

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD
BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Greatness Recreation Ground/Sevenoaks Town Football Club – Greatness Community Pavilion.

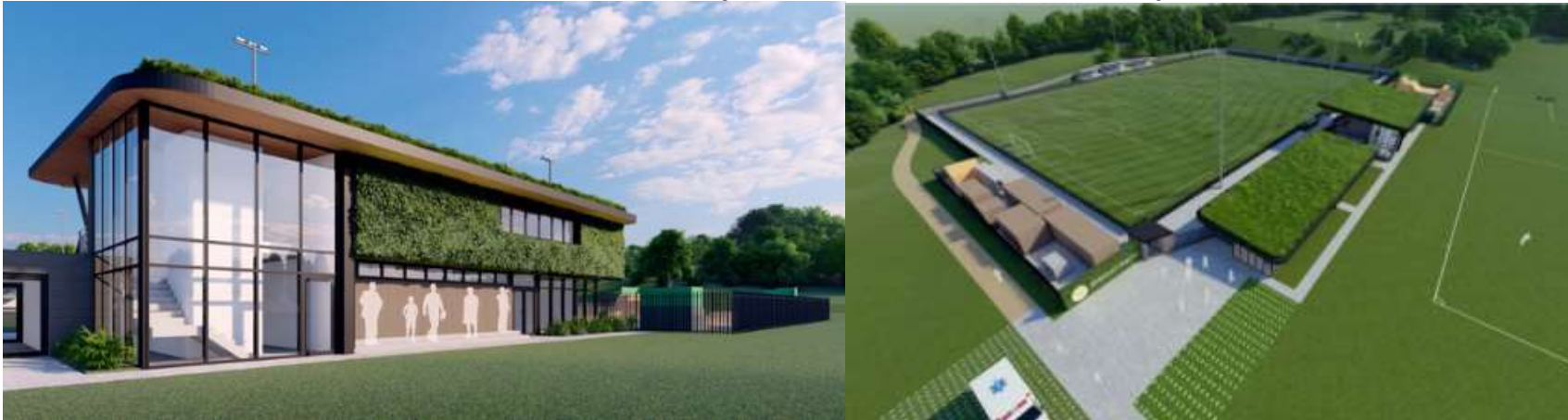
Description of Scheme
<p>The proposed scheme at Greatness Recreation Ground, Sevenoaks, involves the construction of a two-story community pavilion housing, multi-purpose activity spaces, treatment room, gym and associated facilities. - This CIL funding request will unlock significant funding from the Football Foundation to create a community asset which will be open to the public 7 days a week and support all users of Greatness Recreation Ground, whilst also assisting Sevenoaks Town Football Club to continue to help the local community to remain active with a particular focus on underrepresented groups and those in most need. The completed building will generate a sustainable income which will be used to ensure the facility is maintained and managed to secure community football for the next generation, and the multi-use design of the facility will facilitate the provision of community group exercise/counselling/support/information sessions in an inviting and informal setting and will be offered completely free of charge to strategic community partners who support vulnerable communities and underrepresented groups. This is a</p>

Description of Scheme

collaborative project working with these strategic community partners to achieve a common goal of improving the lives of the residents of Greatness and surrounding areas.

Planning permission has been approved, all planning conditions discharged and a significant amount of funding/investment already earmarked for the project making the deliverability of the scheme high

Artist impression of Greatness Community Pavilion



1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes

1	Working in Partnership	
	Organisation Name(s):	<ul style="list-style-type: none"> 1) Sevenoaks Town Council (Signed letter of Support required) 2) Football Foundation (signed Letter of Support Provided) <p>Community Collaborators</p> <ul style="list-style-type: none"> 3) Head in the Game (Mental Health Support) Letter of support provided 4) Sevenoaks Samaritans (Letter of support provided) 5) Sevenoaks Wellbeing Team (Letter of Support Provided) 6) Omnifit Sevenoaks (Letter of Support Provided) 7) Sevenoaks Foodbank/Hope Church (Letter of Support Provided) 8) ManVFat
	Responsible individuals(s):	<ul style="list-style-type: none"> 1) Linda Larter, Chief Executive 2) Paul Lansdale – Chairman Sevenoaks Town FC
	Signature(s) on behalf of other supporting organisations	Signed letters of support have/will be provided separately

Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.

Sevenoaks Town Council have provided a letter outlining its commitment to the project as identified in the Sevenoaks Town Neighbourhood Plan recently successful at referendum.

Sevenoaks Town Council who are the landowner and will therefore be landlord of the proposed development will have access to the facility for 2 hours per week free of charge to carry out youth work for identified target groups within the local community. This along with all other partnership arrangements will be secured via a mutually agreed Service Level Agreement (draft of which can be made available upon request) to ensure the security of access for the next 10 years (Subject to agreement). The attached signed letter of support outlines their continued support of this project and the importance it, and Sevenoaks Town FC, have in the local community.

Kent FA Understand the importance of Sevenoaks Town Football club and the incredible work that it does to support both grass roots football and also the wider community. Kent FA were supportive of the recently completed Local Football Facility Plan which is an independent document identifying areas of potential external investment. Greatness Park Pavilion was identified as a priority project.

**Kent County Football
Association Limited**

Kent FA Football Development
Invicta House, Cobden Park, London Road,
Ditton, Nr. Aylesford, Kent. ME20 6DQ
Tel: 01622 792140 Fax: 01622 790658
Email: info@kentfa.com www.kentfa.com



Paul Landsdale
Sevenoaks Town FC

Dear Paul,

RE: Sevenoaks Town Football Club – Funding Application at Greatness Park.

It was good to meet with the club to get an update regarding your plans for the proposed new pavilion at Greatness Park.

I am pleased to confirm that the project is identified in the Sevenoaks Local Football Facilities Plan and has been confirmed as a strategic priority of the Kent FA, Sevenoaks District Council, and the local football community. Kent FA are fully supportive of your efforts to improve the changing facilities and grass pitches on the site for the local football and wider community in general.

If you need any further support, we would be very happy to provide this.

Kind regards

Jeff Davis
Head of Football Development and Investment
Kent FA

Football Foundation have provided a signed letter outlining their indicative support for the scheme however as they are a “last resort” funder they need to see that we have exhausted all other funding avenues. The Football Foundation support is based on the evidence obtained in the Local Football Facility Plan which ranked the project as their priority Clubhouse/pavilion project in the region. They have

provided support and guidance throughout the design and planning process and remain extremely keen to financially support the scheme as a result of the incredible community outcomes that will be delivered from it.



25 July 2023

Dear Paul,

RE: Sevenoaks Town Football Club- Football Foundation Funding Application at Greatness Park.

Thank you for your recent update regarding your plans for a proposed new pavilion at Greatness Park.

I am happy to confirm for the purpose of your additional internal funding requests that we are expecting a bid from the Club for grant aid. At the stage of submission, we would expect all matters relating to the security of tenure, confirmed partnership funding, confirmation of planning, cost certainty (following the tender process) and all legal matters to be confirmed and evidenced within the funding application.

The Football Foundation provides grants for organisations in building or refurbishing facilities such as changing rooms/pavilions and playing surfaces for community benefit, with money provided by the Premier League, The FA and Government (via Sport England).

Unfortunately, I am unable to provide you with any written commitment of funding. All grant applications are independently assessed, and a recommendation is based on the bid's quality and the outcomes each project will achieve.

However, I can confirm it is a strategic priority of the Kent FA and Football Foundation to support Sevenoaks Town Football Club to improve the changing accommodation and grass pitches at the site to ensure that will have the greatest impact on local communities.

I hope this letter provides you with the reassurance of our support for the project, but if you or any of your committee members or partners would like to discuss this matter in any further detail, please do not hesitate to contact me.

Yours sincerely,



Lee Suter
Delivery Manager



As a collaborative scheme designed to support the local community to thrive, and following community engagement and local insight, there are various other organisations that will be partners on the project but more from an outcome perspective as opposed to a funding perspective. We do not want a lack of available capital investment to be an obstacle to partners getting involved in this project and supporting the local community. The ongoing delivery of the outcomes that they will be providing will count as their contribution to the scheme.

A key contributor to securing these outcomes will be Sevenoaks Wellbeing Team who will be using the facility as a hub for several their outreach programmes. As cost is always a barrier to providing community outreach and with facilities being expensive, the intention is to have an SLA in place which secures discounted access to the facility at mutually agreeable times for outreach programmes to be delivered for the local residents in most need, receiving free access.

