia grade (and World rugby 22 compliant) 3G ATP, for secured, shared use for matches and training for both football and rugby. A shared facility could be re-provided merging the above with Basildon Sports and Social Club facilities.

Basildon Sport and Leisure Club (BSLC) (formerly Selex Sport and Leisure Club)

This multi-activity social club draws its membership in the main from Basildon residents; there has been investment in its main grass pitch to meet FA specification requirements for the national Premier Women’s League. This pitch and its second pitch is hired to local clubs. The club is willing to share its facilities (with investment) in the future, shared with BUFC (pitches, changing and social) and with Basildon Post Office Sports and Social Club (social). Subject to suitable management arrangements.

Current: 3.971 hectares, 3 x senior grass pitches (barrier surrounding one pitch), changing and social/function facilities. Two special interest community group premises.

Minimum requirements for replacement are as above. The grass pitch could be replaced with a floodlit FA stadia grade (and World rugby 22 compliant) 3G ATP for secured, shared use for matches and training for both football and rugby. Such a facility could be shared with Basildon United Football Club.

Ford Sports and Social Club (FSSC) (north and south sites)

At these sites, there is a good quality of pitch provision in the main, although under-utilised by Ford personnel and community clubs. There is a local bowls club with a synthetic grass surface. Built facilities are in need of external maintenance. Social/restaurant/function facilities are used by local residents in the main. The Club is willing to reduce its level of grass pitch provision and would welcome shared provision of a community 3G ATP and the addition of a sports hall for team sports under its own management.

Current:

North site 5.943 hectares, 5 x football pitches (3 senior, 2 youth), 2 x cricket pitches

South site 2.391 hectares, 2 pitches, 1 x cricket pitch synthetic bowling green, outdoor netball court, changing rooms and social/function facilities

Minimum requirements for replacement, with no loss of pitches, are as set out above. However, the Club itself would not require re-provision to this level. Relocation could be on the basis of 5 football pitches (3 senior, two youth) and 1 cricket square. FSSC would welcome the provision and management of a floodlit football graded 3G ATP and a sports hall for team games and badminton, such facilities being shared with community bookings. This would also create a 'community sports hub' at the selected relocation site adjacent to and serving future major housing development in the neighbourhood.

West Basildon, close to Ford testing facilities, provides the best opportunity for this relocation; it is close to urban development, future housing development, a number of schools. The Club's relocation would have the potential to include a 3G football grade ATP and sports hall – combining to create a 'community sports hub' to the west of Basildon – subject to suitable management arrangements. Topographical site analysis including infrastructure and access requirements indicates that the north section of this site is unsuitable, whilst the southern section is suitable for playing pitch, infrastructure and access development (see Section 4).

Basildon Post Office Sports and Social Club

This club operates more as a social club rather than a sports club, supported by its membership of local residents. It hires two pitches to local football clubs. The club is willing to consider alternative re-provision options including possible merging of its social club at Gardiners Lane South with other clubs and losing the responsibility for managing and maintaining pitches and changing rooms.

Current: 2.873 hectares, 2 x pitches, changing rooms and social facilities.

Minimum requirements for replacement are the Club’s indoor social facilities. These could be shared with another club. The two football pitches could be managed by another organisation.

SUMMARY

Summary of minimum re-provision for sports clubs, without 3G ATP

Sports facility	Current at GLS	Minimum re-provision in Basildon (without 3G)	Minimum GLS club re-provision requirement	Comments
Rugby	2 senior	2 senior	2 (+junior/tag)	
Grass Football - senior - youth	10 2	10 2	7 -	Reduced requirement by Ford Sports and Social Club
Cricket squares	3	3	1	
Bowls green	1	1	1	Possible location identified (PB)
Sports pavilions	5	4	4	NGB model approach
Changing room block	5	3	3	NGB specifications/ratios

Summary of club facilities and suggested minimum relocation requirements, with 3G ATP

Sports Club	Football	Rugby	Cricket	Pavilion, social and changing	Suggested minimum future requirements	3G provision or access
Rugby Club		2 senior		1	2 senior + 1 junior Clubhouse, change, social, function	Yes – shared access p/o community sports hub.
BSLC (formerly Selex)	2 senior			1	4 senior +1 junior social/function Shared – all facilities	Yes – stadia grade rugby p/o of community football/sports hub model.
BUFC	1 senior			1	Shared use of all facilities with BSLC	Yes – as BSLC above
BPOSSC (Post Office)	2			1	Shared clubhouse, change and social with BSLC	No
Ford -north -south site	5 2		3	1	Bowls (relocate) 5 senior football, 1 x cricket Clubhouse, change, social, function.	Yes – p/o community sports hub model.

The above summary and charts reflect the minimum number of pitches, changing blocks and social facilities that would be required by the Clubs for the GLS replacement/relocation plan. The indicative capital cost ranges for this is minimum requirement plus the separate suggested options for 3G ATP provision are shown in Section 6.

Following initial club and site evaluations, and further assessments as above, the study has explored in more detail:

- **Gardiners Lane South**
 - (i) the potential amalgamation of Basildon Sport and Leisure Club, Basildon United Football Club and Basildon Post Office Sports and Social Club grass pitches, support buildings (changing rooms and social facilities) and the potential provision of a 3G (stadia grade and World Rugby 22) ATP, with the potential for second ATP provided in the future; and
 - (ii) Basildon Rugby Football Club remaining at GLS as part of community sports hub, sharing the above ATP if provided (no other suitable centrally located site has been identified);
- **West Basildon** - the potential relocation of Ford Sports and Social Club and provision of a community sports hub on the south section of this site; this could potentially sustain a floodlit 3G ATP;
- **East Basildon** - to the north of the site on land Adjacent/Accessed via Trenham Avenue which is the potential future location of Eversley Leisure Centre as part of a Leisure and Education Hub (*Ref: Pell Frischmann draft masterplan study*); this site would accommodate protection and re-provision of pitches as part of the wider Gardiners Lane South Relocation Strategy and anticipated growth in demand for pitches commensurate with the new housing development planned for East Basildon.
- **Eversley Leisure Centre** is the subject of a possible development proposal incorporating *in the shorter term*:
 - use of sports hall to become a dedicated Gymnastics facility;
 - provision of a 3G ATP (FA specification for football training/matches - see Appendix B) adjacent to the sports centre building (see Drawing 004);

The possible relocation of Eversley Leisure Centre *in the longer term* (*Ref: Pell Frischmann draft masterplan study*) linked to future housing development would be after the normal life-expectancy of an ATP which should be re-provided with any relocation of the facility.

4.0 SPECIFIED URBAN SETTLEMENT SITES (SITE ANALYSIS)

The sites included within the study brief were observed and analysed as required enabling the following evaluations. Photographs are included for each site analysed with drawings attached at Appendix D. Land north and south of Eversley Recreation ground was deemed unsuitable to be developed for grass pitches due to the wooded nature of the environment, and Council policy not to develop potential single site pitch areas (see Basildon Playing Pitch Strategy review 2011).

4.1 Gardiners Lane South (to be read in conjunction with Appendix D drawings 001)

Existing proposed allocated site (6.52ha) currently occupied by Basildon Sport and Leisure Club and Basildon Post Office Sports and Social Club including grass pitches, support buildings (changing rooms and social facilities).

4.1.1 Basildon Sport and Leisure Club

Main Building (area 1016m²)

Entrance foyer, reception office, function room incorporating stage, lounge, pool bar, male and female toilets and changing rooms.

Other Buildings

3 nr. precast concrete garages, 3 wooden portakabins containing changing rooms, toilets, car club and camera club and 1 nr. metal storage container.

Pitches

1 nr. football pitch (100 x 70m), 1 nr. football pitch (98 x 70m) and 1 nr. cricket wicket (22 x 18m). Pitches generally in poor condition with areas of worn grass evident to both football pitches reflecting heavy usage. Pitch gradient is approximately 1 in 50 running from the top of the site to the bottom. The cricket wicket is generally in a poor condition with uneven grass coverage and extensive weed coverage evident.

