



Yate Amateur Boxing Club Relocation

Yate Outdoor Sports Complex
Broad Lane, Yate, BS37 7LB

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Club training session in the present building

1. Introduction

This statement has been prepared on behalf of Yate Town Council to support a planning application for new facilities at Yate Outdoor Sports Complex to provide a new home for Yate Amateur Boxing Club.

As will be seen, the club's current facilities are no longer fit for purpose, and the proposed new facility will ensure the long term future for the club, and widen its membership.

2. The Club

Yate Amateur Boxing Club is an independent boxing club, set up in 2010, run by experienced local coaches under the England Amateur Boxing Association structure. It provides for all levels of skill, introducing local young people to boxing, through to supporting and training boxers to win at regional level, with boxers invited to join the Western Counties Squads. The club provides training from basic introduction level through to carded juniors and seniors registered with the Amateur Boxing Association.

Their current venue is a temporary building on the edge of the complex. Its owners, South Gloucestershire Council, have declared it unfit for occupation and it is under immediate threat of demolition. It suffers from significant problems, in particular condensation and mould, as a result of which equipment is subject to rapid deterioration (see opposite), and there is a threat to health of the building's users.

There is no alternative boxing facility accessible to young people in this area designated as an Area of Priority Social Need. The nearest equivalent Boxing Club is 9 miles away, costing £5.30 for the bus journey, making it prohibitive for many young people.

A new facility is much needed, and will encourage use by both male and female boxers, as well para- boxers.



3. Location and Access

The site is located at the edge of Yate, approximately 2 km north-west of the town centre. It is bounded to the south by Brimsham School, the east by housing, and to the west and north by open fields and hedgerows, although the latter is scheduled for redevelopment as housing.

The principal vehicular access is from the south via Broad Lane.

There is extensive open parking on the site.

The site itself is located at the northern end of the 9-a-side pitch, just to the south of a small area of wooded copse.

4. The Sports Complex

The site currently comprises:

- Functions cutie with changing facilities
- Athletics track/area
- 2 x 11 a side soccer pitch
- 2 x 9-side soccer pitch
- 1 x rugby pitch
- 1 xAll weather pitch
- 1x 7-a-side pitch
- 1 5-a-side pitch
- Boxing Gym



Aerial view of the complex

5. Planning Policy Framework

The building forms part of the existing Yate Outdoor Sports Complex. No change of use is proposed -it simply represent reconstruction of an existing facility within another area of the site. No increase in the number of users is proposed and no floodlighting is proposed.

Listed below are the relevant South Gloucestershire Development Framework and National Policies applicable to the scheme:

- Core Strategy 2006-2027 (adopted December 2013)
- Policies, Sites and Places Plan (adopted November 2017)
- National Planning Policy Framework (2012)

The site does not fall in the Green Belt Area, nor is it in a Conservation Area.

South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

PSP47 Site Allocations and Safeguarding

*Site 20: Yate Outdoor Sports Centre***

11.16 This site is reserved for formal and informal open space aimed at meeting the assessed needs of this area. Recent evidence has identified a demand for additional provision, whilst the anticipated expansion of the population through additional housing sites will also increase demand. The site has existing facilities in place and further capacity could be provided to meet demand as it arises with an additional access from YOSC to the new housing development to the north. The site area incorporates land within the secondary school to allow for any future reorganization of the provision.