Improved Mental Health

Sevenoaks Town Football Club already work closely with various agencies to support mental health within the community. Once the new facility is completed we will be introducing **Head in the Game** football focused mental health sessions which will run collaboratively with **West Kent Mind** and **Sevenoaks Samaritans** to help address the issue of poor mental health amongst men in the community, using football as the conduit to deliver this important advice with the aim of improving/saving lives.



I hope this letter finds you well. I am excited to share with you the incredible impact that "Head In The Game" is poised to have on the Sevenoaks community through our upcoming mental health football sessions.

In a world where mental health challenges have become increasingly prevalent, initiatives like "Head In The Game" play a vital role in fostering a supportive and inclusive environment. Our football sessions are not just about the sport, but also about creating a space where individuals can come together to address their mental health concerns, build connections, and find solace in shared experiences.

One of the most critical aspects of our program is its potential in suicide prevention. By providing a safe platform for people to talk openly about their feelings, struggles, and triumphs, we are paving the way for early intervention and support. The power of conversation cannot be understated, and our sessions will undoubtedly contribute to reducing the stigma around mental health issues, encouraging individuals to seek help when needed.

Moreover, "Head In The Game" is a haven for enhancing fitness and overall well-being. Physical activity has been proven to have a positive impact on mental health by releasing endorphins, reducing stress, and boosting self-esteem. Our football sessions not only offer an opportunity to improve fitness levels but also to engage with others who may be facing similar challenges. The camaraderie built on the field can extend beyond the sessions, forming lasting friendships that provide ongoing encouragement and support.

As we look ahead, I am confident that "Head In The Game" will become a cornerstone of the Sevenoaks community. By uniting individuals through the love of football and a shared commitment to mental health, we are creating a stronger, more resilient community. Together, we can make a difference, fostering an environment where everyone feels heard, valued, and supported on their journey to better mental well-being. Thank you for your support in making this initiative a reality. Together, we are taking important steps toward creating a brighter and healthier future for the people of Sevenoaks.

Regards

M Pinkney

Mark Pinkney CEO – Head In The Game



Dear Chairman

I am writing to you to offer the full support of Sevenoaks Samaritans with regards to the proposed Pavilion Project at Greatness Park.

We see the project as a step forward in being able to make a real impact to the physical and mental health of the residents of Sevenoaks. Having worked closely with you since our opening in Sevenoaks we appreciate Sevenoaks Town FC's commitment to the local community. The Club has been an valuable platform to raise the awareness of our services and therefore work towards our goal of reducing the amount of death by suicide. Your support has also been vital in us being able to fundraise and recruit new Samaritans therefore being able to maintain our service.

At the Club there has always been a very progressive attitude in offering its members, and the local community, so much more than just Football. Hopefully the new facilities will allow this approach to flourish. The "Head in the Game" initiative is one we are looking forward to working with you on as from our point of view it targets a couple of our very high-risk groups, i.e young people and Men under 50. The new Pavilion will be an important place for the delivery of the mental health sessions based around this scheme and indeed any workshops or support that we give you in the future.

As you know from having visited our premises, we lack any space to carry out meetings and training sessions and currently have to rent these when we need them. Looking at the plans, the use of the Function Room and the Meeting Room on occasions would be really helpful from our point of view, providing vital support to a local Charity and therefore the local Community.

We look forward to watching this exciting project develop and working collaboratively with you and other local organisations to improve Mental Health for the residents of the Sevenoaks Area.

Dave Hickson

Community Relations Lead

Sevenoaks Samaritans

105 St Johns Hill, Sevenoaks Kent TN11 3PF

Sevenoaks Samaritans is part of Samaritans, a charity registered in England and Wales (219931) and in Scotland (SC040602) and a company limited by guarantee registered in England & Wales (763171).

Strategic Youthwork aimed at Supporting Young people at risk

Working with **Sevenoaks Town Council**, this project will provide a guaranteed home for council supported youth sessions for the next 10 years. Having these sessions in the heart of the community, and in an area where many of the young people receiving the support will naturally congregate (Greatness Park) will really help the success of these sessions and guarantee maximum impact.

Social Community Walking Groups

Sevenoaks Wellbeing Team already host a social walking group on Thursdays at 2pm at Greatness Park, with the meeting point being the carpark. Once the pavilion is operational the meeting place will change to the community pavilion which will then enable refreshments and social interaction after each walk increasing cohesion and reducing isolation. The intention is to increase this offering to multiple days per week.

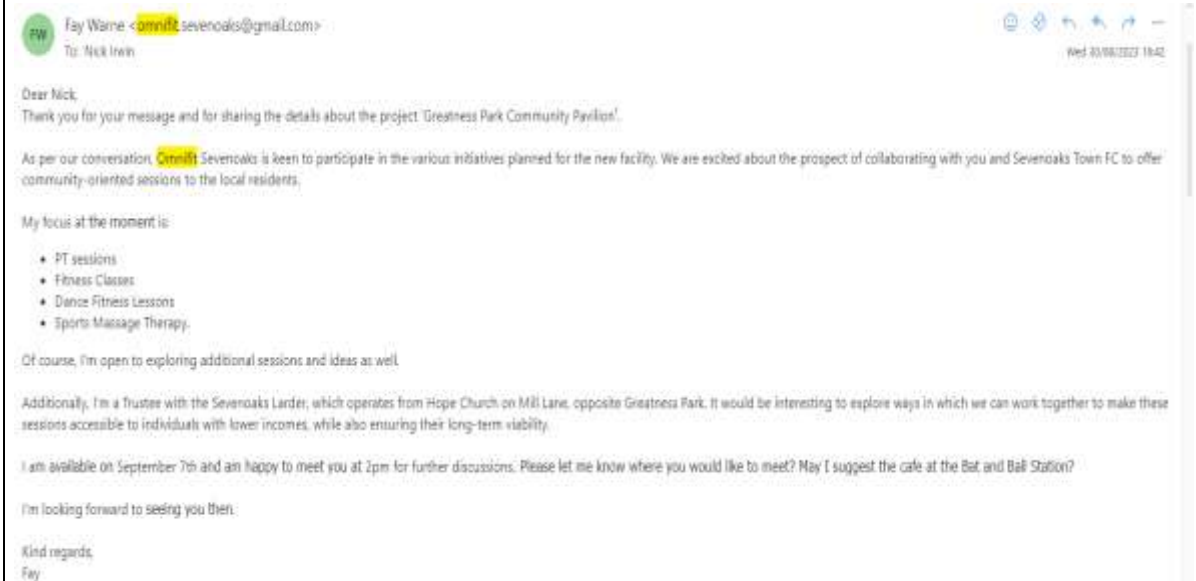
Community Running Club

As an extension to the Walking group, there will be looking to host social running/jogging clubs from the new pavilion. These will either be hosted by club volunteers, or we will reach out to local fitness providers who would agree to host these on our behalf in return for discounted access to the small PT/Rehab gym which is being built as part of the scheme. The social element of the club will be important, as will the non-competitive nature of the club. Couch to 5K and similar initiative will be the focus.

Community Group Exercise

The versatility of the proposed space will enable the delivery of a multitude of different classes in the space. Sevenoaks Town Football Club are not in a position to currently lead on these sessions however we are looking to link up with a local company called **Omnifit-Sevenoaks**. **Omnifit** provide personal training and

community group exercise classes but have a real focus on supporting those that need the most help including really good connections with the local foodbank. The intention is to provide access to the studio space at a heavily discounted rate in return for access being granted **Free of Charge** for those in financial difficulties.



Rehabilitation/Massage

The Treatment room will be used by the club physio, however outside of this use, it will be available for private use as well. Through the partnership with **Omnifit** and the **local foodbank/Hope Church**, we intend to offer access to these facilities to help those in financial difficulty access to essential complimentary therapies which they would otherwise have no access. In return for collaborating with us and offering these services to the local community, **Omnifit** will receive discounted access to the room to run the more commercial element of the services they provide. **Please also see letter of support above.**



Hope Church
The Mill Lane Centre
Mill Lane
Sevenoaks
Kent,
TN14 5BX
Office telephone: 01732 464450
email: office@hopechurch7oaks.org
website: www.hopechurch7oaks.org

6th September, 2023

Dear Nick

Many thanks for your recent contact regarding the proposed new Pavilion Project for Sevenoaks Town Football Club.

