

CBBA

Design and Access Statement with Incorporated Business Case

The New Croft, Chalkstone Way, Haverhill, Suffolk

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1. Introduction

- 1.1. Cameron Bosque Brookes Architects have been appointed by Haverhill Community Sports Association (HCSA) to submit an application for a new side extension to their main building.
- 1.2. The extension is to provide additional flexible event space with toilets to provide much needed community space in response for an identified public need demonstrated through public consultation and review of their current facilities and business activities.

2. Current Use

- 2.1. The New Croft site is a very well used community and football facility, currently providing a hall, bar area, meeting room, office, two 3G artificial pitches, stadia natural turf pitch and one further 11v11 grass pitches (overmarked) and three 5v5 pitches.
- 2.2. **The current community space is at absolute capacity and various health & wellbeing groups, charities, clubs, and local people are therefore unable to use the facilities. There is no similar local facilities available.**
- 2.3. The football facilities are used by Haverhill Rovers who currently have 60 teams and Haverhill Borough 1 senior team who play at step six of the football pyramid. The site is also used to deliver recreational activities, walking football and pro club trust programmes.
- 2.4. The current community space is used by Haverhill Rovers Football club, Jo Jingles Mother and toddler group, Slimming World (health and wellbeing weight loss support group), next level fitness who run male and female health and wellbeing groups and then across the weekend and evenings opens up for private space for functions and events.

3. Community & Strategic Need

- 3.1. The New Croft facility complex needs to grow to ensure that public needs are met. The needs and user requirements are clearly defined as follows;

Football Teams

The teams need to be able to access the community space indoors to run events, activities, and outreach projects to the wider area to be able to support the sustainability of their clubs and to be able to continue providing activities for over a thousand participants in the local community.

The partner football club Haverhill Rovers FC wish to use the additional space inside to facilitate growing numbers of supporters on match days as the current space isn't adequate for the volume of participants now actively using the site. It was identified within the new 3G build in 2022/23 that additional space would be required due to this. Having access to the community space the football club would be able to run and deliver private fundraising events to be able to reinvest back into the football club to support reducing its cost for boys, girls and adults, due to the cost of living crises this has become a barrier to participation which the football club have a desire to change.

The New Croft Foundation

Currently one of their main partners who are a UK registered charity wish to use the proposed community space to deliver programmes for underrepresented groups in the local community, these include;

- HAF holiday activities providing respite for members and young people who access free school meals from low-income housing.
- Care UK activities and providing activities for people from care homes to support tackling loneliness.
- Sporting Memories - supporting tackling loneliness and people with dementia by providing structured organised groups.
- Indoor activity with their partners thrive hub who provide adult disability provision.
- Indoor activity for SEND students from Churchill school one of the Foundations partners. To run their own fundraising programmes to support enhancing community provision to the elderly and people with disabilities.

4. Public Consultation

- 4.1. Upon reaching their capacity HCSA undertook some public consultation with local groups, organisations and people to identify what their needs were and the facilities that were sadly lacking in Haverhill. It became apparent that the current facilities couldn't meet the needs of the local community.
- 4.2. Following consultation HCSA received a firm commitment from School partnership groups, health and wellbeing groups, fitness groups, darts, pool, Ipswich Town Community trust and Yoga groups that they wish to access this additional community space during the daytime and weekends at The New Croft.
- 4.3. The strategic need for this project was supported in 2022 when West Suffolk produced their Playing Pitch and Outdoor Sports Facilities Assessment. The strategy identified after consultation with key stakeholders including Suffolk County FA, Football Foundation, West Suffolk Council, Sports England, Active Suffolk, Ipswich Town Community Trust and Abbeycroft Leisure, reached an outcome within the plan that The New Croft requires refurbishment but quality at The New Croft was adequate, however additional facilities would be required if the second 3G FTP was established on site which it was in October 2023 therefore we are now a priority project for such a development.
- 4.4. During the development of this process and taking into account the West Suffolk Plan discussions have been undertaken with the Football Foundation Engagement Manager Duncan Jenkinson, Matt Stebbings from Suffolk County Football Association and the Football Foundation Technical Officer Billy Fox. They have been consulted to confirm that:
 - The facility fits the need of users of the New Croft and clubs in Haverhill and the surrounding areas.
 - The facility complements and strategically aligned to existing facilities on site and other facilities in the area including aligning to the pricing policies of other Football Foundation facilities.