Appendix 3 Town Centre Summaries: Yate

Yate Town Council has identified a number of aspirations some of which are relevant to the Town Centre:

support for integrated sports facility at YOSC;

Other relevant documents considered as part of this application include:

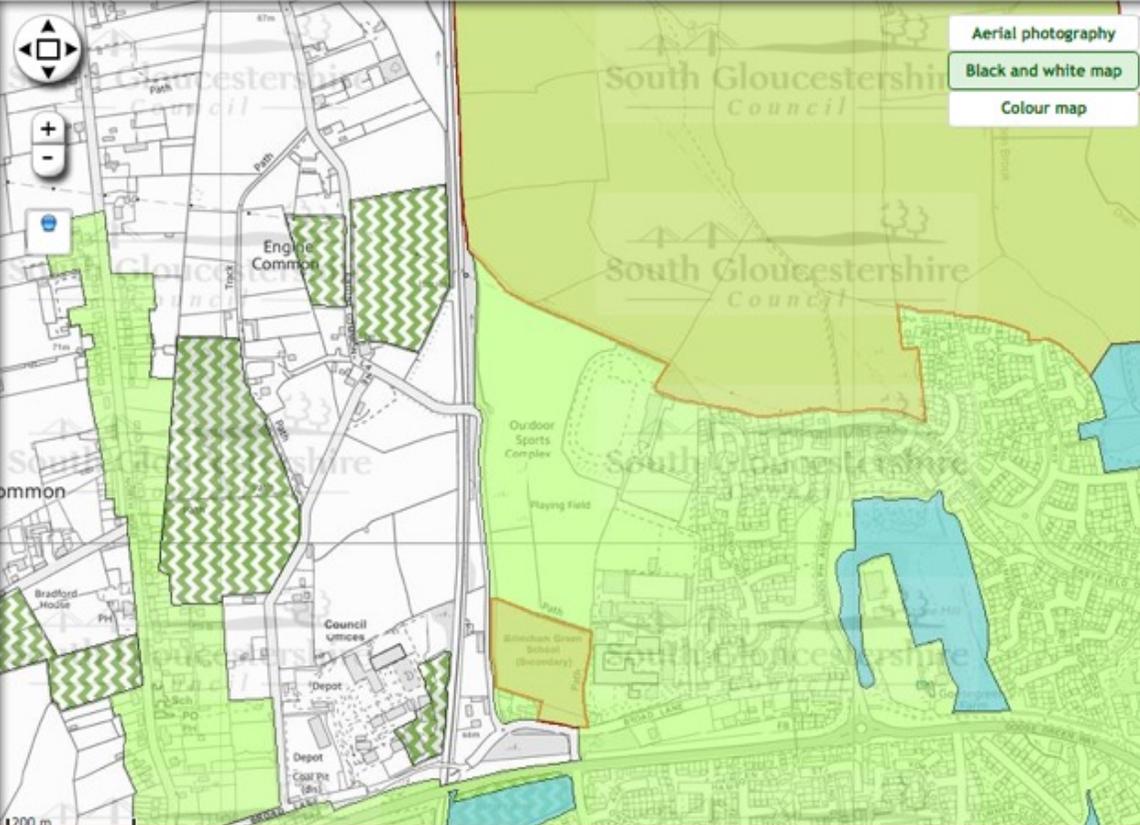
- Sport England, Clubhouse Design Guidance Notes (2016)
- Sport England, Accessible Sports Facilities Design Guidance Note (2010)

Location:

[Link](#)

Map legend

- Existing Local Plan
 - Locational Strategy
 - Natural and Cultural Heritage
 - Transport
 - Site Allocations and Safeguarding
 - Economy
 - Housing
 - Town Centres and Retailing
 - Leisure, Recreation, Education and Community Facilities
 - PSP4 Designated Local Green Spaces
 - PSP5 Undesignated Open Spaces within Urban Areas and Settlements
 - PSP45 Crematoria
 - Service Infrastructure
 - Minerals and Waste
 - New Neighbourhood Areas
 - CS33 Housing opportunity - Thornbury
 - CS26 Cribbs/Patchway new neighbourhood
 - CS27 East of Harry Stoke new neighbourhood
 - CS31 North Yate new neighbourhood
- Constraints Map
 - PSP2 Landscape
 - PSP17 Heritage Assets and the Historic



Aerial photography

Black and white map

Colour map

6. Consultation

Letters were sent to local residents and users of the sports complex.

