

Jubilee Field 3g All Sports Pitch

27th September 2022

Aim of meeting

- ▶ Introductions
- ▶ Brief presentation
- ▶ Pro's and Con's
- ▶ Questions and Answers
- ▶ Next steps

How we got to this point

- ▶ Informal group - Cllr Riordan, Nicola Stonebridge (SMFC), Lee Seal (SMJFC) and Cllr Brice (MBC) working on project for eight years
- ▶ Poor drainage of grass pitches - potential solution - 3g all sports pitch
- ▶ Liaised with MBC - potential strategic project
- ▶ Worked with MBC and Football Foundation
- ▶ Undertook initial research
- ▶ Built up background documents with MBC / Football Foundation
- ▶ Now need to formalise project

Vision for Jubilee Field

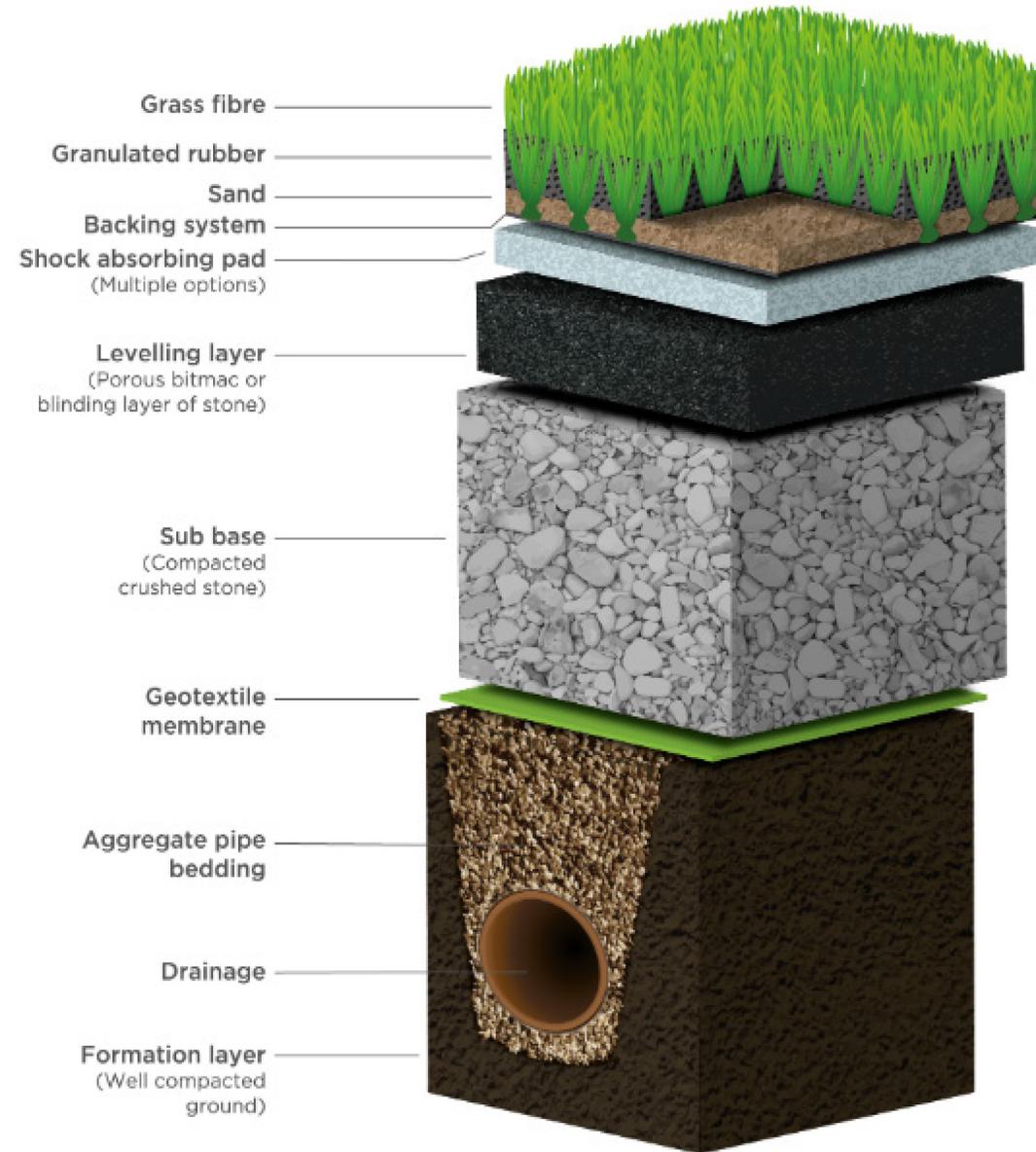
Premier public sport and recreational facilities in the Low Weald

- ▶ Home to active leisure for all
- ▶ Home to 3g all sports pitch
- ▶ Home to Girl Guides - district centre
- ▶ Home to Staplehurst Monarchs FC
- ▶ Home to Staplehurst Monarch Junior FC
- ▶ Home to quality Skatepark

What is a 3g all sports pitch?