I am happy to say that Hope Church is very supportive of this initiative and is fully behind the new development.

Sevenoaks Town FC is clearly a very popular and successful club and obviously needs better facilities such as the **Pavilion** to cater for the many fans and players that turn up throughout the weekend.

Investment of this kind would be excellent for the area as well as club, particularly since it is proposed to provide space for community-based initiatives located in the new building during the week. Hope Church would be very happy to work with STFC and the Sevenoaks Larder on any of these ideas if required.

My only observation – and this is in no way a criticism of the **Pavilion** idea – is that the development does urgently need more car parking capacity.

The numbers turning up on match days often leave the roads packed with cars and can make access to and from Mill Lane a challenge.

Indeed, Hope Church can attract more than 150 people each Sunday and when the Club is playing at home on the same morning, parking is a major challenge.

I am delighted that the Club and the Church have a very positive working arrangement and do try and ameliorate the problem by sharing car parking capacity when possible (such as Saturday mornings when the Club can use our parking spaces, and evenings when the Church uses parking at the Club).



Hope Church Sevenoaks
Registered Charity: 1142887
Company No. 07807355



Hope Church Sevenoaks
Registered Charity: 1142887
Company No. 07807355

However, more parking is **needed** and I would suggest that a 'green' parking overflow would be beneficial, located on the far side of the current car park and to the side of the main artificial pitch.

Even simple low-cost matting – that allows grass to grow through **it** – is currently used in sports clubs and stately homes around the UK – would enable residents to keep a natural green feel to this area of the Recreation Ground, but provide valuable parking when necessary.

Hope Church would be happy to consider contributing funds towards the establishment of this additional parking capacity, provided we could also benefit from its use.

Again, many thanks for your time, and to confirm we are completely behind the Pavilion Project development.

Yours sincerely

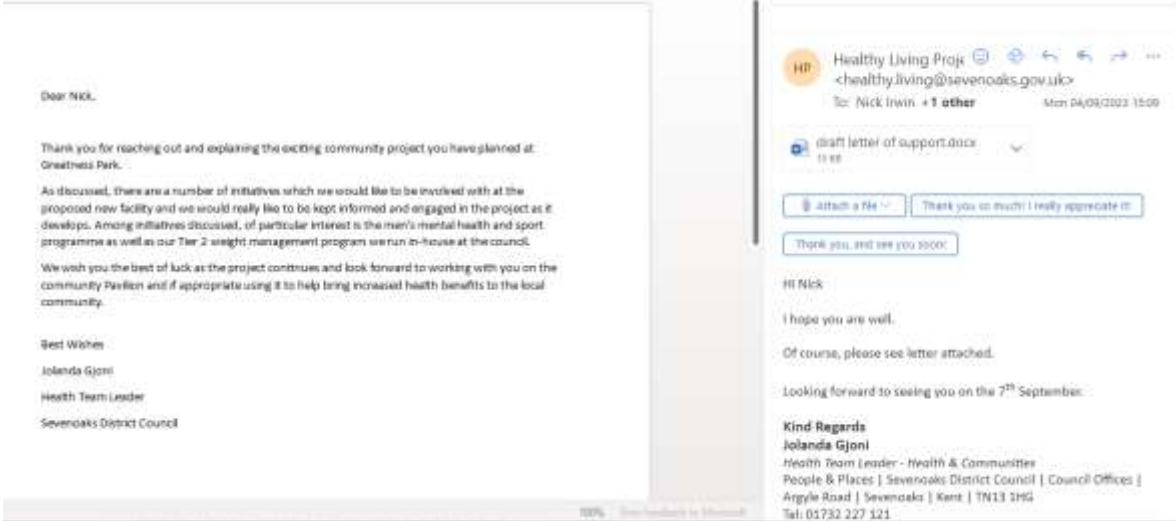


Adam Northcroft
Pastor, Hope Church

Weight Management Programmes

To help tackle the ongoing battle against obesity, weight management programmes will be launched at the facility. Working with **ManVFat**

<https://www.manvfatfootball.org/> we will use the appeal of the football club to attract men who love the game but have let themselves become overweight. With the rest of the population being supported through collaborations with organisations such as **Sevenoaks Wellbeing** and **Omnifit**.

		 <p>Dear Nick,</p> <p>Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.</p> <p>As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.</p> <p>We wish you the best of luck as the project continues and look forward to working with you on the community Pavilion and if appropriate using it to help bring increased health benefits to the local community.</p> <p>Best Wishes Jolanda Gjoni Health Team Leader Severoaks District Council</p> <p>100% Downloaded by Microsoft</p> <p>Healthy Living Proj <healthy.living@severoaks.gov.uk> To: Nick Irwin + 1 other Mon 04/02/2023 15:09</p> <p>draft letter of support.docx 13 KB</p> <p>Attach a file Thank you so much! I really appreciate it!</p> <p>Thank you, and see you soon!</p> <p>Hi Nick</p> <p>I hope you are well.</p> <p>Of course, please see letter attached.</p> <p>Looking forward to seeing you on the 27th September.</p> <p>Kind Regards Jolanda Gjoni Health Team Leader - Health & Communities People & Places Severoaks District Council Council Offices Argyle Road Severoaks Kent TN13 3HG Tel: 01732 227 321</p>
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2	Planning Permission Details	
	Is planning permission required for the scheme?	Yes
	If yes, has it been applied for?	Yes
	If no, please explain why?	
	If planning permission has been granted – please provide details and a reference number.	Yes 20/03804/FUL - https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=QM41S6BKHAD00&activeTab=summary Y All conditions attached to the application have now been successfully discharged.
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	Landlord consent has been provided
	Consent required	Landlord consent was required and has been received by Sevenoaks Town Council
	Date Granted	28 th Sept 2021

Need for the Scheme

3	List of projects or development that result in the need for this scheme:
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Sevenoaks Town FC already provide recreational football opportunities for the local community and have been doing so since 1883 and They currently have 70 teams including 58 juniors including 4 girls teams, 2 adult Women, 1 adult Men, 4 pan disability, 1 Wellbeing plus "giving football a go" for children aged 4 to 10 year olds . They employ 4 part time members of staff however the vast majority of the work done at the club (including coaching and grounds work) is done by a team of dedicated volunteers which all combine to provide regular physical activity to approximately 1000 people per week. The adult teams also continue to be a positive focal point for the local community with spectators ranging from 150-500 at each home game.

As a community focused club and the increased need for alternative services for members of the community requiring additional support, STFC have stepped up to help residents of Northern Sevenoaks to access these services and the support that they are providing both directly (through the club) and indirectly (through project partners) is limited by the facilities currently available.

The Football Club have their Ground in the corner of Greatness Recreation Ground and have recently funded in partnership with Sevenoaks Town Council (match funding) an artificial 3G pitch which enables the pitch to be used all year round. The intention is for the new pavilion to support the users of the 3G and the other visitors to the park, increasing satisfaction from the end users therefore increasing the probability of repeat visits, impacting sport/recreational participation and having a positive impact on the health of the community. The 3G Pitch and the new Pavilion are owned by Sevenoaks Town Council to safeguard public funds and leased on a peppercorn rent to the Sevenoaks Town Football Club.

Northern Sevenoaks was identified as an area with untapped potential which needed regeneration, and this resulted in the creation of the Northern Sevenoaks Masterplan, which was completed in 2017 and designed to set out a vision of how developments should be guided over the next 15-20 years. Greatness Recreation Ground plays an important part of this plan and the development of additional facilities at the site and the support of this project is also encouraged. There are plans for 1000 new homes at the quarry on the edge of Greatness Park which will bring a large number of additional residents to the area requiring amenities and support. The new pavilion will be a key part of the leisure infrastructure needed to help support this imminent growth and increased demand.

Greatness Recreation Ground has an ongoing Management and improvement plan which is a working document documenting the ongoing improvement and upgrades to the park since the Town Council took ownership of it in 2007. This has seen the gradual increase in use and as a result further investment and developments like the community pavilion are required.

The new community Pavilion will increase participation in the various programmes being run and will also make these projects and the club as a whole more financially sustainable as a result of the increase income that will be generated through secondary spend generated from the new facilities.

Adjacent to where the new facility will be built is an existing Skate Park. This is a great place for young people to congregate and have fun, however it is currently isolated in the evenings as there are no ancillary facilities very close by. With the installation of the new pavilion this will increase footfall in the area, provide additional lighting and give skate park users access to first aid assistance / support if required and help combat any anti-social behaviour.

