

Information Memorandum

Chiddingfold's New Academy Ground

A Modern Cricket Facility for Women and Juniors in South-West Surrey

Version 1 - June 2024



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Executive Summary

About Chiddingfold Cricket Club

Formed in 1804, Chiddingfold Cricket Club (CCC) is a not-for-profit cricket club located in South-West Surrey. With a playing membership of c. 400, CCC runs three men's, four women's and twenty-three junior teams. The Club's mission is to promote inclusive amateur cricket to all community levels, irrespective of age, gender, disability, race, religion, or sexual orientation. Over the past 15 years, CCC has invested over £300,000 in its current ground. However, the existing facility and ad-hoc arrangements cannot accommodate the increasing demand, necessitating a new second ground.

The New Facility

The vision is to create a modern, sustainable cricket facility primarily for women and junior players while continuing to use the Woodside Road ground. The new 4-hectare site, located adjacent to Chiddingfold Golf Club, will include two recontoured grounds, practice nets, non-turf pitches, an access road, car parking and a pavilion. The pavilion will feature modern amenities, including changing rooms, a kitchen, and a community-use clubroom.

Local Need and Usage

CCC serves a wide catchment area and anticipates 68% growth in demand over the medium term, driven by local housing developments, the Dunsfold Park Garden Village, and initiatives to increase cricket participation, particularly among girls. The new facility will help meet this additional demand and consolidate cricket activities currently spread across multiple locations.

Project Delivery

The project is divided into four stages: #1 Feasibility, #2 Planning Application and Preparatory Advice, #3 Funding, and #4 Build and Equip. The Feasibility stage is complete, confirming the suitability of the site and securing stakeholder support. The work on Stage 2, Planning, is starting and will run through to early 2025. The Club will use experienced professionals to reduce delivery risk and will negotiate a lease with Chiddingfold Parish Council (CPC) before securing capital funding.

Financials

The project cost, including VAT, is estimated at £2.56 million. The Club plans to secure capital funding through grants from large funding bodies, supplemented by a crowdfunding campaign and contributions from small grant providers and Club reserves. CCC has generated a surplus in each of the last ten years, is debt-free, and has cash reserves and a sinking fund. The addition of a second facility will be financially sustainable.

Risks and Mitigations

Key risks include planning permission rejection, build delivery, lease terms and environmental impacts. Mitigations involve expert advice, stakeholder engagement, the use of experienced professionals, and a clear project focus on sustainability.

Conclusion

The new cricket facility will address the capacity constraints of CCC, meet growing local demand, and provide high-quality, sustainable cricket infrastructure for future generations. This project aligns with the Club's mission to promote inclusive cricket and support community development.

Artist Impressions of the New Facility	
	
	
Source: Chiddingfold Cricket Club	

About Chiddingfold Cricket Club

Formed in 1804 CCC is a not-for-profit cricket club with a playing membership of c. 400. It runs three men, four women adult and twenty-three junior teams, scheduling over 200 practice sessions and 350 matches for 2024.

The Club has invested significantly in its Woodside Road home ground, with improvements totalling over £300,000 over the last 15 years.

However, the current ground capacity cannot meet the existing or projected increase in demand for cricket. This places at risk the gains made and is the driver for the new additional ground.

The current success is built on two foundations which keep costs low. First, the ground is leased on a long-term peppercorn basis. Second, it is entirely volunteer-operated, from the coaches through to the Committee.

Club Mission Statement

To create a thriving cricket club that promotes the best interests of the game to all levels and sections of the community in and around the village of Chiddingfold.

The Club's goal is to provide opportunities for playing cricket, facilitate cricket development irrespective of age, gender, disability, race, religion or sexual orientation and make the club an inclusive social environment that welcomes playing and non-playing members alike.

Membership & Teams

The Club's historic paid-up membership numbers and current annual subscription rates are as follows.

	2024 to date*	2023	2022	2021
Men (£100 full & £20 U25)	36	44	36	36
Women (£45 & £20)	40	51	54	58
Juniors - boys (£80)	187	164	184	150
Juniors - girls (£80)	122	114	118	100
Total members	385	373	392	344
<i>Total juniors</i>	<i>309</i>	<i>278</i>	<i>302</i>	<i>250</i>
<i>Total adults</i>	<i>76</i>	<i>95</i>	<i>90</i>	<i>94</i>

**as of June 2024, adult members tend to pay subs throughout the season, the Club expects approximately 400 members in 2024.*

The Club runs seven adult sides and twenty-three junior teams from U6 through to U19. Over 200 practice sessions and 350 matches are scheduled for 2024.

	Teams	Members	Matches	Practice
Men	3	36	66	20
Women	4	40	54	20
Boys				
U19	1	16	7	with men
U14	2	19	27	12
U13	2	19	23	12
U12	2	24	23	12
U11	2	24	24	12
U10	2	21	24	12
U9*	2	25	23	12
U8*	2	15	28	12
U7*	0	21	0	12
U6*	0	25	0	12
Girls				
U17	1	8	7	12
U14	1	19	7	12
U13	1	15	12	12
U12	1	15	11	12
U10/U11	1	30	11	12
U9*	1	10	23	12
U8*	1	11	28	12
U7*	1	8	0	12

**Mixed squads. Note: for junior cricket, a player can play in more than one age group.*

Background

Archives held by the Chiddingfold Parish Council indicate cricket was played in the village before 1789. Club records suggest CCC was formed in 1804 and shortly after this date, a combined team from Ripley and Chiddingfold played MCC.

Since that period, the Club quietly evolved as a village team playing friendly matches against neighbouring teams from Surrey, West Sussex and Hampshire.

One of the foundations for the Club's current success was laid in 1968 when Mrs Nina Sadler gifted the picturesque Woodside Road postage stamp of a ground to Chiddingfold Parish Council, with the Club entering a lease with a peppercorn rent for 999 years. This simple but effective arrangement, where the temptation for the Club to sell the land is removed at the same time as materially reducing the running costs, is one mirrored in these proposals for the new additional ground.

CCC's Woodside Road Ground



Source: Chiddingfold Cricket Club

In 1995, the Club gained membership of the l'Anson League where it now plays its Saturday league matches, running two competitive men's sides. A Sunday team was reintroduced after a short absence in 2021 with a full programme of friendly fixtures. The men's side of the Club has consistently had 30-40 members for decades.

After working its way up the leagues, Chiddingfold men's 1st XI won l'Anson Division One in 1999, with three Steven's Cup titles following in 2008, 2010 and 2011.

Success on the pitch was matched by a period of significant change off it. Since 2009 the Club has invested over £300,000 into its facilities, equipment and coaches, the material capital items being:

- 2009 - new groundsman's store built for £25,000
- 2011 - extensively renovated its pavilion to modern-day standards for £125,000
- 2017 - new drainage for £35,000
- 2020 - a new double-bay artificial net facility for £28,000
- Ongoing - approximately £5-10,000 per year in smaller capital items.

A fledgling junior section was established in 2007 to develop cricket amongst the children and of the village, this has since grown and flourished to over 300 members. The Club runs weekly summer coaching sessions for Under 6 to Under 17 age groups, with junior league cricket in the Surrey Junior Cricket Championship. During the Spring the Club offers pre-season indoor coaching sessions. Over the last decade, the juniors have won many SJCC league titles.

Within the wider junior success, assisted by Sport England and ECB initiatives, the Club has embraced the drive to get more girls into cricket. 122 girls play in the Club's all-girl Sparklers sides. It is exciting to witness progress. By being coached to the same standard as boys, the first generation of Chiddingfold girls is now emerging as young adults and will go on and benefit from a lifelong enjoyment of a game that has traditionally only been possible by exception.

Most recently, the Club established a Women's Section in 2018 playing in softball leagues, festivals and friendly matches against other local clubs. This has proved popular with 40-50 ladies playing regularly and taking part in weekly training sessions throughout the summer. In 2023, the Women's team won the Sussex County Softball league title. Supplemented now by the first cohort of girls coming through the junior coaching programmes, the Women's set-up is transitioning into playing a higher level of hardball cricket and will be looking to establish a first league team within two or three years.

The growth of membership and cricket played, from a few dozen men playing 50 matches a year at the turn of the century to a 400-strong membership playing over 350 matches is a significant achievement. It speaks to the type of amateur cricket the Club offers, striking a fine balance between enjoyment and performance.

CCC's Success



Source: Chiddingfold Cricket Club

The Capacity Issue

However, with such growth comes constraints in sustainably delivering fun, safe cricket. One systematic pinch point is the Club's ground, it is simply not big enough to cater to the demands of the expanding junior and women's setups. The 0.8-hectare ground hosts 63 matches and tournaments a year.

101 'home' matches are played at Barrow Hills School, privately owned Follis Farm and Lurgashall cricket grounds on short-term, season-to-season arrangements.

For practice, the older junior squads now train at King Edwards School Witley due to training capacity constraints.

The reliance on the generosity of third parties has long been considered by the Committee to be the main risk to the Club's ability to deliver its junior and women's cricket programmes.

With no scope to expand the current ground, the Club is seeking to mitigate this key risk, as well as catering to a significant anticipated increase in demand (see Local Need and Usage Section) with the addition of the new facility.

Committee and Club Constitution

CCC is run by a committee of 11 members; elected annually at the AGM.

The Club is a members club governed by a constitution, which can be found in Appendix I.

The Club is registered as a Community Amateur Sports Club, which affords it favourable tax benefits, including reduced rates and the ability to reclaim gift aid on donations.

Volunteer Run

The second foundation of the Club is it is fully volunteer-run, from the coaches through to the ground staff and committee members. There are no employees. This derives two significant benefits, it cements the Club's place at the heart of the local community, and it helps keep the cost base low.

The Club's Honours Bench



Source: Chiddingfold Cricket Club

New Facility

The vision is to create a modern, sustainable cricket facility predominantly for Women and Junior players while maintaining the Woodside Road ground for all teams.
The 4-hectare, Parish Council owned site is adjacent to Chiddingfold Golf Club and accessible from the A283 Petworth Road.
The facilities will feature two recontoured grounds, practice nets, drainage, turf pitches and non-turf pitches for low-cost maintenance.
A modern pavilion with a large clubroom, bar, kitchen, changing and storage facilities will be the heart of the facility.

New Facility Vision and Aims

The vision is to build a modern, sustainable, cricket facility fit for the 21st century for use predominantly by the Club's Women and Junior players. CCC's Woodside Road ground will remain and continue to be used by all teams.

The aims of the project are:

- to deliver the capacity required to meet the additional anticipated demand for cricket;
- to deliver high-quality cricket facilities, capable of training the cricketers of the future;
- to lock in the progress of CCC's Women and Junior sections over the last decade and a half;
- to be open and accessible to other cricket clubs, schools and sides;
- to benefit the wider community; and
- to do so in an environmentally and financially sustainable way.

Feasibility Study

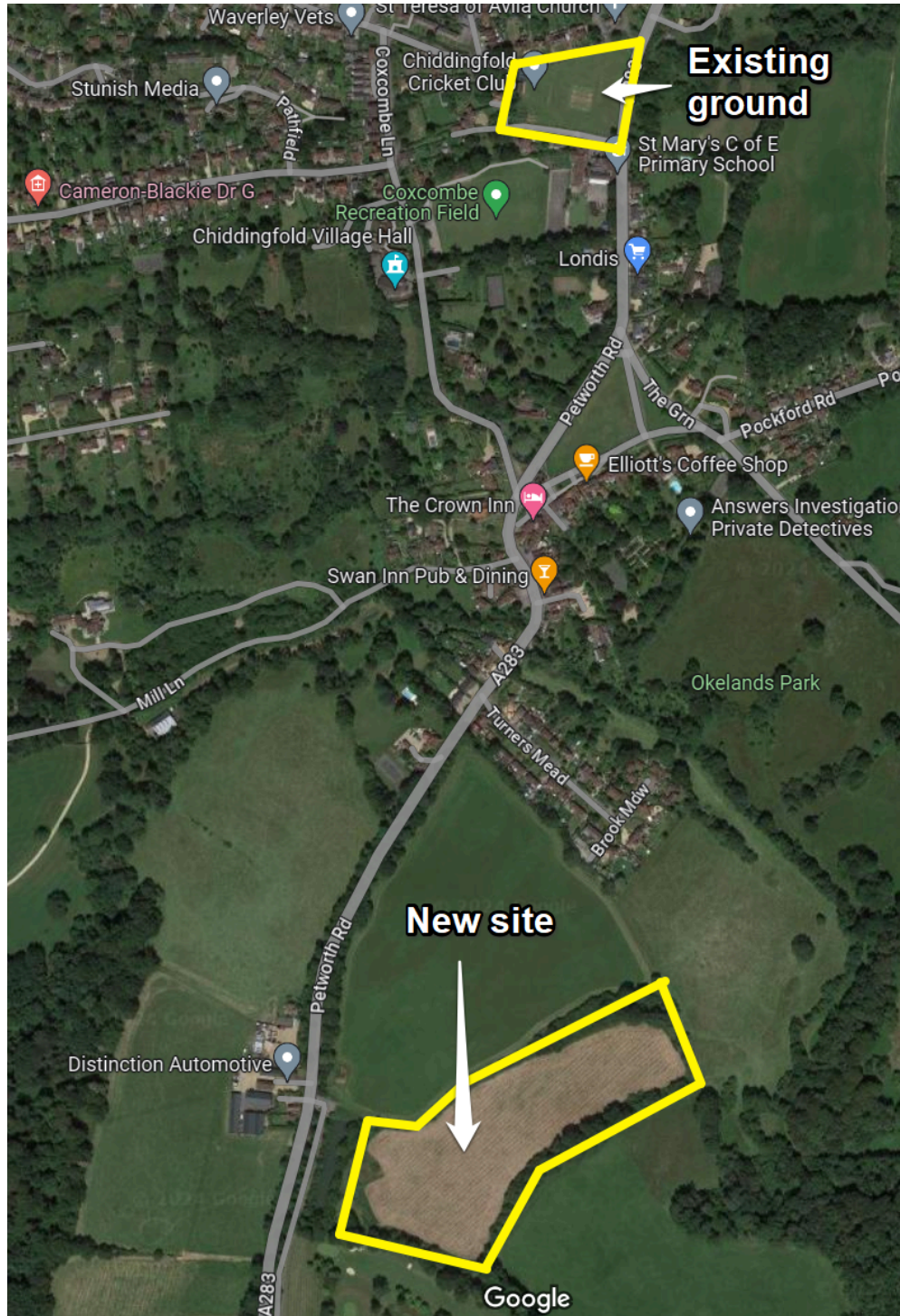
Supported by the Parish Council the Club commissioned a feasibility study on the new facility in early 2024. This document, the pre-application response from Waverley Borough Council and associated Version 1 designs can be found in Appendix II, III and IV and drives much of what is detailed in this section.

Location

In 2015 Chiddingfold Parish Council purchased a 4-hectare piece of land north of Chiddingfold Golf Club. Previously a golf driving range, the site at the time had been earmarked as a possible multisport facility for the community, with football being the main use. A change in local plans

meant this was no longer pursued and the field has sat unused, with brambles growing over the old tee mats and car park.

Site Location



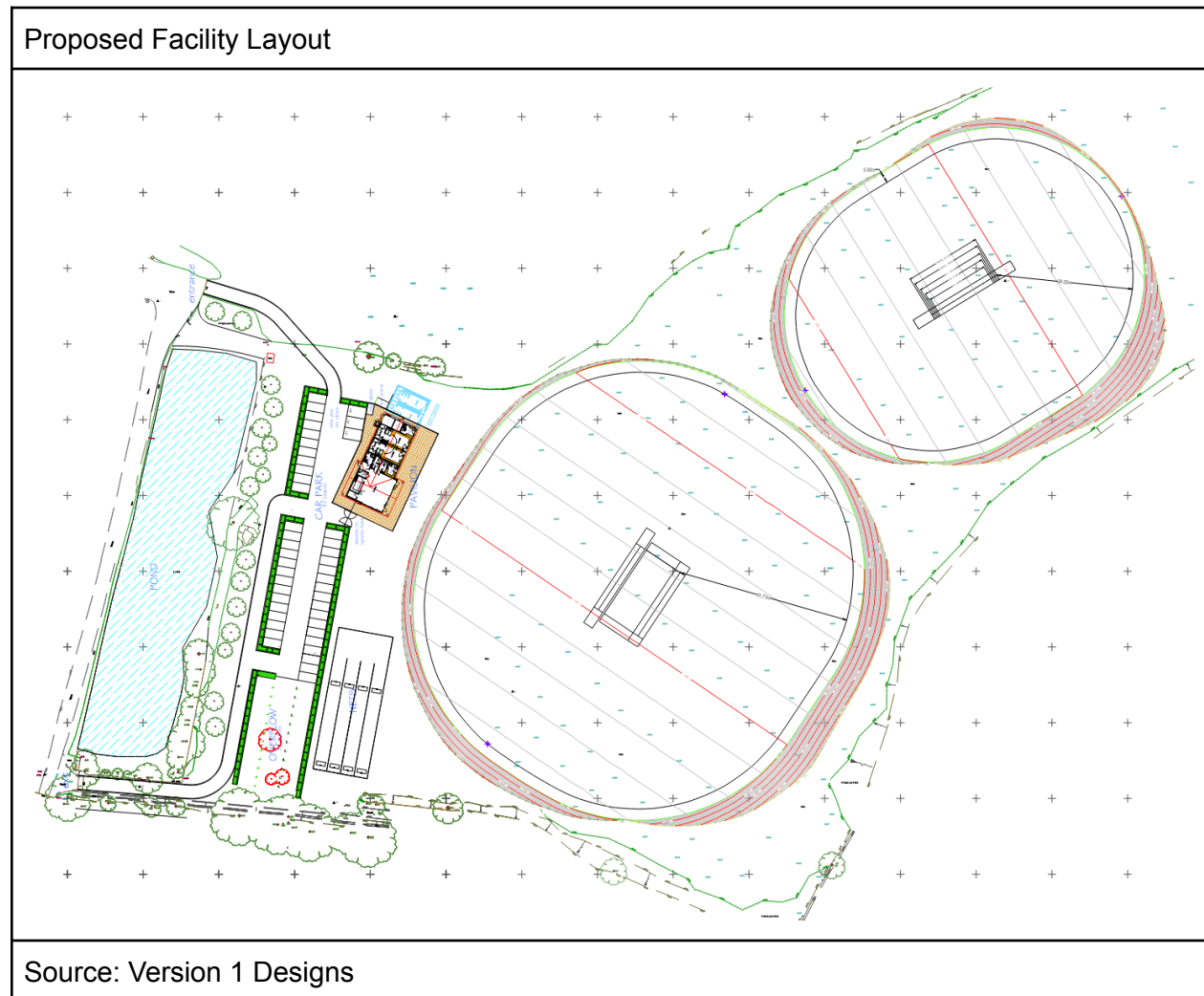
Source: Google Maps

With the new access road, the site is accessible from the A283 Petworth main road and on foot from the village. Set back from the main road and separated by a small reservoir and thick tree line the site enjoys excellent accessibility without the compromise of excessive noise from traffic.