External – Car park with 29 parking spaces and overspill car parking. Area 3600m² total.

4.1.2 Basildon Post Office Sports and Social Club

Main Building (area 258m²)

Comprising bar, bar store, dance floor, office, male WC, entrance foyer, disabled WC, female WC, cellar, kitchen, cleaner's cupboard. A pool table and snooker table are present.

Timber Framed Portakabin (area 162m²)

Comprising 3 changing rooms, toilets, shower area and area used by the pigeon club.

Other Buildings

1 nr. metal storage container, groundsman's shed in the form of a double garage.

External

Patio area, car park, children's play area.

Pitches

2 nr. football pitches. Main pitch size 99m x 67m, other pitch 89m x 67m. In good condition although it is understood no drainage is provided and pitches are susceptible to flooding. The gradient of the pitches is approximately 1 in 50-60 from the top of the site to the bottom

Services

The existing buildings are served by mains foul water drainage, gas and electricity. No significant issues envisaged providing services to new facilities proposed on the site.

Recommended Future Site Use

The study concludes that the site would be best utilised by the potential amalgamation of Basildon Sport and Leisure Club, Basildon United Football Club and Basildon Post Office Sports and Social Club including grass pitches, support buildings (changing rooms and social facilities) and the potential provision of a 3G (stadia grade and World Rugby 22) ATP, with the potential for second ATP provided in the future.

4.1.3 Basildon Rugby Football Club – this study proposes that the Rugby Club should remain at GLS at their current location as part of a community sports hub, sharing the ATP if provided. No other suitable centrally located site has been identified.

4.2 Relocation Site Option 1 – West Basildon (Land at Lower Dunton Road adjoining Dunton Caravan Park (to be read in conjunction with Appendix D drawing 002))

Location / Surrounding Land Use

The site is bounded on the west by Lower Dunton Road, on the north by open fields, to the south by Dunton Caravan Park and to the east by Mandeville Way. A residential area is situated to the east of Mandeville way. For the purposes of site evaluation, the site is split into 3 areas.

Site Area 1

Description - Green field site. Tree lined screen to the east boundary running parallel with Mandeville Way. Trees to the north boundary and east boundary including drainage ditch.

Topography - Relatively flat with shallow gradient across the site falling from north to south.

Access - Potential access from Mandeville Way with new junction to site required.

Services – Residential area to the west assumed to be served by mains foul water drainage, gas and electricity, which is assumed feasible to extend and serve potential buildings on the site.

Summary – Good access, with nearby service provision extendable to the site. Flat topography and therefore economical to develop as minor re-levelling works only required.

The Site Area is located within walking distance to the proposed facility and as such is accessible. In addition, should future housing development be undertaken to the East of the site within Site areas 2, 3 and 4 the Leisure facilities become a central community sports hub.

This site is recommended for re-location of Ford Sports and Social Club from Gardiners Lane South. The West Basildon site provides an opportunity for this relocation (close to other Ford industrial activity).

Site Area 1 Photographs



Photograph 1 – Site Area 1 (View along the east boundary)



Photograph 2 – Site Area 1 (View along the west boundary)



Photograph 3 – Site Area 1 (View looking north east)



Photograph 4 – Site Area 1 (View along Mandeville Way looking south)



Photograph 5 – Site Area 1 (View along Mandeville Way looking north)



Photograph 6 – Site Area 1 (View along west boundary towards Dunton Caravan Park)

Site Area 2

Description - Green field site. Tree lined screen to the east boundary including drainage ditch. Trees to the north boundary.

Topography - Gradient across the site falling from north east to south west, steeper than Site Area 1.

Access – Difficult access via Dunton Caravan Park or Lower Dunton Road.

Services – Dunton Caravan Park to the south assumed to be served by mains foul water drainage, gas and electricity, from Lower Dunton Road, which is assumed feasible to extend and serve potential buildings on the site.

Summary – Difficult access. Re-levelling works required to develop the site. Services potentially extendable to serve the site from adjacent Dunton Caravan Park or Lower Dunton Road. Electrical pylons run across the site and would require re-location.

Site area ruled out as it would be expensive to develop for leisure facilities / playing pitches, although an area of site to the east could be utilised as overspill for Site Area 1.

Site Area 2 Photographs



Photograph 7 – Site Area 2 (View into the site looking north easterly from Dunton Caravan Park)



Photograph 8 – Site Area 2 (View into the site looking north from Dunton Caravan Park. Note electrical pylons across the site area)



Photograph 9 (Site Area 2 viewed into the North West corner via Dunton Caravan Park)



Photograph 10 (Site Area 2 viewed into the North West corner via Dunton Caravan Park)



Photograph 11 (Site Area 2 view of Lower Dunton Road looking north)



Photograph 12 (Site Area 2 view of Lower Dunton Road looking south)

Site Area 3

Description - Green field site. Tree lined screen to the south boundary. Access road serving Dunton Caravan Park to the north boundary. Dunton Caravan Park buildings to the east boundary. Lower Dunton Road to the west boundary.

Topography - Gradient across the site falling from north to south. Gradient falls sharply away to the southern boundary.

Access – Difficult access via Dunton Caravan Park or Lower Dunton Road.

Services – Dunton Caravan Park assumed to be served by mains foul water drainage, gas and electricity, from Lower Dunton Road, which is assumed feasible to extend and serve potential buildings on the site.

Summary – Good access, with nearby service provision extendable to the site. Flat topography and therefore economical to develop as minor re-levelling works only required.

Site area ruled out due to topography and associated costs to provide suitable level for playing pitches.

Site Area 3 photographs



Photograph 13 (Site Area 3 view looking south west from Dunton Caravan Park access road)



Photograph 14 (Site Area 3 view looking south west from Dunton Caravan Park access road)

Site Area 1 Recommendation

It is recommended that Site Area 1 is adopted for re-location of Ford Sports and Social Club from Gardiners Lane South, with potential overspill into the east side of Site Area 2 (see Drawing 006).

4.3 Land at East Basildon Adjacent / Accessed Via Trenham Avenue (to be read in conjunction with Drawing 003 and Pell Frischmann High Level development Framework for East Basildon)

Description - Green field site. Residential to the west of the site accessed from Tyefields. Rushley Park to the North of the site. Green fields (Farm land to the east of the site). Bowers and Pitsea Football Club to the South of the site.

Residential properties (Nookfold and Ashburton) to the Centre of the site, which will require acquisition and demolition to free up the site.

Topography – Generally flat across the whole site.

Access – Access via Trenham Avenue, which is proposed and will need to be upgraded (referenced from Pell Frischmann High Level development Framework for East Basildon).

Services – Residential properties to the west assumed to be served by mains foul water drainage, gas and electricity, from Tyefields, which is assumed feasible to extend and serve potential buildings on the site.

Summary – Good access, with nearby service provision extendable to the site from Tyefields Road. Flat topography facilitating economic development of the site. This is the recommended site for provision of additional playing pitches and ancillary changing facilities.

Site recommended and proposed within Pell Frischmann High Level development Framework for East Basildon as a future education and leisure hub (See extract below)

“1.1.1 New education and leisure hub is proposed in the area north of Trenham Avenue. The anchors of this hub would be a new Primary School and relocated Eversley Leisure Centre, positioned between the existing wooded areas to the south, and Rushley Park to the north. The central strategic open space gap area is able to accommodate approximately five playing pitches that can be independently managed or ‘attached’ to the Leisure Centre. Further playing pitches can be accommodated south of the new east-west sustainable transport link road.

1.1.2 Eversley Leisure Centre is proposed to relocate to the new site within the Education and leisure Hub some 500m to the north, accessed off Tyefields and the upgraded Trenham Avenue; with the Leisure Centre’s present site proposed for future residential development. “

The Playing pitches and ancillary changing / equipment store and workshop could be delivered standalone relative to future development plans. Trenham Avenue provides access and as such will need to be upgraded to facilitate.