There are various developments recently having taken place or that are due to take place in the Northern Sevenoaks area which will **increase the population** and demand for recreational opportunities and facilities. The following planning permissions resulting in additional housing and been granted for development in Northern Sevenoaks are considered relevant:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road – 800 residential units with advertised capacity of 1,920 people, 150 elderly speciality care units. Pending reserved matters applications. When this is complete, there will be a significant increase in the number of park users as well as people requiring the additional services being proposed for the facility.

In addition, the following planning permissions resulting in **more visitors** to Northern Sevenoaks have been granted and/or completed recently:

- 22/00512/OUT – Sevenoaks Quarry, Bat and Ball Road – Business, retail, leisure and sports uses, new primary school. When considering the increase in visitors, students and employees, it is evident that the Recreation Grounds are likely to see a significant increase in visitors. Pending reserved matters applications. Pending reserved matters applications.
- 20/01860/LDCPR – Bat and Ball Centre – Multi-use games court
- 18/02810/FUL – Bat and Ball Centre – Refurbishment of community centre. Complete and hired for community use – with meeting rooms and 2 large halls. Maximum capacity 490 people at a time. **Completed and in high demand for event hire.**
- 17/01976/FUL – Haywards, Otford Road (Aldi store) – 107 parking spaces and 5 disabled parking spaces. This site generates high usage with shoppers and employees. Completed and in use.
- 17/00320/FUL – Bat & Ball Railway Station – Café and community facilities. Completed and in use; this site generates high usage with café visitors as well as hall hirers. It also holds heritage events which generates additional visitors.

The following additional developments within other Sevenoaks Town Wards are considered relevant due to their increasing the population of Sevenoaks Town.

Reference Number	Address	Number of: dwellings / bedrooms / capacity	Planning Status and Building status (if known)
22/00754/FUL	91A Hitchen Hatch Lane	4 dwellings / 16 bedrooms	Granted
22/00683/FUL	Berkeley House, 7 Oakhill Road	69 units / 150 bedrooms / 283 person	Allowed on Appeal Status: Not started
22/00512/OUT	Sevenoaks Quarry, Bat and Ball Road	800 residential units, 1,920 person	Granted
21/04179/FUL	Barclays, 80 High Street	150 elderly specialist care units Business, retail, leisure and sports uses Primary school	Granted
21/02709/FUL	9 Pembroke Road	6 flats / 11 bedrooms	Granted
21/02144/FUL	Sunny Hatch, 91 Hitchen Hatch Lane	7 units / 15 bedrooms / 30 person 6 Open plan office space Gym space	Granted
21/00736/FUL	Kingdom Hall, Cedar terrace Road	7 flats / 15 bedrooms	Not started
21/00644/FUL	150 High Street	2 dwellings / 5 bedrooms	Granted
20/03476/FUL	136 High Street	5 flats / 9 bedrooms	Under Construction
20/03395/FUL	40 High Street	107 flats / 176 bedrooms	Granted
20/01355/FUL	Land South West of Otia Tuta, Grassy Lane	39-42 new employees	Not started
20/00928/FUL	Land North East of Heron Wood, Gracious Lane	4 flats / 5 bedrooms / 7 person	Under construction
19/03411/FUL	Barberries, 7 Beaconfields	2 units / 10 bedrooms	Granted
21/00645/CONVAR	Barberries, 7 Beaconfields	3 units / 9 bedrooms	Not Started
19/02804/FUL	43-45 High Street	3 dwellings / 13 bedrooms	Granted
19/00284/FUL	The Royal Oak Hotel, High Street	6 units / 14 bedrooms	Under construction
		20 units / 33 bedrooms / 61 person	Granted

18/03801/FUL	9 Pembroke Road	9 flats / 14 bedrooms	Not Started
18/02881/FUL	48 High Street	4 flats / 7 bedrooms	Granted
18/02403/FUL	Crabbs Hill, 55 Mount Harry Road	10 flats / 22 bedrooms / 42 person	Not Started
18/01020/FUL	J H Lorimer 78078A High Street	5 dwellings / 9 bedrooms / 16 person	Granted
17/01534/FUL	19 Mount Harry Road	2 dwellings / 10 bedrooms	Under Construction
18/00183/MMA	Land North of 58A The Drive	5 flats / 10 bedrooms	Granted
18/00109/FUL	129 St Johns Hill	2 flats	Completed
18/00061/FUL	Car Park Rear of 138-148 High Street	4 houses / 8 beds	Granted on appeal
14/00967/FUL	31 Granville Road	7 dwellings / 14 bedrooms	Granted
17/03927/MMA	107 High Street	1 unit	Granted
17/03797/FUL	Haywards, Otford Road	Aldi store, 107 car parking spaces, 5 disabled spaces	Granted
17/02982/FUL	14 Wickenden Road	1 dwelling / two bedrooms	Granted
17/01976/FUL	6C & 6D Gordon Road	2 houses, 10 bedrooms	Granted
17/01305/FUL	First Floor and Second Floor 14-18 London Road	4 dwellings	Prior Approval Not Required
16/00548/FUL	Former Site of the Farmers, London Road	39 flats / 73 bedrooms	Status: Not Started
17/03560/PAC		4 retail units	Allowed on Appeal, Status: Under Construction
13/03596/FUL			

4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):
	Capacities as indicated above.

Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5	Economic Benefit
	<p>By supporting this project there is an opportunity for the Local Football Club to become financially sustainable through increased secondary spend through the clubhouse and gate receipts, but also attract increased visitor numbers to Greatness Park, through providing ancillary facilities to complement the existing facilities at the recreation ground. This was independently identified in the SWOT analysis in the Masterplan as being a real opportunity for the area that would support the regeneration of the Northern Sevenoaks.</p> <p>Jobs will be created in the management of the new facility as well as lower skilled roles such as hospitality and catering. The collaborations with local groups providing the activity sessions will help them to increase income, whilst also supporting those in financial need by allowing them access to these much needed services free of charge.</p> <p>Unlike many similar sessions, all community classes/course will be financially sustainable whilst also enabling free access to those in financial difficulties and therefore will not require ongoing grant funding to secure their continuation. This enables this money to be focussed in other areas therefore increasing the economic benefit of the scheme.</p>

6	Social Benefit
	<p>This is a community project which is designed to use collaboration with local organisations to ensure that we can provide much needed services to the members of the community that require the most help in a sustainable and cost effective way. By exploring innovative partnership arrangements that contractually secure ongoing discounted access to the facilities in return for providing the sessions completely Free of Charge to target groups, whilst also helping to promote the paid sessions to our huge database of members, This will ensure that the sessions provided are both affordable to those who need support, and profitable for the partner organisation. This enables all sessions to be financially sustainable providing the longevity required to maintain the provision. By doing this we will be able to have an immense social impact on the local area reducing isolation and increasing wellbeing and physical fitness for the long term as opposed to just a short period of time (as funding allows) before the programme is cut.</p> <p>You will also have seen from the large number of community groups who support the project that this is a scheme that is designed to bring the Greatness community together and support those in most need. Whilst there will also be a benefit in terms of supporting Sevenoaks Town FC, increase its profile, as a community focussed club we are really excited about the opportunity to operate a facility which will be doing so much community benefit.</p>

7	Environmental Benefit
	<p>By improving facilities which support outdoor recreation in Greatness Park This will encourage more local people to use the site for walking, running, football, outdoor gym, new classes etc.... This will negate the need for them to travel further afield to access either similar facilities elsewhere or the indoor equivalent. This will take cars off of the road therefore having a beneficial impact on the environment. We also anticipate that people who participate in outdoor pursuits in their recreational time are more likely to not use the car for shorter journeys compared to their more sedentary peers again having a positive impact on the environment.</p> <p>The facility itself will be built to the highest standards with full consideration being given to the environmental impact of the construction and the ongoing impact it has on the environment. This will ensure that fossil fuel usage is kept to an absolute minimum whilst also helping to keep running costs as low as possible. In addition to this, the design is environmentally sympathetic and has included features such as a Sedum Green roof and also a Living Wall– These features will help provide important microclimates for insects and therefore birdlife. These attractive and environmentally important features also reduce surface water run off from the building contributing towards a more sustainable drainage system. In addition, green roofs and living walls have been shown to have improved thermal qualities which therefore reduces the need for air conditioning in the summer and reduces heating use in the winter.</p> <p>The design of the facility has taken the aesthetics of the environment into consideration and the living walls and roof once established will really complement the existing environment and the look of greatness park. Construction of sports facilities are rarely aesthetically pleasing but a lot of time, money and effort has been put in to ensuring that this facility is a real community asset, and the residents of Greatness are proud to have it at their local park.</p> <p>Additional time has been spent ensuring that the immediate surrounding areas are enhanced as well by providing additional shrub planting to further complement the “green” design of the building seamlessly embedding it into the existing environment.</p>

8	Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?
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Creating a new sports pavilion/community building including café and public toilets was prioritised A1 (top priority) in the Sevenoaks Town Sports Strategy conclusion and recommendations – subject to funding, planning requirements and public consultation (see above screenshot)

This is supported by Policy S1 in the STNP:

Policy S1: The Neighbourhood Plan will support the provision of new sports facilities across the town [...] The provision of new facilities, and enhancements and improvements to existing sports facilities across the town, will be delivered in line with the Sevenoaks Town Sports Strategy.

