

**Draft**

**Cherry Burton Sports Field**

**Second Development Plan (2017-2020)**

**July 2016**

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## Draft

### Cherry Burton Sports Field – Second Development Plan (2017-2020)

#### 1. Introduction

1.1 The origin of the present development plan lies with the meeting held on 24 June 2014 (minute 14.06.06) which concluded that a formal plan was necessary to consider the future management of the sports field in a structured way.

1.2 Subsequently the present plan was agreed on 16 April 2015

1.3 The plan takes us to 2017 so it is an opportune time to commence the replacement process.

1.4 Therefore, this paper examines progress and sets out alternative options for the next four years.

#### 2. Background

2.1 The sports field's facilities continue to be used intensively; the result of great efforts made by the Sports Field Management Committee, sports clubs and the Baden Powell Groups.

2.2 The requirements of user groups have changed as they develop to meet their own needs and those of sport's bodies. It has not always been possible to accommodate these changed needs

2.3 The costs of running the facilities continue to rise and user fees have been increased. Some costs arise from the age of the pavilion and the need to react to new legislation. User group fees have risen far beyond the level of inflation whilst the contribution from the parish council has been increased only by inflation rates. Additional fund raising schemes by SFMC has ceased

2.4 SFMC has been successful in raising over £100,000 in grant aid in the last two years but this has been for specific projects (MUGA, toilets and non-turf strip).

2.5 Despite the successes of the user groups and the production of SFMC's first annual report residents' awareness of the existence of both the sports field and its facilities remains very low. This is disappointing as the village is amongst the leading providers of facilities in terms of space and usage which are well above the ERYC average

#### 3. The Present Situation

### **3.1 General Comments**

3.1.1 The pavilion is approaching its thirty five years of life. It is believed that its life expectancy was twenty years. The 2007 Condition Survey commissioned by the SFMC concluded that whilst the foundations and were sound the building suffered from low maintenance.

3.1.2 Many of the survey's comments remain appropriate for today despite a degree of renovation and improvement

3.1.3 Despite the improvements there has been little coordinated attempts to market the facilities. Recent events including the Pre-School's family days combined with a cricket match whose players' fees were donated the group provided several residents and parents their first (mostly favourable) experience of the facilities

3.1.4 Equipment storage remains a problem as does the level of car parking especially on busy summer evenings.

### **3.2 Today's Standards**

#### **3.2.1 ERYC - Overall Sports Field Provision**

- (1) Cherry Burton is fortunate in that its sports field facilities are amongst the most extensive in East Riding villages as defined by the East Riding of Yorkshire Council's survey of 2011 and it's Sports Field Policy. The survey calculates the village's need at 1.73 hectares whereas the sports field covers 3.41 hectares although the total provision of play areas for children and young people falls short of the Council's standard.
- (2) Standards are always being revised and it is possible that new standards will be brought into use over the new few years.

#### **3.2.2 Sport England**

In its latest advice and planning guidance Sport England sets out the basic principles for pavilion planning and design. These include:-

1. Include an entrance lobby for even the smallest pavilion: never enter directly into a corridor
2. Separation of changing and wet muddy areas from any social or indoor sports accommodation
3. Plan flexibly for different levels of male/female use and simple straightforward circulation routes
4. Corridors to be at least 1.5 m wide
5. Ensure access for disabled users
6. Plan for convenient access to pitches and satisfactory viewing of principal playing areas
7. Disabled changing/toilet facilities
8. Minimum area for football changing is 1square metre, for cricket 1.2 square metres – each player needs 500mm bench length with a depth of 450 mm
9. Spectator access to toilets

### **3.2 .3 English and Welsh Cricket Board/Hunters York and District Senior League**

1. Long term agreement between user and owner
2. Dedicated score box and score board
3. Secure dressing room for match officials
4. Separate toilet facilities for male and female spectators
5. Washing and hand drying facilities
6. Outfield – well maintained and adequately drained – clearly mown with no grass cuttings
7. Entrance to ground clearly marked and bearing name of club
8. Suitably surfaced car park without potholes and other hazards
9. Dedicated area for match teas
10. Ability to see field of play from changing rooms

### **3.2.4 Current Provision v today's Standards**

1. Our present facilities meet some of the Sport England standards and exceed the ERYC standard for sport but not for play.
2. The size of the changing rooms varies since one has the boiler cupboard and another has a store

## **4. Development Options**

### **4.1 Introduction**

4.1 The following options are intended to stimulate discussion about the future of the pavilion and the sports field, and strategic aims.

