

# Hawkhurst new community centre

## Frequently Asked Questions

October 2019

### 1. Why do we need a new community centre?

The current centre, Copt Hall, is beyond economical repair and a new community centre is required. This has been supported in all the recent village surveys such as Health Check and NDP 2016.

### 2. Where is the new community centre going to be built?

The preference is for a site near Highgate, but no sites are available. Therefore, it was decided in January 2019 to build the new community centre at King George V Playing Field.

### 3. Why that location?

We have undertaken feasibility studies on up to 17 sites over the years.

By late 2018 only the King George V Playing Field site was available. We did a SWOT analysis of this site and have since considered a potential development site at Hawkhurst Golf Course.

#### Potential site - Hawkhurst Golf Course

Strengths	Weaknesses
NDP – preference for site near Highgate	Strong opposition from the village to the development Un level land HPC do not own land Developer led project Timescale - When? <ul style="list-style-type: none"><li>• When site location agreed</li><li>• When site available</li></ul> No public transport – Cranbrook Rd buses will be removed in proposals Public Works Loan required
Opportunities	Threats
Developer contribution of Land Access to developer Section 106 funding	Public perception – development led Will come with additional housing development Alternative call on land / developer Section 106 funding Lack of control of project

## King George V Playing Field

Strengths	Weaknesses
Land is owned by Council – deliverable Not dependent upon housing development In Hawkhurst latest NDP, TWBC Local Plan 2006 – 2016 and latest draft TWBC Local Plan up to 2036 Good open space – link to community facility Level site Space for car parking Land is owned by Council Utility services on site Playground on site On Bus route Fields in Trust agreed project in principle Reduce operational costs of HPC	NDP – preferred site near Highgate Hill Public Works Loan required
Opportunities	Threats
Available now Could help provide community shop? Access to developer Section 106 Funding	Perception – all village facilities at The Moor

The SWOT analysis confirms King George V Playing Field as the preferable site.

TWBC have included the King George V Playing Field site as the site for a new community centre in their Local Plans since 2006 and it is included in the draft Local Plan 2016 - 2036.

#### **4. What will be the impact on King George V Playing Field?**

We will keep the football pitches but also aim to enhance the playing surfaces and provide new changing rooms to FA standards. The land used for the community centre will be the existing building, car park, garages etc.

#### **5. Will we still be able to play football?**

Yes, the pitches will be retained and improved.

#### **6. Will it be the home to Hawkhurst FC and Hawkhurst Juniors FC?**

Yes, the aim is to have improved playing pitches and new changing rooms, to FA standards for the teams to use.

(note during the building phase the pitches will be in use and we will provide temporary changing so football can continue)

### **7. What about the playground?**

We aim to engage young people in the design of the playground as part of the project.

### **8. How much will it all cost?**

We have agreed a brief and are currently engaging architects, we will then have a better idea of the cost. It is estimated to be around £2 million. We will keep you updated.

### **9. How will it be paid for?**

It will be a mix of funding sources:

- Council reserves,
- Sale of the existing Copt Hall site,
- Funds linked to Copt Hall,
- Potential section 106 developer contributions
- Grants
- Public Works Loan Board funding.

The Public Works Loan Board funding will require a local referendum supporting the project.

### **10. Who do you think will use it? Who is it for?**

We want it to be a real community resource, for everyone in Hawkhurst to use.

### **11. What will happen to the Copt Hall?**

Once the new community centre has been built, the Copt Hall (WI Centre) will be sold to raise money to help pay towards the new Community Centre.

### **12. When will it be built?**

We are aiming for the following –

- Design by December 2019
- Permissions by December 2020
- Built by December 2021

### **13. What will happen to the other Halls in the village?**

The Copt Hall (WI Centre) will be sold, but Dunks Hall, Royal British Legion etc. will remain.

**14. Why don't you use All Saints Church?**

All Saints Church is owned by a developer who is developing apartments. It is therefore not available.

**15. Why can't it be the Victoria Hall?**

It is a listed building which limits size and flexibility plus there is no parking. The Kino rents it and runs a popular and successful cinema.

**16. Who are HCT 2018?**

Hawkhurst Community Trust 2018 are a new charitable community trust set up to operate the new community centre on behalf of the community.

**17. Are HCT 2018 linked to the Parish Council?**

No, HCT 2018 are a completely independent charity.

**18. When is HCT 2018's AGM?**

Their first AGM took place on 5<sup>th</sup> September 2019, their next will be arranged for the autumn 2020.

**19. There were some plans for village halls – didn't we go through this before?**

Yes, but some time ago and we want to make sure the new community centre reflects the needs of today and the future.

**20. What will happen to the tennis courts?**

They will be retained; we are hoping to upgrade them into a Multi-Use Games Area.

**21. How many car parking spaces will there be?**

We are aiming for around 50 car park spaces.

**22. How can I get involved?**

There are several ways you can get involved;

- Become a "Friend" of HCT 2018 who will be doing a series of events and projects during the year.
- Attend the public exhibition on the concept design of the Community Centre, and have your say. We are aiming for late November / early December 2019, date to be confirmed.
- We will promote the date when we know it
- Make a donation of time or money to HCT 2018

**We will add to this list of questions as they are asked**