

Registered Charity No. 1142340
The Brig
St. Mary's Road
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Proposed improvements to the garden at The Brig and land around St Mary's Road

The Brig, including the building, car park and garden, has been owned under freehold by ACSF since 2014. The land around The Brig and St Mary's Road, including up to the boundary with Martin Frobisher School (the shaded area in the plan below) was leased to ASCF on a 30 year term by the Council in February 2016. This transfer was undertaken following a public consultation exercise in 2013 and a business case being provided by ACSF to show that they could maintain the area during that 30 year period. So everything has been achieved following the Council's standard procedure for such asset transfers. In terms of future plans at The Brig and on the land surrounding it, ACSF is acting properly.

Plans for the Garden at The Brig

The garden area has been in poor condition for years. In order to make it safe and secure the rotting trees and badly damaged former hedge and fence have recently been removed and a new boundary fence installed. The garden is also now totally enclosed and separated safely from the car park area.

Following the securing of a £10,000 grant from Tesco Bags of Help, the garden will now be further improved to create a community area aimed mainly at children under 8 years of age. In the coming months some appropriate play equipment will be installed and the whole area levelled and reseeded along with the planting of a number of new shrubs and trees. A lot of the work is being delivered by our hard-working volunteers so it will take longer but the money will go further than if this work were wholly undertaken by contractors.

The garden area will be supplemented during the week by a community cafe to be created in the back room at The Brig and will also prove to be a pleasant family area on evenings in the summer months when people can enjoy a drink on the terraced area.

Plans for the Land at St Mary's Road

Under the terms of the lease, and as agreed at the Public Meeting held in February 2013, the area which incorporates the basketball court and has its boundary with the tarmac path will remain public open space for use by the whole community. As with the play area at Lock Lane, there will be a four foot boundary fence and gated access to prevent people cycling on the area and going on there with motorcycles, quads, etc. The public footpath which crosses that area will still exist. Additional plans include play facilities for older children, a walking path around the perimeter, selected tree planting and areas with picnic benches and tables. There will also be lots of grass space for other outdoor community activities.

Almost £10,000 of funding has been secured for these improvements and other significant grant applications are being considered. ACSF has the permission of the Council, as Landlord under the lease, to make these planned improvements. No planning permission is required.

Plans for the Land around The Brig and up to Martin Frobisher School

Altofts Juniors FC, a key partner of ACSF, already have over 150 children aged from 5 to 11 years using the sports pitches at Martin Frobisher School. Only a few parking spaces are available at the School. Additional car parking spaces are provided, weather permitting, using the grassed area along the bottom of the car park of The Brig. Permission for this was granted by the Council under licence from May 2015 until the lease was secured by ACSF in February 2016 who then granted Altofts Juniors FC the same permission under the terms of the lease. The area is used on Saturday and Sunday mornings from September to May and on some evenings in the summer months.

The current ground conditions dictate that parking in this area is only possible when the weather is dry. When this area is not in use and with only 20 car parking spaces at The Brig, the result is often inappropriate and unsafe parking on the surrounding streets including St Mary's Road, The Crescent and Churchfield Croft. This is a far from ideal situation for local residents and parents and their children.

A solution had to be found. After discussions with the Council the creation of an overflow car park on the same area of land was the only viable option. Access will be controlled via The Brig car park with no requirement to create new entrances onto the land via Churchfield Croft or The Crescent. A low impact proposal has been arrived at using 2 foot wooden boundary fencing and a rolled stone surface dressing. The size of the proposed car park and its exact formation are matters to be agreed via a Planning Application and consultation with the relevant Council departments.

On the remainder of the land leased to ACSF, i.e. between the proposed overflow car park and the boundary with Martin Frobisher School, there have been long held and publicised ambitions to create three new community sports pitches. With over 300 local children involved, Altofts Juniors FC do not have enough pitches of the required standard and are regularly using pitches outside of the village at significant expense to the club and parents. If the new pitches are constructed then that will bring the number of local children using the overall site closer to 250. There has to be sufficient safe parking to facilitate this level of use.