The STNP states that “*future development proposals, which comply with the Sports Strategy, will be supported*” and also states the following:

There are significant plans to improve facilities at Greatness as set out in the Sevenoaks Town Sports Strategy and in the Northern Sevenoaks Masterplan.

These include:

- *The provision of a 3G pitch at Greatness (this was completed in 2017);*
- *The potential construction of a new sports pavilion / community building including a café and public toilets at Greatness; and*
- *The potential opening up Sevenoaks Quarry (the Tarmac Site) to the north of Greatness Recreation Ground to create a significant new area of publicly accessible open space and a water sports lake.*

- Extract from Sevenoaks Town Neighbourhood Plan

The Northern Sevenoaks Masterplan also lists “*construction of a new sports pavilion*” as one of the proposed long-term improvements to the offer at the Greatness Recreation Ground:

“*Greatness Recreation Ground is another one of Northern Sevenoaks positive assets. This open space has a very different character from the Wildlife Reserve. It is an active space with a play park, skate park and playing fields. The Sevenoaks Town Football Club rents the playing fields from the Town Council. The football club has a number of long-term ambitions. These are shown on the masterplan and include:*

- *Resurfacing of the adult pitch with a 3G material;*
- *The construction of a new pavilion with new changing rooms, a meeting room, a kitchen / refreshment area, storage facilities and a medical room along with a separate community area / café; and*
- *Provision of a Multi-Use Games Area (MUGA)*”

- Extract from Northern Sevenoaks Masterplan

Below is a screenshot from the map, showing the proposed pavilion.



Figure 4.8 Potential improvements to Greatness Recreation Ground

Finally, to note, STNP policy S1 is identified as one which “contribute[s] towards the Neighbourhood Plan intention to meet the government’s zero carbon commitment” – so has that added benefit.

By increasing visitor numbers to the recreation ground by improving facilities, there will be an improvement in both physical and mental health as identified in the Sevenoaks District Council Community Plan Priorities 2019-2023.

In an independent study as part of the assessment of facilities in Sevenoaks, Greatness Recreation Ground and the need for improved facilities at Sevenoaks Town Football Club was identified in the Local Football Facilities Plan. The focus of any development and financial assistance from the Football Foundation would be on the basis that it would support further growth in participation especially in Women, Girls and Under represented groups.

The Sevenoaks district Economic development strategy vision is for Sevenoaks District to have a dynamic growing and inclusive economy for our businesses, communities and visitors that is kind to the environment, contributes to the health and well-being of all our residents and supports our commitment to achieving Net Zero carbon emissions by the Council by 2030. It is felt that this development supports this ambition by providing improved leisure facilities at the heart of the community which it is supporting.

9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?
	<p>The STFC Sports Pavilion identifies with SDC Infrastructure Delivery Plan (IDP) as a Sports Venue with Community Facilities.</p> <p>The new sports venue will provide for current and future developments. Adjacent to the site is planned a large new housing development – Sevenoaks Quarry which is referenced as a strategic site within the SDC IDP.</p>

10	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	<p>Whilst not an environmental project this scheme will have environmental benefits by promoting local activity and reducing travel therefore improving air quality. The building itself, with its Seedum roof and Living wall will provide additional habitats for wildlife to flourish. As part of the project there will be biodiversity enhancements such as Additional Bat and Bird Boxes and the Glazing specified in the design will have exceptional thermal properties. No gas will be installed at the site and as a result any heating will be generated by Air sourced Heat pumps. All the above will contribute towards the improved energy efficiency of the building.</p>

Funding

11	Total Project Cost
	£1,975,000

12	Funding from CIL Details
	Funding required from CIL. £787,500
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are awaiting a decision in regard to the funding, or whether you are investigating the source of funding.
	1) Stadium Improvement Fund £150,000 status = To be confirmed – Indicative support from Football Foundation 2) STFC Match Funding £150,000 status = confirmed 3) Football Foundation £800,000 status = Application Pending 4) Sevenoaks Town Council £87,500 status = confirmed 11 th September 2023.

13	Staged Payment Details	
	Is this bid for staged payments?	No (but if it helps it could be considered)
	Will staged payments be accepted?	Could be considered
	Please provide details of anticipated funding requirements and timetable	Whilst we would like confirmation of CIL funding as early as possible, as this would be required to unlock the Football Foundation Contribution,

13	Staged Payment Details	
		ideally funding would be received prior to construction taking place. If, however staged payments would help with cash flow, this could be considered.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Yes
	Details of bid	£87,500
	Decision made	Confirmed 11 th September 2023
	Details of decision	STC Community Infrastructure Committee Confirmed 11 th September 2023 to partnership with the project and provide funding of £87,500.
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	This is a collaborative bid with the Town Council who will ultimately be the owner of this new asset with Sevenoaks Town Football Club being the long-term tenant.
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes, subject to confirmation of Football Foundation Funding. The Football Foundation are a last resort funder so will ordinarily provide the remainder of the funding required to support any scheme. Support is needed from Sevenoaks District Council to help unlock this significant Football Foundation Funding to build this important community asset and secure leisure provision for the long term benefit of the local community.

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	No
	If yes, please provide further justification as to why further CIL funding is required for this project.

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council? Note- this can include grants, section 106s, a Community Fund etc.
	No
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme? If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes in partnership with Sevenoaks Town Council / landowner. Planning permission has been achieved and all conditions discharged.

20	Anticipated start date for delivery of the scheme
	Summer 24

21	Anticipated finish date for the delivery of the scheme
	Early 2025

22	Anticipated date when CIL funding will need to be made available
	For start of construction date as above

23	Does land need to be purchased to facilitate the scheme?
	No
	If no, please provide details: Land is owned by Sevenoaks Town Council who fully support this application and acknowledge the huge benefit that this will have on the local community.

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Quarterly Reports relating to the construction progress will be supplied

25	Please provide details of the management and timescales of the project.
	<p>The Project will be managed by Sevenoaks Town Football Club and Sevenoaks Town Council (as per 3G pitch which was previously installed). Sevenoaks Town Council will manage all public finances, including cash flow, payment to contractors, VAT Claims and conditions of the Football Foundation Grant.</p> <p>To ensure due diligence of the financial process around this project, the scheme and the associated accounts will be externally audited by government appointed Auditors.</p> <p>Timescale of the project is expected to be 6 months approx.</p>

26	Has consultation been carried out on the scheme or is any planned?
	Carried out
	Please provide details (Note: Results can be attached separately if necessary.)
	<p>The project is part of the Sevenoaks Town Neighbourhood Plan which was recently endorsed at referendum, Sevenoaks Northern Masterplan and Sevenoaks Town Sports Strategy, all of which were widely consulted. The proposed scheme was also widely consulted on as part of the planning permission process which was successful.</p> <p>We have reached out to multiple underrepresented groups and community organisations to try and understand their needs and to ascertain if there are any gaps in community provision that this project could potentially fulfil. This is an ongoing process and aligns well with the Football Clubs and Town Council objective of using this scheme to provide support to the local community through this project. This consultation is ongoing and have shaped the community partners involved to date, however this piece of work will continue and as the need changes other community collaborators will be added to address this need. Each of these collaborators will be supported by a signed SLA securing their use and the terms of the agreement.</p>

26 Has consultation been carried out on the scheme or is any planned?

Carried out

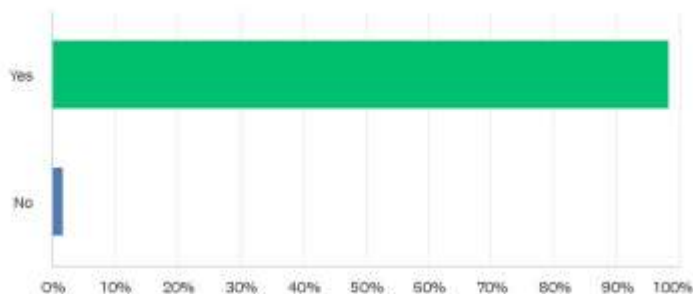
Please provide details (Note: Results can be attached separately if necessary.)