Land at East Basildon Adjacent / Accessed Via Trenham Avenue site Photographs



Photograph 15 (View West looking towards Bowers and Pitsea Football Club.)



Photograph 16 (View from Tyefields looking North East. Proposed new access point to upgraded Trenham Avenue)



Photograph 17 (View looking South)



Photograph 18 (View from Tyefields looking North East. Proposed new access point to upgraded Trenham Avenue)



Photograph 19 (View looking North West).

5.0 PROPOSED OPTIONS/SCENARIOS (layout drawings at Appendix E)

5.1 Gardiners Lane South (see drawing 005 at Appendix E)

Proposed Site Use - Basildon Sport and Leisure Club to remain on site with enhanced provision (grass senior and junior pitches, 3G ATP, and social facilities). Also to incorporate Basildon United Football Club (for use of grass pitches, changing, social facilities and new 3G ATP if provided). A new 3G ATP specification should be suitable for football training and matches, and for rugby training, as defined by the FA and RFU.

Basildon Post Office Sports and Social Club to remain on site (merging with the Basildon Sport and Leisure Club – formerly Selex Sport and Leisure Club) for use of social club facilities. Basildon Sport and Leisure Club to take over the booking/management of two the grass pitches currently managed by the Post Office Club.

Opportunity to explore possible 'Community Sports Hub' and Football centre along the lines of the FA/Creasey Park model with emphasis on developing junior boys and girls football. This may include 7 days a week management of an ATP.

Facilities / Pitch Provision

B1 - Club House (1020m²) including Social / Function Facilities (Toilets, Function Room, Offices, Reception, Restaurant / Catering Facilities).

B2 - Changing Rooms / Pavilion (400m²) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B3 - Equipment Store / Workshop (70m²).

P1 - Option 1 - Floodlit FA stadia grade (and World rugby 22 compliant) 3G ATP. Footprint 126m x 84m (Playing area - 100m x 64m)

- Option 2 - Floodlit FA stadia grade grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P2 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m). Option location for future additional 3G ATP.

P3 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P5 - Mini Soccer grass pitch (U9/U10). Footprint 66m x 46m (Playing area - 60m x 40m).

Parking 123 spaces including Staff and 8no Accessible bays, 23 Cycle spaces.(Essex County Council Standards)

5.2 West Basildon (see drawing 006 at Appendix E)

Proposed Site Use - Relocation of Ford Sports and Social Club. Playing pitches and sports facilities to serve the urban settlement area and new housing development, linked to Basildon's Playing Pitch Strategy.

- Replacement of 5 grass football pitches, 1 x cricket pitch. (Bowls green to be re-located elsewhere as proposed by Leisure Officers) and Netball Court.

- Requires community playing pitch provision to ensure enhancement of overall grass pitch provision in line with Basildon's Playing Pitch Strategy.

- Re-provision of changing rooms and social facilities.

- Possible new 4 badminton court sports hall facility (community access) for 5-a-side football, netball, basketball, volleyball) - not proposed for GLS option

-Possible provision of a 3G ATP (football specification)

Facilities / Pitch Provision

B1 - Club House (770m²) including Social / Function Facilities (Toilets, Function Room, Offices, Reception, Restaurant / Catering Facilities.

B2 - Changing Rooms / Pavilion (400m²) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B3 - Equipment Store / Workshop (70m²)

B4 - 4 badminton court sports hall.

P1 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P2 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P3 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P5 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P6 - 9 pitch Cricket Wicket

C1 - Netball Court (34.50m x 18.25m).

Parking - 183 spaces including 10no Accessible bays and 28 cycle spaces. (Essex County Council Standards)

5.3 East Basildon (See drawing 008 at Appendix E)

Proposed Site Use - Additional Playing Pitches including ancillary Changing Facilities. Re-provision of sports club grass pitch loss from GLS and additional pitches could be provided here linked to Basildon's Playing Pitch Strategy. Playing pitches to serve future urban settlements in the area.

Facilities / Pitch Provision

B1 - Changing Rooms / Pavilion (400m²) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B2 - Equipment Store / Workshop (70m²)

B3 - Changing Rooms / Pavilion (400m²) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B4 - Equipment Store / Workshop (70m²)

P1 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P2 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P3 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P5 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P6 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P7 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P8 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

Subject to requirements of the Basildon Playing Pitch Strategy, junior grass pitch mix could be an option.

Car Park 1 - 100 spaces. 6no Accessible bays. 20 Cycle Spaces. (Essex County Council Standards).

Car Park 2 - 100 spaces. 6no Accessible bays. 20 Cycle Spaces. (Essex County Council Standards).

5.4 Eversley Leisure Centre (See drawing 007 at Appendix E)

Proposed Site Use - Eversley Leisure Centre is the subject of a possible development proposal incorporating in the shorter term:

- Use of sports hall to become a dedicated Gymnastics facility
- Provision of a 3G ATP (FA specification for football training/matches -see Appendix B) adjacent to the sports centre building. To serve the local area community football club demand for matches and training at junior (boys and girls) and adult level.

Facilities / Pitch Provision

P1 - Footprint 106m x 70m (Playing area - 100m x 64m)

6.0 INDICATIVE CAPITAL COST RANGES

Indicative capital costs are included within this section for:

- Gardiners Lane South (Drawing 005)
 - Option 1 - all grass pitches
 - Option 2 - all grass pitches including 1 x stadia grade grass pitch
 - Option 3 - As Option 2, with 3G ATP, stadia grade (football and rugby compliant)

- West Basildon (Drawing 006)
- East Basildon (Drawing 008)
- Eversley Leisure Centre (drawing 004).

The cost estimates include provision for:

- minimum sports club replacement or relocation as indicated, together with suggested location sites and site/pitch configurations;
- replacement of all grass pitches at the specified sites to the standard required including drainage;
- the scenarios which include the replacement provision of 3G ATPs (football and rugby compliant where shown) as required for the study;
- appropriate new build clubhouses and changing rooms as shown at each of the specified sites (not Eversley Leisure Centre);
- access and car parking infrastructures;
- preliminaries and fee estimates as appropriate.

Indicative cost ranges for alternative scenarios can be developed as required.

Assumptions / Exclusions

- All costs exclude professional fees, VAT and inflation and are extracted from current price books.
- The estimates are based on BAQUS Group Ltd drawings. Only works shown on these drawings are included.
- We have assumed that the area around the buildings will be linked by paths and patio type areas and not all tarmac.
- We have only included for floodlighting the pitches as noted as being floodlit on the plans. We have not allowed for general floodlighting across the whole site. An allowance for lighting the car parks and areas around the building has been included.
- We have allowed for a general cut and fill to level the site. No allowance has been made for the impact of any flood risk measures or retaining structures.
- No allowance has been included for dealing with utilities that may be found within the site.
- We have assumed that no contamination is present. If any is found this would have to be disposed of appropriately and fill imported to compensate which could add significant cost.
- We have only allowed for basic connections to existing local utilities. If upgrade works are required these would be at an extra cost.
- We have allowed for basic demolition of the existing structures evident from the site visits. No allowance has been made for removing buried structures or asbestos within the existing structures.