With stunning views into Chiddingfold and over the Surrey Hills, the size of the field, the angles of the proposed pitches and the location of the pavilion mean the plans align with ECB best practice. It is the ideal location to site a cricket facility.

Grounds

The Club plans to create two cricket grounds positioned on the westerly upper 2.5 hectares of the site. The larger 'senior' ground will have a 45m boundary, a square for 6 grass wickets and a non-turf pitch. The smaller 'junior' ground will have a 38m boundary and a single non-turf pitch.



To achieve a high-quality cricket surface the field will be recontoured to create the two grounds, dropping at a 1% gradient from west to east. The feasibility study suggested this can be achieved with no need to bring in or remove material from the site.

The Two Grounds



Source: Chiddingfold Cricket Club

Pitches

The installation of non-turf pitches is seen as a vital element in delivering the volume of cricket anticipated at the new facility while maintaining control over ground preparation and maintenance costs. Elite cricket is played on grass pitches, and the senior ground will include a 6-wicket grass square initially. The plans include the acquisition of the ground equipment required to produce a high-quality grass surface.

Drainage

The plans include the installation of an extensive primary and secondary ground drainage system, with Agripower Limited recommending the more thorough 5m centres. This will create a first-rate playing surface, and make the facility substantially more resilient to climate change.

During the next stage of the project, the Club will work on the drainage strategy with an external advisor, with a view to implementing rainwater harvesting and reuse.

Pavilion

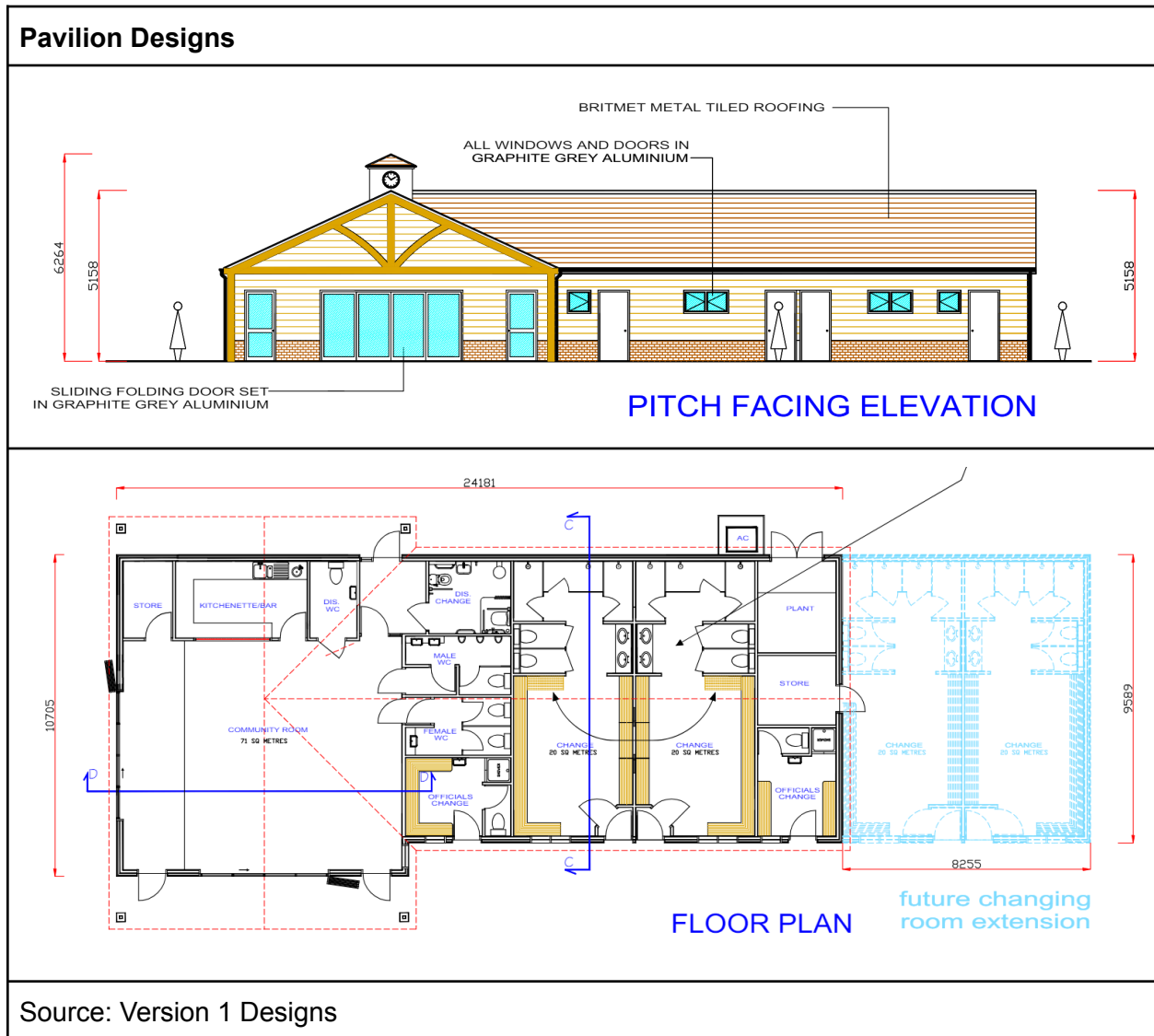
The heart of a cricket ground is its pavilion. The northwest-positioned modern pavilion, with exposed timber frames, britmet metal tiled roof, natural larch cladding, red brickwork plinth and clock tower feature, will sit aesthetically within the surrounding landscape.

Pavilion Artist Impressions



Source: Chiddingfold Cricket Club

A set of preliminary designs can be found in Appendix IV, these will be finalised during the planning application phase.



Source: Version 1 Designs

The 71 sq metre spacious Club room with bar will include excellent views over both grounds. It will be able to host social functions and provide refreshments for players and spectators. When not used for cricket-related functions, the room will provide community groups and private hirers with a naturally lit, warm, multi-use space.

Two large changing rooms configured in line with ECB guidance will provide comfortable facilities for home and away players. Two officials' changing rooms are planned, to accommodate mixed umpiring.

The modern kitchen will provide the capacity for the Club to provide a level of catering for dinners and events.

The storage space for ground and cricket equipment lacking at the Club's Woodside Road Ground will be in abundance.

Designed into the pavilion is the option to extend it at a later date should additional changing rooms or space be justified in the future.

Practice Facilities

A 4-lane enclosed practice net has been planned to accommodate extensive, high-quality practice sessions. The nets can host practice for up to 32 players at one time. The non-turf surface allows the nets to be used in all but the most adverse weather conditions.

4 Lane Practice Nets



Source: Chiddingfold Cricket Club

Access and Parking

Access by car will be off the A283 Petworth Road, via the existing entrance to the golf course. The facility includes a car park for 24 cars plus overflow parking when necessary, in line with highway authority parking standards. There will be 12 electric car charge points.

All roads, as well as the main car park, will be tarmacked and include appropriate drainage, curbs, markings, signage and safety features.

The site can be accessed on foot from the centre of Chiddingfold via an existing footpath which runs adjacent to the bottom of the site. The plans include adding a path up through the site to the facility.

Environment First

One of the central aims of the facility is to be environmentally sustainable. It is CCC's view that this is a prerequisite for a facility built to cater to the demand for cricket over the rest of the 21st century.

Sustainable building materials

Sustainable building materials, compliant with UK building regulations, will be used throughout the building. Creating the facility from scratch allows the Club to offer reduced environmental impact without compromising structural integrity or safety. Compliance with UK building regulations ensures these materials meet rigorous standards for sustainability, durability, and performance, supporting the Club's commitment to reducing carbon emissions and fostering sustainable development.

Carbon saving

The new facility will eliminate the current need for Chiddingfold players and parents to drive to the Club's outsourced 'home' matches. Currently, the Club hosts the large majority of its women's and junior fixtures at Barrow Hills School (an 8-mile round trip from Chiddingfold), Lurgashall Cricket Ground (12.8 miles), and Follies Farm (2.4 miles). By situating the facility within walking distance of Chiddingfold, the Club estimates a reduction of 7,800 miles driven per season on home match travel.

Energy

While the facility will be connected to an ever-greener grid, 30 solar panels are planned on the pavilion's western-facing roof generating an estimated 600 kWh of electricity per month on average, using onsite batteries to store the excess. This will be used to run the facilities, sold via electric vehicle chargers in the car park or sold to the grid. Cricket played during the summer is not typically an electrically intensive activity. By way of an illustration, CCC uses approximately 1,800 kWh of electricity at its Woodside Road ground annually, the amount a flat or small house typically uses.

Water

The resource cricket can use a lot of is water. During the planning stage, the Club will work with a consultant to develop a comprehensive drainage strategy in line with best practice sustainability guidelines. The current plan is to mirror the setup of the adjacent golf course, rainwater drainage on the ground will flow into a new purpose-built reservoir located to the east of the cricket pitches. This water will be used to water the ground before accessing mains water.

The use of non-turf pitches will ensure the facility is drought-proofed. With climate change, hose pipe bans are expected to become more common and, so long as the pitch is usable, cricket is still safe with a non-turf pitch, even with a dry outfield.

Lower 1.5 hectares

While the site is 4 hectares, the lower, easterly 1.5 hectares are on a considerable slope and are not required for the facility. During the planning and preparatory advice stage, CCC will consult on the use of this land, to enhance biodiversity and support wildlife.

An option would be to offset, or at least part-offset the carbon emissions created during the build by planting trees and/or a wildflower meadow. Grants are available for these types of activity.

Local Need and Usage

The Club draws its membership from far and wide. While centred on Chiddingfold, 45% of members have come from outside the Parish.

A 68% increase in membership is anticipated in the medium term, coming from Parish Plan commitments, Dunfold Park Garden Village, increased participation and consolidation of local cricket clubs.

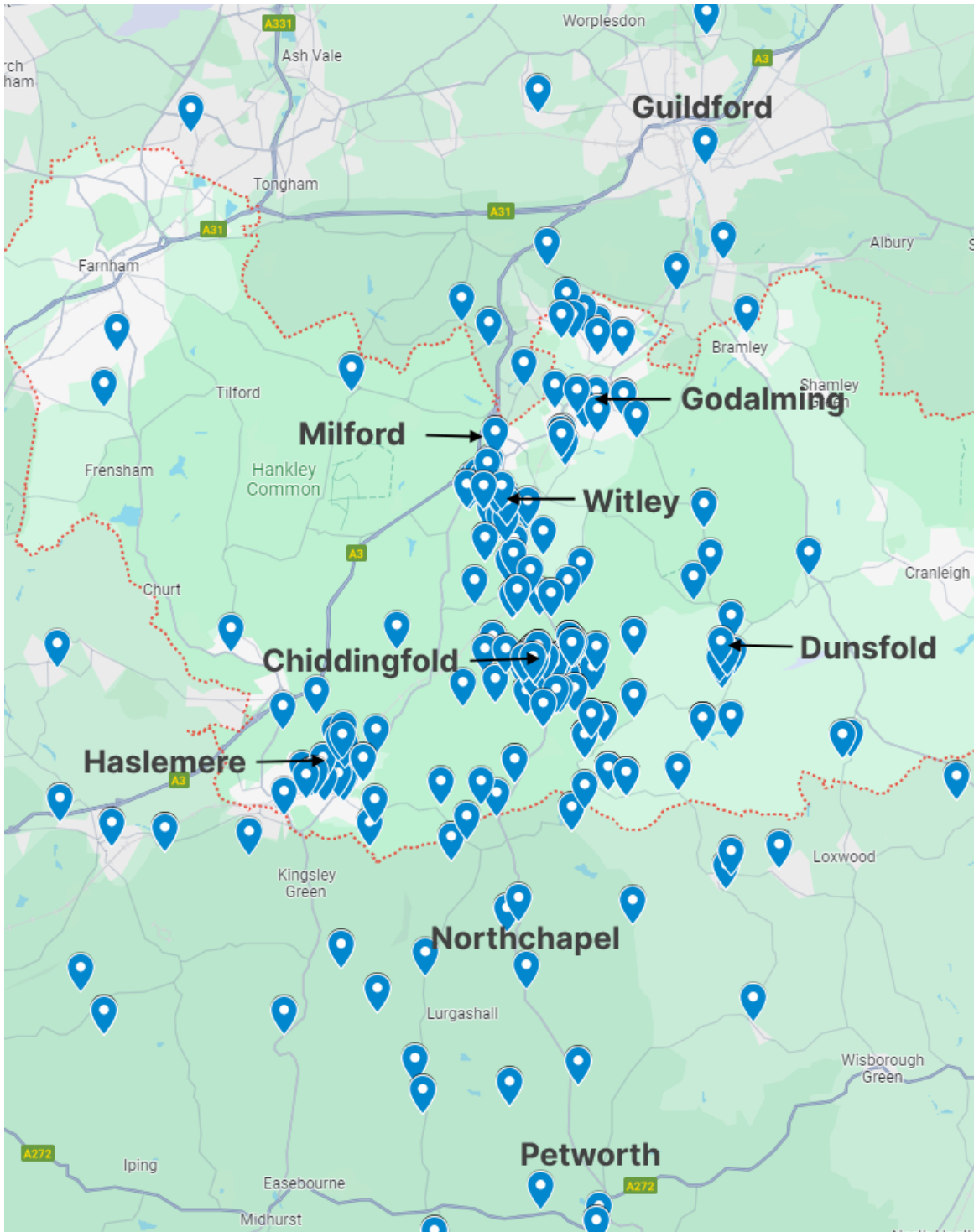
During the peak weekday evenings and weekends, the new facility will have a utilisation rate of 64% from day one during the peak April - July season, increasing to full use with the anticipated growth.

The Club will be open in the use of the facility. Community groups, private hirers, other cricket clubs, schools, and cricket academies will all be encouraged to use it, maximising the return on investment.

CCC catchment area

While centred in Chiddingfold, CCC has a wide membership catchment area, spreading out predominantly north/south along the A283 from Godalming down to Northchapel and across to Haslemere. The Club has analysed its membership data collected over the last decade.

CCC Membership by Post Code



Source: CCC's current and prior members over the last decade by postcode, if provided.

45% of members live outside the Parish of Chiddingfold. This points to the demand for a high-quality, fun and inclusive junior program and the lack of provision in surrounding areas.

Parish	Members	%
Chiddingfold	447	55%
Godalming	103	13%
Witley	60	7%
Haslemere	39	5%
Dunsfold	22	3%
Surrey Heath	21	3%
Busbridge	12	1%
Petworth	12	1%
Bramshott and Liphook	10	1%
Top 10	726	90%
Other 26	83	10%
Total	809	100%

Growth

CCC anticipates a significant 68% growth in annual demand, equivalent to 260 additional members, at its facilities over the medium term. To build up a picture of demand the Club has taken the existing demand, expressed as annual membership numbers averaged over the last 3 years, and added the estimated impact of four material sources.

Source	Men	Women	Junior boys	Junior girls	Total
Existing demand	39	48	178	118	383
Parish plan commitments	5	6	23	16	50
Dunsfold Park	10	13	46	31	100
Small club consolidation	3	3	11	8	25
Participation	0	0	0	85	85
Medium-term demand	57	70	258	258	643

Parish Plan Commitments

A significant increase in new homes has been committed to within the Club's catchment area. Using adopted Neighbourhood plans as a guide, the top five Parishes the Club attracts members from have committed to building between 12% and 24% more dwellings by the early

2030s. Beyond the current neighbourhood plans, the housing shortage is not going to abate and the push for more homes within commutable distance of London is expected to continue for many decades.

Neighbourhood Plan Dwelling 2031/32 Commitments by Parish				
Parish	Borough	Existing	Additional	%
Chiddingfold	Waverley	1,119	131	12%
Godalming	Waverley	8,891	1,520	17%
Witley	Waverley	3,173	480	15%
Haslemere	Waverley	6,899	990	14%
Dunsfold Village	Waverley	423	100	24%

Source: Chiddingfold, Godalming, Witley, Haslemere and Dunsfold (draft) Neighbourhood plans and Wikipedia. Please note: it is unclear how many of the additional homes have been built to date.

Using a weighted average, the Club conservatively anticipates a 13.2% growth rate in members will come from these planned dwellings in the medium term, or approximately 50 additional members on today’s membership numbers.

Dunsfold Park Garden Village

On top of individual Parish commitments, the new Dunsfold Park Garden Village (DPGV) development is expected to increase demand for cricket significantly. The redevelopment of the old Aerodrome site, 3.5 miles from Chiddingfold, has started and will create 2,600 new homes, approximately twice the size of Chiddingfold.

There is some provision for recreational facilities within its master plan, but the exact nature of these is unknown. It will take time to develop mature, well-run, sports clubs from scratch. Given the Club has a strong history of attracting cricketers from outside the Parish it expects additional demand for the Club’s facilities.

The Club estimates 75-125 additional members a year will come from DPGV in the medium term, but with a low degree of confidence given the variables, it could be significantly more. Please see Appendix V for how the Club has reached this estimate.

Increased Cricket Participation

In addition to a larger local population, growth in the demand for CCC's facilities should come from ECB and Sport England's sustained drive to increase participation, along with the Club's participation initiatives.

The Club expects initiatives to focus on growing the girls' side of the game. With a track record of supporting and growing women's and girls' cricket, and with the proposed new facility, CCC will be exceptionally well placed to facilitate the grassroots delivery of this.

The Club estimates parity between girls and boys in junior participation rates in the medium term. It should be noted adult women members outnumber adult men, so CCC is somewhat ahead of the curve.

Consolidation of Local Clubs

Over the last fifteen years, vast numbers of small village cricket clubs have ceased operating across the country. Locally, clubs such as Witley, Alfold, Cody, Hindhead, Cove, Deepcut, Lindford, Cranleigh St. Andrews, Grafham and Smithbrook, Plaistow and Lurgashall have all stopped, and many more have reduced the number of sides they put out.