- The clubs and the New Croft Foundation are engaged in a process to enhance football provision and club development in the local area; The facilities are suitable for the purpose intended; The project remains on track in terms of timescale and cost.
- The football development plan will support the outcomes within the National Football Facilities Strategy; and The management and maintenance models for the site are appropriate and meet FA and Football Foundation requirements.

5. Business Case

- 5.1. This proposed extension project will meet the needs of the local community and will support health and wellbeing, engagement, tackling loneliness as well as supporting local football clubs and users.
- 5.2. HCSA believe that with the volume of football teams, community groups, charities and then private booking requirements for small parties, wakes, events that the proposed new extension would help support the needs of the local community especially given the current lack of facilities in an ever-growing town.
- 5.3. There is no other suitable local facilities to fore fill the demand of the local community, therefore development at The New Croft taking advantage of unused space next to the building makes perfect sense as the complex is already an established community hub.
- 5.4. The development will assist with the growth of the business and in turn positively impact the local community. The benefits of the development are plentiful with no known negative impacts as the area of development is developed land for hardstanding only.

6. Recent Site Planning History

- 6.1. This is a summary of the most recent planning applications on the site;
 - DC/23/0887/FUL | Planning application - installation of 4.5 metre high perimeter fencing to playing field – withdrawn
 - DCON(A)/22/2107 | Application to discharge conditions 4 (construction surface water management plan) and 8 (Archaeological written scheme of investigation (WSI)) of DC/22/2107/FUL – approved
 - DC/22/2107/FUL | Planning application - creation of a 3G Artificial Grass Pitch (AGP) with landscape bund, perimeter fencing, hardstanding areas, storage container, floodlights, access footpath with fence and bollard lighting, acoustic fence and footpath link to north-west – approved

7. Site Context

- 7.1. The site is not located within a conservation area and the existing building on and adjacent to the site are not listed.
- 7.2. The site is located within Flood Zone 1.
- 7.3. The application site is focused on just the main building and a small section of hard standing next to the building to the south. It is approx. 170m² and is a concrete area with little to no use. It does not support any activities or enhance the enjoyment of the site (see images from the site and from above – figs 1 and 2)
- 7.4. Around the red line application area are the various pitches, grounds and old clubhouse. None of these areas are included within the site and no changes are proposed.
- 7.5. Parking is provided on-site which has 125 parking spaces and has agreement with the neighbouring car park at Samuel Ward as an overflow car park after school hours, which has a capacity of 112 spaces. Note a transport statement accompanies this application, please refer to this document for more information regarding highways impact.



Fig. 1 Large triangular hard standing area

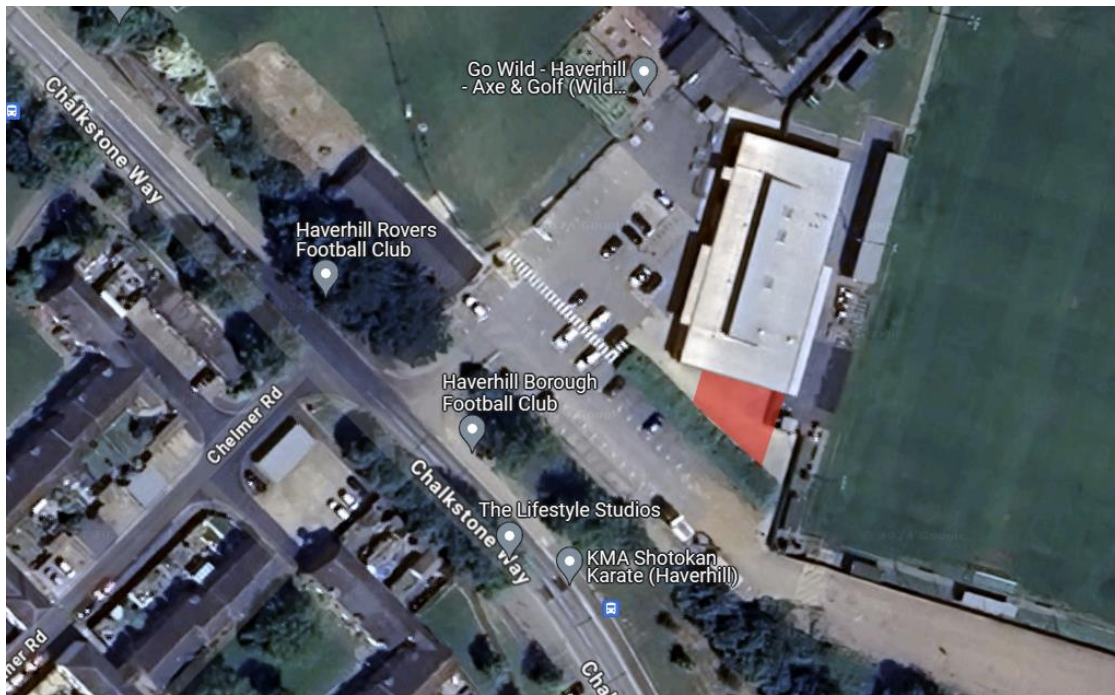


Fig. 2 View from above, highlighted in red is a large area of hardstanding which currently has no use.