- ▶ Long-pile synthetic grass with a pile height of 40mm to 65mm. Typically filled with a combination of sand and granulated rubber infill
- ▶ Football pitch size, typically with 6ft high fencing and floodlights
- ▶ Usage often split into half pitch or third of pitch for training. Full pitch used for matches
- ▶ Potential usage - Football, Rugby, Basketball, Netball, Tennis, fitness - all ages / men and women
- ▶ Hockey - area focus on Marden

Structure of a 3g all sports pitch



What does a 3g pitch look like?



Why at Jubilee field?

- ▶ Strategic support from MBC and Football Foundation
- ▶ The initial work with Maidstone Borough Council and the Football Foundation has indicated strategic support for a 3g pitch at Jubilee Fields.
- ▶ It is identified as one of only two strategic 3g pitches in the Maidstone Local Football Facility Plan for Maidstone Borough – see link below

[Maidstone Local Football Facility Plan \(footballfoundation.org.uk\)](https://www.footballfoundation.org.uk)

- Staplehurst NDP (updated 6th August 2020) Policy C5

Indicative Site Plan



Partnership approach and impacts

- ▶ Community - improved sport and recreation facilities and active opportunities for all
- ▶ SPC - lead partner - VAT for capital build?

Also some upfront costs £10,000 for Bid Consultant to lead project

- ▶ JFMC - management of 3g all sports pitch - VAT revenue / expenditure? Require part time staff?
- ▶ SMFC - opportunity to develop Women's Football and Veteran Football, plus training etc
- ▶ SMJFC - more home games, more home training and develop girls football
- ▶ MBC / Football Foundation - delivery of strategic project

How much will cost to build?

Who is going to pay for it?

- ▶ Estimated cost £800,000 plus VAT
- ▶ Football Foundation offering @ 70% grants
- ▶ Partnership funding:
 - ▶ S106 developer funding
 - ▶ Community Infrastructure Levy
 - ▶ Parish Council @ £10,000 up front
 - ▶ Fund raising

What about community consultation and planning permission

- ▶ Community engagement part of the process -

Bid Consultant should lead on this -ongoing through project with a mixed approach such as

- social media, posters, presentations etc

- ▶ Will require planning permission

Football Foundation appoint a Planning agent to lead

Potential issues: Floodlighting, Landscaping, Traffic, Storage, Parking and Access

Ongoing management of a 3g all sports pitch

- ▶ Preferred option Jubilee Field Management Committee, but could be Parish Council or Company Ltd by Guarantee
- ▶ Draft business plan shows breaking even in years one and two and then making a surplus
- ▶ Expenditure includes; employing someone part time, managing bookings, promotion, maintenance and sinking fund to replace carpet in 10 years
- ▶ Income: include pitch hires from local clubs, variety of sports clubs further a field, groups, fitness training etc

Opportunities?

- ▶ Complements proposed improvements to pavilion
- ▶ Trim trail around edge of Jubilee Field
- ▶ Further improvements to Skate Park - lights
- ▶ Stimulate improvements at Surrenden Field -

Develop delivery plan - new pavilion, outdoor fitness etc?

What are the Pro's and Con's

Pro's

- ▶ Significantly funded by external funds
- ▶ Improved facilities
- ▶ Increase in sporting / recreational usage
- ▶ Viable / sustainable facility

Con's

- ▶ Change
- ▶ Access to open space - facility locked when not in use
- ▶ Site security

Questions and Answers



Next Steps

- ✓ Develop FAQ from this evening and circulate
- ✓ Commit to a partnership approach between Staplehurst Parish Council, Jubilee Field Management Committee, Staplehurst Monarchs FC, Staplehurst Monarchs Junior FC and Maidstone Borough Council to deliver a 3g all sports pitch at Jubilee Fields
- ✓ Staplehurst Parish Council will need to consider;
 - commitment to being the lead partner on the project
 - submit an **AGP FRAMEWORK PROJECT INFORMATION** form to Football Foundation - first formal step in process
 - set aside £10,000 to appoint a Bid consultant
 - clarify allocation of Section 106 / CIL funding to the project