A public consultation and information event took place at the club on 5th May 2019. Draft proposals were pinned up for comment.

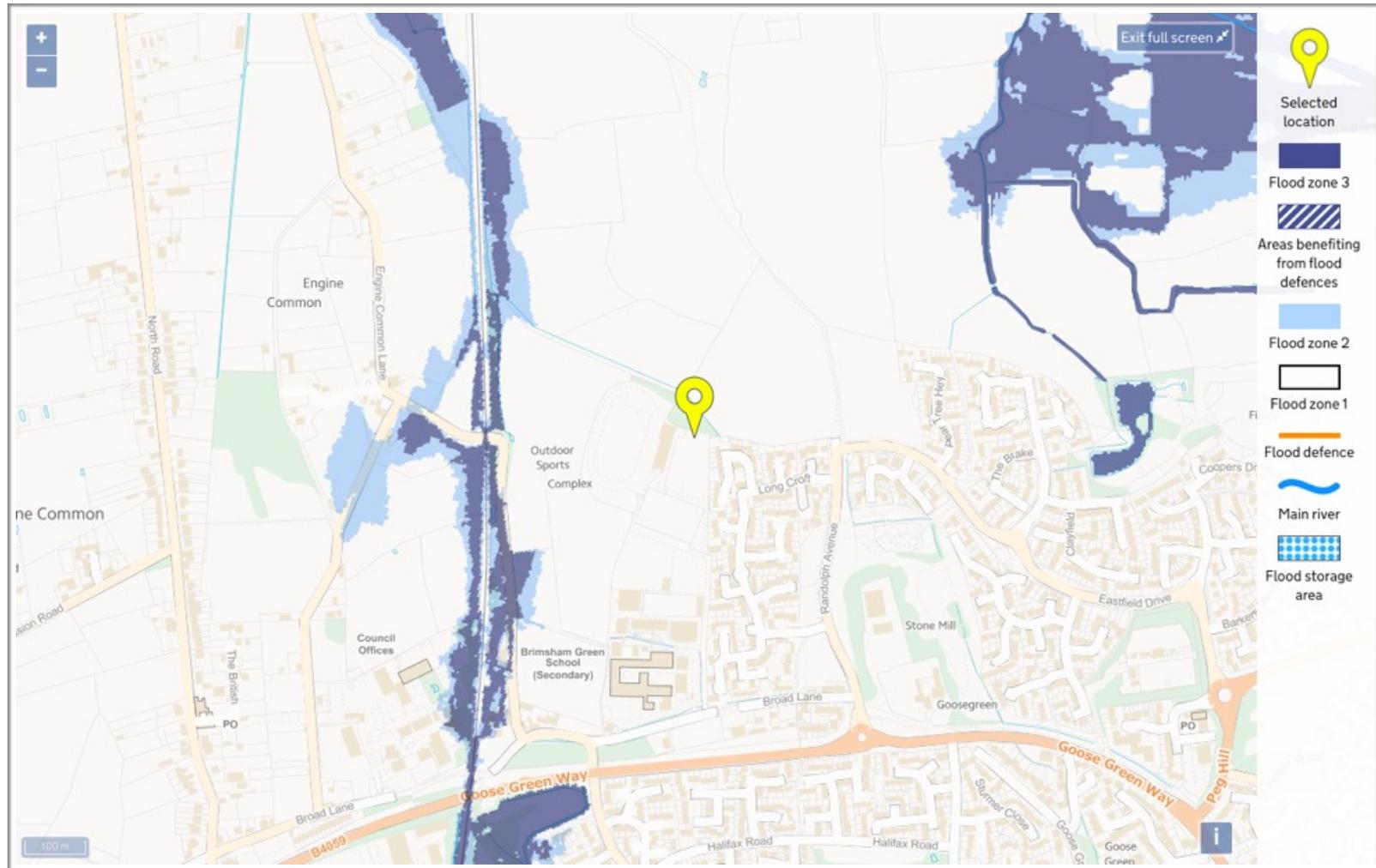
Comments received included the following:

- *This has been needed for a good while. This will be brilliant for young children to learn in a much better environment and will help Yate Boxing Club to continue.*
- *I 100% support the idea for a new gym, as our club is getting increasingly popular butt our gym is falling apart because it is old.*
- *I feel we would improve more in a new gym.*
- *I feel we would improve heavily with new resources and a new and improved gym.*
- *I think a new gym will be brilliant as this one is falling apart. A new dryer, warmer building will be better all round for everyone who comes here.*
- *Since starting at the club in summer of 2018 my son has really enjoyed being part of ABC. Paddy has an incredible appetite for his members success and the relocation would be a great reward for the effort he and the members put in. Good luck!!!*
- *Boxing reaches out to young people teaching discipline and control, especially those who are difficult to reach in other means.*
- *Needs to be improved – very poor.*
- *A new gym with better facilities will allow us to progress further as individuals and as a club because the current gym is not in the best condition.*
- *I support the idea of a new gym because our one is falling apart.*



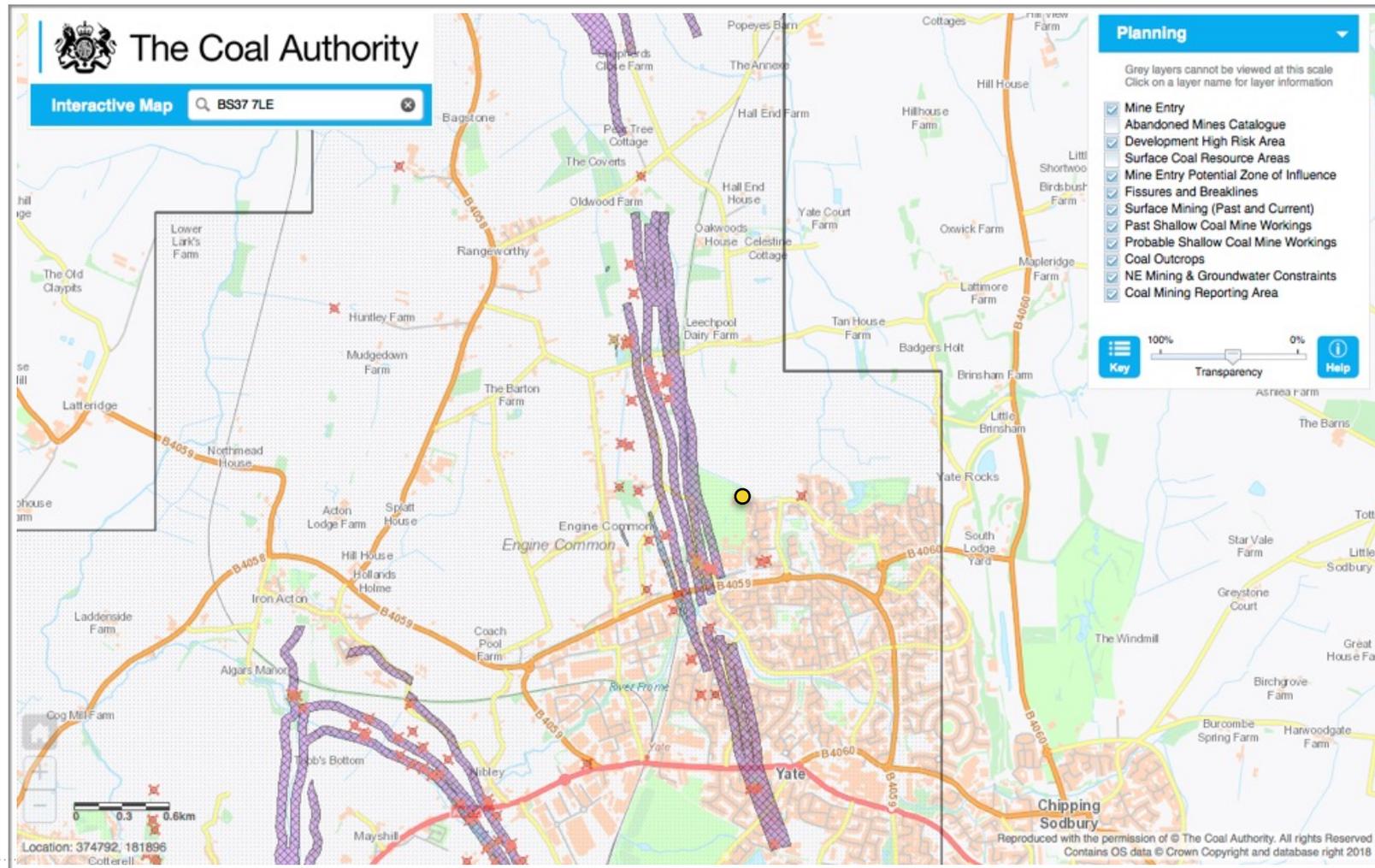
7. Environmental Factors

Flood Risk: The site sits within the Environment Agency flood zone 1 and it is therefore considered to have a low probability of flooding. See map extract below.



Mining Risk:

The site is within a coal mining reporting area, but away from the within a development high risk area. See Coal Authority map extract below.



Yate Amateur Boxing Club Relocation Project

8. The Proposal

General

The building is to be located on the existing playing field, to the north of the 9-a-side pitch, clear of the tree canopy to the north.

The proposal is for a simple industrial building, similar to the storage building recently erected on the other site of the functions suite (picture opposite)

It takes the form of a steel clad shed that will house a boxing ring, suspended punch bags, a small office and storage area.

Changing and toilet facilities are provided within the existing function suite.



Existing storage building just to the other side of the function suite.

Accessibility and Diversity

There will be accessible ramped access with level threshold to the front and rear doors.

Signage

Signage will be provided at the main entrance, and on the south west corner of the building.