8. Use

- 8.1. The use of the facilities will remain as use class F2 and the extension will provide additional space indoor event space for the local community. See sections 3 and 4 of this document for more detailed information on the type of users and activities which will be carried out.

9. Amount

- 9.1. The existing building is 756m² GIA and the proposed extension will provide an additional 140m² GIA. The total GIA for the building will therefore be 896m² GIA.

10. Layout

- 10.1. The extension will provide an additional access to the building.
- 10.2. The layout inside has been arranged so that the existing social room and the added new extension space can be connected into one large event space or divided up into 4 separate sections or less as required. This gives flexibility to allow for multiple users at one time.
- 10.3. The extension also provides additional male, female and disabled toilets to cater for more than one event and increase in visitor numbers.

11. Scale

- 11.1. The proposal is for an approximate 20% increase of floor area compared to the existing building.



Fig. 3. Visual of the proposed development from the front side (artistic representation only)

12. Appearance

- 12.1. The form of the existing roof and materials are matched with the proposed extension. The extension is also set back making it appear secondary to the existing building. The set back will help provide sufficient area for level threshold access and circulation in front of the entrance.

13. Highways

- 13.1. Please refer to the separate JPP transport statement document which assess the impact of the proposals on highways safety. The document concludes; *“Based on the evidence provided, it is concluded that the proposed pavilion extension will not result in an unacceptable impact on highway safety, nor will it have a severe impact upon the local road network and therefore accords with paragraph of 111 of the NPPF.”*

14. Planning Policy

- 14.1. Chapter 8 of the NPPF (2021), provides support for the promotion of healthy communities and the provision of social and recreational places to improve people's health and well-being.
- 14.2. Policy DM42 of the Joint Development Management Policies Document (2015), states that proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space will be permitted subject to compliance with other Local Plan policies.
- 14.3. Additionally, Strategic Objective D of the St Edmundsbury Core Strategy seeks to maintain and develop leisure facilities.
- 14.4. Haverhill Vision, 2031 document aspires to promote active leisure participation as a way of achieving good health. New Croft is identified in the Haverhill Vision document as an important sports facility.
- 14.5. With regards to neighbour amenity it is considered that the proposal is considered to comply with policy CS3 of the St Edmundsbury Core Strategy, policy DM2 of the Joint Development Management Policies Document and the NPPF (2021).
- 14.6. Paragraph 130 of the NPPF requires development to be visually attractive and to be sympathetic to local character. Policy CS5 requires proposals to demonstrate an understanding of local context and to be designed to a high standard. Policy DM2 requires all proposals to recognise and address key features of an area and to create or maintain a sense of place. The proposed extension will match in terms of style and appearance and still be around 35m away from Chalkstone Way.

15. Conclusion

- 15.1. Haverhill Community Sports Association (HCSA) has identified a strong need to improve their facilities at The New Croft to meet the demands of the public and local community.
- 15.2. HCSA have engaged with the public through various consultations and have ensured that they have got feedback from all the relevant stakeholders. The evidence and support provided was clear that to meet the needs of the public the community centre needs to provide more flexible event space to cater for all the different entities that use the facilities and for those that currently would like to, but are unable to as the building has no further capacity.
- 15.3. In order to adhere to the public demands Cameron Bosque Brookes Architects and HCSA have reviewed the existing building and site and identified a parcel of hard landscaping land which remains unused to the south facing Chalkstone Way.
- 15.4. We have designed an extension to the main building in keeping with regards to appearance, materiality and style to create more flexible use space to meet the public demand. The proposals have carefully considered all impacts to the development and meet all key local policy.
- 15.5. It is clear that there are strong community led benefits to the proposals and therefore we would assume that the West Suffolk DC would be supportive in their mission to improve the health and lives of the community by providing much needed spaces for so many different community groups and teams. HCSA are passionate and excited about the prospect to meeting all the demands of the public and reinforcing The New Croft as main community hub of Haverhill.