Finally, during August and September 2023, an updated local consultation was carried out to try and get more recent opinions on the improvements to Greatness Recreation Ground and included questions relating to the scheme and to ascertain whether the support that was previously shown remained. The results of this remained positive with 109 (98.2%) respondents having expressed their support.

Greatness Recreation Ground Survey - current use and future improvements

Q4 Sevenoaks Town Football Club have plans to create a new community pavilion at Greatness Park, aimed at improving provision for all Greatness Recreation Ground users. This will include improved toilets, changing and catering facilities. Is this something that you are generally supportive of?

Answered: 111 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	98.20%	109
No	1.80%	2
TOTAL		111

26 Has consultation been carried out on the scheme or is any planned?

Carried out

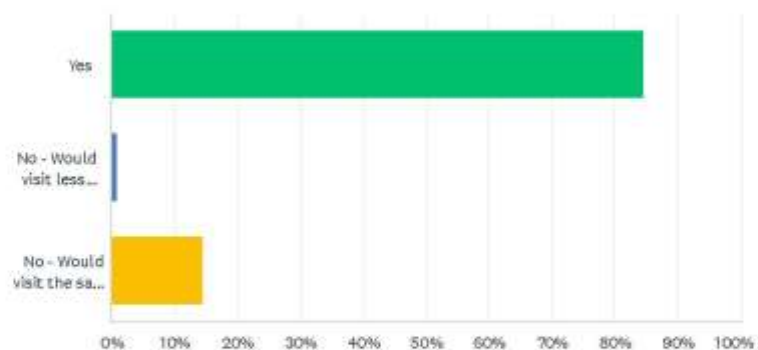
Please provide details (Note: Results can be attached separately if necessary.)

When asked if people would visit Greatness recreation Ground if the facilities were improved or updated, only one person indicated that they would not. The remaining 110 would either visit it *more* (94 people, 84.68% of respondents) and 16 would visit the same amount.

Greatness Recreation Ground Survey - current use and future improvements

Q2 If the facilities were improved or updated, would you visit more often?



Answered: 111 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.68%	94
No - Would visit less often	0.90%	1
No - Would visit the same amount	14.41%	16
TOTAL		111

26	Has consultation been carried out on the scheme or is any planned?
	Carried out
	Please provide details (Note: Results can be attached separately if necessary.)
	In a more football specific internal survey in which members of the club, including parents of younger players were asked a number of questions regarding the facilities and the general running of the club, 65% responded to say they were more likely to participate in more sessions if the facilities were improved and 85% would participate in classes and courses if they were available in the clubhouse.

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes - Councilor Alan Leaman is supportive and letter to follow in due course
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

28	Is the relevant town/parish council supportive of the scheme?
	Yes – See letter from Mayor
	<p>Please see letter from mayor of Sevenoaks below.</p> <div data-bbox="683 375 1019 502" style="text-align: center;"> Sevenoaks TOWN council</div> <p>To: Sevenoaks District Council Community Infrastructure Levy Decision Board 12th September 2023</p> <p>Dear Board Members</p> <p>Re: Sevenoaks Town Football Club's Proposal for new Pavilion at Greatness Recreation Ground</p> <p>Please take this letter as confirmation on behalf of Sevenoaks Town Council that it fully supports Sevenoaks Town Football Club's application for Community Infrastructure Levy funding towards the proposal for a new Sports Pavilion at Greatness Recreation Ground.</p> <p>The Sevenoaks Town Neighbourhood Development Plan recently successful at a public referendum includes the need to deliver enhanced community assets for the town. The proposed pavilion is a need identified in the Neighbourhood Development Plan and the Sevenoaks Sports Strategy.</p> <p>Sevenoaks Town Council has agreed to contribute £87,500 of its own CIL receipts as partnership funding towards the project.</p> <p>We hope the CIL Board will support the provision of this Sports Pavilion enabling local people to have access to a first-class sports facility.</p> <p>Yours faithfully,  Cllr Claire Shea Mayor of Sevenoaks</p>

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes
	Please see previously attached letters of support which show the support for this project.

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Sevenoaks Town Football Club will be responsible for the ongoing management and maintenance of the facility with income to pay for this deriving from income generated and will be built in to the overall club budget.

31	Are funding arrangements in place for maintenance?
	Yes -
	Please provide details
	The clubhouse will be serving refreshments to park and 3G users/spectators generating a sustainable income, and commercial hirers will be invited to also use the multi purpose space at market rate with the income also contributing towards the running costs of the facility and ongoing renewals. The club has a long history of operating in a similar way as this is how we run at the moment. The i/e accounts shown below demonstrate that the facility will fit in with the existing operations of the club which is a commercially viable entity.

Clubhouse/Club Budget	2023
Turnover	
1st Team Gate Revenue	18,674.77
3rd party Pitch Hire	22,069.52
Awards Day Income	335
CAF payment	500
Club House Takings	102,819.87
Club House Rental	8000
Cup Prize Monies	22,537.14
Donations - Gift Aid	250
Donations Received - Senior Players	744
Donations Received - Junior Players	175,058.37
Football Camps	24,086.09
Fund Generation - Easyfundraising	259.47
Gift Aid HMRC	30,499.52
Grants	1,440.00
Paypal Club Shop	387.15
SEASON TICKETS 1ST TEAM	963.94
Team Sponsorship	16,790.00
Total Turnover	425,414.84
Cost of Sales	
CLUB HOUSE STOCK	53,551.66
Football Equipment - HEAVY ITEMS	5,073.34
Football Kit and Equipment	45,006.99
Total Cost of Sales	103,631.99
Gross Profit	321,782.85

Administrative Costs	
1st Team 3G Cost	17
1st Team CUP Gate Money Share	2,389.52
1st Team Hospitality	2,022.61
1st Team Match Officials	902.8
3G Costs Dept 2	3,612.00
Accountancy Fees	3,398.00
Advertising	4,093.00
Awards Day Equipment Hire & Oil	9,595.26
Bank Charges	215.86
Cleaning	1,620.00
Coach Transport Hire	1,745.00
Coaching costs	58,836.00
Covid 19	520
Credit Card / DD Costs	2,307.29
Credit Charges Not used	369.6
Electricity	11,873.77
External Pitch Hire	33,264.55
Football Camp Coaching Costs	16,560.00
General Expenses	5,211.78
General Rates	1,438.72
Kent FA	1,203.00
League fees	6,049.10
League Fines	1,805.00
Machinery Costs (servicing etc)	4,049.55
Miscellaneous Team costs	415.07
New Club House Fees	3,082.20
Physio	5,649.63
Pitch Materials Dept 0	1,943.38
Pitch Repairs Dept 0	23,633.71
Player Insurance	369
Premises Expenses	2,965.71
Premises Insurance	3,321.67
Printing	436.6
Professional Fees	34,833.68
Qualifications - DBS Safeguarding	2,440.00
Referee Costs	13,501.70
Rent	521
Repairs and Renewals	2,140.78
Signage	278.86
Staff Salaries	19,162.25
Sundry Expenses	271.65
The FA Cup	25
Waste Collection	158.79
Water Rates	2,043.47
Total Administrative Costs	290,495.76
Operating Profit	31,287.09

31	Are funding arrangements in place for maintenance?
	Yes -
	Please provide details

32	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.
	If further information is required please get in contact.