The long-term drivers for this are complex - an ageing population, improved access to alternative sports, less exposure to the national team on TV and less free time all potentially contribute. However, more recently the cost of living crisis has brought what was a gradual decline into a sharp transition. The fixed running costs of a cricket club have all increased significantly as have the costs to build capital items such as practice nets and pavilions.

The clubs that survive these pressures typically have a low fixed cost base and/or the economies of scale a junior offering provides. CCC benefits from both. While some cricketers from a closing club might stop playing, most will find their way to sustainable clubs. This trend will increase the demand for CCC's facilities, while difficult to estimate, the Club anticipates a gain of 25 members through this route over the medium term.

Cricket Use and New Facility Capacity

The objective is to maximise the amount of cricket played at the state-of-the-art facility. To this end, both grounds will have non-turf pitches, which can be played on continuously throughout a busy match day or tournament.

The Junior and Women's league seasons run from the end of April through to the end of July. Matches are played on weekday evenings, Saturday mornings and all day Sunday. Each week the two new grounds will have a capacity of 16 matches of this type at these times, over the 14-week peak it is 224 matches.

The Club will consolidate junior and women's home matches and practice, currently fulfilled through Lurgashall, Follies Farm, Barrow Hills School and King Edwards School Witley, into the new facility. Within these peak 14 weeks, the Club currently hosts 144 home matches, a 64% utilisation of the new facility from day one. The anticipated medium-term growth adds 88 home matches, slightly exceeding the new facility's capacity at peak times. The Club will manage this by hosting the older junior and women's matches as required at its Woodside Road ground.

The Club has been the beneficiary of local schools and clubs making facilities available to it over the last decade, and it plans to reciprocate this generosity. The new facilities will be open to hire for schools and clubs. The Club currently hosts Barrow Hills School matches at its Woodside Road ground on Wednesday afternoons. It expects these matches to move to the new facility and for additional demand from other schools on weekday afternoons, typically a time when the Club does not run matches or practice.

From August to mid-September, the junior season winds down to ad-hoc friendlies and the women hold several tournaments on Sundays. With the increased capacity, the Club will establish and host new tournaments, something not possible with its current set-up.

The Club's Woodside Road ground is hired by the Martin Bicknell Cricket Academy during August for four full days to run Summer Camps, these will naturally shift to the new facility. The camps are popular and the Club will seek to expand on this and other relationships it has with Academies to increase utilisation during school summer holidays.

The medium-term growth in the men's set-up will justify a Saturday third team, and the new facility, playing on the senior ground, is a natural home for it. For the alternate Saturdays, the Club will explore hosting other clubs.

While not possible to agree at this early stage, the Club would like the facility to eventually host matches and practice sessions for a Surrey, Sussex or Hampshire girls age group. The facility's location near the borders of all three counties creates an opportunity to develop a hub for the benefit of all.

Community Use

The cricket season runs from April through to the end of September. During the community consultation, the Club will establish the demand from community groups and local businesses for additional uses of the modern facility during the Winter and Spring months, as well as when unused, such as weekday mornings, during the season.

Project Delivery

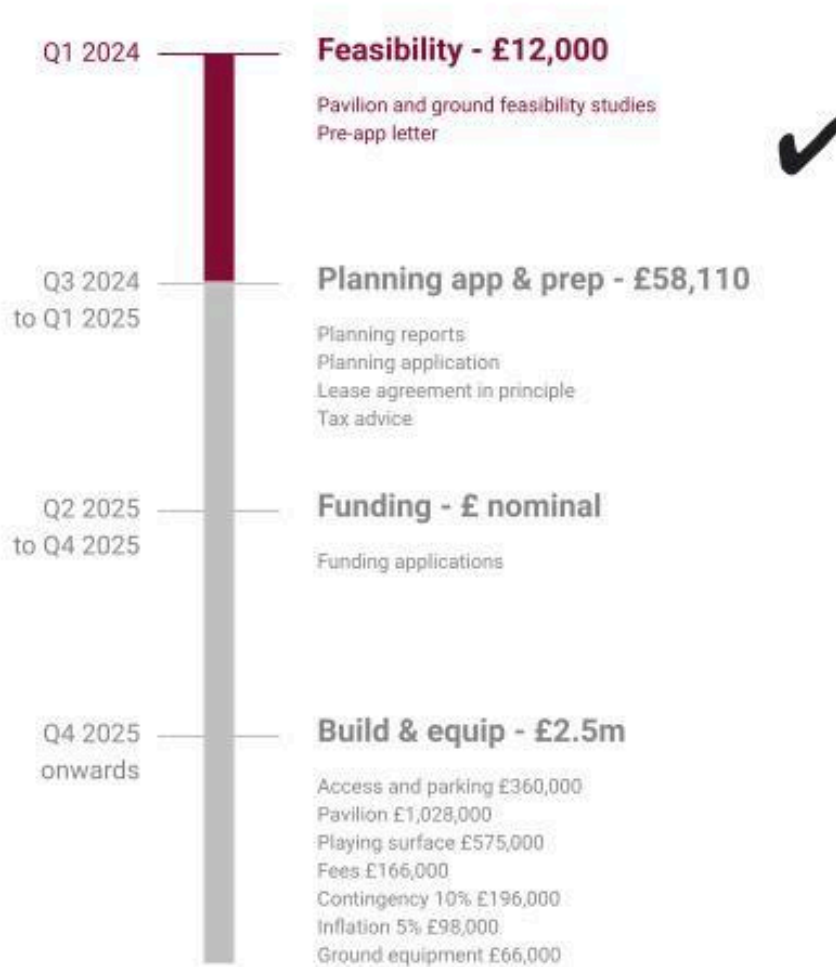
The project is split into four broad stages: Feasibility, Planning application and preparation, Funding and Build & equip.

The Feasibility stage is complete and paid for. The Planning Application and Preparatory Advice stage is starting.

To reduce delivery risk, the Club will use experienced professionals at each stage.

For the new site, the Club is seeking to replicate the main conditions of its Woodside Road ground lease with the Parish Council.

Milestones



Note: Construction costs are as per estimates provided in the Feasibility Study and Information Memorandum, and are subject to change.

Stage 1 - Feasibility

The Feasibility stage was completed in early 2024 and sought to answer the following big-picture questions:

- Is the site suitable for cricket and associated facilities? (the answer was 'Yes')
- Might the site be leased from the current owners, Chiddingfold Parish Council? (Yes)
- What do the first version designs of the facility look like? (Initial designs produced)
- What will it cost? (£2.56m, including planning)

- Do any key stakeholders - neighbouring land owners, Chiddingfold Parish Council, ECB, Surrey Cricket Foundation, CCC Committee - have any material concerns? (All stakeholders are supportive)
- Might the Club get planning for the facility on the site? (Yes, positive pre-app response)

The Club deemed these satisfactorily answered with the completion of the Feasibility study from Sports Clubhouses and Agripower, and the pre-application letter from Waverley BC.

Stage 2 - Planning application and preparatory advice

At the time of this version of the Information Memorandum (June 2024), the Club is starting this stage, building on the work done in Stage 1. The objective is to obtain planning approval. Using Waverley's pre-application response guidance, the Club will seek advice and work on the following areas:

- Ecological assessment
- Flood risk assessment and drainage strategy
- Biodiversity net gain
- Arboricultural impact assessment and method statement for tree protection
- Transport statement advice, including a pre-app letter to Surrey CC.
- Renewable energy advice
- Final designs for planning, reflecting any advice received
- Planning application advice and submission
- Community consultation, raising awareness and support
- Agree the lease in principle with the Parish Council
- VAT advice

Stage 3 - Funding

With a deliverable, shovel-ready project, the Club believes it stands the best chance of raising the significant capital grants needed to deliver it. Responsibility for liaising with the large grant providers required to fund the project sits with CCC, it has extensive experience of working with providers on previous projects.

Stage 4 - Build

With funding secured, the Club will enter into the lease, obtain building control approval and start delivering the project.

Expert Delivery Team

While the Club's Committee has delivered capital projects over the last decade or so, it is recognised that the delivery of the new facility is an order of magnitude higher. As such, the Club will delegate delivery to experienced professionals.

To prepare the Feasibility study, the Club used Sports Clubhouses, Agripower and Planit Consulting, all experienced experts with track records of delivery. The use of experts will continue throughout the project and help reduce delivery risk.

Lease

On its Woodside Road ground the Club benefits from a lease with a 5p peppercorn rent, with 955 years remaining. There are some well-thought-through, but not onerous conditions, such as a minimum amount of cricket being played. This allows the Parish Council, the freehold owner, to hand over the running of the facility fully to the cricket club members in the comfort that the use of the ground shall remain for the benefit of the local community. However, should cricket cease there is a mechanism to eventually redistribute the ground, meaning an important piece of recreational land within the village would not lay fallow for an extended period. It is a model for running a community sports club that was ahead of its time and is now recommended in the Waverley Playing Fields strategy.

It is the Club's view that without this lease, it is unlikely it would be here today. Sports clubs go through good and bad times, and the systematic reduction in the fixed cost base provided by this arrangement has undoubtedly protected the Club in difficult times.

The freeholder of the new site is again the CPC, so the Club is seeking to lean on the wisdom of former members and replicate this type of lease arrangement.

To reduce delivery risk further, the Club will seek to agree on the terms of the lease in principle before seeking capital funding. The Club will enter the lease when capital funding has been obtained.

Financials

CCC has generated a surplus in each of the last 10 years.
CCC is debt-free, with a sinking fund of £24.4k and cash balances of £16.5k at the end of the last financial year.
The total project cost, including VAT which the Club can not reclaim, is £2.56m. The Club is seeking to raise the large majority of this through grants.
Adding a second ground will add fixed costs to the Club. However, even without the anticipated medium-term growth in membership, the Club still expects to make a surplus.

CCC Financials

Profit and Loss

The Club has generated a surplus in all ten of the last ten years. The systematic advantages of being 100% volunteer-run, and its peppercorn rent on the ground normally result in revenue being broadly double its running costs, before capital expenditure and capital grants.

£000s	2023	2022	2021
Revenue	50.1	53.6	33.5
Expenditure	(29.8)	(27.5)	(16.7)
Surplus before depn and sinking fund	20.3	26.1	16.7
Depreciation	(9.0)	(9.3)	(8.7)
Change in value of sinking fund	(0.2)	(0.2)	(0.3)
Surplus	11.1	16.7	7.7

Balance Sheet

CCC is debt-free. It has in place a sinking fund, where surpluses are retained for future capital projects.

£000s	2023	2022	2021
Fixed assets	203.0	201.8	200.5
Sinking fund	24.4	12.6	12.8
Current assets	1.3	2.5	1.4
Cash	16.5	19.3	4.8
Current liabilities	(2.6)	(4.7)	(4.6)
Net assets	242.7	231.6	214.9
Reserves			
Opening balance	231.6	214.9	207.2
Transfer from P&L	11.1	16.7	7.7
Net assets	242.7	231.6	214.9

New Ground Capital Funding

Using the Feasibility Study and third-party prices, the full project costs are estimated as follows:

Item (incl. VAT)	£000s
Feasibility study	12
Pre-planning approval costs	58
<i>Build costs - per feasibility study</i>	
Access & car park	360
Pavilion	1,028
Playing surface	575
	1,963
Fees	165
Contingency 10%	196
Inflation 5%	98
	2,423
<i>Additional costs</i>	
Ground equipment	66
Lease - upfront payment	TBC
Total project cost	2,559

A breakdown of costs can be found in Appendix II (Feasibility Study), Appendix VI (Ground Equipment Costs, and Appendix VII (Planning Consultancy Costs).

CCC is not VAT registered. Advice has been sought and this confirmed the status quo was the optimal VAT set-up. All costs include VAT.

Source of funds

Four broad project stages have been identified, three of which require funding

Stage	Cost £000	Secured	Source of funds
Feasibility	12	Yes	CCC and CPC
Planning app & prep	58	No	Crowdfunding campaign, CCC reserves, small grant providers.
Funding	-	n/a	n/a
Build	2,489	No	Potentially CIL, Your Fund Surrey, Sport England, ECB.

Due to the project's size, the build costs are likely to come from a large funding body, set up to fund these types of projects.

The chance of securing this level of capital funding increases significantly with planning permission. While initial discussions have taken place with several of the large funding bodies, the Club will only submit full funding applications once the project is 'shovel ready'.

Impact on CCC's Surplus

A key objective for the new facility is to be financially sustainable. As such, the Club has reviewed the impact on its surplus for the base case assumptions of running the new facility and the scenario if membership growth does not materialise. These take the average Club surplus over the last three years, adding in the additional estimated income and costs from the new facility. Variable costs and income are expected to change in line with a change in membership. Fixed costs and income are not, these are incurred or earned regardless of membership numbers.

		Base case	No growth
<i>Members</i>			
Men		57	39
Women		70	48
Juniors		516	296
		643	383
Financials		£000s	£000s
Underlying surplus		11.8	11.8
<i>Additional income</i>			
Subs	<i>Variable</i>	19.5	0.0
Match fees	<i>Variable</i>	3.3	0.0
Bar	<i>Variable</i>	6.7	0.0
Facility rental	<i>Fixed</i>	8.8	8.8
		38.3	8.8
<i>Additional costs</i>			
Groundsman	<i>Fixed</i>	(10.0)	(10.0)
Ground and pavilion	<i>Fixed</i>	(10.0)	(10.0)
Facilities hire	<i>Fixed</i>	3.0	3.0
Variable costs	<i>Variable</i>	(11.3)	0.0
		(28.3)	(17.0)
Surplus		21.8	3.6

Encouragingly, the no-growth scenario demonstrates if the Club adds the second ground, incurring additional fixed costs, and the growth in membership does not materialise then it will

still produce a surplus, and be sustainable. In practice, if this scenario arose the Club would proactively seek to rent out the facility more to third parties.

Income assumptions

Membership subscriptions, match fees and bar income are all expected to increase if the membership grows.

Facility rental covers the use of the new facility by third parties, including clubs, schools, academies and concerning the Clubroom, community groups. This is projected independently of Club membership numbers.

Cost assumptions

The Club anticipates the facility will require a groundsman to prepare turf pitches, this is estimated at £10,000 pa, taken from the known costs to outsource this type of function.

Ground and pavilion costs, also estimated at £10,000 pa, include ground and machinery maintenance, grass-cutting and upkeep. This will be fixed.

By bringing all junior and women's practice and matches to the new facility the Club will save £3,000 pa on third-party hire.

Using 2023 financials, the Club estimates it has a variable cost of £43 per member, this captures cricket equipment, rates, insurance, affiliate fees, coaching costs, match costs, transaction fees and sundries. The assumption is these will rise broadly in line with the number of members.

The projections assume the new lease is for a peppercorn rent and all build costs are funded with grants and no debt.

Key Risks and Mitigations

Risk	Impact	Mitigation
Planning approval rejected	Project stopped or delayed significantly	Expert advice sought. Local stakeholder buy-in. Existing development on site. Positive response to pre-application letter. Early engagement with highway authority through pre-app.
Build delivery	Cost increases or quality diminishes	Use experienced experts and professionals to deliver.
Onerous lease and access terms	Project delayed Unexpected costs	Negotiate before the funding stage, lease subject to funding raised.
Financial impact on CCC	Club struggles post-build	Frontload all significant costs. Do not finance with debt.
Environmental	Negative environmental impacts	Expert advisors. Clear, positive project aims.
Membership growth does not materialise	Lower numbers	Justified on the current level of demand. Open approach with other clubs, schools and academies to offset.

Appendices

Appendix I - Club Constitution

Appendix II - Feasibility Study

Appendix III - Pre-Application Letter from Waverley BC

Appendix IV - Version 1 Designs

Appendix V - Dunsfold Park Garden Village Estimate

Appendix VI - Cost of Ground Equipment

Appendix VII - Planning Consultancy Costs

Appendix I - Club Constitution

CHIDDINGFOLD CRICKET CLUB CONSTITUTION

1 Name

The Club shall be called the Chiddingfold Cricket Club (hereafter to be referred to as “the Club”) and shall be registered as a Community Amateur Sports Club with HM Revenue and Customs.

2 Aims and Objectives

- a) The purpose of the Club is to encourage, promote and provide facilities for the playing of the amateur sport of cricket within the village of Chiddingfold and community participation in the same and to ensure that all Members (whether playing or non playing) abide by the ECB Code of Conduct which incorporates the Spirit of Cricket and by the Laws of Cricket.
- b) To ensure a duty of care to all Members of the Club by adopting and implementing the ECB “Safe Hands – Safeguarding and a Club’s Duty of Care” and any future versions of the Policy.
- c) To adopt the following Safeguarding Policies:-
 - i) Equity Policy Statement
 - ii) Chiddingfold Cricket Club Safeguarding Policy Statement
 - iii) Inclusion and Diversity Policy
 - iv) Code of Conduct for Coaches
 - v) Code of Conduct for Members, Parents and Guests
 - vi) Code of Conduct for Young Players
 - vii) Volunteer Recruitment Policy
 - viii) Chiddingfold Cricket Club Privacy Policy
 - ix) Any other relevant England and Wales Cricket Board Safeguarding and Complaints and Disciplinary Procedures
- d) To ensure a duty of care to all Members of the Club by adopting and implementing the ECB Cricket Equity Policy and any future versions of the Policy.
- e) To encourage all Members to participate fully in the activities of the Club.
- f) To adopt the principles of the ECB Anti Discrimination Code 2022

3 Club Colours

The Club colours shall be emerald and scarlet.

4 Affiliation

The Club shall be affiliated to the England and Wales Cricket Board through the Surrey Cricket Board and the I’Anson Cup Competitions and shall be subject to their Rules and Constitutions.

5 a Membership

- i) Membership of the Club shall be open to anyone interested in the sport of cricket on application regardless of gender, age, disability, ethnicity, nationality, sexual orientation, religion or other beliefs. However, limitation of membership according to available facilities is allowable on a non discriminatory basis.
- ii) The Club may have different classes of Membership and subscription on a non discriminatory and fair basis. The Club will maintain subscriptions at levels that will not pose a significant obstacle to people participating.

- iii) Application for membership of the Club shall be by completion of the Club's Membership Application Form and by payment of the relevant subscription/joining fees as determined by the Annual General Meeting of the Club.
- iv) No person shall be eligible to take part in the business of the Club or eligible for selection for any Club team unless the appropriate subscription has been paid by the specified date or Membership has been agreed by the Committee.
- v) The Club Committee may refuse membership, or remove it, only for good cause such as conduct or character likely to bring the Club or sport into disrepute. Appeal against refusal or removal may be made to the Appeals Committee in accordance with Rule 39 (d).
- vi) All Members will be subject to the Rules of the Constitution and by joining the Club will be deemed to accept these Rules and any Codes of Conduct that the Club has adopted. The Constitution shall identify those Members eligible to vote at any General Meetings of the Club.