				Site Area:	68,771.00		
Gardiners Lane South Site (Existing Site)							
Drawing 005621 005							
Option 1 - All grass pitches with no stadia							
Option 2 - All grass pitches with 1no stadia grade pitch							
Option 3 - As option 2 but with 3G ATP stadia grade pitch							
<u>Area</u>	<u>Item</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
<i>Site preparation</i>							
	Demolition of existing buildings		Item	50,000	50,000.00	£ 50,000.00	£ 50,000.00
	Site clearance		Item	25,000	25,000.00	£ 25,000.00	£ 25,000.00
	Allowance for levelling the site		Item	25,000	25,000.00	£ 25,000.00	£ 25,000.00
	Allowance for site drainage		Item	25,000	25,000.00	£ 25,000.00	£ 25,000.00
	Utility Connections		Item	100,000	100,000.00	£ 100,000.00	£ 100,000.00
<i>Accommodation</i>							
	Construct new club house (single	1020	m ²	1,400	1,428,000.00	£ 1,428,000.00	£ 1,428,000.00
	Construct new Changing room	400	m ²	1,250	500,000.00	£ 500,000.00	£ 500,000.00
	Construct new equipment store	70	m ²	500	35,000.00	£ 35,000.00	£ 35,000.00
	Allowance for FF & E		Item	75,000	75,000.00	£ 75,000.00	£ 75,000.00
<i>Sports Pitches</i>							
	Form full size grass pitch (3nr)	22260	m ²	10	222,600.00	£ 222,600.00	£ 222,600.00
	Form full size grass pitch in lieu of Stadia pitch (Option 1 only)	7420	m ²	10	74,200.00	£ -	£ -
	Form Full size grass pitch FA Stadia grade (and World Rugby 22 compliant)	9541	m ²	15	Exc	£ 143,115.00	Exc
	Allow for white lining to full size pitches	4	nr	1,000	4,000.00	£ 4,000.00	£ 4,000.00
	Form Mini-soccer grass pitch	3036	m ²	10	30,360.00	£ 30,360.00	£ 30,360.00
	Allow for white lining to mini-soccer	1	nr	750	750.00	£ 750.00	£ 750.00
	Construct Floodlit FA stadia grade (and World Rugby 22 Compliant) 3G ATP	9541	m ²	50	Exc	Exc	£ 477,050.00
	Covered spectator stand		Item	100,000	Exc	£ 100,000.00	£ 100,000.00
<i>Roadways and paving</i>							
	Construct new carpark including new roadway	3383	m ²	90	304,470.00	£ 304,470.00	£ 304,470.00
	Install white line parking designation	628.4	m		Inc	Inc	Inc
	Form 'islands' in carpark	74	m ²		Inc	Inc	Inc
	Install timber knee rail fence to car park and entrance road	324	m	20	6,480.00	£ 6,480.00	£ 6,480.00
	Install tarmacadam pathway around building and 3G ATP Pitch	5580	m ²	75	418,500.00	£ 418,500.00	£ 418,500.00
<i>Additional items</i>							
	Fence to site perimeter	1056	m	30	31,680.00	£ 31,680.00	£ 31,680.00
	Install entrance car barrier	1	Item	5,000	5,000.00	£ 5,000.00	£ 5,000.00
	Grass seed to all areas excluding pitches, buildings, roadways and Floodlights and associated M&E	23481	m ²	8	176,107.50	£ 176,107.50	£ 176,107.50
			item	40,000	Exc	£ 40,000.00	£ 40,000.00
Nett Build Cost					3,537,147.50	£ 3,746,062.50	£ 4,079,997.50
Prelims					530,572.13	£ 561,909.38	£ 611,999.63
Contingency					610,157.94	£ 646,195.78	£ 703,799.57
Total:					4,677,877.57	£ 4,954,167.66	£ 5,395,796.69

Basildon Borough Council – Gardiners Lane South – Pitch Relocation Study - Confidential

Site Area: 77479

West Basildon - Lower Dunton Road
Drawing 005621 006

<u>Area</u>	<u>Item</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>All Grass Pitches</u>	<u>4 Grass Pitches & 1 ATP Pitch</u>
<i>Site preparation</i>						
	Site clearance		Item	50,000	£ 50,000.00	50,000.00
	Allowance for levelling the site		Item	75,000	£ 75,000.00	75,000.00
	Allowance for site drainage		Item	50,000	£ 50,000.00	50,000.00
	Modify existing utility connections		Item	25,000	£ 25,000.00	25,000.00
<i>Accommodation</i>						
	Construct new club house (single	770	m ²	1,400	£ 1,078,000.00	1,078,000.00
	Construct new Changing room	400	m ²	1,250	£ 500,000.00	500,000.00
	Construct new equipment store	70	m ²	500	£ 35,000.00	35,000.00
	Construct sports hall to house 4nr badminton courts	793	m ²	1,500	£ 1,189,500.00	1,189,500.00
	Allowance for FF & E		Item	75,000	£ 75,000.00	75,000.00
					£ -	
<i>Sports Pitches</i>						
	Form full size grass pitch (5nr)	29,680	m ²	10	£ 296,800.00	296,800.00
	Form full size grass pitch (1nr)	7,420	m ²	10	£ 74,200.00	
	Form full size 3G ATP pitch (1nr)	7,420	m ²	50		371,000.00
	Allow for white lining to pitches	5	nr	1,000	£ 5,000.00	5,000.00
	Form 9 pitch cricket wicket	552	m ²	15	£ 8,280.00	8,280.00
	Construct macadam Netball court	629	m ²			
				90	£ 56,610.00	56,610.00
	Allow for white lining to netball	1	item		Inc	inc
<i>Roadways and paving</i>						
	Construct new carpark including new roadway	5648	m ²			
				90	£ 508,320.00	508,320.00
	Install white line parking	972	m		inc	
	Form 'islands' in carpark	174	m ²		inc	
	External lighting to car park and Install timber knee rail fence to car park and entrance road	562	Item m	25,000	£ 25,000.00	25,000.00
	Form new entrance road		Item	20	£ 11,240.00	11,240.00
	Install tarmacadam pathway around buildings	1667.5	m ²	75	£ 125,062.50	125,062.50
<i>Additional Items</i>						
	Fence to site perimeter	1127	m	30	£ 33,810.00	33,810.00
	Install entrance car barrier	1	Item	5,000	£ 5,000.00	5,000.00
	Grass seed to all areas excluding pitches, buildings, roadways and Floodlights and associated M&E	37269.5	m ²			
				8	£ 279,521.25	279,521.25
			item	40,000	Exc	£ 40,000.00
Nett Build Cost					£ 4,581,343.75	£ 4,918,143.75
Prelims					£ 687,201.56	£ 737,721.56
Contingency					£ 790,281.80	£ 848,379.80
Total:					£ 6,058,827.11	£ 6,504,245.11
<i>Option Cost for future development of 3G ATP pitch</i>						
	Site clearance		Item	10,000	£ 10,000.00	
	Form full size 3G Pitch	7420	m ²	30	£ 222,600.00	
Nett Build Cost					£ 232,600.00	
Prelims					£ 34,890.00	
Contingency					£ 40,123.50	
Total:					£ 307,613.50	

Trenham Ave
Drawing 005621 008

Site Area: 162051

<u>Area</u>	<u>Item</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<i>Site preparation</i>					
	Site clearance		Item	50,000 £	50,000.00
	Allowance for levelling the site		Item	25,000 £	25,000.00
	Allowance for site drainage		Item	75,000 £	75,000.00
	Utility Connections		Item	50,000 £	50,000.00
<i>Accommodation</i>					
	Construct new Changing room facilities (North)	402	m ²	1250 £	502,500.00
	Construct new Changing room facilities (South)	392	m ²	1250 £	490,000.00
	Construct new equipment store (East)	71	m ²	500 £	35,500.00
	Construct new equipment store (West)	71	m ²	500 £	35,500.00
	Allowance for FF & E		Item	40,000 £	40,000.00
<i>Sports Pitches</i>					
	Form full size grass pitch (8nr)	59360	m ²	10 £	593,600.00
	Allow for white lining to pitches	8	nr	1000 £	8,000.00
<i>Roadways and paving</i>					
	Construct new car park including new roadway	14443	m ²	90 £	1,299,870.00
	Install white line parking designation	1300	m		
	Form 'islands' in carpark	160	m ²	inc	
	Lighting to car park and buildings		Item	inc	25,000.00
	Install timber knee rail fence to car park and entrance road	541	m	20 £	10,820.00
	Form new bellmouth to entrance roads	1	nr	15000 £	15,000.00
				£	-
<i>Additional Items</i>					
	Fence to site perimeter	3174	m	30 £	95,220.00
	Install entrance car barrier	2	nr	5000 £	10,000.00
	Grass seed to all areas excluding niches, buildings, roadways and	87312	m ²	7.5 £	654,840.00
Nett Build Cost				£	4,015,850.00
Prelims			15%	£	602,377.50
Contingency			15%	£	692,734.13
Total:				£	5,310,961.63

