

Halesworth Campus Project

The Master Plan for the site

This development will bring vital health and care provision to Halesworth and the surrounding area and will deliver top quality sports, fitness and education facilities and opportunities for local people.

The Campus facilities, designed around community needs, will be self-supporting and owned and overseen by the local charity – Halesworth Campus.

We are working with our partners for this project, Pulse, Sentinel Leisure Trust, Halesworth Health and Construction Training Specialists to ensure that priority is given to local needs. This will bring a strong sense of local ownership and accountability.

We have illustrated on this Master Plan our intentions for the site, and it is our ambition to deliver this exciting project over the next 5 years to 10 years.

In the short term

In order to release the land for the development of the Health and Care facilities Halesworth Campus has agreed to sell 6.2 acres of the former Halesworth Middle School site to Castlemeadow Care. The capital receipt from the sale will go towards funding phase one of the sports and leisure developments.

We will also be exercising due diligence and satisfying ourselves that all steps we take are in accordance with charity law.

With the sale of part of the site to Castlemeadow Care, Halesworth Campus is seeking to acquire additional land to ensure there is sufficient space for all phases of the project. Negotiations continue with an adjoining landowner for a land swap that would give Halesworth Campus around 2 hectares of extra land.

Next Steps

We and our partners will be completing the planning application process with Waveney District Council for the entire scheme. We anticipate that the process of gaining planning permission will take approximately 4 months.

This Master Plan will show all elements of the sports and fitness facilities;

Outdoor sports

- 3 x Junior football pitches/mini soccer pitches
- Full size 3G all weather artificial pitch with floodlights, incorporating markings for 3 x 7-a-side pitches and junior /mini soccer (also suitable for rugby training).
- Improvements to access road and suitable car and bicycle parking provision for the whole site
- Changing rooms for outdoor pitches
- 3 x tarmac tennis courts with markings for netball (provision for floodlights, within 3 years)

Indoor sports

- 50-75 station fitness studio
- Spin/class studio/flexible space
- Community café
- Changing rooms
- Sufficient storage space
- Sports hall (3 x badminton court size)
- Swimming pool (20x8m)

Education

- Classroom and teaching space for health, sports and leisure students
- Classroom space for construction training
- Practical classroom facilities for construction training
- Practical facilities for leisure and health vocational studies

The Delivery Plan

A project of this size and scale will require significant resource planning. Our available budget for the project at this stage is around the £2.2 million mark. Initially this will not achieve all that is indicated on the Master Plan; however it will go a long way to meet the majority of the initial needs, which is a great start.

Our aspirations are much higher than that, which is why as a team we are urgently seeking further funding opportunities. This process will continue throughout the delivery phase, allowing us to bring forward additional elements of the project as and when funding streams come on line.

As we firmly believe this is a once in a lifetime opportunity to provide essential health and sports facilities for the local community, and this will be the catalyst for us to deliver our wider aspirations, we have determined the best way to move forward is to deliver the project through three phases.

Phase 1

Phase 1 will take up to 18 months after planning permission is granted. Priorities will include completion of the sports building including café and changing rooms. Also installation of full-size artificial surface pitch.

We intend the following to be delivered during the Phase 1 programme. The selection of what is built exactly when will be based on four main criteria:

1. The nature and scale of local demand for sports, leisure and training
2. What we can afford to build
3. The facility/activity mix that on balance will be self-sufficient in terms of operating costs and repairs and maintenance
4. The activities/facilities for which there is significant external funding available.

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Throughout the formal planning process we will further refine this scheme in order to meet the needs of the project.

Phase 2

Phase 2 will be the delivery of the sports hall. The price to deliver the sports hall to our requirements as shown on the Master Plan will be in the region of £1- £1.25 million.

Phase 3

Phase 3 will be the swimming pool. The cost of delivering the pool to our requirements as shown on the Master Plan will be in the region of £1.75m- £2.25 million. We would also need to be able to fund a replacement programme (for plant and equipment infra structure) and ongoing operational running costs. We continue to actively explore external funding opportunities and innovative ways of completing this as a priority within 5 to 10 years.

High Level Plan indicating milestone dates

Element	Target date for completion	Comments
Pre-planning, public survey and meetings	From 2014 to July 2017	Several events and programmes completed to date
External funding opportunities	Ongoing	Actively explore options to support phase 1 and accelerate delivery of Phases 2 and 3
Planning application to be submitted	Summer 2018	Final stages and on target
Agree scheme final design	Autumn 2018	Planning and design changes to be made through consultation
Agree final scheme, Phase 1, operational costs and building feasibility costs	December 2018	This will allow certainty of scheme and budget for tendering
Tendering process of final scheme and necessary planning changes	December 2018	These two elements can run together
Phase 1 construction starts	Spring 2019	Work starts on site
Phase 1 completion	Autumn 2019	May be possible for a phased opening of facilities
Site Opens	January 2020	Target long stop date
Phase 2 Sports Hall	Autumn 2019 (date moves back or forward and dependant on funding being secured)	Starts when suitable funding secured and business plan approved. Allow six months lead in for any Planning amendments and tendering of works Rest of site to remain open with limited disruption and closure
Phase 2 Sports Hall completion	Autumn 2020	Allow 12 months maximum
Phase 2 Opens	January 2021	Long stop date
Phase 3 Swimming Pool	January 2021 (date moves back or forward and dependant on funding being secured)	Starts when suitable funding secured and business plan approved. Allow six months lead in for any Planning amendments and tendering of works