5 b Classification of Membership

There shall be four classes of membership available as follows:-

- i) Full Member
- ii) Junior Member (under 18 years of age at the beginning of the current year)
- iii) Non playing Member
- iv) Honorary/Life Member

A list of Members in each category shall be maintained by the Treasurer or other Officer of the Club.

6 Officers of the Club

The Officers of the Club shall be as follows:-

- i) Chair
- ii) Secretary
- iii) Treasurer
- iv) Club Safeguarding Officer
- v) Fixtures Secretary
- vi) Saturday 1st XI Captain, Saturday 2nd XI Captain and Sunday XI Captain
- vii) Ladies Captain
- viii) Junior Cricket Co-ordinator
- ix) Ladies Cricket Co-ordinator

Honorary Officers of the Club shall be as follows:-

- x) President
- xi) Vice Presidents

7 Property Trustees

- i) Any property or assets of the Club may be vested in between two and four Trustees. The Trustees shall hold the same for and on behalf of the Members of the Club.
- ii) The Committee shall have power by notice in writing to appoint such Trustees and may remove them at any time, by resolution of the Committee.
- iii) The Trustees shall deal with the Club's property and assets as directed by the Committee from time to time
- iv) The Trustees shall be entitled to be indemnified against any cost or expense properly incurred in dealing with the property or the assets out of the Club's funds.

8 Election of Member

At the Committee Meeting next following the Membership proposal the candidate shall be voted for by the Committee and a simple majority shall elect them.

9 Subsequent Proposals

A candidate not elected shall not be proposed again for election within a period of 12 months.

10 Entry to Membership

On the election of a new Member, the Secretary shall send them written notice of their election, together with a copy of the Club Constitution, and shall request them to pay their first subscription to the Treasurer. If payment is not made within 1 month of the date of the Secretary's notice the election shall be void unless sufficient cause is shown to the satisfaction of the Committee.

11 Subscriptions and Match Fees

Subscriptions and match fees shall be determined at each Annual General Meeting of the Club.

A bona fide Member of the Club shall be deemed as such upon payment of the appropriate subscriptions by the stipulated date each year or by Committee discretion.

A list of Members in all categories shall be maintained by the Treasurer.

12 Payment of Subscriptions

All annual subscriptions shall be payable by 1st June in each year. If after a written reminder has been given a subscription has not been paid on or before 1st June, the defaulter shall, subject to a contrary decision of the Committee, immediately cease to be a Member of the Club. They may, in the absolute discretion of the Committee, be readmitted to Membership on payment of all arrears.

13 Resignation of Membership

Any Member may resign their Membership by giving to the Secretary written notice to that effect provided that, if notice is given after 1st June in any year, they shall be liable to pay their subscription for that year.

14 Expulsion

If at any time the Committee is of the opinion that the interests of the Club so require, it may by letter invite any Member to resign from the Club within a time specified in the letter. In default of their resignation, the question of their expulsion shall be submitted to a Special General Meeting to be held within 3 months of the date specified in the letter as a date before which they are invited to resign. The Member whose expulsion is sought shall, at least 14 days prior to the Meeting, be given notice of the Meeting and the ground on which it is sought to expel them. At the Meeting the Member shall be allowed to offer such explanation or defence as they think fit, either verbally or in writing, and, if two-thirds of the Members present and entitled to vote at the Meeting vote for their expulsion, they shall immediately cease to be a Member. The Committee shall have power to exclude the Member from the Club pavilion until such Special General Meeting has been held.

15 Effect of Resignation or Expulsion

Any person on ceasing to be a Member shall forfeit all rights to, and claims upon, the Club, its property and its funds, and they shall have no rights to the return of any part of their subscription.

16 Management of the Club

The entire management of the Club, except as otherwise stated in this Constitution, shall be deputed to a Committee consisting of at least 10 Members as follows: Chairman, Secretary, Treasurer, Fixtures Secretary, Saturday 1st XI Captain, Saturday 2nd XI Captain, Sunday XI Captain, Club Safeguarding Officer, Junior Cricket Co-ordinator, Ladies Cricket Co-ordinator and other Members from the playing Membership of the Club.

17 Election of Committee

At the Annual General Meeting all Members of the Committee shall retire, but each shall be eligible for re-election to the same office or to another office for the following year. Any 2 Members who are entitled to vote may propose any other Member or Members who is or are entitled to hold office by giving notice in writing to the Secretary at least 21 days before the Meeting. If any such notice is given, all Members entitled to vote shall be given written notice of that fact at least 14 days before the Meeting. Voting shall be by show of hands and every voting Member shall be entitled to vote for as many candidates as there are vacancies to be filled. The candidates up to the number of vacancies who receive most votes shall be declared elected and, in the case of 2 or more candidates receiving an equal number of votes, the Chair shall have an additional and casting vote.

18 Casual Vacancies

In the event of a vacancy on the Committee, the Committee shall have power to appoint any playing Member of the Club to fill the vacancy, but the proceedings of the Committee shall not be invalidated in consequence of there being less than the prescribed number of Members.

19 Co-option of Members

Power to co-opt as deemed appropriate shall be vested in all Committees of the Club but such co-opted Committee Members shall not be entitled to vote on the Committee and shall serve until the end of the next Annual General Meeting of the Club.

Co-opted Members may be non Club Members invited to advise on specialist subjects.

20 President

The President of the Club shall be elected from within the Membership by the Members at the Annual General Meeting and shall hold office until the following Annual General Meeting at which they shall retire but shall be eligible for re-election. The procedure for the nomination and election of the President shall be on the same basis as for the election of the Committee as set out under Rule 17.

The President shall have power to vote on all matters at all General Meetings of the Club other than on the election of Officers of the Club.

21 Vice Presidents

Vice Presidents of the Club shall be elected from within the Membership by the Members at the Annual General Meeting.

Vice Presidents shall serve for a term of three years after which they shall retire but shall be eligible for re-election.

The procedure for the nomination and election of the Vice Presidents shall be on the same basis as for the election of the Committee as set out under Rule 17.

The Vice Presidents shall have power to vote on all matters at all General Meetings of the Club other than on the election of Officers of the Club.

22 Proceedings of the Committee

The Committee shall meet every month to arrange the affairs of the Club and to examine its accounts. The Secretary shall send notice of each Meeting to every Committee Member. A quorum shall consist of 5 Members. The Secretary shall take minutes of all proceedings of the Committee and these minutes shall be open to the inspection of any Member of the Club upon application to the Secretary.

The duties of the Committee shall be:-

- a) To control the affairs of the Club on behalf of the Members
- b) To keep accurate accounts of the finances of the Club through the Treasurer. These should be available for reasonable inspection by Members and should be audited before every Annual General Meeting of the Club.
- c) To make decisions on the basis of a simple majority vote by a show of hands. In the event of equal votes the Chair shall be entitled to an additional and casting vote.

23 Sub-Committees

The Committee may from time to time appoint from among its Members such Sub-Committees as it may deem necessary or expedient and may depute or refer to them such of the powers and duties of the Committee as the Committee may determine. Such Sub-Committees shall periodically report their proceedings to the Committee and shall conduct their business in accordance with the directions of the Committee. In the event of any Member of a Sub-Committee ceasing to be a Member of the Committee he shall automatically cease to be a member of a Sub-Committee and another elected Member of the Committee shall be appointed in his place.

24 Annual General Meeting

The Annual General Meeting of the Club shall be held at a date, location and time to be determined by the Committee for the following purposes:-

- a) To confirm the Minutes of the previous Annual General Meeting of the Club and any Special General Meetings held since the last Annual General Meeting.
- b) To receive from the Treasurer the audited Balance Sheet and Statement of Accounts for the preceding financial year and an Estimate of Receipts and Expenditure for the current financial year.
- c) To appoint an Auditor.
- d) To review Club subscriptions and match fees and agree them for the forthcoming year.
- e) To elect a President.
- f) To elect Vice Presidents.
- g) To elect a Chair, Secretary, Treasurer and Fixtures Secretary.
- h) To elect Captains and Vice Captains.
- i) To elect a Club Safeguarding Officer, Junior Cricket Co-ordinator and a Ladies Cricket Co-ordinator.
- j) To elect other Committee Members.
- k) To transact such other business received in writing by the Secretary from Members 14 days prior to the Meeting and included on the Agenda

A copy of the Report, audited Balance Sheet and Statement of Accounts, and a copy of the Estimate of Receipts and Expenditure shall be sent to Members at least 14 days before the Annual General Meeting. A quorum shall consist of 12 Members.

25 Members' Resolutions

A Member wishing to move any resolution at the Annual General Meeting or any Special General Meeting shall give written notice of the resolution to the Secretary at least 14 days before the Meeting.

26 Special General Meetings

The Committee may at any time for any special purpose call a Special General Meeting. A Special General Meeting shall also be convened within 28 days of the receipt of a request in writing from any 12 Members of the Club stating the purpose for which the Meeting is required. A quorum shall consist of 12 Members.

27 Notice of General Meetings

The Secretary shall at least 14 days before the Annual General Meeting or any Special General Meeting send to every Member notice of the Meeting and of the business to be transacted at the Meeting.

28 Voting and Proxies

At all Meetings of the Club, including Annual General and Special General Meetings, each Member shall be entitled to one vote. In the event of an equal vote the Chairman of the Meeting shall have an additional and casting vote.

Voting at all Meetings shall be by a show of hands except where the Committee or Meeting Chairman decides voting shall be by ballot. At all Meetings, decisions shall be made by a simple majority.

Any Member entitled to attend and vote at a General Meeting of the Club may appoint another Member to attend and vote in their place. Notification of such appointment must be received by the Secretary at least 3 days before the Meeting.

29 Conduct at General Meetings

At all General Meetings the Chairman of the Committee or in their absence a Member selected by the Meeting shall take the Chair. Every Member present and entitled to vote shall have 1 vote upon every motion and, in the case of equality of votes, the Chair shall have an additional and casting vote.

30 Finance

- a) All Club monies shall be banked in an Account in the name of the Club
- b) The Treasurer shall be responsible for the finances of the Club and for providing a Report on the financial position as required by the Committee.
- c) The Treasurer shall ensure that the Club maintains adequate and appropriate insurance to cover the activities of the Club
- d) The financial year of the Club shall end on the last day of October in each year to which the Accounts of the Club shall be balanced.
- e) The Treasurer will present an audited statement of annual accounts at the Annual General Meeting.

31 Auditor

At every Annual General Meeting a Member of the Club, not being a Member of the Committee, shall be elected to serve as Auditor for the ensuing year. A vacancy occurring in the office of Auditor shall be filled by a person appointed for that purpose by the Committee.

32 Profits or Emoluments for Members

No Member shall, except for professional services rendered at the request of the Committee, receive any profit or emoluments from the funds or transactions of the Club.

33 Amendment of Rules

Amendments to this Constitution shall only be made at an Annual General or Special General Meeting of the Club. Notice of intention to amend or introduce a new Rule shall be sent in writing to the Secretary 14 days prior to the date of the General Meeting.

No such resolution shall be deemed to have been passed unless it is carried by a majority of at least two-thirds of the Members voting on it.

34 Bylaws and Regulations

The Committee shall from time to time make, repeal and amend all such Bylaws and Regulations (not inconsistent with these Rules) as it shall think expedient for the internal management and the well-being of the Club. All such Bylaws and Regulations shall be binding on the Members until repealed by the Committee or set aside by a resolution of a General Meeting of the Club.

35 Borrowing

If at any time the Club in General Meeting shall pass a resolution authorising the Committee to borrow money, the Committee shall then be empowered to borrow for the purposes of the Club such amount of money either at one time or from time to time and at such rate of interest and in such form and manner and upon such security as shall be specified in the resolution, and the Committee shall make all such dispositions of the Club property or any part of the Club property and enter into such agreements in relation to that property as the Committee may deem proper for giving security for such loans and interest. All Members of the Club whether voting on such resolution or not, and all persons becoming Members of the Club after the passing of such resolution, shall be deemed to have assented to the resolution as if they had voted in favour of it.

36 Notices; Members' Addresses

Any notice required by these Rules to be given or sent to a Member shall be deemed to have been duly given or sent on the next working day after it is posted if sent by pre-paid post to the address of the Member appearing in the Club books. Every Member shall immediately give to the Secretary written notice of any change in their address.

37 Monies

Any Member authorised to collect monies for or on behalf of the Club shall pay such monies to the Treasurer by the end of the Committee Meeting following such collection or specific event.

38 Property and Funds

- i) The property and funds of the Club will not be used for the direct or indirect private benefit of Members other than as reasonably allowed by the Rules and all surplus or profits are to be reinvested in the Club.
- ii) The Club may provide sporting and related social facilities, sporting equipment, coaching courses, insurance cover, medical treatment, away match expenses, post match refreshments and other benefits of Community Amateur Sports Clubs as provided for in the Finance Act 2002 and subsequent amendments thereto.
- iii) The Club may also in connection with the sports purposes of the Club:-
 - a) sell and supply food, drink and related sports clothing and equipment;
 - b) employ Members (though not for playing) and remunerate them for providing goods and services, on fair terms set by the Committee without the person concerned being present;
 - c) indemnify the Committee and Members acting properly in the course of the running of the Club against any liability incurred in the proper running of the Club (but only to the extent of its assets)
 - d) the Committee will have due regard to the law on disability discrimination and child safeguarding

39 Discipline and Appeals

- a) All complaints regarding the behaviour of Members should be lodged in writing with the Secretary.
- b) The Committee shall appoint a Disciplinary sub-committee who will meet to hear complaints within 14 days of a complaint being lodged.

Any Member requested to attend a Disciplinary sub-Committee shall be entitled to be accompanied by a friend or other representative and to call witnesses. The Committee (or its sub-Committee) has the power to take appropriate disciplinary action, including the termination of Membership.

- c) The outcome of the disciplinary hearing shall be put in writing to the person who lodged the complaint and the Member against whom the complaint was made within 14 days following the Hearing.
- d) There shall be a right of appeal to the Committee against either the finding or the sanction imposed or both following disciplinary action being taken.

The Committee shall appoint an Appeals Committee (a maximum of three) which shall not include Members involved with the initial disciplinary hearing but may include non Members of the Club. The Appeals Committee shall consider the appeal within 14 days of the Secretary receiving the appeal. The individual submitting the appeal shall be entitled to be accompanied by a friend or other representative and to call witnesses. The decision of the Appeals Committee shall be final and binding on all parties.

40 Dissolution

If at any General Meeting a resolution for the dissolution of the Club shall be passed by a majority of the Members present and entitled to vote, and if such resolution shall be confirmed by a resolution passed by a majority of three quarters of the Members present and entitled to vote at a Special General Meeting held not less than 1 month after that Meeting at which not less than one-half of the Members entitled to vote shall be present, the Committee shall immediately or at such future date as shall be specified in such resolution proceed to realise the property of the Club, and after the discharge of all liabilities of the Club, the Committee shall dispose of the net assets remaining to one or more of the following:-

- i) to another Club with similar sports purposes that is a registered Charity and/or
- ii) to another Club with similar sports purposes that is a registered Community Amateur Sports Club and/or
- iii) to the Sport's governing body for use by them for related community sports

41 Declaration

Chiddingfold Cricket Club hereby adopts and accepts this Constitution as a current operating guide regulating the actions of all of its Members.

SIGNED (CLUB CHAIR)

NAME: Ian R. Spicer

DATE: 12th January 2023




SIGNED (CLUB SECRETARY)

NAME: Charles J. R. Watts

DATE: 12th January 2023

Appendix II - Feasibility Study



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

CHIDDINGFOLD CC

NEW CLUBHOUSE AND ASSOCIATED WORKS



FEASIBILITY STUDY COST DOCUMENT

MARCH 2024



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

CONTENTS

1.0	OVERVIEW
2.0	INFORMATION ABOUT SPORTS CLUBHOUSES AND OUR PROPOSAL
3.0	OUR EMPLOYMENT ON THIS PROJECT AND THE WORKS UNDERTAKEN
4.0	CONSTRUCTION SPECIFICATION
5.0	INDICATIVE COST REPORT
6.0	EXCLUSIONS AND QUALIFICATIONS



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

Sports Clubhouses
103-105 Brighton Road
Coulsdon
Surrey
CR5 2NG

Mr. Matthew Wright
Chiddingfold Cricket Club

March 2024 (by email)

Dear Matthew,
Chiddingfold Cricket Club – Cost Document

We are now delighted to provide our outline cost document for the proposed new clubhouse and associated external works for Chiddingfold Cricket Club in accordance with the latest drawings submitted.

All prices quoted are based on educated assessments taken from the experience of working on similar projects. No prices are fixed and would be subject to detailed design and then tender.

This document provides the following:

- Information about Sports Clubhouses
- Our employment on this project so far and the works undertaken to date.
- Outline specification under each element to confirm what has been included, assumptions, risks and exclusions. Further information about the suggested form of contract and related information.
- Indicative cost estimate for the construction works for the new pavilion, access roads and car parking with supporting costs for the vegetation clearance, removal of existing hard standing, the cricket nets and the creation of the sports pitches and all weather pitches provided by Agripower Ltd
- Project exclusions, assumptions and qualifications.
- Next steps

We hope that this document provides the information that you require at this stage and we look forward to hearing from you once you have had the chance to review this document and the response to the Pre-App Planning Application is received.

Yours sincerely,

Andy Macdonald
Director, Sports Clubhouses Ltd



ALL YOUR SPORTS CLUB NEEDS UNDER ONE ROOF

2.0 INFORMATION ABOUT SPORTS CLUBHOUSES

ABOUT SPORTS CLUBHOUSES

Sports Clubhouses are a company that specialise in the design and project management of sport clubhouses, pavilions and sports facilities across the UK. Our website www.sportsclubhouses.com, showcases our project videos, buildings that we have delivered and some more in-depth information about the services we provide. We are professional services led with a wealth of experience in the sports industry which means that our facilities are bespoke and tailored to meet the requirements of our clients. Our team can take a project from initial conception, through planning, building control and tender before project managing the contractor to oversee the construction works on site, providing a complete turnkey package.