Site Area: 7420

**Eversley Leisure Centre
Drawing 005621 004**

<u>Area</u>	<u>Item</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
<i>Site preparation</i>					
	Site clearance		Item	20,000 £	20,000.00
	Allowance for levelling the site		Item	10,000 £	10,000.00
	Allowance for drainage modifications		Item	10,000 £	10,000.00
				£	-
<i>Sports Pitches</i>					
	Form full size 3G Pitch	7420	m ²	50 £	371,000.00
	Allow for white lining to pitches		nr	Inc.	
	Weld Mesh Fence to perimeter of 3G pitch	352	m	Inc.	
<i>Additional Items</i>					
	Floodlights and associated M&E		Item	40,000 £	40,000.00
Nett Build Cost				£	451,000.00
Prelims				15% £	67,650.00
Contingency				15% £	77,797.50
				Total: £	596,447.50

7.0 CONCLUSION

This study has identified a number of key conclusions and recommendations:

Grass pitch and 3G provision

- The Basildon Rugby Club should remain at Gardiners Lane South as best serving the Club and the community for the development and growth of rugby in Basildon; the Club should share the proposed provision of a new 3G ATP (rugby compliant) at GLS.
- Basildon Sport and Leisure Club (formerly Selex SSC) should combine its use, management and development of its existing pitches and facilities at GLS with Basildon United Football Club, creating a community sports hub, also managing the two pitches currently managed by the Basildon Post Office Sports and Social Club which could merge its social activities and club with BLSC.
- This community sports hub and level of grass pitch provision will meet the need of new housing at GLS and the existing sports clubs if one 3G ATP is included, together with potential provision for a further (lesser specification) ATP in the future.
- Ford Sports and Social Club could be relocated to land at West Basildon, on a basis which will also enable future development of a community sports hub with secured community use; this could include provision of a floodlit 3G ATP.
- Any loss of grass pitches or cricket squares should be protected by their replacement elsewhere in the borough. Land to the north of the East Basildon site is suggested as providing an opportunity to develop a community football hub to serve this purpose and to accommodate additional pitch requirements in the area, commensurate with future housing development. This site is identified in the Draft Local Plan (*Ref: Pell Frischmann masterplan study*) as accommodating in the future a Leisure and Education Hub, with the possible relocation of Eversley Leisure Centre (including a 3G pitch).
- The proposed review of Basildon's Playing Pitch Strategy (together with Castle Point, Rochford and Southend-on Sea) would identify the level of pitch provision potentially required and by when at West Basildon and East Basildon, providing for the increasing population linked to new housing development proposed within the Local Plan.
- Part of the West Basildon specified site and land adjacent to Eversley Leisure Centre and Recreation Ground have been identified as unsuitable for the relocation and/or development of grass pitches; land immediately adjacent to the Eversley Centre is considered to be appropriate for the provision of a 3G ATP, serving the immediate area and other sports clubs.

Indicative capital costs

Listed below, drawing from the cost analysis set out in Section 6, is a broad summary of potential capital costs for the elements as proposed (with or without a 3G ATP option as required by the study brief). Each of these elements is proposed to achieve a relocation strategy which combines satisfactory re-provision (and management arrangements) for the clubs involved as well as potentially meeting the recommended considerations and outcomes as advised by Sport England, NGBs and Clubs (as will be further reviewed as part of the forthcoming Basildon Playing Pitch Strategy study).

- Indicative capital costs linked to the above proposals excluding 3G pitches are:
 - Gardiners Lane South Site (1no Stadia Grade Pitch) - £4.95m excl VAT
 - East Basildon - £5.3m excl VAT
 - West Basildon - £6.06m excl VAT
 - Eversley Leisure Centre - N/A

- Indicative capital costs of the inclusive 3G pitch scenarios are:
 - Gardiners Lane South Site - £5.4m excl VAT
 - East Basildon – N/A (No proposal for 3G Pitch to this site in the shorter term. Grass pitches only proposed).
 - West Basildon - £6.50m excl VAT
 - Eversley Leisure Centre - £0.60m excl VAT.

Capital Funding opportunities

The above proposals do not require direct replacement of facilities on a like for like basis but rather have responded to a level of betterment and rationale which will improve the provision of sports facilities for both the clubs and for the Basildon communities in the surrounding areas.

The capital funding opportunities identified at this stage for further exploration for the proposed relocation elements include:

- Section 106 developer contribution
- Community Infrastructure Levy
- Sport England Lottery funding
- National Governing Body funding programmes (FA and RFU)
- Charitable Trusts
- Landfill company community projects programmes
- the Clubs themselves if appropriate
- other funding sources available to the Council.

Appropriate phasing of the relocation plan and sports pitch re-provision would need further consideration by the HCA, the Council, building developers and the sports clubs, commensurate with the implementation of housing development programmes within the Borough and the Gardiners Lane South development strategy. Consolidation and merging

of the Basildon Sports and Leisure Club, Basildon United Football Club and Basildon Post Office Sports and Social Club would be a clear early step, including consolidation of the Basildon Rugby Club, use of a satellite pitch and joint use of a 3G stadia grade, rugby compliant ATP. The support and involvement of the FA and RFU would be helpful in getting this community sports hub established.

Viability and sustainability – Revenue issues

Sound management arrangements would ensure the operation of such facilities in surplus (especially through the provision of floodlit 3G ATPs as proposed), including annual contributions to Sinking Funds for the eventual replacement of buildings and infrastructure.

Key aspects of the ongoing community sports hub operations would be:

- The possible provision of floodlit 3G ATPs at GLS, West Basildon (and Eversley Leisure Centre) which will significantly enhance the viability and sustainability of the proposed community sports hubs on each of these sites due to their high revenue potential
- Sound management and marketing including partnership with the Council as appropriate to secure community use by local residents and clubs, with:
 - Basildon Sport and Leisure Club (GLS)
 - Ford Sport and Social Club (West Basildon)
 - Essex FA (GLS, West Basildon, East Basildon)
 - a management contractor (currently SLM at Eversley Leisure Centre).

Support for these proposals

Discussion with the GLS sports clubs (February 2016), Sport England, Governing Bodies of Sport and Active Essex (February 2017) have shown support in principle to the approach and conclusions of this study, including the overall enhancement of playing pitch provision at key development sites as indicated. This is subject of course to detailed technical site analysis findings, the pending review of Basildon's Playing Pitch Strategy, further consultation with the GLS Sports Clubs, National Governing Bodies and Sport England, cost analysis and funding.

APPENDICES

A - Gardiners Lane South – current land designation (HCA)

B - FA Grading specification - Facilities Development options (*Ref: Football Association*)

C - 3G ATP Grading specification and Layout options (*Ref: Football Association*)

D - Drawings – Existing potential replacement/relocation sites as specified

E - Drawings – Indicative future pitch and infrastructure layout options

APPENDIX B

3G AP Ground Grading and Layout

Extract from FA National Ground Grading – Category A update 2016

(Ref: FA Ground Grading website)

1.8 Pitch Standards

The playing surface must be grass, unless otherwise authorised by the Competition’s Board of Directors, and must be of the highest possible standard. It must be level and free from surface depressions and excessive undulations.

The maximum slope allowable shall not exceed an even gradient of vertical to horizontal 1:41 in any direction. NB When a new pitch is being developed or significant improvements made to a pitch, the gradient of 1:41 would not be acceptable and the pitch must be constructed with reference to the FA Performance Quality Standard.

The playing surface must be maintained to a standard acceptable to the competition in which the club is playing or seeks to play.