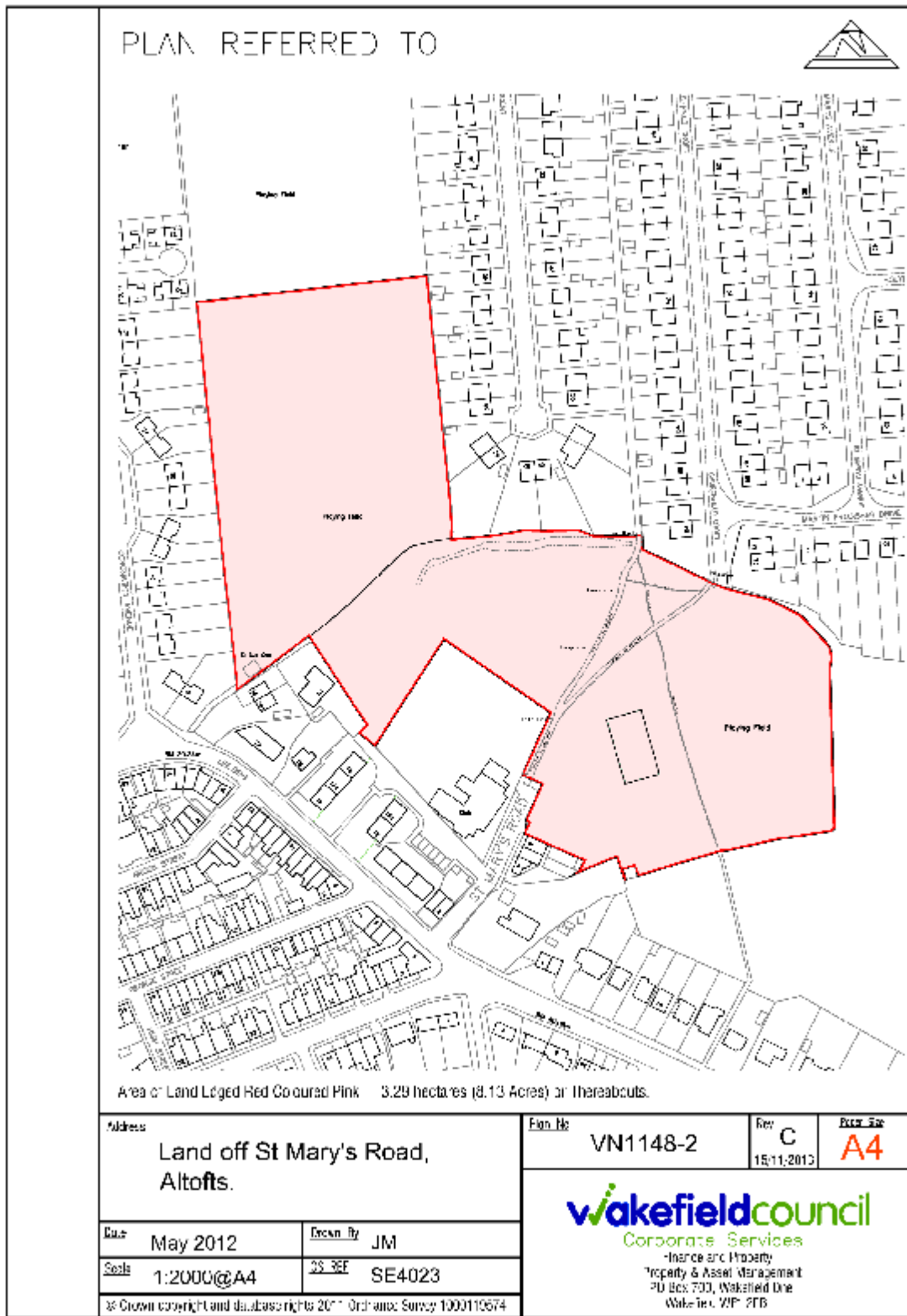
Although these pitches will be maintained at the expense of Altofts Juniors FC it is hoped that they will be regularly used by other community groups such as the local schools.

Given the ages of the children involved, it is not seen as necessary that changing facilities will be required for these new pitches. Social and toilet facilities will be provided from The Brig.

These plans for community sports pitches have also received the relevant permission of the Council as Landlord under the lease. Funding for the construction of these pitches is being actively sought through the Football Association and other grant bodies now that a 30 year tenancy has been secured.

Planning permission will be required to minimise impact on the neighbouring houses in Coronation Avenue and The Crescent which will back onto this area. In addition, a three metre access strip will need be maintained for those same houses to allow for continued use of any rear gates.

altofts community and sports foundation



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