### **4.2 Retention of the Pavilion**

4.2.1 Retention of the existing pavilion and facilities will incur annual rising costs. Some costs are fixed and absorb a significant size of the annual grant from the parish council. Inevitably user fees are likely to continue to rise at a time when their own running costs are increasing.

4.2.2 A detailed programme of works for the pavilion needs to be prepared to enable SFMC to decide on expenditure priorities and the level of budgetary requirements.

4.2.3 This would commit SFMC to periodic internal and external repainting, remedial exterior work, roof work, changing room improvements amongst others.

### **4.3 Extending the Pavilion**

4.3.1 This could vary in size according to need but could provide for new changing rooms, a modified equipment room, a new entrance lobby, an extended lounge, disabled toilets and

baby changing facilities. Separate consideration would be need for any extension to the Baden Powell Groups' area.

4.3.2 This would make the pavilion more compliable with sporting body requirements and could make the pavilion more attractive for hire by residents

4.3.3 Whilst a ground level extension might seem the logical way forward, the condition survey implied that an upper floor extension could be done.

#### **4.4 New Build**

4.4.1 A new building need not be single storey would meet most if not all sporting body standards as well as any building standards

4.4.2 It would enable the sports users to attract more and better players and would help to sustain their position

4.4.3 It would cement Cherry Burton's position as one of the leading providers of sports facilities in the area.

4.4.4 The location of a new build is problematical – it is essential that no user group's activities are interrupted during construction. Demolition before building would involve some temporary accommodation being provided which would increase costs. An alternative might to build on the car park before removing the existing building.

4.4.5 Any new build project could take two to four years depending on various permissions to be obtained and the possibility of grant assistance by which time the pavilion will be forty years old, twice the original projected life span.

#### **5. Other Considerations**

5.1 Options 4.2 and 4.3 may not meet the need for additional storage space – since the proposed container could no longer be regarded as "temporary" a decision would be needed regarding its replacement or retention on a permanent basis.

5.2 It is likely that within the next two years the cricket club will be asked to provide a permanent score board. There are precise league rules regarding its location which may be difficult to meet since developments between the pavilion and the MUGA rule out that side.

5.3 There will still be a need for significant (and costly) work by the cricket club and the tennis club over the next few years. The clubs may ask SFMC/Parish Council to contribute financially.

5.4 Even a new build may not meet all the so the points raised in 5.1 remain in force.

5.5 Whatever decision is finally made there is still the drainage issue to resolve.

5.6 Should developers build on the two sites in Cherry Burton, some finance may become available but how much and when is unclear.

## **6. Conclusions**

6.1 Serious consideration should be given the future of the aging pavilion and the sports field with a need to balance future financial commitments to maintain the status quo against any form of development.

6.2 In addition to any possible increased sporting organisation standards any possible revisions to health and safety and building related standards could have implications for the management of the facilities

6.3 It is essential that the principal users be given an opportunity to express their views before SFMC debates the issue and makes a final decision.

6.4 The parish council should be informed of the intended debate without any details at this stage.

6.5 At some point ERYC will need to be consulted but it is probably too early at this stage

## **7. Recommendations**

7.1 MJW to write formally to CBCC, CBFC, CBTC, RC and BPGs asking for comments by 31 August 2016 in time for a longer discussion at a future SFMC meeting.

7.2 MJW to write to the parish council describing the present situation

7.3 PJW investigate any possible health and safety and/or building related legislation/standards which might have implications for SFMC

7.4 TB to investigate (informally) current grant regimes and financial assistance sources

**MJW (2)**

**July 2016**