

Joint Proposal by the Ben Wragge Skate Park Charity and Thurston Football Club. 29/07/2022

To be presented at the Parish Council Meeting on the 6/07/2022

This proposal sets out an outline plan whereby the Thurston Community may achieve all of the recreational and leisure facilities defined in its Neighbourhood plan, the Ethos report commissioned by the Parish Council (final version August 2021) and earlier reports published by Mid Suffolk District Council.

Significant housing development and the demand for land within the Parish have so far impeded the acquisition of a suitable site.

The Football Club had tabled the possibility of a site known as "Plum Pudding Field in Beyton Road and have been working on a proposal reviewing the suitability of this site and how it could be used by the Community, this work is ongoing, it is apparent that the cost of the site will be a significant factor.

The Skate Charity had most recently reviewed with the planning authority a site for a skatepark adjacent to the railway bridge in Heath Road, planners were not supportive but valuable feedback was obtained.

The Charity and the Football Club have been working together and a further significant opportunity has crystallised in the last two weeks and as the Council has been exploring the potential acquisition of a site we have felt obliged to table this proposal now.

The proposed site is a 33-acre plot, currently an arable field, located on the western edge of the village. It is adjacent to the parish boundary and in Great Barton Parish. The planning authority is West Suffolk District Council. It is accessed via Heath Road. Refer to the attached plan for details.

This large site has sufficient area to provide the following facilities all of which are shown on the draft plan.

- A wheeled sports area-skatepark, BMX track etc.
- An adventurous play area for 14years plus children.
- A multi-use games area- MUGA.
- A Neighbourhood equipped play area-NEAP.
- Allotments.
- A dog walking area.
- Open Space-Woodland
- Quiet area.
- Football pitches with changing rooms/clubhouse.
- Car parking

At this stage, the draft plan has been drawn up to illustrate the opportunity offered and will be subject to refinement and development in consultation with local interest groups and planners. Planning permission has not yet been applied for.

The site is available to the Ben Wragge Skate Park Charity as a gift from the Landowner. The gift is conditional only on the site being used for recreational and leisure purposes for the benefit of the Thurston Community. As a registered Charity we are in a position to accept this generous gift.

Our intention (with the consent of the Charity Commission) is to expand the remit of the Charity, increase the number and skill set of the trustees (including from the Football Club) with the aim of delivering these facilities for the Community.

To progress this, we are asking for the support of the Parish Council and welcome further dialog.

We will be canvassing for support from other agencies.

As this opportunity has only happened a short time ago there is more detail to be developed than can be presented here. The following is however worthy of note.

The ownership of a suitable site opens the reality of applying for grants for the required infrastructure. The Football Association has already indicated funds could be available if a suitable site is available.

CIL funds and other grants can be invested by a Parish Council in a site outside its area if it benefits residents in its area.

The same is true with funds from District Councils.

The Neighbourhood plan supports the recreational use of a site adjacent to its development area if one cannot be realised within its area.

This is an ambitious proposal and there will of course be practical issues to be resolved.

Significant Community funds that would need to be expended to acquire the land required can be considered for investment in facilities on this site, subject to planning permission.

We believe that this site represents the best opportunity to deliver the facilities the community deserves.

We invite an initial response from councillors and any questions you may have.

Signed

Roger Smith-on behalf of the Ben Wragge Skate Park Charity

Luke Reilly-on behalf of Thurston Football Club.

Supporting Documents:

33AcreSiteLocation.pdf

PCpresentationPlan.pdf

PCpresentationView2.pdf

PCpresentationView3.pdf