Planning Application Ref: 25/00424/FUL

Extension of the existing car park to the west of the clubhouse

Introduction and summary

St Ives is one of the fastest growing community amateur sports clubs in the country in terms of participation. At our volunteer-driven rugby club, measured throughput (# of independent visits by members) has increased by just under 40% over the last 2 seasons. We have boys, girls, ladies and men from the ages of 6 to 60 joining in. During this period, we have added girls junior and ladies' senior teams.

Our parking requirements have accordingly increased, requiring an extension to the hard standing area for cars. The area is currently grassed and usable for parking only in dry conditions, meaning on occasion we have had to cancel matches involving visiting teams due to capacity.

At our last AGM, additional parking was voted by members as one of the top priorities for the Club to address to ensure enjoyment of the game by all groups. As a result, we have identified potential sources of funds from community grants to support this ambition.

(For transparency, the other major priority was pitch conditions due to inclement weather, which we are addressing on an ongoing basis).

The site

The clubhouse and grounds including land both owned and long-term leased comprise 16 acres, the majority of which (~90%) is grassed for the purpose of sporting activity (mainly rugby, but we also hire out the facility to other community organisations and companies).

The site, including access, clubhouse, existing parking and pitches, is shown in the attached site plan.

The Proposal

To increase parking capacity by 50%, we intend to install permeable hard standing on the area to the west of the clubhouse to ensure its usability in wet weather, as per the location plan.

This will necessitate removal of soil from the area defined and replacement with permeable hardcore similar to that used for the existing car park.

Impact assessment

There are no alterations to the access required to the property or impacts on neighbouring properties or highways. The permeable materials will ensure there is no risk associated with surface water.

As part of the application process, the Club has undertaken a BNG assessment, the results of which are attached.

Conclusion

The extension of the car park is essential to the successful delivery of enjoyment to around 300 rugby playing members across all age groups in St. Ives and district and visiting clubs. It will facilitate full use of the facility regardless of the weather.

Without it, the provision of regular rugby to the increasing numbers wishing to take part will be jeopardised.