



HENFIELD PARISH COUNCIL

Kings Field & Sports Field Future: Draft Design Proposals

for discussion at Henfield Parish Council Meeting
7th February 2023

Background: These proposals are presented following a meeting between a number of the key stakeholders who use these fields and the community buildings that surround them on 11th January 2023 to discuss the future of the Kings Field (the western portion owned by the Kings Field Trust) and Sports Centre Field (the eastern portion owned by Henfield Parish Council apart from the portion which is owned by Henfield Youth Club). The minutes of this meeting have been circulated to the stakeholders and Parish Councillors. The meeting was able to endorse a number of design elements which are included here although more work will be required on planning approvals, detailed design, costings, timing and funding before each component can proceed. The organisations represented at the January meeting were;

- Henfield Parish Council (HPC)
- Henfield Football Club (HFC)
- Henfield Leisure Centre (HLC)
- Henfield Tennis Club (HTC)
- Henfield Youth Club (HYC)

The purpose of these proposals is to seek agreement in principle from the Parish Council to the proposed design before more detailed work is undertaken on the individual components.

Summary of Proposed Design Components

- 1. Purpose of the Fields:** The fundamental purpose of the two fields will remain as the provision of green open space for use by the general public for recreation and enjoyment. The use of the fields by Henfield Football Club to provide a good standard of football pitches for use by a range of age groups will continue. The buildings situated on the fields, Football Pavilion, Leisure Centre, Tennis Club Pavilion and Youth Club will remain in situ although the configuration, size and usage will in some cases change.
- 2. The Playing Field Surface:** The field is prone to flooding and needs to have new drainage and an improved surface, likely cost £150,000 - £180,000. This work is likely to mean that the field is out of action for 6–12 months and for pitches HFC will have to increase use of the Memorial and Rothery Fields as an alternative although if we started this work after the May tournament it would minimise disruption of the football season. After discussion it is proposed that these works are completed in two phases. Phase 1 would be the western side (mainly Kings Field) Phase 2 the eastern side (mainly Sports Field). As part of Phase 1 works HFC would like to install a 4G pitch surface, likely cost £300,000 - £400,000 on their main football pitch. They envisage that this will generate hiring revenue for HFC/HLC as well as meaning that league football matches can take place in all weathers. Unlike similar sized local communities Henfield lacks any form of artificial surface pitches and this is something that we should seek to rectify. Positioning such a surface in a location where it can be actively managed makes sense and we should work with HFC, Sport England and the District Council to explore what support might be provided to deliver this. As part

of Phase 2 work in addition to improving drainage and installing new grass surface we will look to redirected HYC sewerage away from the playing field and try to link into Deer Park services.

3. **Community Buildings:** As a principle Henfield Parish Council would prefer community based approach to the provision of community buildings and we encourage shared facilities amongst clubs and organisations so that we maximise use and minimise the numbers of buildings that we have to maintain and upgrade.
4. **Erection of two Padel Tennis Courts:** Henfield Leisure Centre proposed extending its service offering to include Padel Tennis, a new sport being promoted by the Lawn Tennis Association which is growing in popularity. There are very few courts available locally and there is insufficient space available within the leisure centre building to accommodate the courts. It is proposed that two courts could be built outside on the Sports Field close to the northern wall of the Leisure Centre without encroaching on the football pitches and in an area where the ground is normally rather wet and so has little amenity use for the public. The courts will have glass sides and a canopy roof, it is a spectator sport, court size 10m x 20m, cost to build two courts at a cost of £100,000 - £120,000, could be completed within a month. There are various funding options available to HLC. The LTA provide loans, there are interested private investors. Our Neighbourhood Plan (NHP) encourages new sports and activities and so this proposal aligns with HPC strategy. Padel tennis will generate revenue at £20 per hour, likely to be used 12 hours a day in Summer, 6 hours a day in Winter generating an additional £59,000 p.a. in income helping the Leisure Centre to counter increasing costs, particularly energy costs. If agreed we would look to extend HLCs lease to incorporate this additional space.
5. **Henfield Football Club Community Pavilion:** HFC needs to replace its existing and rather dilapidated pavilion and would like either a new pavilion (cost £500,000 - £800,00) on the existing site but two stories high at the front and slightly enlarged to accommodate a forever home for the Henfield Sheddars (a planning application has already been submitted) **or** would consider sharing an enlarged facility with the Youth Club. It is acknowledged that parking at Kings field is sometimes a problem and HFC hopes to come to an arrangement to use the car park at doctors' surgery at weekends. HYC also identified parking and resident complaints as an issue if the football pavilion were to relocate to the northern side of the field. It was agreed that further discussions between HFC and HYC will take place with the objective of having a definitive plan for the HFC pavilion location by end March latest.
6. **Skate Park, Basketball Court, and the provision of a new all-weather court (netball/5 aside size)** - Two phases of work are proposed here. Phase 1 is for improvements to Skatepark to create beginner, intermediate and advanced surfaces are likely to cost £40,000 but there would be no increase in footprint of the site, rather a change to the existing ramps and layout. We will try to work with developers and Horsham to repurpose some S106 funding to complete the work. Phase 2 would see the installation of an all-weather Multi Sports Mini Court although it was agreed that the current basketball court would remain until such time as a suitable replacement can be provided. Location would be dependent upon the final location of the HFC pavilion but will either be between the skate park and HYC building (as shown on the map below) or in the area to the south which is currently occupied by the existing HFC pavilion. The proposed location should be finalised by the end of March. If the replacement facility is to be locked for security or as part of a pay per play arrangement then it was agreed that HYC would be able to use it free of charge.
7. **The provision of increased Safe Space for pre and after school activities** with a focus on the provision of support for the 10-14 age group near the Kings Field and to create a facility for older age groups in or near the High Street. HPC and Henfield Community Partnership have secured UK Prosperity Funding of £115,000 for the provisions of Safe Space for 10 – 18 year olds, Henfield Club is opening to include for 17 - 18 year olds, so there is still a need for facilities for 10 – 16 year olds. There is an opportunity to use some of this funding in one of the Kings Field sites. Options include the construction of a mezzanine floor above the squash courts to expand the HLC