3G football turf (UPDATES)

3G football turf may only be used provided conditions (i) to (vi) below have been met (the “Performance Standard”):

- . (i) The pitch must be surfaced with 3G football turf that has laboratory type approval according to the FIFA Quality Concept for Football Turf (2012 & 2015 editions) – FIFA Recommended Two Star/Quality Pro performance.
- . (ii) The 3G football turf pitch must be listed on The Association’s register of 3G football turf pitches by no later than 31 July and tested annually at the Club's expense
- . (iii) Where a 3G football turf pitch is not yet listed on The Association’s register (for example if it is a newly installed pitch), a Club must obtain a Performance Test Certificate or Laboratory report and submit it to The Association by no later than 31 July.
- . (iv) The Association reserves the right to instruct a Club to have its pitch tested at any time in order to ensure that it meets the Performance Standard. All such tests shall be at the Club’s expense.
- (v) The 3G football turf, including run-offs, shall be one continuous playing surface and shall be green in colour at least one metre from the outer edge of the touchline and goal line. All line markings shall be in accordance with the Laws of Association Football.
- (vi) From season 2016/17 only Clubs with FIFA recommended Two star/FIFA Quality Pro pitches will be eligible to take part in matches under the auspices of National League (ie NLS

Steps 1 and 2) SAVE THAT a Club which has a ground with the recommended FIFA 1 star/FIFA Quality or

Page 3

IATS/IMS certificate can be promoted to Step 2 of the National League System, provided that it undertakes, upon renewal of the pitch, to install a pitch with a FIFA recommended Quality Pro certificate.

NB Only FIFA Two star/FIFA Quality Pro pitches will be permissible in the National League at Step 1.

1.9 Playing Area

The playing area must be a minimum of 100 metres x 64 metres and must conform to the requirements of the Laws of the Game.

Goalposts and goal net supports must be of professional manufacture and conform to the relevant safety requirements and the requirements of the Laws of the Game.

The Club must be responsible for the up keep of the playing area. The details of any other person/company/organisation responsible for the up keep of the playing area, on behalf of the club, must be disclosed to The Football Association and the National League Board.

APPENDIX C

FA 3G Football Turf Pitch – Stadia Grade Reference: The FA Guide to 3G Football Turf Pitch Design Principles and Layouts (2016)

New build ground

Football and Rugby Union Layout (recommended)



Site footprint: 120m x 87m
 Main pitch size: 100m x 64m
 Over-markings: None

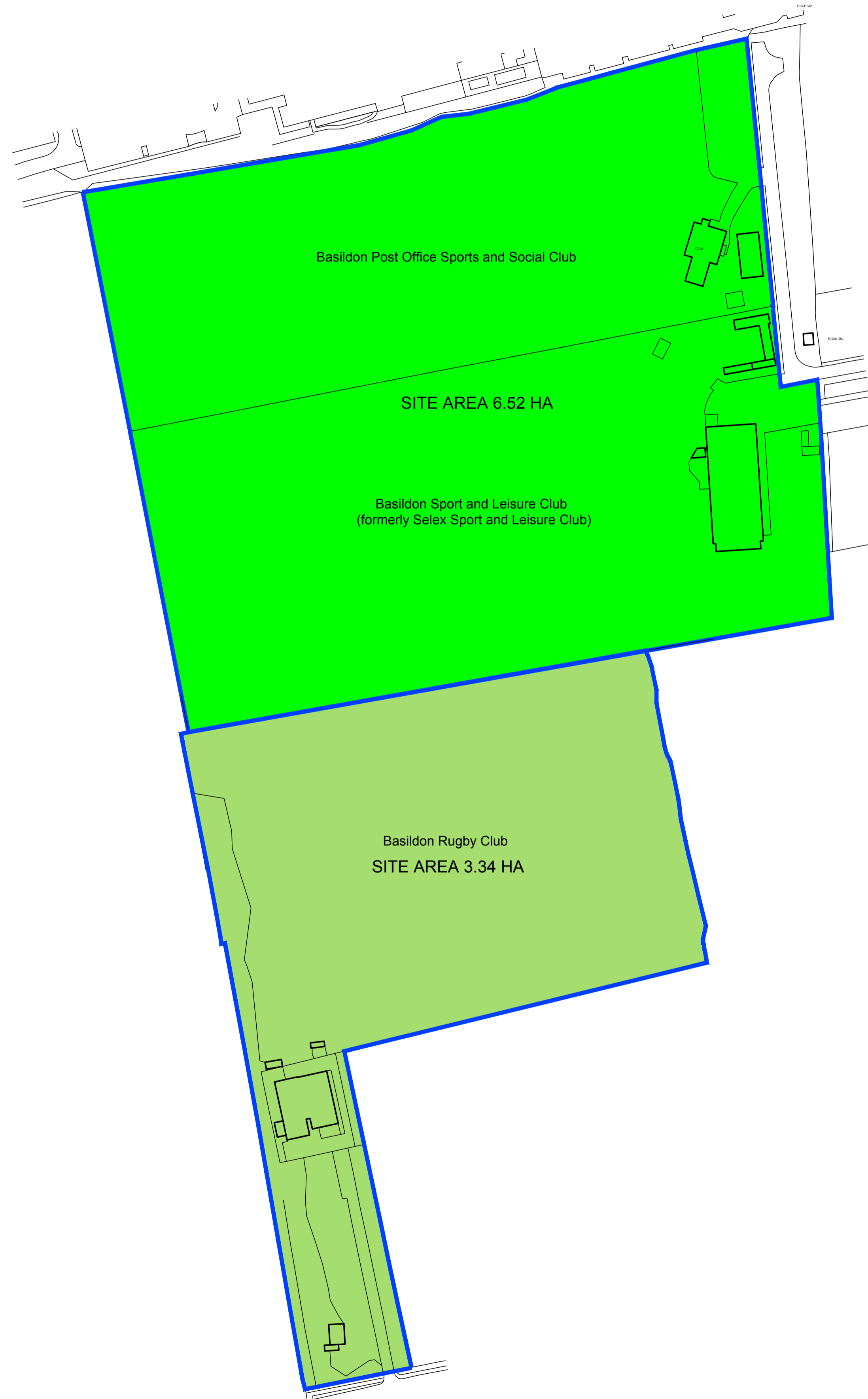
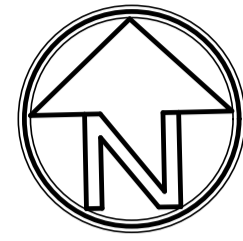
126m x 86m (110 x 70 yds)
 100m x 64m (110 x 70 yds)
 None

Common elements of provision, subject to local requirements, include: 1.2m barrier around pitch, 2m fencing behind goal, curtains to divide pitch width, recessed tarmac area for storage areas, double access gates.

APPENDIX D

RELOCATION SITES

- **Gardiners Lane South**
- **West Basildon (Lower Dunton Road)**
- **East Basildon (Trenham Avenue)**



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NOTES

SITE POTENTIAL USE

Basildon Sport and Leisure Club to remain on site with enhanced provision (grass senior and junior pitches, 3G ATP, and social facilities). Also to incorporate Basildon United Football Club (for use of grass pitches, changing, social facilities and new ATP). New ATP to be suitable for football training and matches, and for rugby training).

Basildon Post Office Sports and Social Club to remain on site for use of social club facilities. Basildon Sport and Leisure Club to take over the booking/management of two additional grass pitches.

Opportunity to explore possible 'Community Sports Hub' status with emphasis on developing junior boys and girls football, plus 7 days a week management of an STP.

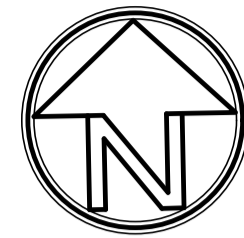
Basildon Rugby Club to remain in its current form and location.