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature



Name

PAUL WASSDALE

Position

DIRECTOR / TRUSTEE

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Paul Lansdale Sevenoaks Town Football Club Paul Lansdale [REDACTED]
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Linda Larter, Chief Executive Sevenoaks Town Council townclerk@sevenoakstown.gov.uk
Full company/charity name:	Sevenoaks Town Football Club Ltd
Registered No:	07298016 Ltd Company 1137673 Charity Number

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

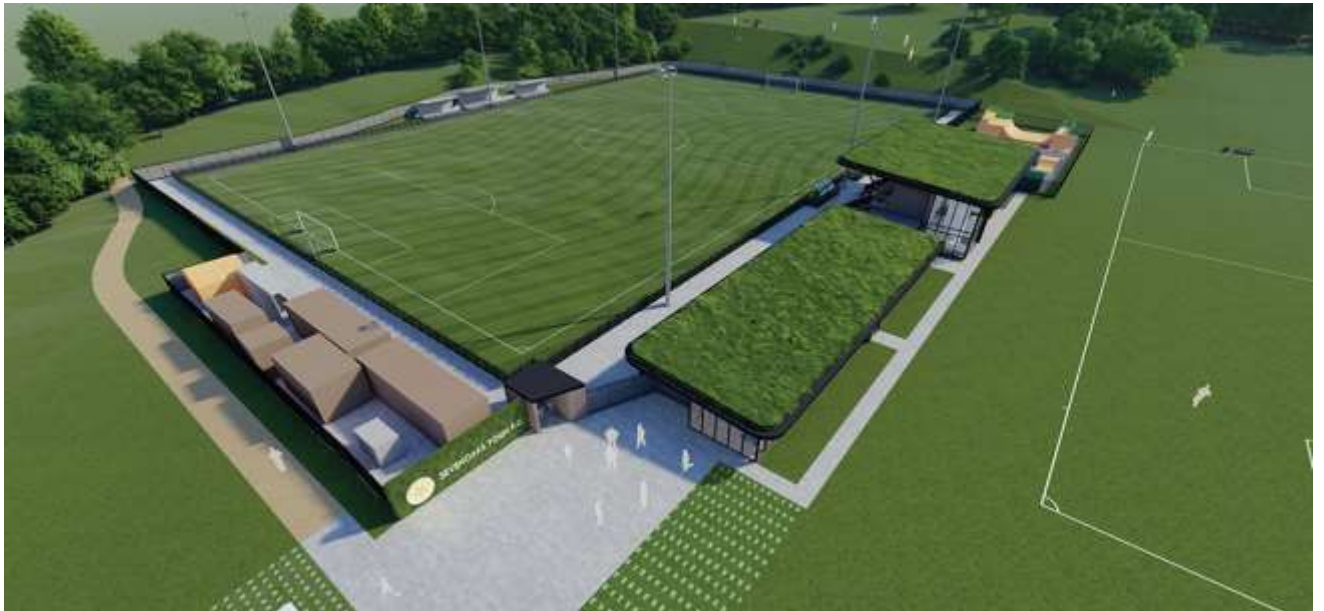
Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at [Council's Privacy Policy](#).

Greatness Community Pavilion

Supporting Documents

Page 2

Artist Impression 1



Artist Impression 2



Kent FA Letter of Support

**Kent County Football
Association Limited**

Kent FA Football Development
Invicta House, Cobdown Park, London Road,
Ditton, Nr. Aylesford, Kent. ME20 6DQ
Tel: 01622 792140 Fax: 01622 790658
Email: info@kentfa.com www.kentfa.com



Paul Landsdale
Sevenoaks Town FC

Dear Paul,

RE: Sevenoaks Town Football Club – Funding Application at Greatness Park.

It was good to meet with the club to get an update regarding your plans for the proposed new pavilion at Greatness Park.

I am pleased to confirm that the project is identified in the Sevenoaks Local Football Facilities Plan and has been confirmed as a strategic priority of the Kent FA, Sevenoaks District Council, and the local football community. Kent FA are fully supportive of your efforts to improve the changing facilities and grass pitches on the site for the local football and wider community in general.

If you need any further support, we would be very happy to provide this.

Kind regards

Jeff Davis
Head of Football Development and Investment
Kent FA

Football Foundation Letter of Support



25 July 2023

Dear Paul,

RE: Sevenoaks Town Football Club- Football Foundation Funding Application at Greatness Park.

Thank you for your recent update regarding your plans for a proposed new pavilion at Greatness Park.

I am happy to confirm for the purpose of your additional internal funding requests that we are expecting a bid from the Club for grant aid. At the stage of submission, we would expect all matters relating to the security of tenure, confirmed partnership funding, confirmation of planning, cost certainty (following the tender process) and all legal matters to be confirmed and evidenced within the funding application.

The Football Foundation provides grants for organisations in building or refurbishing facilities such as changing rooms/pavilions and playing surfaces for community benefit, with money provided by the Premier League, The FA and Government (via Sport England).

Unfortunately, I am unable to provide you with any written commitment of funding. All grant applications are independently assessed, and a recommendation is based on the bid's quality and the outcomes each project will achieve.

However, I can confirm it is a strategic priority of the Kent FA and Football Foundation to support Sevenoaks Town Football Club to improve the changing accommodation and grass pitches at the site to ensure that will have the greatest impact on local communities.

I hope this letter provides you with the reassurance of our support for the project, but if you or any of your committee members or partners would like to discuss this matter in any further detail, please do not hesitate to contact me.

Yours sincerely,



Lee Suter
Delivery Manager

Head in the Game Letter of Support



I hope this letter finds you well. I am excited to share with you the incredible impact that "Head In The Game" is poised to have on the Sevenoaks community through our upcoming mental health football sessions.

In a world where mental health challenges have become increasingly prevalent, initiatives like "Head In The Game" play a vital role in fostering a supportive and inclusive environment. Our football sessions are not just about the sport, but also about creating a space where individuals can come together to address their mental health concerns, build connections, and find solace in shared experiences.

One of the most critical aspects of our program is its potential in suicide prevention. By providing a safe platform for people to talk openly about their feelings, struggles, and triumphs, we are paving the way for early intervention and support. The power of conversation cannot be understated, and our sessions will undoubtedly contribute to reducing the stigma around mental health issues, encouraging individuals to seek help when needed.

Moreover, "Head In The Game" is a haven for enhancing fitness and overall well-being. Physical activity has been proven to have a positive impact on mental health by releasing endorphins, reducing stress, and boosting self-esteem. Our football sessions not only offer an opportunity to improve fitness levels but also to engage with others who may be facing similar challenges. The camaraderie built on the field can extend beyond the sessions, forming lasting friendships that provide ongoing encouragement and support.

As we look ahead, I am confident that "Head In The Game" will become a cornerstone of the Sevenoaks community. By uniting individuals through the love of football and a shared commitment to mental health, we are creating a stronger, more resilient community. Together, we can make a difference, fostering an environment where everyone feels heard, valued, and supported on their journey to better mental well-being. Thank you for your support in making this initiative a reality. Together, we are taking important steps toward creating a brighter and healthier future for the people of Sevenoaks.

Regards

M Pinkney

Mark Pinkney CEO – Head In The Game

Samaritans Letter of Support



Dear Chairman

I am writing to you to offer the full support of Sevenoaks Samaritans with regards to the proposed Pavilion Project at Greatness Park.

We see the project as a step forward in being able to make a real impact to the physical and mental health of the residents of Sevenoaks. Having worked closely with you since our opening in Sevenoaks we appreciate Sevenoaks Town FC's commitment to the local community. The Club has been an valuable platform to raise the awareness of our services and therefore work towards our goal of reducing the amount of death by suicide. Your support has also been vital in us being able to fundraise and recruit new Samaritans therefore being able to maintain our service.

At the Club there has always been a very progressive attitude in offering its members, and the local community, so much more than just Football. Hopefully the new facilities will allow this approach to flourish. The "Head in the Game" initiative is one we are looking forward to working with you on as from our point of view it targets a couple of our very high-risk groups, i.e young people and Men under 50. The new Pavilion will be an important place for the delivery of the mental health sessions based around this scheme and indeed any workshops or support that we give you in the future.

As you know from having visited our premises, we lack any space to carry out meetings and training sessions and currently have to rent these when we need them. Looking at the plans, the use of the Function Room and the Meeting Room on occasions would be really helpful from our point of view, providing vital support to a local Charity and therefore the local Community.

We look forward to watching this exciting project develop and working collaboratively with you and other local organisations to improve Mental Health for the residents of the Sevenoaks Area.

Dave Hickson

Community Relations Lead

Sevenoaks Samaritans

Omnifit Email support



FW Fay Warne <omnifit.sevenoaks@gmail.com>
To: Nick Inwith

Dear Nick,
Thank you for your message and for sharing the details about the project 'Greatness Park Community Pavilion'.