Importantly we are very well aware of club and sport life and we understand how to drive these type of projects forward, not just because of our considerable experience of delivering new buildings but because all of our team are personally involved in sport. Steve Macdonald has been a Club and League Chairman, has been a Surrey Cricket Foundation Trustee and formed the County's Facilities Working Group and Andy Macdonald has captained Purley CC's 1st XI and set up and run a Football Club. We are regularly recommended to Clubs, Associations and Schools in our design and project management capacity by Governing Bodies of Sport and Sport England.

We have built up extensive experience of designing and, formerly, constructing new sports buildings across the country for clubs, local authorities and schools. We have a number of similar projects that are currently in progress and, therefore, we feel that this project is perfectly suited to how we work and the type of projects that we want to be involved in.

CONSTRUCTION EXPERIENCE

As well as specialising in sports building design and consultancy, as outlined above, we have regularly been employed, over the last 8 years, as Design and Build Contractors on projects ranging in value from £500,000 to £2m.

I set out below a list of the construction projects we have undertaken in that period for your information:

<u>Project</u>	<u>Scope of work</u>	<u>Value excluding VAT (£)</u>	<u>Handover date</u>
Reed's School	Design and construction a large double storey cricket centre with associated changing rooms and socials spaces	£1.6m	October 2017
Ansty Village Centre	Design and construction of a double storey community pavilion	£1.1m	January 2021
Thame Town CC	Design and construction of a double storey cricket pavilion including	£1.1m	October 2018



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	demolition of the existing pavilion		
Ringmer Football Club	Design and construction of a double storey football pavilion	£900,000	August 2020
Harlow CC	Design and construction of a large single storey pavilion	£600,000	January 2017
Horley Tennis Club	Design and construction of a single storey tennis pavilion including demolition of the existing pavilion	£130,000	Summer 2014
Wendover Day Nursery	Design and construction of a large double storey purpose designed nursery facility	£1.7m	January 2021
Iford Golf Club	Design and construction of a single storey golf clubhouse including demolition of the existing clubhouse	£650,000	December 2021
Framlingham College	Design and construction of a four changing room single storey sports pavilion	£750,000	August 2017
Downsend School	Design and construction of a two changing room single storey pavilion	£400,000	June 2016
Horsham Rugby Club	Design and construction of a four changing room rugby changing room building	£600,000	November 2017
Horspath – Oxford Sports Park	Design and construction of a six changing room single storey modular building	£720,000	Summer 2018
Newdigate Brocus Pavilion	Design and construction of a large, single storey multi-user pavilion	£450,000	Summer 2016
Woburn Golf Club	Design and construction of a single storey fitting bay	£800,000	August 2020
Merchant Taylor’s School	Design and project management of a new Indoor Cricket Centre	£3.5m	November 2023

We also confirm that in 2020 alone, we had a total contract value on site at one time of almost £5m spread over 5 projects with all of these projects having to be delivered during the COVID pandemic.

However, we want to make it clear that we are not bidding for the construction work for this project nor will we be submitting a build tender as we are no longer offering construction services. We note our constructive track record purely to demonstrate our very recent experience of successfully pricing and then delivering sports facility related construction contracts.



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3.0 OUR EMPLOYMENT ON THIS PROJECT AND THE WORKS UNDERTAKEN

We now provide some contextual information detailing the works undertaken to date. We engaged with the client in late 2023 to understand their proposed vision. The client wished to investigate the potential for the development of cricket facilities on the site including two cricket grounds incorporating, initially, non turf pitches, new in and out access roads, car parking, cricket nets and a new pavilion. The latter having the ability to be extended adding two further team changing rooms to the initial two.

Sports Clubhouses provided a fee to undertake a feasibility study that included not only the design of the infrastructure, access roads, car parking and the pavilion but also initial design works for the playing areas incorporating non turf pitches and the cricket nets by Agripower Ltd. This included design drawings for the whole site and the associated facilities and an overall cost assessment which would enable the client to move forward to the next stages. The client accepted this fee proposal and Sports Clubhouses Ltd was formally appointed.

THE FINAL DRAWINGS AND DOCUMENTATION

Following detailed consultation with the client, we have been able to complete the detailed final drawings and documentation that is shared in accompaniment to this cost report.

COST REPORT

With the completion of all of the associated documentation, Sports Clubhouses have been able to complete the full cost report and this is set out later within the document.



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4.0 CONSTRUCTION SPECIFICATION

DRAWINGS

Before we set out the overall specification it is important to stress that all costs published are based on the set of drawings that have been produced and should be reviewed alongside this document. For ease, we now set out below the drawings completed:

DRAWING TYPE	PROVIDED BY	DRAWING NUMBER	DESCRIPTION OF DRAWING
Architectural	Sports Clubhouses	SC-CHID-ESP	As existing site plan
Architectural	Sports Clubhouses	SC-CHID-1 REV A	New Build Plans and Elevations
Architectural	Sports Clubhouses	SC-CHID-PSP REV. C	New Proposed Site Plan
Sports Pitches	Agripower Ltd	24024 01A	Proposed pitches layout

These drawings and reports provide the specification enabling us to put together the cost report.

SPECIFICATION for PAVILION and ASSOCIATED FACILITIES

Element	Specification
Preliminaries	Site office for the duration of the works Heras fencing Waste Clearance Site signage Contracts and Site Management Principal Designer – To handle the CDM requirements. Building Control – Costs for Building Control plan fee and inspection fee to cover the clubhouse works. Overheads and Profit
Groundworks, services and associated external works	Foundations – Foundation design will be subject to soil investigation in future so working budget allowed for now. Foul drainage – assume to connect to site foul drainage network subject to formal drainage design and CCTV survey of existing foul drainage. Rainwater drainage – construction of a new soakaway, attenuation or similar rainwater drainage technique for the building area and surrounding areas subject to formal drainage design. Services – PC Sum allowance of £50,000 for any new services.
Car parking, hard and soft landscaping	All as drawn. Car parking layout assume Bodpave finish with access road in tarmac to meet highways requirements and then hard and soft landscaping allowance. Creation of a



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	grassed over overflow parking area and new access and exits off the existing roadways.
Main construction works	<p>Scaffold – All scaffolding requirements to support the new works.</p> <p>External walls – All finished as per elevations so new timber cladding and lower brickwork.</p> <p>Internal walls – Constructed as either timber studs or metal studs ready for insulation and boarding.</p> <p>Roofing – Red metal tile.</p> <p>Structural works – steelwork and lintels etc as required.</p> <p>Fascias, soffits and guttering – Dark grey UPVC for guttering and fascias with timber soffits.</p>
Internal doors and cubicles	Decorated ply faced doors to meet latest fire regulations. Fire doors where required. Cubicle system for toilets as drawn.
External doors and windows	Double glazed commercial aluminium doors and windows in anthracite grey RAL 2016.
Screeding	Floor screeded and insulated to meet building regulations to new areas
All insulation and boarding	All new walls and ceilings to be insulated and boarded to meet latest building regulation requirements for energy, sound and fire minimum standards.
Skirtings and architraves	<p>Skirting – Painted timber skirting apart from in washroom areas where it will be capped and coved to aid cleaning.</p> <p>Architraves – Painted timber</p>
Electrics and Power	<p>Site temporary services throughout</p> <p>Distribution/Plant room installations</p> <p>SPD Surge Protection as per 18th edition regulations</p> <p>Power installations</p> <p>Disabled alarm</p> <p>New LED sensed lighting throughout</p> <p>New Emergency lighting</p> <p>Ventilation extraction to shower, kitchen and toilet areas</p> <p>Hand dryers</p> <p>Fire alarm system</p> <p>Security Alarm and CCTV system</p> <p>TV System Sky Q ready</p> <p>Data points installation</p> <p>PV Panels allowance</p> <p>Lightning protection</p>
Plumbing and Heating	<p>New space and water system to suit most energy efficient option likely to be a heat pump type principle</p> <p>Mechanical ventilation to CIBSE requirements. With allowance for inclusion of related air conditioning through cassettes. MVHR for changing rooms.</p>



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Kitchen space	Domestic kitchen type with similar ventilation. Not full blown stainless steel commercial kitchens.
Decorations	All new walls and ceilings (apart from tiled areas) skimmed and painted
Tiling	Tiling or whiterock to all splash backs in toilets plus shower spaces in changing rooms
Joinery	Joinery allowance.
Flooring	Supply and fitting of all flooring to new areas. All latexed and prepared as required. Flooring currently allowed as follows: <u>Toilets</u> - safety vinyl capped and covered by Polyflor or equivalent <u>Kitchen spaces</u> - safety vinyl covered by Polyflor or equivalent <u>Halls/Café and similar</u> - either carpet or wood effect vinyl (looks like timber flooring) dependent on client preference <u>Corridors</u> - either carpet or wood effect vinyl (looks like timber flooring) dependent on client preference <u>Changing rooms</u> - safety vinyl capped and covered by Polyflor or equivalent <u>Plant and stores</u> - painted screed
Ancillaries, IPS Systems and sanitary ware	Window boarding Sanitary ware Signage Mirrors and splashbacks Manifestation Disabled WC fit-out General fixtures and fittings and cleaning throughout Energy paperwork
Works to create sports pitches, install new 4 lane nets and clear unwanted site trees and hard and soft landscaping	See Agripower Ltd's incorporated costs schedule



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5.0 COST REPORT

Before we present the cost report, we set out our suggestions on the proposed contract and relevant information as this sets the context for our pricing document.

PROPOSED CONTRACT AND RELEVANT INFORMATION

Contract Form

We would suggest that for the construction works (entrances, access and exit roads, car parking, services incoming and the pavilion) the works are contracted under a JCT 2016 Design and Build Contract. The reason for using this contract is that the contractor will have to take design responsibility for all works. It is therefore important that the contract will adequately protect the Employer accordingly and this industry standard contract is perfectly suited to this project. A second tender would be issued on the same basis that would cover the site clearance, the creation of the sports pitches and the supply and installation of the 4 lane nets. Both contracts would be delivered together with careful integration between the two elements of works being co-ordinated by the professional team/project managers. It would be expected that the playing surfaces contractor would clear the site and set up the initial infrastructure including creating access, putting in a base for roadways and providing levels for the building contractor to then construct the pavilion, formal car parking and bringing in of services. An agreement to be reached between the two contracting elements over the shared and independent site parking, amenities and storage spaces leading to the development of a mutually agreed programme of works. The project managers would oversee the overall facility implementation with a specialist consultant to be employed to oversee the playing area development through to approval.

Insurances, Bonds and Collateral Warranties

All designers and engineers will provide confirmation of their professional indemnity insurance to a level agreed by all (usually £5 million). All risks building works insurance will need to be provided by the contractor to a value that covers the contract amount.

The client may wish to request a performance bond from the contractors which will help protect the Employer's investment should the contractor be declared bankrupt during the construction works.

It would be expected that the contractors would also sign design collateral warranties to cover the foundations, timber frame as well as the mechanical and electrical design.

Retention and Defects Period

The works would include a retention amount that would usually be around 5% so that money is held back during the works to cover defects. Half of this figure is released at practical completion with the other half released 12 months after practical completion following a defects review and sign-off process.



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Programme and Works sequencing

We assume that all works are undertaken concurrently with an estimated construction programme time of around 38 weeks.

Cashflow Forecast

The contractors will need to provide a cashflow forecast to be agreed as part of the contract that documents all payment dates in line with the programme and details the advance payments required for the building fabrication and deposits required for other material/item purchases.

The advance payments released for the building fabrication will be crucial as, with this system of build, the majority of the costs associated with the main building package are accrued prior to installation is commenced on site. These payments can be protected by use of a vesting certificate which will contractually link that payment against the materials paid for up front.

Valuation

The contractor would follow a standard monthly valuation process with payment received within 14 days of the due date. The valuation will be based strictly on works completed, any advance payments required and any materials purchased and on site.

VAT

We assume that all works will require payment of VAT on top of the net costs.

COST ESTIMATES

We now set out our construction cost estimates on the following page.



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NEW BUILD PAVILION ESTIMATE

SPORTS CLUBHOUSES - INDICATIVE COST ESTIMATE (all costs excluding VAT) - CHIDDINGFOLD CC - NEW BUILD	
Item Description	TOTAL
PRELIMINARIES	
Site office	£20,000.00
Heras fencing (provided within site works)	£18,500.00
Waste clearance	£21,000.00
Site signage	£1,000.00
Contracts and site management	£41,300.00
CDM - Principal Designer	£2,500.00
Building Control	£2,250.00
Overheads and Profit	£85,723.20
BUILD TEAM	
Groundworks relative to building	£137,100.00
Car parking plus hard and soft landscaping	£300,000.00
Utilities	£50,000.00
Main building works	£147,000.00
Screed and insulation	£18,000.00
Internal Doors and Cubicles	£12,750.00
External Doors and Windows	£24,400.00
Plasterboard, ceilings and insulation	£39,040.00
Skirtings and Architraves	£5,490.00
Electrics and Power	£54,900.00
Plumbing and Heating	£68,320.00
Decorations	£32,940.00
Joinery (allowance)	£5,000.00
Kitchen	£10,000.00
Tiling	£12,000.00
Flooring	£22,050.00
Shutters	£5,000.00
Sanitary ware and vanity systems	£10,000.00
Changing rooms	£8,000.00
Ancillaries (mirrors, cleaning, fixtures and fittings)	£3,000.00
CONSTRUCTION COSTS INCLUDING PRELIMINARIES	£1,157,263.20



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PLAYING FACILITY ESTIMATE – PROVIDED BY AGRIPower

Indicative layout attached. Assumes no attenuation and we drain to the ditch. The STRI report mentions this and says it flows overland in the field below. I took a look and it's going down a pipe but I suspect that's partially collapsed/blocked so when there's a lot of water, it backs up and runs overground to the stream. The soils are very silty there and they can be bastards to drain so it is 5m centres and secondary drainage. Some might say a bit heavy for cricket, but the ground has to be maintained during the down season and you won't get on it. Coming out of a winter like we've just had and I suspect the first months games wouldn't be happening.

Effective field area - 37,500m²

Ladies footprint - 12,200m²

Junior footprint - 7,600m²

SPORTS CLUBHOUSES - INDICATIVE COST ESTIMATE (all costs excluding VAT) - CHIDDINGFOLD CC - AGRIPower COSTS	
Item Description	TOTAL
BUILD TEAM	
Prelims/mobilisation	£25,000.00
Initial prep of ground, removal of ground veg whole site	£28,000.00
Topsoil strip (22,500m ² at 300mm 6,750m ³)	£27,000.00
Cut/Fill (5,900m ³)	£24,000.00
Topsoil replace	£27,000.00
Primary Drainage	£75,000.00
Secondary Drainage	£49,000.00
Sand amelioration 25mm	£54,000.00
Final cultivations & grading, fertilise & seed	£38,000.00
12 months establishment maintenance	£24,000.00
Non Turf Pitch x 2 (macadam based BVM)	£20,000.00
4 bay enclosed net	£70,000.00
6 strip natural square	£18,000.00
ALL COSTS	£479,000.00

There is of course additional clearing to do at the top of the site and the ditch that borders with the golf course needs sorting out to stop it flooding onto the ground.



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PROFESSIONAL FEES

Professional fees, reports and statutory payments allowance

We would recommend allowing, on top of the construction estimates above, a further 10% of the construction total to cover all required professional fees and reports to deliver the full project. This would cover the following (inclusive of all fees, surveys and reports):

- Fees to planning – budget total fees and report allowance is £25,000 excluding VAT.
- Fees during the detailed design/Employer's Requirement process - budget total fees and report allowance to be £65,000 excluding VAT.
- Fees during the tender process - budget total fees and report allowance to be £10,000 excluding VAT.
- Fees for the contract finalisation process - budget total fees and report allowance to be £2,000 excluding VAT.
- Fees during the construction process inclusive of the 12 month rectification period - budget total fees and report allowance to be £60,000 excluding VAT.

CONTINGENCY AND INFLATION

We would recommend allowing, on top of the figures published on the previous page, for a contingency of at least 10% of the construction cost and a further inflationary allowance of 5% of the construction cost at this stage.

EXCLUSIONS AND QUALIFICATIONS

- All costs provided are exclusive of VAT which will be charged at the standard rate.
- All contracts expected to be JCT.
- This document does not meet any specific BREEAM requirements.
- All prices are subject to any conditions or material changes imposed by Planning or Building Control either by formal letter during a review our design at Building Control Design Stage or following a site inspection as part of their official Building Control Inspection Process.
- Our prices are subject to review following issue of the detailed design so are not fixed price. They are indicative costs only based on educated assessments of the likely scope of works.
- Any changes to this specification will have a cost implication either by an additional cost or saving unless confirmed by Sports Clubhouses.



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OVERALL COST SUMMARY OVERVIEW

Based on the information provided in the previous pages, we now present our overall cost summary table overview below:

CHIDDINGFOLD CC - COST SUMMARY OVERVIEW		
	<u>Costs (excluding VAT)</u>	<u>Costs (including VAT)</u>
Access & car park	£300,000.00	£360,000.00
Pavilion	£857,263.20	£1,028,715.84
Playing surface	£479,000.00	£574,800.00
SUB-TOTAL	<u>£1,636,263.20</u>	£1,963,515.84
Fees 10%	£163,626.32	£196,351.58
Contingency 10%	£163,626.32	£196,351.58
Inflation 5%	£81,813.16	£98,175.79
TOTAL	<u>£2,045,329.00</u>	£2,454,394.80



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6.0 NEXT STEPS

Should the client want to proceed to the next stage then the next steps would be as follows:

- Submit a planning application.
- Undertake a complete tender exercise including a pre-tender qualification process (if required), finalising the tender documentation including all detailed drawings to building regulation level and then the tender process itself. The tender period is likely to be at least 6 weeks.
- Review the tenders received and interview the 2/3 most competitive contractors before confirming the decision to award the contract to the chosen tendering contractor.
- Work with the contractor to finalise the contract and establish the construction programme.
- The management of the complete construction programme from initial site possession through to handover.

Sports Clubhouses are able to work with you to take the scheme through the planning then tender process, finalise the contract and act as Employer's Agent during the construction works through to handover. We would be delighted to put together a fees proposal for these works should this be of interest.

I trust that this report provides the information that is required to complete this exercise but please come back to Steve or I with any questions or queries.