after school kidz club, use of the new Football Community Pavilion when it is constructed, creation of more space at Henfield Youth Club, possibly by creating a usable mezzanine floor. HYC may have to install a lift if creating an additional storey. They would like to be able to offer space for Mental Health and Family Services. Decisions on the use of this funding remain with the Children and Young People Committee but all three organisations were supportive of the idea and allocating space for this provision.

8. **Shared Administration arrangement** it was agreed that HTC and HLC would meet to consider sharing admin, financial accounting, court bookings etc with the central resources being provided by HLC but with HTC to pay for their share. If successful HYC would like to join this arrangement but HFC wish to continue to manage their own admin.
9. **Henfield Tennis Clubs vision for the future** HTC state that all four courts are needed for some competitive fixtures, hence providing padel tennis by reusing tennis courts is not an option. HTC will use the HLC padel tennis courts on a pay and play basis. HTC will keep the use of its courts for padel under review in response to demand for tennis and padel once the HLC courts are open. It is anticipated that the repairs to the HTC pavilion will be completed allowing the removal of the shipping container from the HLC car park by end March.

Kings Field and Sports Field Future State Design Map the attached map provides an indicative picture of what the future state design would look like.

Mitigation for the loss of Playing Field "grass" areas we acknowledge that these changes will reduce the space available for general play and recreation although we still view the space as very usable for this purpose. To mitigate the loss of grass we have two new sites due to come on stream during the life of the current Henfield Neighbourhood Plan. The first is a large area to the north of the new Parsonage Farm development which will be open green field space boundaries by the Chess Brook and including an area of ancient woodland top the north west. We are considering creating a new "Common" area with this site which can be enjoyed as open green space by the general public. In addition to this the northern part of the Wantley Field site is designated as playing field space and included in the draft design are two small sided football pitches, a cricket pitch, pavilion and small car park. These two additional green space provisions can be used to more than mitigate the loss of grass at the Kings Field site.

Draft Timeline subject to planning, funding etc - here we set out a rough draft timeline for each of the above components coming on stream. This will be subject to organisations including the parish council raising funding which includes the availability of developer CIL monies. The organisations shown in brackets are the proposed owners of each project.

2023/4 - 2 Padel Tennis Courts (Henfield Leisure Centre) cost circa £120,000

2023/4 - Skate park improvements (Henfield Parish Council) cost circa £40,000

2023/4 - Shared Administration Function (Henfield Leisure Centre/Henfield Tennis Club) - TBA

2024/5 - Shared Administration Function (Henfield Leisure Centre/Henfield Youth Club) - TBA

2024/5 - Henfield Football Club Community Pavilion (including Sheddars) - £600,000/£800,000

2024/5 - Creation of Safe Space Kings Field/High Street locations (Henfield Parish Council/Community Partnership) £115,000

2026/7 - Kings Field (west) new drainage, playing field surface including a 4G pitch (Henfield Football Club/Henfield Parish Council) - £450,000/£580,000.

2028/9 - Sports Field (east) new drainage, playing field surface and sewerage diversion for HYC (Henfield Football Club/Henfield Parish Council/Henfield Youth Club) - £180,000/£250,000.

2028/9 - All weather playing area (5 aside/netball/basketball) between HYC and Skate Park (if not used by HFC for new pavilion) (Henfield Parish Council) TBA.

2030/2 - Subject to demand consider replacing tennis courts with padel tennis courts with the loss of a small part of the southern playing field (Henfield Tennis Club) - £120,000.

MOTION: for Henfield Parish Council to give its approval in principle to proceeding with the development of a future design of the Kings Field and Sports Field to include the components set out in the paper "Kings Field & Sports Field Future: Draft Design Proposals dated January 2023" subject to:

1. Each of the organisations providing detailed design proposals for each of the individual elements outlined in this paper in due course.

2. Consultation with stakeholders on the overall plan and individual components if required.