As per our conversation, Omnifit Sevenoaks is keen to participate in the various initiatives planned for the new facility. We are excited about the prospect of collaborating with you and Sevenoaks Town FC to offer community-oriented sessions to the local residents.

My focus at the moment is:

- PT sessions
- Fitness Classes
- Dance Fitness Lessons
- Sports Massage Therapy.

Of course, I'm open to exploring additional sessions and ideas as well.

Additionally, I'm a Trustee with the Sevenoaks Larder, which operates from Hope Church on Mill Lane, opposite Greatness Park. It would be interesting to explore ways in which we can work together to make these sessions accessible to individuals with lower incomes, while also ensuring their long-term viability.

I am available on September 7th and am happy to meet you at 2pm for further discussions. Please let me know where you would like to meet? May I suggest the cafe at the Bat and Ball Station?

I'm looking forward to seeing you then.

Kind regards,
Fay

Hope Church Letter of Support



Hope Church
The Mill Lane Centre
Mill Lane
Sevenoaks
Kent,
TN14 5BX

Office telephone: 01732 464456
email: office@hopechurch7oaks.org
website: www.hopechurch7oaks.org

6th September, 2023

Dear Nick

Many thanks for your recent contact regarding the proposed new Pavillion Project for Sevenoaks Town Football Club.

I am happy to say that Hope Church is very supportive of this initiative and is fully behind the new development.

Sevenoaks Town FC is clearly a very popular and successful club and obviously needs better facilities such as the Pavillion to cater for the many fans and players that turn up throughout the weekend.

Investment of this kind would be excellent for the area as well as club, particularly since it is proposed to provide space for community-based initiatives located in the new building during the week. Hope Church would be very happy to work with STFC and the Sevenoaks Larder on any of these ideas if required.

My only observation – and this is in no way a criticism of the Pavillion idea – is that the development does urgently need more car parking capacity.

The numbers turning up on match days often leave the roads packed with cars and can make access to and from Mill Lane a challenge.

Indeed, Hope Church can attract more than 150 people each Sunday and when the Club is playing at home on the same morning, parking is a major challenge.

I am delighted that the Club and the Church have a very positive working arrangement and do try and ameliorate the problem by sharing car parking capacity when possible (such as Saturday mornings when the Club can use our parking spaces, and evenings when the Church uses parking at the Club).



Hope Church Sevenoaks
Registered Charity: 1145667
Company No. 07867586

However, more parking is needed and I would suggest that a 'green' parking overflow would be beneficial, located on the far side of the current car park and to the side of the main artificial pitch.

Even simple low-cost matting – that allows grass to grow through it, and is currently used in sports clubs and stately homes around the UK – would enable residents to keep a natural green feel to this area of the Recreation Ground, but provide valuable parking when necessary.

Hope Church would be happy to consider contributing funds towards the establishment of this additional parking capacity, provided we could also benefit from its use.

Again, many thanks for your time, and to confirm we are completely behind the Pavilion Project development.

Yours sincerely



Adam Northcroft

Pastor, Hope Church

Sevenoaks District Council Wellbeing Letter of support

Dear Nick,

Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.

As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.

We wish you the best of luck as the project continues and look forward to working with you on the community pavilion and if appropriate using it to help bring increased health benefits to the local community.

Best Wishes
Jolanda Gjoni
Health Team Leader
Sevenoaks District Council

100% Give Feedback to Microsoft

Flag for follow up. Completed on 09/09/2023.

Healthy Living Proje
<healthy.living@sevenoaks.gov.uk>
To: Nick Inwin + 1 other
Mon 04/09/2023 15:09

draft letter of support.docx
11 KB

Attach a file
Thank you so much! I really appreciate it!

Thank you, and see you soon!

Hi Nick
I hope you are well.
Of course, please see letter attached.
Looking forward to seeing you on the 7th September.

Kind Regards
Jolanda Gjoni
Health Team Leader - Health & Communities
People & Places | Sevenoaks District Council | Council Offices |

Dear Nick,

Thank you for reaching out and explaining the exciting community project you have planned at Greatness Park.

As discussed, there are a number of initiatives which we would like to be involved with at the proposed new facility and we would really like to be kept informed and engaged in the project as it develops. Among initiatives discussed, of particular interest is the men's mental health and sport programme as well as our Tier 2 weight management program we run in-house at the council.


We wish you the best of luck as the project continues and look forward to working with you on the community Pavilion and if appropriate using it to help bring increased health benefits to the local community.

Best Wishes

Jolanda Gjoni

Health Team Leader

Sevenoaks District Council



Sevenoaks Town Sport Strategy Conclusion and Recommendations – subject to funding, planning requirements and public consultation.

A Greatness Recreation Ground

1. Creation of new sports pavilion/community building including café and public toilets
2. Enclosed pitch refurbished to 3G

B Vine

1. Refurbish Pavilion and enable disabled access
2. Upgrade public toilets
3. Remove practice nets
4. Provision of outdoor storage for equipment

C Knole Paddock

1. Improve drainage to sports pitches
2. Installation of 3G pitch
3. Improvement of spectator facilities at pavilion
4. Retention of Cricket Pitch
5. Retention of Football Pitch
6. Enable long term sustainability of Lawn Tennis Club
7. Close Raleys Gym and reinvest in new up to date facilities
8. Create additional overflow car park

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The strategy recommendations were to create a new sports pavilion/community building including café and public toilets in Greatness Park

Northern Sevenoaks Masterplan extract showing suggested improvements to Greatness Park including the new Pavilion building. Extract taken from page 57 of the masterplan



Figure 4.8 Potential improvements to Greatness Recreation Ground



To: Sevenoaks District Council
Community Infrastructure Levy Decision Board

12th September 2023

Dear Board Members

Re: Sevenoaks Town Football Club's Proposal for new Pavilion at Greatness Recreation Ground

Please take this letter as confirmation on behalf of Sevenoaks Town Council that it fully supports Sevenoaks Town Football Club's application for Community Infrastructure Levy funding towards the proposal for a new Sports Pavilion at Greatness Recreation Ground.

The Sevenoaks Town Neighbourhood Development Plan recently successful at a public referendum includes the need to deliver enhanced community assets for the town. The proposed pavilion is a need identified in the Neighbourhood Development Plan and the Sevenoaks Sports Strategy.

Sevenoaks Town Council has agreed to contribute £87,500 of its own CIL receipts as partnership funding towards the project.

We hope the CIL Board will support the provision of this Sports Pavilion enabling local people to have access to a first-class sports facility.

Yours faithfully,



Cllr Claire Shea
Mayor of Sevenoaks

To the Community Infrastructure Levy Board
Sevenoaks District Council
Argyle Road
Sevenoaks

13 September 2023

Dear CIL Board Members

I write in enthusiastic support of the application by Sevenoaks Town Council, Sevenoaks Town Football Club and others for investment to support the building of a new community pavilion at Greatness Park in northern Sevenoaks.

This is a wonderful community project, developed through partnership, collaboration and consultation with local residents and organisations. It will bring significant benefits to the Club itself, but also directly to the local community and many disadvantaged people.

The project is backed by many of the most important organisations serving local residents. Support from the District Council can also unlock significant funds from the Football Foundation, which recognises the strategic importance of the Club for the town and local area.

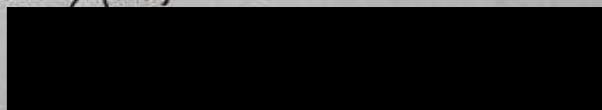
The Football Club is a fantastic success story for our District and Town, not just in winning matches but in developing its role in the community. It currently runs around 70 teams, of all ages, involving around 1,000 people per week. The Club inspires many local people to volunteer and is dedicated to supporting the mental and physical well-being of local people.

Sevenoaks Football Club has distinguished itself both on and off the football pitch. This bid, if successful, can take its performance to a new level of excellence.

The bid also offers real hope for an area of Sevenoaks where these resources are few and far between. The expected development of the Greatness Quarry will increase the need for a strong local infrastructure of community facilities. Built to the highest environmental standards, and available for community use every week, this project will mark significant and sustainable progress in the right direction.

This proposal offers value for money for the public and great economic, social, health and environmental benefits for the community. I hope the Board will support it.

Yours sincerely



Cllr Alan Leaman
District Council Member for Sevenoaks Northern ward.