Lighting

Downward facing external light will indicate the pathway to front and rear doors. This will be located on the west and south elevations, away from the wooded area so as not to cause disturbance to wildlife.

Parking

No additional parking is proposed, as the existing parking will continue to be used by the club.

“Our vision is to develop a purpose built, inclusive boxing club, run by volunteers on a social enterprise model, particularly supporting young people in the area of Priority Social Need to access the personal and physical development opportunities provided by boxing.”

9. Ecology and Trees

The site is located on an open playing field, The playing field abuts a small area of woodland located on the adjoining site and in separate ownership. This larger site beyond this to the north has been subject to extensive ecological reporting in respect of wildlife and trees, with a number of proposals by the owner of that site. Our client is fully supportive of the their proposals to protect existing habitats.

Indeed, Avon Wildlife Trust has been looking at the area around the site, and has made a number of suggestions for general improvements, albeit these go beyond this particular application.

There will be no direct impact on the adjoining woodland. No trees are to be removed and the building will be located outside the tree canopy. Root protection to the closest tree will be provided in accordance with BS5837: 2012.

Wildlife will be protected by impacts of the work with a temporary chain mesh fence to to be erected along the boundary to prevent unauthorised access to the woodland.

As noted above, lighting will be downward facing and located on the sides of the building away from the woodland to avoid disturbance of wildlife.



View of site margin looking towards the function building

10. Summary

This is a modest project to relocate an existing facility within the Sports Complex and secure the future of the Boxing Club. It is to be located on existing playing field land and the proposal aligns with existing planning policy.

It will also widen the availability of the sport to male, female and disabled users.

There is an urgent and compelling need to get this facility reinstated as quickly as possible.

Appendix: List of documents

1234-001 Location Plan
1234-002 Site layout Plan
1234-003 Proposed Plan, Section, and Elevations

Report by Southward Group, Avon wWildlife Trust
CIL Questions

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