Yours sincerely,

Andy Macdonald
Director
Sports Clubhouses

Appendix III - Pre-application Letter from Waverley BC

Tim Dawes
Planit Consulting
tim@planitconsulting.co.uk

Claire Upton-Brown
Executive Head of Service - Planning Development

When calling please ask for: Simon Dunn-Lwin
Direct line: 01483523209
Switchboard number: 01483 523333
Email: simon.dunn-lwin@waverley.gov.uk

29 April 2024

Dear Sir,

Pre Application No: PRE/2024/00049
Site Address: CHIDDINGFOLD GOLF CLUB
PETWORTH ROAD
GODALMING

Proposal: New cricket ground, consisting of single-story cricket pavilion, enclosed nets, one 100-metre, another 80-metre diameter cricket grounds with two permanent central non-turf pitches, land re-contoured and re-graded to facilitate the cricket pitches and outfields which will include a new drainage system and expansion of the existing car park for up to 50 cars.

Thank you for your pre-application request in respect of the above site validated on 12th March 2024. The site area extends to approximately 4 hectares.

Having considered the information submitted, my understanding is that your proposals are as described above. The submission comprise the following plans and documents:-

Pre-app supporting letter from Planit Consulting dated 11th March 2024
SC-CHID-ESP – Existing Site Plan
SC-CHID-PSP rev c – Proposed Site Plan
SC-CHID-1DSP rev c – Detailed Site Plan - Proposed Pavilion
SC-CHID-1REV A – New Pavilion Plans and Elevations

Following my consideration of these proposals my response is as follows:

Relevant Planning History

WA/2002/16 37	Use of land for construction of a golf practice range ancillary to the existing golf club;	CHIDDINGFOLD GOLF CL PETWORTH ROAD	REFUSE
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	erection of building to provide covered bays together with netting and ancillary parking and access.	GODALMING 4SL	GU8	
WA/2006/01 35	Alterations to ground levels and the provision of a hard surface.	LAND CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	AT	REFUSE
WA/2006/13 46	Erection of a building to support "pay and play" facility together with change of use of existing clubhouse to a single dwelling (revision of WA/2006/0134).	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		REFUSE
WA/2011/20 44	Change of use of residential dwelling to a mixed use residential and occasional use for weddings and functions for a temporary period (revision of WA/2011/0644) (as amended by Noise Assessment received 11/01/2012 and additional Car Park layout plan received 16/01/2012).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		GRANT
NMA/2009/0 033	Amendment to WA/2008/0974 to provide revised internal layout, additional windows to east and west elevations and addition of first floor terrace.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		NON MATERIAL AMENDMENT ALLOWED
WA/2015/22 16	Application under Section 73A to vary Condition 1 of WA/2011/2044 (restricts use to a temporary period).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		INVALID
WA/2004/08 15	Erection of covered practice booths in new	LAND CHIDDINGFOLD	AT	GRANT

	location following demolition of existing, together with the erection of an outbuilding.(Implemented)	GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD, GU8 4SL	
WA/2015/23 04	Application under Section 73A to vary Condition 1 of WA/2011/2044 (restricts use to a temporary period), (follows invalid application WA/2015/2216).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
PLW/2014/1 278	Withdrawn 29/1/15 CH - fee refund requested Erection of a gazebo.	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	WITHDRAWN
WA/2019/11 70	Application under Section 73 to vary Condition 1 of WA/2015/2304 (restriction of time period of mixed use residential and occasional use for weddings and functions) to allow extension of period of mixed use for a further three years from the date of lapse of the existing permission (as amplified by parking plan received 02/10/2019).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2005/04 20	Erection of a storage building.	LAND AT CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD, GU8 4SL	REFUSE
WA/2008/09 74	Erection of a temporary building for "pay and play" facility together with the change of use of existing clubhouse to a single dwelling.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2007/08 11	Conversion of existing clubhouse building to	CHIDDINGFOLD GOLF CLUB,	GRANT

	provide a clubhouse at lower ground level with 6 residential units above.	PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	
WA/2020/16 05	Alterations to existing dwelling to provide 2 dwellings including alterations to elevations (as amended by plan received 09/02/2021 and amplified by Flood Risk Assessment received 11/02/2021 and by email received 17/03/2021)	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2002/25 24	Use of land for the provision of a golf practice range ancillary to existing golf club; provision of 12 driving mats together with parking and access (revision of WA02/1637)(as amended by letter 25/04/2003 and plans received 28/04/2003).	CHIDDINGFOLD GOLF CL PETWORTH ROAD GODALMING GU8 4SL	GRANT
WA/2011/06 44	Change of use of residential dwelling to mixed use residential and occasional use for weddings and functions for a temporary period.	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	REFUSE
WA/2006/01 34	Change of use of existing clubhouse to provide an independent dwelling together with the erection of a replacement clubhouse.	LAND AT CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	REFUSE
WA/1997/17 30	Erection of a conservatory.	CHIDDINGFOLD GOLF CLUB PETWORTH ROAD GODALMING GU8 4SL	GRANT
WA/1997/11 91	Erection of a maintenance shed; provision of a practice area including booths and fencing (as	CHIDDINGFOLD GOLF CLUB PETWORTH ROAD	GRANT

	amplified by letter dated 03/09/97).	GODALMING GU8 4SL	
WA/2012/13 41	Application under Section 73A to remove Condition 1 of WA/2008/0974 (temporary planning permission) to allow the permanent retention of clubhouse building.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/1992/03 92	Construction of new road and car parking, conversion and extension of existing dwelling to form a clubhouse. (Revision of WA91/0327)	HIGH BEECH FARM PETWORTH ROAD GODALMING GU8 4SL	GRANT

Enforcement Complaints

C/2011/00299

Enforcement Notices

No notices were found.

General Constraints

Footpaths	Footpath routes.	246
Ancient Woodland	Ancient Woodland areas.	Ancient & Semi-Natural Woodland
Ancient Woodland	Ancient Woodland areas.	Ancient & Semi-Natural Woodland
Strategic Housing Land Availability Assessment	Strategic Housing Land Availability Assessment database sites.	Land adjacent to Turners Mead, Chiddingfold
Special Advertisement Control Areas	Special Advertisement Control Areas	Area subject to special advertisement control
Neighbourhood Plans	Neighbourhood Plans	Chiddingfold

Community Infrastructure Levy (CIL) Zones Section 106	Zones where CIL payments will apply for particular applications. Section 106 agreements in place	CIL Charging Schedule Zone A wa92/392
Section 106	Section 106 agreements in place	WA/2008/0974
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also which constitute high structures.	Gatwick Windfarm
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also which constitute high structures.	Midhurst Windfarm
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also which constitute high structures.	Pease Pottage Windfarm
Agricultural Grade of Land	The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance	Grade 3
Ancient Woodland 500m buffer	500m buffer applied to areas of Ancient Woodland.	Ancient Woodland 500m buffer
Historic Planning Applications - Polygons	Historic planning application records which were pre-iLap.	WA/1977/1681 - - Decision: Refused - Proposal: Erection of a single storey building comprising stabling and exercise area in connection with the breeding of Arab horses erection of a haybarn - Appeal Decision:

Planning Policy Constraints

RE2	The Metropolitan Green Belt is a statutory green belt around London, England. It comprises parts of Greater London and the six adjoining "home counties".	Green Belt (GB)
RE3	Areas defined for their landscape character.	Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)

Relevant Development Plan Policies and Guidance

The relevant policies to this pre-application response are:

Local Plan, Part 1, Strategic policies and sites (adopted February 2018): Policies RE2 and RE3.

Chiddingfold Neighbourhood Plan 2013-2032 (2021): Policies KP1 (Settlement Boundaries and Green Belt), RL2 (Sports and Leisure Facilities), BE2 (Design Standards), TP4 (Car parking), RL4 (Public Rights of Way) and Policy I5 (Petworth Road Recreation Ground).

Local Plan, Part 2, Site Allocations and Development Management Policies (adopted): Policies DM1, DM14 and DM15.

South East Plan (saved policy NMR6).

Please note that the policy list above is not exhaustive and other policies relating to drainage, biodiversity trees and hedgerows, among others, would also apply.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant Policies of the above plans.

The relevant guidance documents to this pre-application response:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2016 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Hills AONB Management Plan (2020-2025)
- Chiddingfold Design Guide (2021)

Relevant Consultations

The proposals would trigger the need to consult the following statutory/other consultees:

- Environment Agency
- Lead Local Flood Authority (LLFA)
- Thames Water
- Surrey Wildlife Trust
- Natural England
- Sport England
- Surrey Hills AONB Unit
- SCC Highway Authority
- SCC Rights of Way/Countryside Access
- WBC Tree Officer
- WBC Environmental Health
- WBC Leisure Services
- Parish/Town Council

Planning Considerations

Principle of development

The Planit Consultancy supporting letter sets out the justification for the proposal in policy terms. The site is located within the Green Belt wherein the NPPF presumption against inappropriate development apply. However, the proposed use for leisure and recreation purposes is an exception under paragraph 154 c) notwithstanding the previous use of the site as a gold driving range with a car park implemented under permission WA/2004/0815 together with an outbuilding in 2004.

There is satellite visual evidence that the driving range was in use in 2009 but that use ceased by 2012 and the site remained overgrown, There is also visual evidence that the open field returned to agricultural use in 2021. The latest Google satellite imagery suggests it is still in agricultural use. The site is Grade 3 agricultural land. The assertion that the site is previously developed land is disputed for the purposes of NPPF Paragraph 154 g).

Notwithstanding the above, due to the visual evidence of the historical and current uses, it is considered that the proposed use for outdoor leisure and recreation is NPPF paragraph 154 c) compliant in principle. The impact of the proposed cricket pavilion and car parking on the Green Belt and AONB/AGLV is considered below.

Design and impact on landscape and visual amenity

Policy RE2 and RE3 of the Local Plan (Part 1) 2018 address developments within the Green Belt (GB), Areas of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLV) respectively. Policy RE2 protects the openness of the GB and resists inappropriate development in accordance with the tests set out in the NPPF. Policy RE3 protects the landscape character of the

AONB and AGLV, and where appropriate, seeks to enhance the distinctive character of the landscape surrounding proposals.

Policy DM1 of the Local Plan (Part 2) 2023 is an overarching policy addressing the environmental implications of development by resisting harm and deterioration of the existing environment, including impacts on biodiversity and climate change.

Policy DM14 d) provides the key test to preserve the openness of the GB taking into account the following:-

- i. The scale, mass, height and volume of the development;
- ii. The degree of activity likely to be generated, including traffic;
- iii. The duration of the development and its remendability; and
- iv. The extent of existing development on site.

Policy DM15 is applicable in so far as avoiding isolated development but takes account of the nature and functional needs of forms of development which are acceptable in rural areas, while recognising the natural beauty and intrinsic character of the open countryside. DM15 also recognise the benefits of best and most versatile agricultural land. In this instance the loss of Grade 3 agricultural land is considered to be outweighed by the public benefit of the community facility and planning history.

The proposal includes the provision of a single storey cricket pavilion building with a footprint of approximately 230sqm, and a ridge height of 5.16m. A clock tower at the southern end above the community room rises to 6.26m. A car park located adjacent to the pavilion to the west would extend almost the full width of the site with the main access from Petworth Road. Practice nets located to the south of the pavilion adjacent to the car park. Hedges and trees enclose the pond area. The remainder of the site boundary is also formed of hedges and trees

The majority of the 4 ha. site to the east comprise the two cricket pitches. The car parking area behind the pond comprise 45 spaces, including 3 disabled spaces located next to the pavilion. An overflow car park is located further south next to the boundary with 25 additional spaces. The built form and car park are clustered at the south western end of the site adjacent to the existing rectangular pond that virtually extends the full width of the site behind the site frontage but set back from Petworth Road.

The exemption from inappropriate development under NPPF paragraph 154 b) includes the provision of appropriate facilities (in connection with the existing use of land or a change of use). The pavilion, car park and practice nets are considered exceptions. Whether they impact on the openness is a visual and spatial test. The footprint of the pavillion would equate to approximately 0.6% of the total site area of 4ha. While the roof of the pavillion would be visible above the hedges and tree line from Petworth Road.

Given the above it is considered the visual impact of the pavilion would be confined to the roofline from Petworth Road. It would not be discordant with the proposed use or visually harmful in the context of the surrounding countryside within the Green Belt. By default, it is acceptable within the AONB and AGLV, subject to further consideration and advice from the AONB Advisor at application stage.

The car park (including the overflow car park) would occupy approximately 1650sq.m in area next to the pond. This equates to approximately 4% of the total site area. It is noted that the previous use as golf driving range included parking provision in the south west corner of the site in a similar location. The visual impact of the car park is considered acceptable given its secluded position and confinement within the overall landscape as described. It is therefore concluded that the proposal would be NPPF and Local Plan policy compliant.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Bethwins Farm Cottage and Keepers Cottage are located opposite the site entrance. The Cottage is located approximately 100m to the north of Bethwins Cottage on Petworth Road.

The submission states the use of the cricket pitches is seasonal and confined to April to September, with the main use comprising coaching and training sessions with matches against other teams. However, the intention is to have all year round community use of the pavillion. While the use of the cricket pitches located approximately 190m (to the nearest main pitch) from the nearest residential properties at Bethwins Farm and Keepers Cottage is not envisaged to be detrimental to amenity, the applicant is requested to consider the potential impact of 'ball strike' on the nearest neighbours and demonstrate appropriate mitigation/safeguarding measures.

The use of the pavillion all year round, depending on the nature of the use/events to be held, is considered acceptable in principle subject to further details and hours of operation at application stage.

Subject to the above, it is considered the proposal is capable of being Policy TD1 compliant.

Access and Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development under paragraph 111. I draw your attention to Waverley's Parking SPD (2013). Appendix 1 refers to 1 car parking space for 2 playing participants for 'field sports clubs' or individual assessment/justification. Notwithstanding the comments on the GB impact of the car park layout the proposed parking provision for 45 spaces with an overflow car park for an additional 25 spaces would exceed the guidelines. You are required to justify the provision of up to 70 car parking spaces, including any requirements for coach parking, and clarify the provision for active travel (cycle parking). The application would be formally referred to the County Highway Authority.

Prior to any formal submission, I would advise you to seek pre- application advice from the County Highway Authority with regards to the sustainability of the site, suitability of the access to accommodate the traffic associated with the proposed development and parking levels to ensure it is policy compliant.

Biodiversity and compliance with Habitat Regulations 2010

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

A Biodiversity Checklist is required to be submitted as part of any forthcoming application and is available on the following link:

[Waverley Borough Council - Biodiversity Net Gain and Checklist](#)

If the checklist identifies important habitats or the reasonable likelihood of any protected species being affected by the development then survey details and details of any mitigation/enhancement measures must be included with the application. The Natural England website contains helpful information in respect of this matter. It is considered a Preliminary Ecological Assessment (PEA) is required (see below).

Climate Change/Sustainability and Flooding

Waverley Borough Council have adopted a Climate Change and Sustainability Supplementary Planning Document (2022). The SPD is a material planning consideration in planning assessments. In particular the proposal is considered to accord with Chapter 4 which aligns with Policies CC1 and CC4 on climate resilience. Chapter 6 of the SPD refers to water efficiency. Paragraph 6.5 refers to support for water efficiency measures and water conservation techniques, including rainwater harvesting.

The site is located within Flood Zone 1. However the site area exceeds 1 ha and formal referral to the Environment Agency will be required. An FRA is requested with a drainage strategy for consideration by the Lead Local Flood Authority (LLFA).

Overall, It is considered that the proposal is capable of compliance with the NPPF and LP policies on climate change/sustainability and flood mitigation.

Other matters

In response to your specific questions set out in your letter I provide the following comments:-

S106 Contributions: No specific contributions are envisaged but you are advised to seek the County Highway Authority's views on whether sustainable transport contributions would apply. Specifically on active travel and upgrade to the existing public footpath 246 along the southern boundary

Reports: I agree that a PEA (see above) and a BNG Metric, would be required for consideration by Surrey Wildlife Trust. An Arboricultural Impact Assessment and method statement for tree protection as appropriate would also be required. A Transport Statement alluded to above and a Flood Risk Assessment (FRA) and Drainage Strategy is required. A renewable energy/sustainability statement would also address climate change and you are advised to consider Chapter 17 of the Local Plan Part 1 (2018) and the Climate Change and Sustainability SPD (2022).

Conclusion

It is my informal opinion that on the basis of the information provided, planning officers would be able to support the proposal subject to the items for further attention above. Detailed consideration will be subject to expert advice from statutory consultees at application stage. They are identified in the consultation list above

Yours sincerely,

Simon Dunn-Lwin

Simon Dunn-Lwin MA MRTPI
Principal Planner
Development Majors Team

Thank you for using Waverley's pre application advice service. We hope you found the response useful in developing your proposal.

Your proposal may require approval from the Building Control team. Building Control is a statutory requirement in addition to planning which ensures the project complies with the Building Regulations. This requirement is designed to ensure that your building is structurally sound; safe; energy and water efficient and secure. Waverley Borough Council Building Control Service offers a professional, approachable, independent and impartial service for Plan Checking and Building Site Inspection. We are also available to offer advice, guidance and solutions throughout the design and build stage from inception to completion. Please contact us when you feel the time is right to discuss your project in more detail on the Building Control direct line 01483 523323 or by email to buildingcontrol@waverley.gov.uk.

Submission of planning application

Further advice on submitting an application can be found on the Council's website at www.waverley.gov.uk, including relevant one-app forms, fee schedule and national and local requirements for validation.