REV	DATE	AMENDMENT	BY

PROJECT Gardiners Lane South Review of Playing Pitches Relocation Options	
DRAWING Gardiners Lane South Re-location / Re-provision Site	
Date December 2016	Drawn By SI
Scale 1: 1250:A1	Iss. App. By PAB
Drawing No 001	File Location Dropbox

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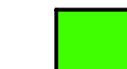


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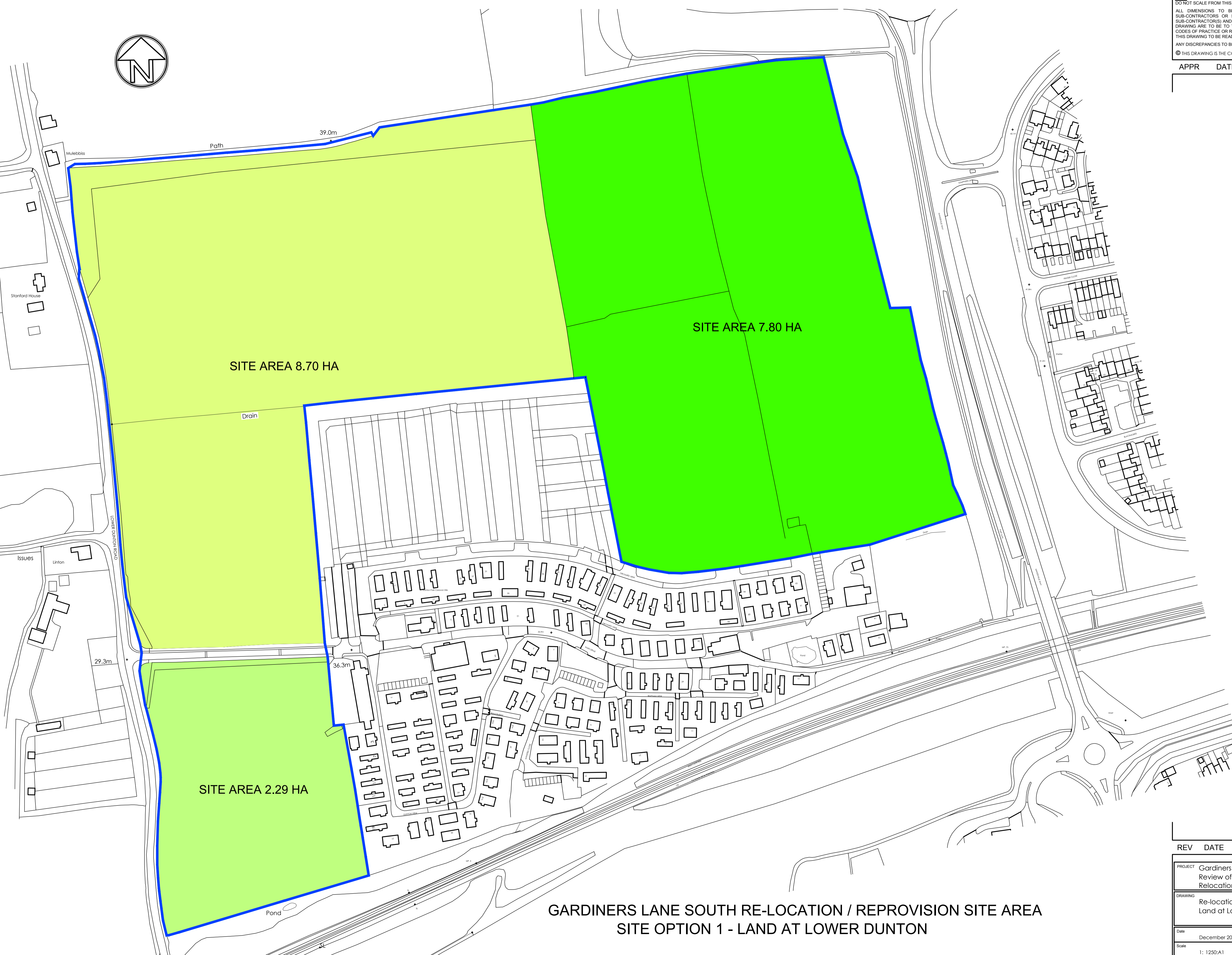
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NOTES

SITE POTENTIAL USE


- Relocation Ford Sports and Social Club.
- Replacement of 5 grass football pitches, 1 x cricket pitch and synthetic bowls green. Possible provision (or later conversion) of 1 x 3G ATP with community club access.
- Requires community playing pitch provision to ensure enhancement of overall grass pitch provision in line with Basildon's Playing Pitch Strategy.
- Re-provision of changing rooms and social facilities
- Consider new 4 badminton court sports hall facility (community access) for 5-a-side football, netball, basketball, volleyball) - not proposed for GLS option
- Access to STP on an alternative site (eg. Gardiners Lane South/Eversley if provided).

-  — Site Area 18.79 HA
-  — Site Area 1 (7.8 HA)
-  — Site Area 2 (8.70 HA)
-  — Site Area 3 (2.29 HA)



**GARDINERS LANE SOUTH RE-LOCATION / REPROVISION SITE AREA
SITE OPTION 1 - LAND AT LOWER DUNTON**

REV	DATE	AMENDMENT	BY

PROJECT Gardiners Lane South Review of Playing Pitches Relocation Options			
DRAWING Re-location Site Option 1 Land at Lower Dunton Road			
Date	December 2016	Drawn By	SI
Scale	1: 1250:A1	Iss. App. By	PAB
Drawing No	002	File Location	Dropbox

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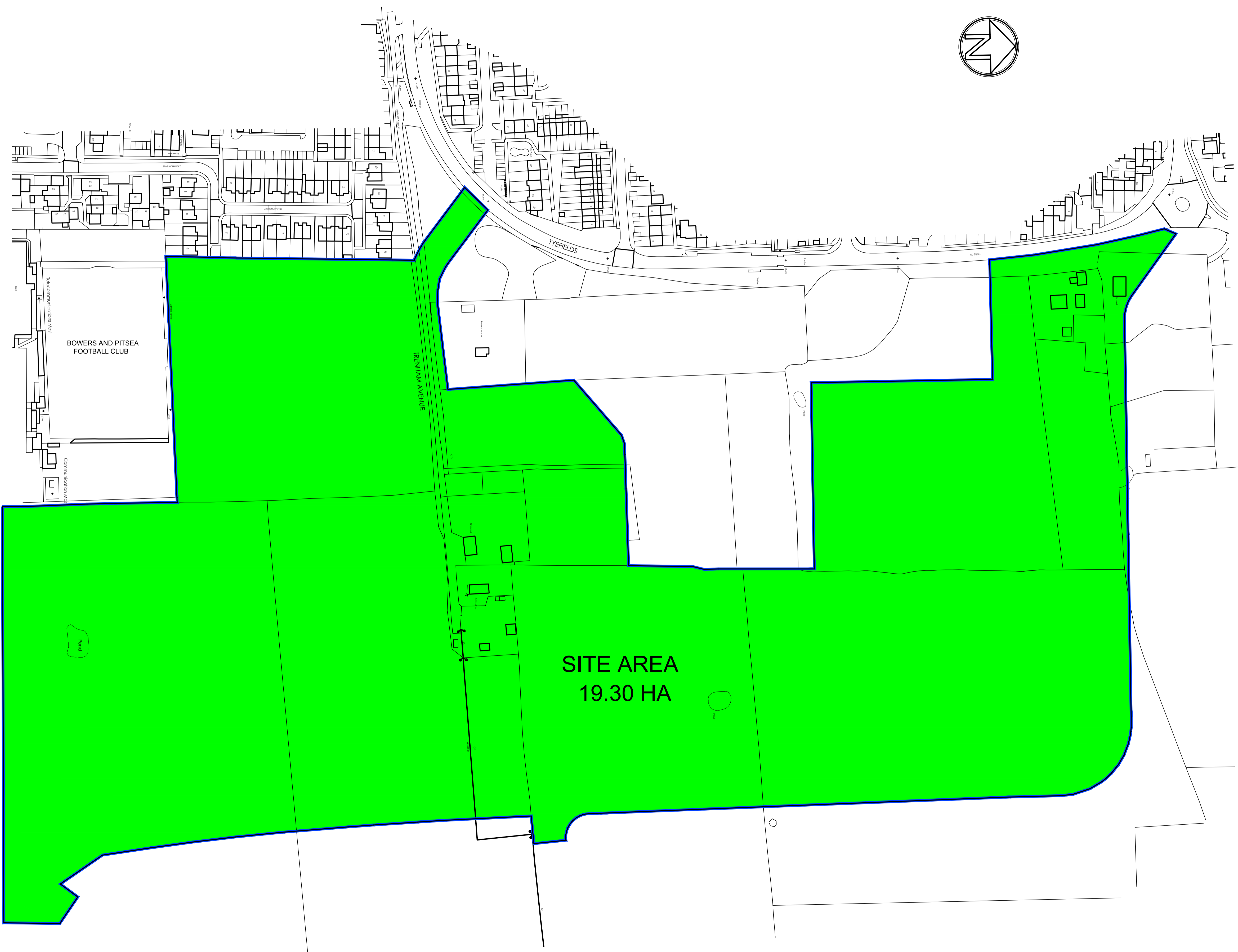
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SITE POTENTIAL USE

- Additional Playing Pitches including ancillary Changing Facilities.
- Potential community provision of 8 x senior grass pitches (or junior pitch option) and 2 x changing blocks (see Plan 007) to ensure no overall loss of grass pitches and to assist delivery of the Basildon Playing Pitch Strategy'
- Forms a recreation and education hub, with the relocated Eversley Leisure Centre in the future.



REV	DATE	AMENDMENT	BY
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PROJECT	Gardiners Lane South Review of Playing Pitches Relocation Options
DRAWING	East Basildon Re-location Site Option 2 North of Trenham Avenue
Date	June 2016
Scale	1: 1250:A1
Drawing No	003

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APPENDIX E

INDICATIVE FUTURE LAYOUT OPTIONS

- Gardiners Lane South**
- West Basildon (Lower Dunton Road)**
- East Basildon (Trenham Avenue)**
- Eversley Leisure Centre and Recreation Ground**



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NOTES		

SITE USE

Basildon Sport and Leisure Club to remain on site with enhanced provision (grass senior and junior pitches, 3G ATP, and social facilities). Also to incorporate Basildon United Football Club (for use of grass pitches, changing, social facilities and new STP). New ATP to be suitable for football training and matches, and for rugby training).

Basildon Post Office Sports and Social Club to remain on site for use of social club facilities. Basildon Sport and Leisure Club to take over the booking/management of two additional grass pitches.

Opportunity to explore possible 'Community Sports Hub and Football Centre' status with emphasis on developing junior boys and girls football, plus 7 days a week management of an ATP.

B1 - Club House (1020m²) including Social / Function Facilities (Toilets, Function Room, Offices, Reception, Restaurant / Catering Facilities).

B2 - Changing Rooms / Pavilion (400m²) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B3 - Equipment Store / Workshop (70m²)

P1 - Option 1 - Floodlit FA stadia grade (and World rugby 22 compliant) 3G ATP. Footprint 126m x 84m (Playing area - 100m x 64m)

- Option 2 - Floodlit FA stadia grade grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m)

P2 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m). Option location for future additional 3G ATP.

P3 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P5 - Mini Soccer grass pitch (U9/U10). Footprint 66m x 46m (Playing area - 60m x 40m).

Parking - 123 spaces including Staff and 8no Accessible bays, 23 Cycle spaces.(Essex County Council Standards)

GARDINERS LANE SOUTH RE-LOCATION / REPROVISION SITE AREA

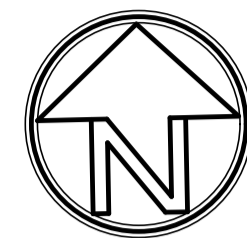
REV	DATE	AMENDMENT	BY
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PROJECT	Gardiners Lane South Review of Playing Pitches Relocation Options		
DRAWING	Gardiners Lane South Re-location / Re-provision Site Proposed Site Layout		
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**GARDINERS LANE SOUTH RE-LOCATION / REPROVISION SITE AREA
SITE OPTION 1 - LAND AT LOWER DUNTON**

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SITE POTENTIAL USE

Relocation of Ford Sports and Social Club to become a Community Sports Hub at Lower Dunton.

- Replacement of 5 grass football pitches, 1 x cricket pitch and synthetic (Bowls green to be re-located elsewhere) and Netball Court.
- Requires community playing pitch provision to ensure enhancement of overall grass pitch provision in line with Basildon's Playing Pitch Strategy.
- Re-provision of changing rooms and social facilities
- Possible new 4 badminton court sports hall facility (community access) for 5-a-side football, netball, basketball, volleyball) - not proposed for GLS option
- Access to 3G ATP on an alternative site (eg. Gardiners Lane South/Eversley if provided).
- Option to provide 3G ATP (football specification) with community club access.

B1 - Club House (770m2) including Social / Function Facilities (Toilets, Function Room, Offices, Reception, Catering Facilities).

B2 - Changing Rooms / Pavilion (400m2) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B3 - Equipment Store / Workshop (70m2)

B4 - 4 badminton court sports hall.

P1 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P2 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P3 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P5 - Full size grass pitch. Footprint 106m x 70m (Playing area - 100m x 64m).

P6 - 9 pitch Cricket Wicket (Adult Play).

C1 - Netball Court (34.50m x 18.25m).

Parking - 183 spaces including 10no Accessible bays and 28 cycle spaces.(Essex County Council Standards)

REV DATE AMENDMENT BY

PROJECT	Gardiners Lane South Review of Playing Pitches Relocation Options		
DRAWING	Re-location Site Option 1 Land at Lower Dunton Road Proposed Site Layout		
Date	December 2016	Drawn By	SI
Scale	1: 1250:A1	Iss. App. By	PAB
Drawing No	006	File Location	Dropbox



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SITE POTENTIAL USE

- Additional Playing Pitches including ancillary Changing Facilities.

- Option for Junior grass pitch provision mix subject to Basildon Playing Pitch Strategy requirement

B1 - Changing Rooms / Pavilion (400m2) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B2 - Equipment Store / Workshop (70m2)

B3 - Changing Rooms / Pavilion (400m2) including 6 Male Changing Rooms, 2 Female Changing Rooms, Officials Changing / First Aid Room, Accessible Shower / Changing Room, Toilets including Accessible WC.

B4 - Equipment Store / Workshop (70m2)

P1 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P2 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P3 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P4 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P5 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P6 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P7 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

P8 - Full size grass pitch. Pitch Size 106m x 70m (Playing area - 100m x 64m).

Car Park 1 - 100 spaces. 6no Accessible bays. 20 Cycle Spaces.

Car Park 2 - 100 spaces. 6no Accessible bays. 20 Cycle Spaces. (Essex County Council Standards).

REV	DATE	AMENDMENT	BY

PROJECT	Gardiners Lane South Review of Playing Pitches Relocation Options
DRAWING	East Basildon Adjacent Trenham Av Re-location Site Option 2 Proposed Site Layout
Date	June 2016
Scale	1: 1250:A1
Drawing No	008
Drawn By	SI
Iss App By	PAB
File Location	Dropbox

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APPR	DATE	STATUS

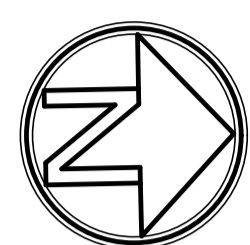
NOTES

Eversley Leisure Centre is the subject of a possible development proposal incorporating in the shorter term:

-Use of sports hall to become a dedicated Gymnastics facility

-Provision of a 3G ATP (FA specification for football training/matches -see Appendix B) adjacent to the sports centre building.

P1 - 3G ATP. Footprint 106m x 70m (Playing area - 100m x 64m)



**GARDINERS LANE SOUTH RE-LOCATION / REPROVISION SITE AREA
 SITE OPTION 3 - EVERSLEY LEISURE CENTRE**

REV	DATE	AMENDMENT	BY

PROJECT	Gardiners Lane South Review of Playing Pitches Relocation Options
DRAWING	Re-location Site Option 3 Land at Eversley Leisure Centre Proposed Site Layout
Date	December 2016
Scale	1: 1250@A1
Drawing No	004

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