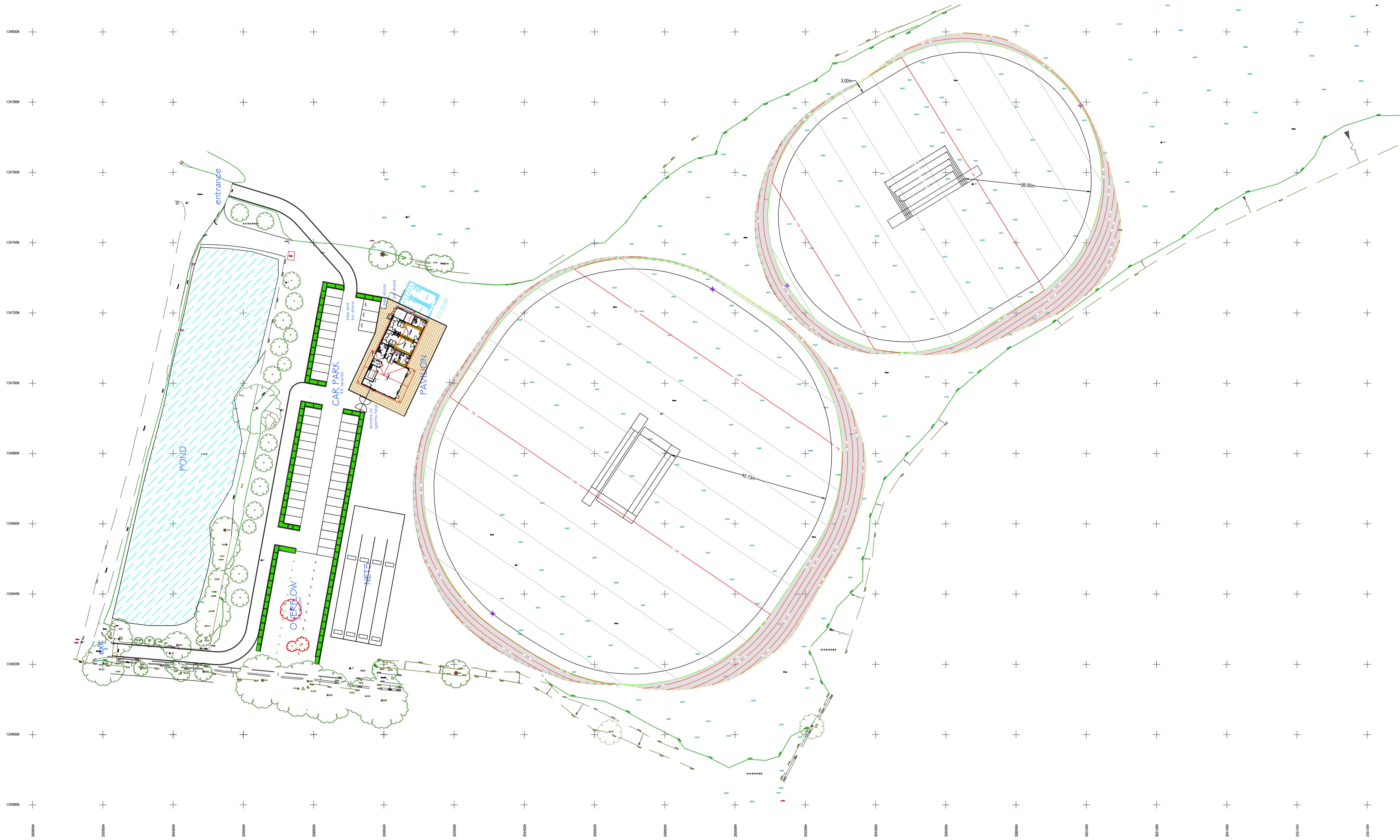
I trust the advice in this letter will be helpful guidance to you in processing your proposals. Nevertheless, I must confirm that the advice given in this letter forms my own personal professional

opinion and will not prejudice the formal determination of any forthcoming planning application by the Council.

You may in addition to this advice find it useful to discuss your proposal with Surrey County Council Highway Engineers for any proposal involving: a new or altered access, intensification of use of an existing access or any works to the highway. For further information contact 03456 009009. Please be aware that the County will charge separately for pre application advice.

Please note: If the red line boundary involves creation or alterations to access of the site across land which is not in the same ownership as the main site, please ensure that the correct ownership certificate is signed on the application form, and that notice is served on all owners of the land.

Appendix IV - Version 1 Designs



rev	detail	by	date
-	-	-	-

notes

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project title
**Chiddingfold Cricket Club
 Proposed New Facility**

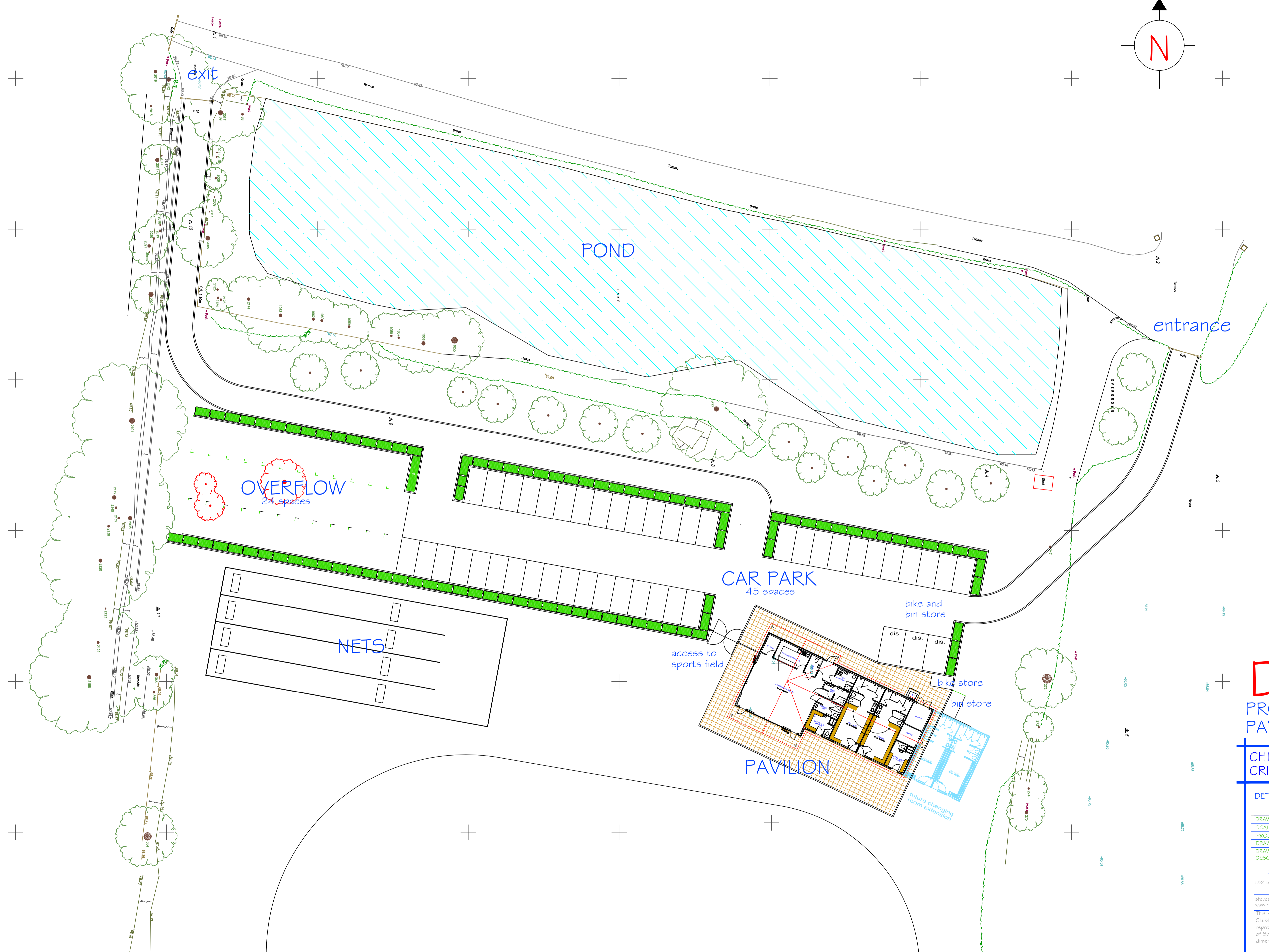
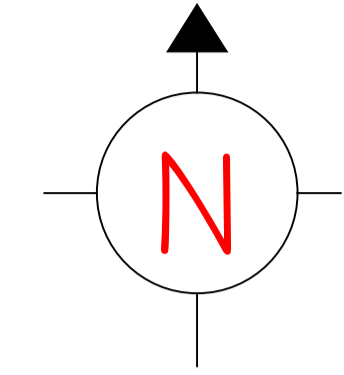
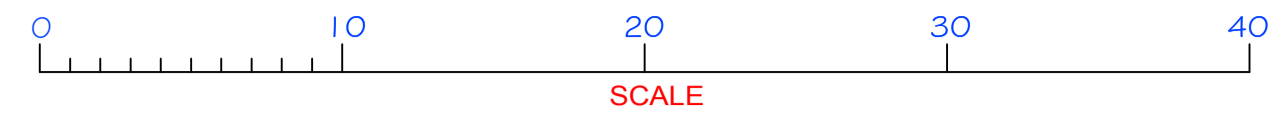
drawing title
Proposed Layout

drawing no. 24024 - 01A		revision ---	
drawing status draft for discussion		date 27.2.24	
scale 1:500 A1	drawn JA	checked GP	

client
Sports Clubhouses Ltd

Agripower Ltd.
 Broomfield Farm, Rignall Road
 Great Missenden, Bucks HP16 9PE
 01494 866776
 info@agripower.co.uk - www.agripower.co.uk

NOTE
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 2 All dimensions to be checked on site
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DSP

PROPOSED NEW PAVILION

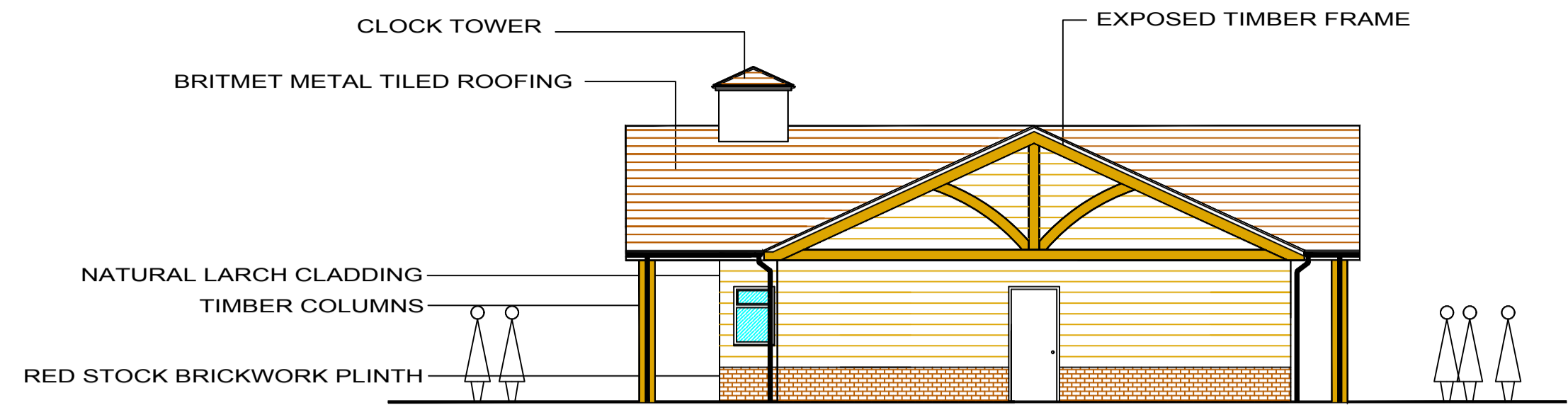
CHIDDINGFOLD CRICKET CLUB

DETAILED SITE PLAN

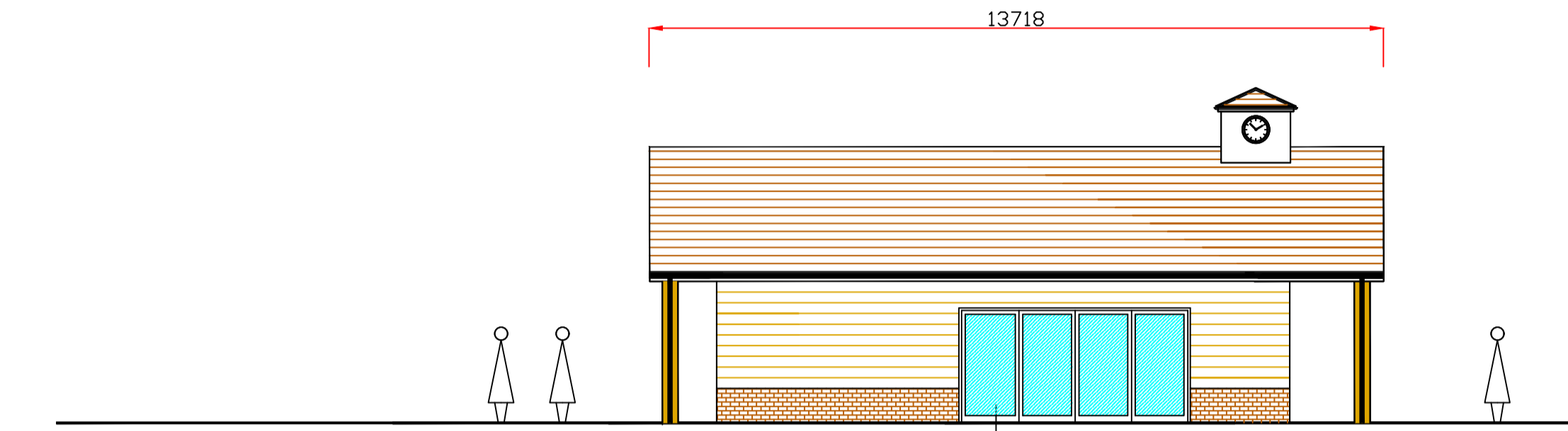
DRAWING No.	SC-CHID-1 DSP rev c
SCALE	1:250 @ A1
PROJECT DATE	FEBRUARY 2024
DRAWN BY	SM
DRAWING DESCRIPTION	PROPOSED NEW PAVILION DETAILED SITE PLAN

SPORTS CLUBHOUSES
 1 B2 BRIGHTON ROAD, COLLISON, SURREY, CK5 2NF
 TEL: 0208 660 0555
 steve@sportclubhouses.com
 www.sportclubhouses.com
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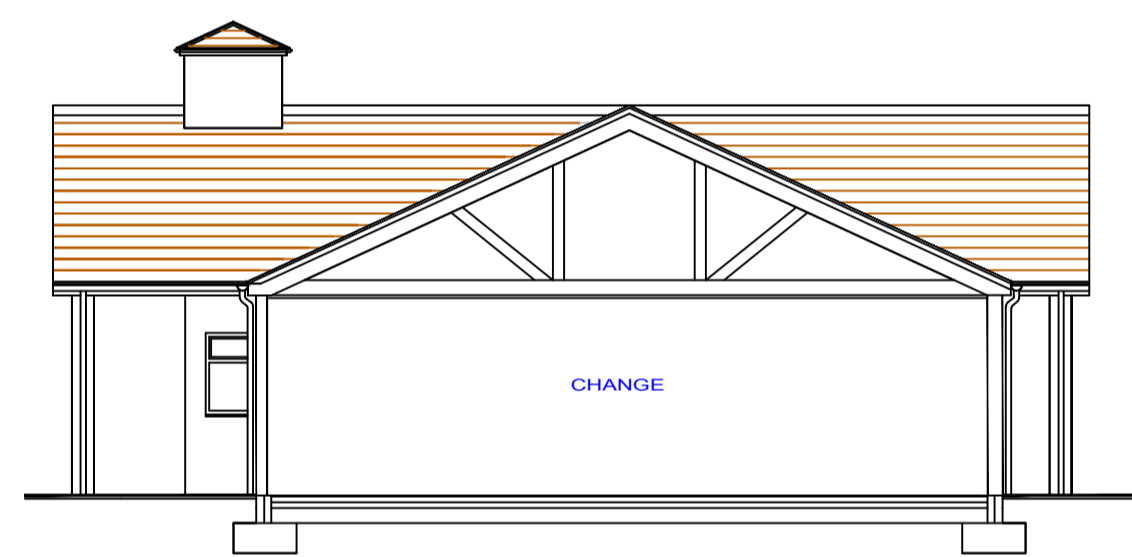
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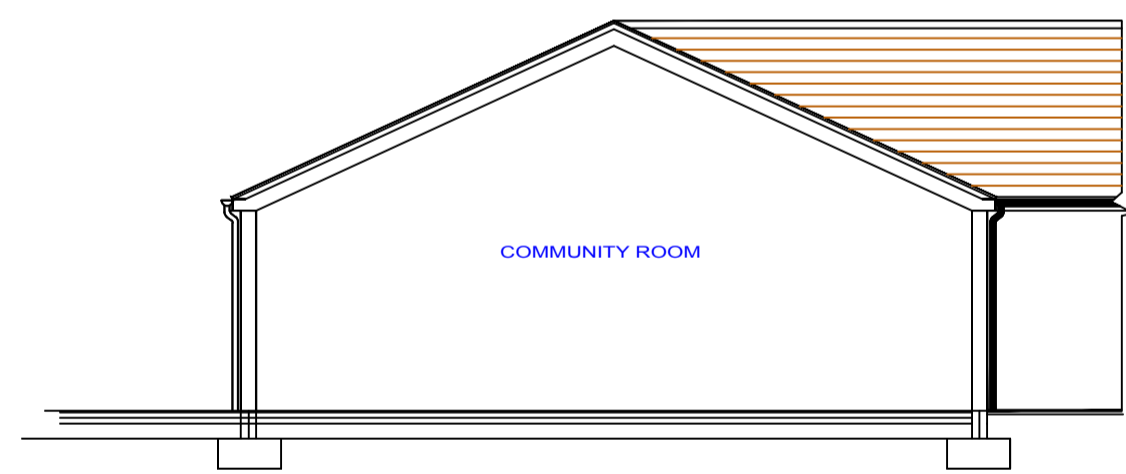
ELEVATION A



ELEVATION B

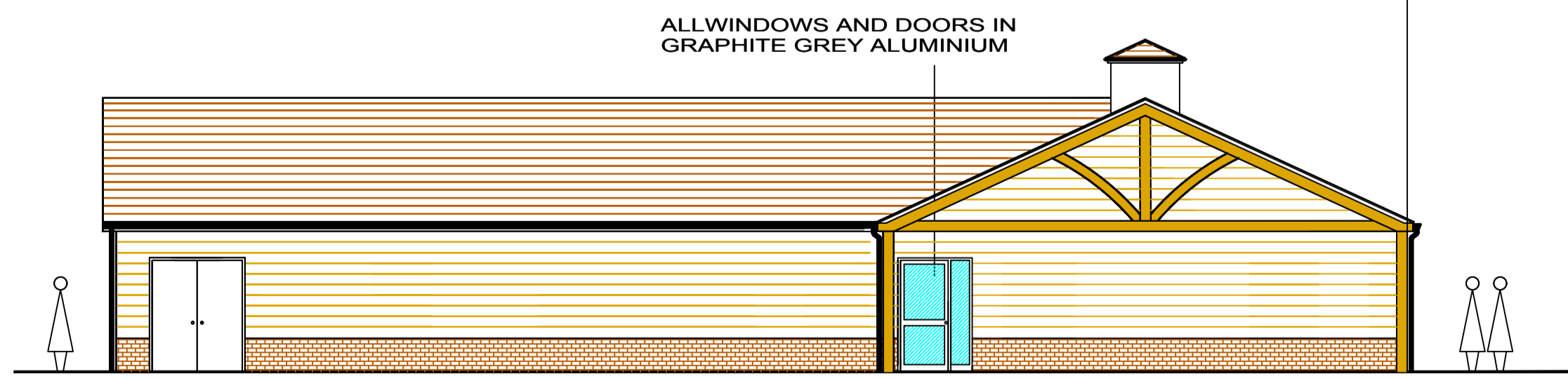


SECTION C-C

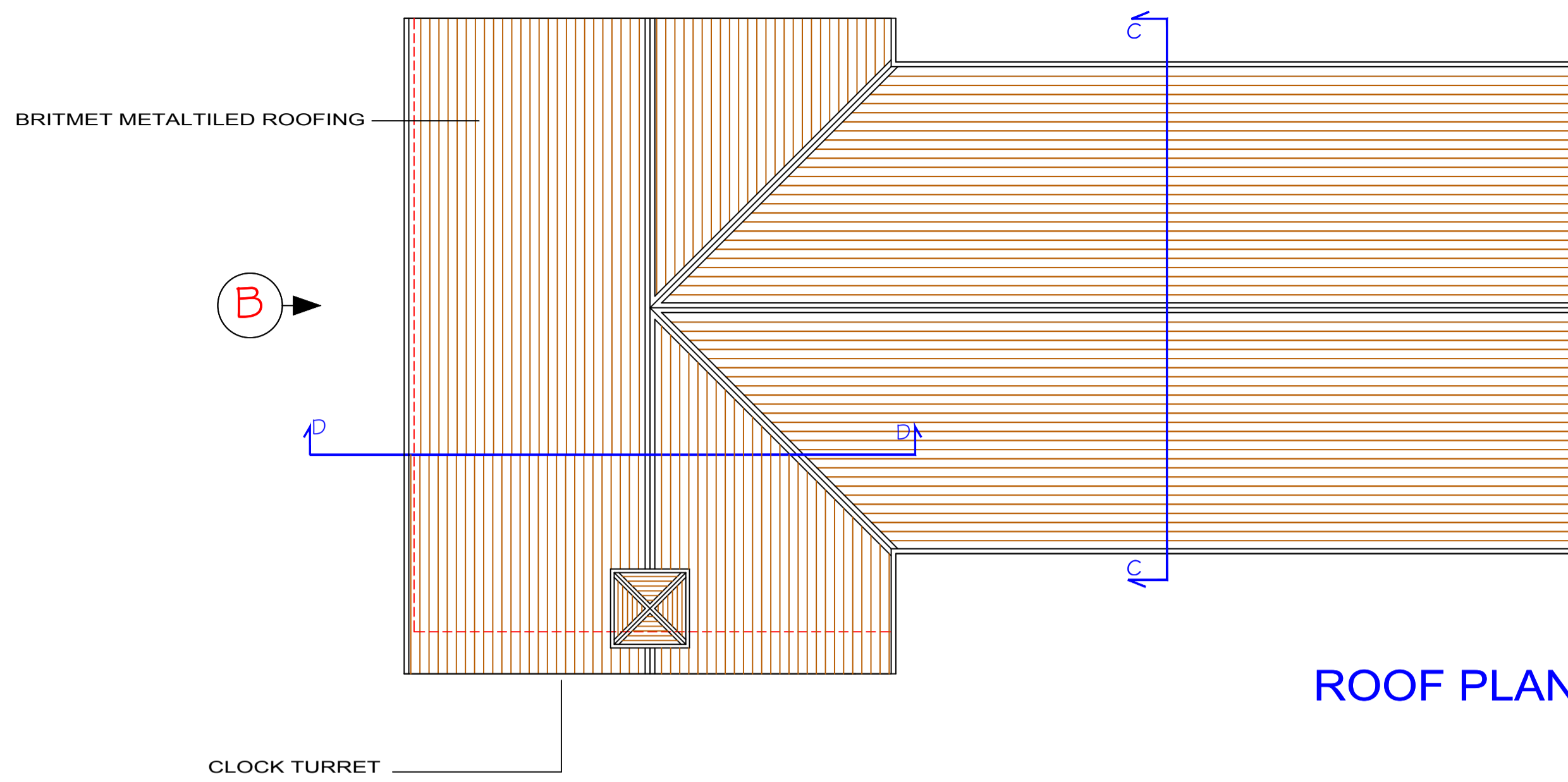


SECTION D-D

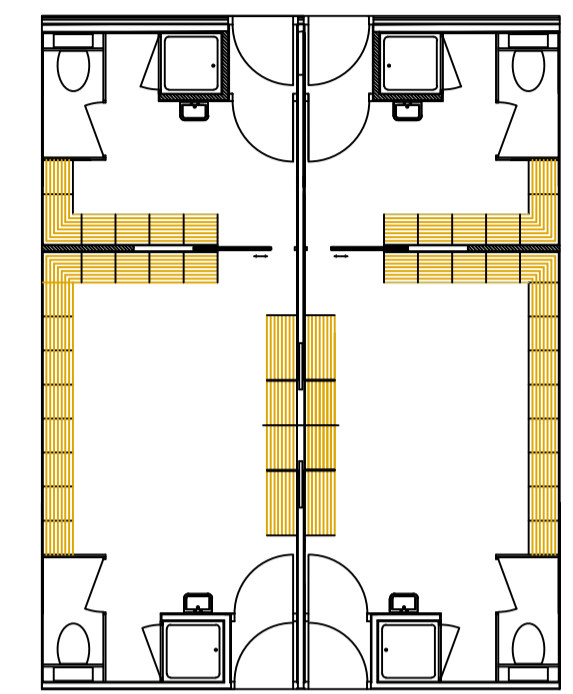
TOTAL SQUARE METREAGE
242 SQ M



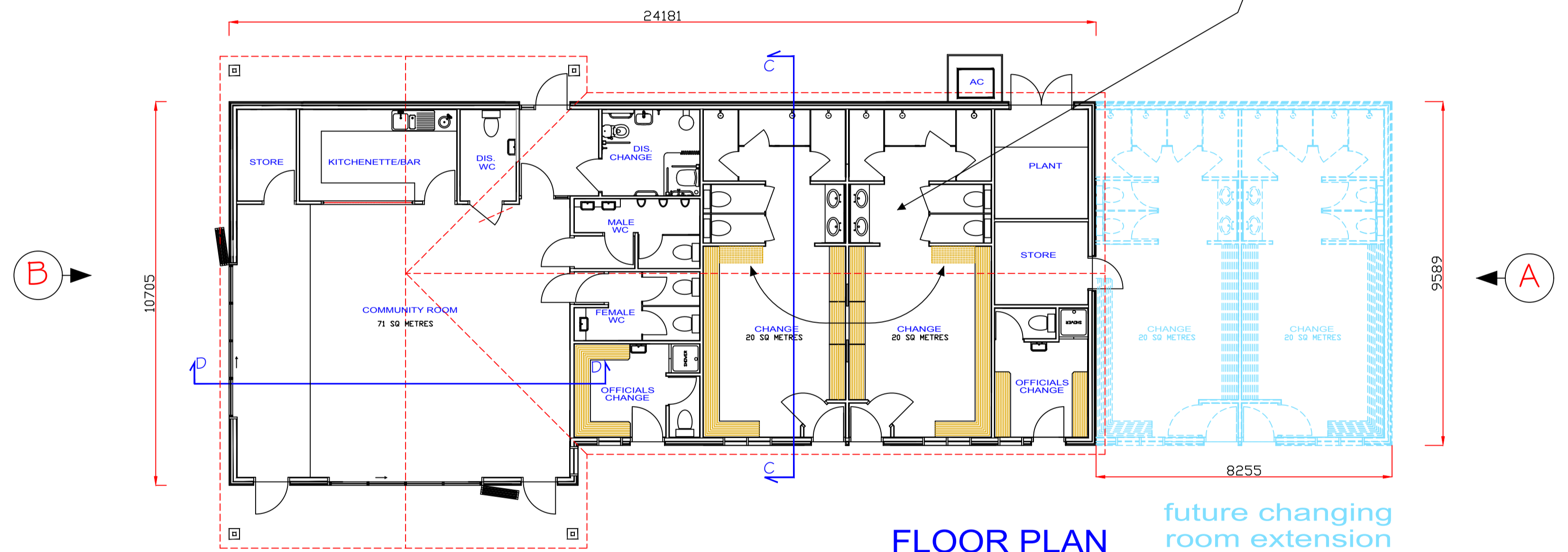
REAR (CAR PARK SIDE) ELEVATION



ROOF PLAN

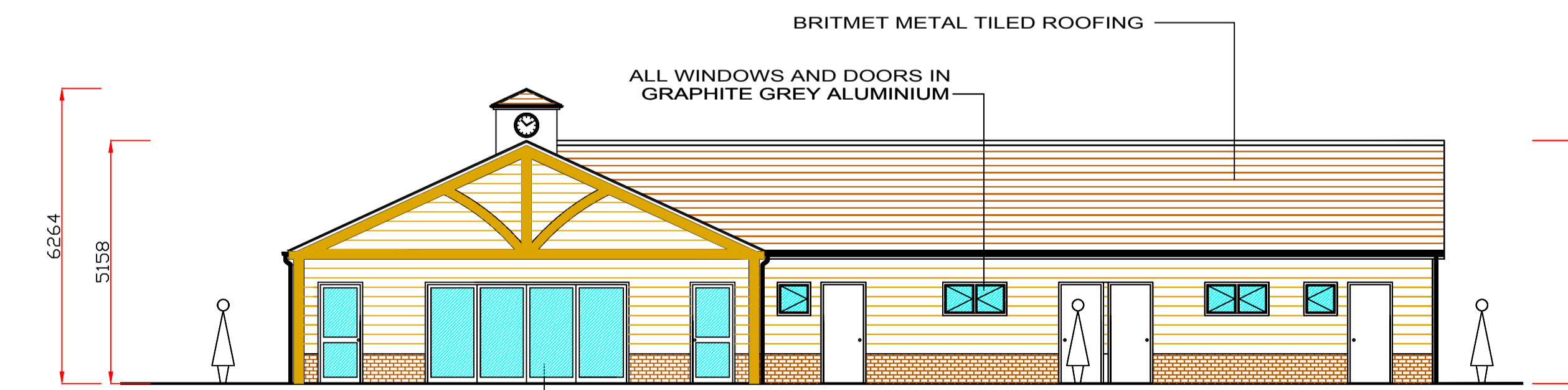


Alternative Changing Room Layout

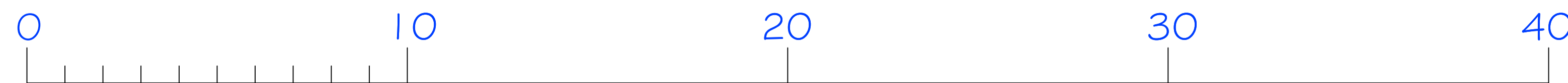


FLOOR PLAN

future changing room extension



PITCH FACING ELEVATION



SCALE

PROPOSED NEW PAVILION

CHIDDINGFOLD CRICKET CLUB

NEW PAVILION PLANS AND ELEVATIONS

DRAWING No.	SC-CHID-1 REV A
SCALE	1:100 @ A1
PROJECT DATE	FEBRUARY 2024
DRAWN BY	SM
DRAWING DESCRIPTION	PROPOSED NEW PAVILION PLANS AND ELEVATIONS

SPORTS CLUBHOUSES

182 BRIGHTON ROAD, COLLSDON, SURREY, CK5 2NF
 TEL: 0208 660 0555
 steve@sportsclubhouses.com
 www.sportsclubhouses.com

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Appendix V - Dunfold Park Garden Village Estimate

The Club has estimated 75-125 additional members as follows.

- The ECB's Impact of Cricket Report 2023 states that 2.6m people play cricket in England and Wales, with 595,000 core club cricketers. Approximately 60 million people live in England and Wales, this gives a 4.33% general participation rate and a 1% core club cricketers rate.
- From its website, DPGV plans to build 2,600 new homes, there are 2.5 people per household in Surrey, which implies 6,500 people will live at DPGV.
- Applying the participation rates to its population, DPGV is estimated to produce an additional 281 men, women and children playing cricket in some form.
- With some provision for facilities being planned for at DPGV, and Cranleigh CC being equidistant on the other side, not all these cricketers will come to Chiddingfold, but with the Club's focus on Women and Juniors, the Club anticipates a significant amount will.
- To arrive at its estimate of 75-125, the Club has split this demand equally between the three providers and placed a range on it.

Appendix VI - Cost of Ground Equipment

CHIDDINGFOLD CRICKET CLUB

Suggested equipment for use on a possible second ground (with costings)

Note: costings shown are inclusive of VAT

Delivery costs not included.

	<u>COST</u>
<u>Outfields</u>	
1) Gangmower (dependent on whether it can negotiate the embankments enclosing the two pitches). Baroness LM180 ride on – 5 unit gang mower (Lister Wilder price £15,600 plus VAT – see attached quotation)	£18,720.00
2) Boundary ropes (a 52m radius circle has a circumference of 330m) or possibly a white line marker. May only intend to use boundary flags. Durrant Cricket boundary rope trolley (holds 2no. 220m ropes). (2no. rope trolleys at £690 each)	£1,380.00
Durrant Cricket 220m coil of 32mm diameter rope (4no. 220m coils at £270 each)	£1,080.00
https://shop.durantcricket.co.uk/products/rope-winder	
https://shop.durantcricket.co.uk/products/boundary-rope-20mm?variant=45404295725345	
3) Sightscreens (especially at the Pavilion end on Pitch 1 and possibly at the other end on Pitch 1). (2no. sightscreens 5m wide x 4.5m high at £1,620 each)	£3,240.00
https://www.3dsports.co.uk/product/pro-poly-cricket-sight-screen/?_gl=1*_th7r2s*_up*MQ..&gclid=EAIaIQobChMIiLD5laWwhgMV-Y5QBh2V2wnMEAQYCCABEGJrEPD_BwE&attribute_pa_options=standard-base	
<u>Surrounds and the lower field</u>	
1) Petrol strimmer/brush cutter.	£800.00
https://www.sam-turner.co.uk/products/stihl-fs-461-c-em-petrol-clearing-saw?variant=40041221259403&fo_c=603&fo_k=8eb73581a49e2d0815e4622e077a8138&fo_s=GPLAUk&utm_source=google&utm_medium=cpc&utm_campaign=pmax_fo_mac_win&ad_source=1&gclid=EAIaIQobChMIytWe-aiwhgMV5o1QBh1fqAGkEAQYASABEGJyQPD_BwE	
2) Arrange for a Contractor to cut the surrounding areas and rough grassland areas.	
3) Possible petrol rotary mower.	£1,279.00

https://www.mowers-online.co.uk/hayter-harrier-56-autodrive-vs-rear-roller-lawnmower/?gad_source=1&gclid=EAIAIQobChMIzpn1u6qwhgMVI4hQBh0tSQ0cEAQYB yABEgLjL_D_BwE

Grass strips (if ever used)

- 1) Cylinder mower (suggest Dennis FT610 complete with verticutter and scarifier cassettes). Metal cassette stand.

Dennis FT610 Power unit – petrol – 24” includes grass box and combe

(Lister Wilder price £5,526 plus VAT – see attached quotation) £6,631.20

10 Blade cassette

(Lister Wilder price £1,400 plus VAT – see attached quotation) £1,680.00

Verti cut unit Tungsten tip

(Lister Wilder price £1,628 plus VAT – see attached quotation) £1,953.60

Scarifier unit 2mm Tungsten tip

(Lister Wilder price £1,715 plus VAT – see attached quotation) £2,058.00

2) Poweroll 15 roller	£12,450.00	
	key start engine	£450.00
	scrapper bars	£150.00

		£13,050.00
	VAT at 20%	£2,610.00

		£15,660.00

<https://www.poweroll.com/poweroll-15.php>

- 3) Sorrell roller

600mm wide £782.62

https://www.pitchcare.com/products/sarel-spiking-roller-1?currency=GBP&variant=40956999073835&stkn=b8ec073def67&gad_source=1&gclid=EAIAIQobChMI_Yao1q-whgMVP5xQBh3fsgZsEAQYASABEgJNQfD_BwE

- 4) Bowdry

Durrant Cricket price £670 plus VAT £804.00

<https://shop.durantcricket.co.uk/collections/bowdry>

- 5) Solid tine spiker (e.g. Sisis Superturfman).

Groundsman 345MD Includes tines and holders

(Lister Wilder price £6,800 plus VAT – see attached quotation) £8,160.00

https://www.groundsmanindustries.com/product_detail.php?sID=93

- 6) Flat sheets to cover the prepared strips. (Mobile covers unlikely to cope with getting up the embankments on to the pitch).

2no. flat sheets 25m x 4m 200gsm (£250 plus VAT each) £600.00

OR

2no. flat sheets 25m x 4m 350gsm (£500 plus VAT each)

https://shop.durantcricket.co.uk/products/flat-sheet-200gsm?variant=45332677296417¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&utm_source=cpc&gad_source=1&gclid=EAIAIQobChMIiO2ckLGwhgMVzpNQBh00iwitEAQYAyABEgIrhfD_BwE

https://shop.durantcricket.co.uk/products/flat-sheet-350gsm?pr_prod_strat=jac&pr_rec_id=8e3519e03&pr_rec_pid=8304706781473&pr_ref_pid=7984312582433&pr_seq=uniform

- 7) Cricket crease marker frame. £164.99

https://www.networldsports.co.uk/cricket-crease-marker.html?gad_source=1&gclid=EAIAIQobChMIiffgqbuwhgMVRJBQBh0RrAsiEAQYASABEgKX6PD_BwE

Non turf wickets

- 1) Pedestrian Powerroll roller to occasionally roll the non turf strips. (30 inches wide roller). (£1,045 plus VAT) £1,254.00

<https://www.powerroll.com/powerroll-hand-roller.php>

Groundsmans Store

CJRW

25th April 2024

28th May 2024 – budget costs added

Appendix VII - Planning Consultancy Costs

Report Type	Inc VAT - £
Pre-App	2,450
Assessment	4,200
Travel Plan	2,400
Traffic Survey	900
Road Safety Audit	1,800
PEA	2,556
Biodiversity	3,420
Survey	858
Assessment	294
Report	780
Meetingx3	558
FRA & Foul and Surface Water Strategy	3,540
Energy statement and strategy report	2,040
Part L	1,680
Designs + PM	4,170
Designs	600
Application	6,000
Application fee	2,535
VAT advice	6,000
Lease advice	6,000
10% Contingency	5,329
	58,110