

Cabbell Park	
Executive Summary	<p>Cabbell Park is situated on Mill Road in Cromer and was previously the home of Cromer Town Football Club.</p> <p>Ownership of Cabbell Park was taken on by NNDC in 2015, with a section at the front of the site sold to make way for a new medical practice. The capital sum from this sale (approx. £360k) is held for the purpose of providing/improving football facilities in the town.</p> <p>Cromer Youth Football Club (CYFC) have for many years been seeking a home for their club. Since the late 80s they have been playing matches at various satellite sites across the district, including Fearn's Field, Northrepps, Southrepps, Bodham, East Runton and more.</p> <p>A project is currently underway to build a 3G football facility on the adjacent Academy/Sports Centre site, for which the youth football club are a partner club.</p> <p>It is proposed that Cabbell Park could become the home of CYFC.</p>
Options considered	<ol style="list-style-type: none"> 1. The necessary improvements are made, and additional facilities added, to Cabbell Park to enable CYFC to lease the ground and have a home for all of their football operations. The car parking area would be leased to the NHS from 6am-6pm Monday to Friday. 2. Do not follow option one and investigate further options for the site.
Consultation(s)	<p>This proposal has been loosely discussed with CYFC, Norfolk FA, The Local Member and senior officers prior to the report being brought forward.</p>
Recommendations	<ol style="list-style-type: none"> 1. That Cabinet supports in principle the necessary improvements and provision of additional facilities to Cabbell Park to enable Cromer Youth Football Club to lease the ground and have a home for all of their football operations. 2. Officers are instructed to undertake further work to develop the scope of improvements, design of additional facilities and appropriate permissions and costings and present these in a paper to a future Cabinet meeting for consideration.
Reasons for recommendations	<p>This is the first time in 30 years that a tangible option exists to provide a home for CYFC, a solution which will also maximise the use of Cabbell Park. A permanent home in Cromer for the club would enable them to grow and secure football in the town for a number of years to come. Football clubs for many are the heart of the community and this is an</p>

	opportunity to bring this back to the town.
Background papers	NA

Wards affected	Cromer Town & Suffield Park
Cabinet member(s)	Cllr Liz Withington
Contact Officer	Colin Brown, Leisure and Locality Services Manager

Links to key documents:	
Corporate Plan:	Developing our Communities
Medium Term Financial Strategy (MTFS)	The proposal as a whole could generate a small amount of additional income
Council Policies & Strategies	List here which existing council policies and strategies the proposals are linked to

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	Is the item exempt, if so, state why.
Details of any previous decision(s) on this matter	Provide the dates of any previous decisions relating to this

1. Purpose of the report

- 1.1 This report outlines a proposal for future use of Cabbell Park Football Ground in Cromer.

2. Introduction & Background

- 2.1 Cabbell Park is situated on Mill Road in Cromer and was previously the home of Cromer Town Football Club.
- 2.2 Ownership of Cabbell Park was taken on by NNDC in 2015, with a section at the front of the site sold to make way for a new medical practice. The capital sum from this sale (approx. £360k) is held for the purpose of providing/improving football facilities in the town.
- 2.3 The rest of the site remained as a football facility with priority access afforded to Cromer Town FC, with other clubs able to hire the pitch on an ad-hoc basis.

- 2.4 Eventually, with Cromer Town FC struggling to run the club the pitch was returned to pay and play status in its entirety and bookings for this are currently handled by the Council's Leisure operator Everyone Active as part of the operation of Cromer Sports Centre.
- 2.5 Costs for the maintenance of this site sit with the Council as per the dual use agreement.
- 2.6 Since 2020 the car parking area situated alongside the football pitch has been leased to the NHS, originally for workers who were building on the hospital site and then subsequently as an overflow for hospital workers
- 2.7 Discussions are currently ongoing to formalise this agreement for another 10 years. A 6am – 6pm agreement Monday to Friday is being finalised, generating the Council some income from the site.
- 2.8 Cromer Youth Football Club (CYFC) have for many years been seeking a home for their club. Since the late 80s they have been playing matches at various satellite sites across the district, including Fearn's Field, Northrepps, Southrepps, Bodham, East Runton and more.
- 2.9 There is a perception within the club that the Council has not done enough to help the club to find a home. However there has not been land available to provide a home.
- 2.10 The club are able to train within the town through the use of the All Weather Pitch situated at the Sports Centre. However, these facilities are reaching the end of their life.
- 2.11 A project is currently underway to install a 3G football pitch (which would be the first in North Norfolk) on the sports centre site in place of the current All Weather Pitch. The youth club would be a partner club in this project meaning that they would receive preferential booking and hire fees.

3. Proposals and Options

- 3.1 A covenant exists on Cabbell Park requiring it to continue to be used for sport and recreation.
- 3.2 It is proposed that Cabbell Park could become the home of CYFC with the capital sum remaining used to build a basic clubhouse with kitchen and toilets and to ensure that the pitch and floodlights are in good condition.
- 3.3 With the introduction of the 3G pitch, and the additional grass pitches available to hire on the Academy site, the club would be able to run all their activity from here – training, matches and all subsidiary activities required to keep the club going. Something they have been seeking for over 30 years.
- 3.4 This proposal is supported by Norfolk FA who we are working alongside as part of the 3G pitch project.
- 3.5 The proposal would see the Cabbell Park site leased to the club, so they have full control of the management of the pitch and associated facilities.

- 3.6 The club would continue to hire the 3G pitch and extra grass pitches (on the Academy Site) as they do currently when required.
- 3.7 The NHS can continue to lease the car park area without affecting the potential club operations.

Options:

1. The necessary improvements are made, and additional facilities added, to Cabbell Park to enable CYFC to lease the ground and have a home for all of their football operations. The car parking area would be leased to the NHS from 6am-6pm Monday to Friday.
2. Do not follow option one and investigate further options for the site.

4. Corporate Priorities

- 4.1 This proposal would support the *Developing our Communities* priority, in particular the following areas:
- *Working with partners to promote healthy lifestyles and address the health inequalities faced by our communities.*
 - *Creating active environments for all ages and abilities*
 - *Championing North Norfolk as a place where residents and visitors can enjoy inclusive cultural opportunities and healthy leisure and sports activities*
 - *Working with partners to support and develop participatory and community sports and cultural events*
 - *Developing further the leisure facilities provided across the District*

5. Financial and Resource Implications

- 5.1 It is proposed that the capital sum held from the sale of land at the eastern end of the site to enable the building of a new medical centre should be used to complete the works required to deliver the proposed outcomes.
- 5.2 The actual cost of these works is not yet known but it is believed that the project could be delivered without requiring any additional funding, subject to the normal 'unknowns'.
- 5.3 The Council would generate an income from leasing the car park area to the NHS and the football facility to CYFC (both amounts TBC), and would make a saving on grounds maintenance for the site of around £4k. This does not include costs associated with current infrastructure such as the floodlights as it is unclear currently where responsibility for these would lie.

6. Legal Implications

- 6.1 The transfer of this site to NNDC in 2015 did generate some legal challenges and difficulties. Therefore it would be prudent to re-visit the legal considerations surrounding the covenant ahead of pursuing the proposal.

7. Risks

- 7.1 There is a risk that the 3G pitch application on the adjacent Academy site does not get approved, which would mean that the overall concept of providing a 'home' for CYFC would be diminished somewhat. A 3G in this

location has been identified as a strategic priority and funding set aside for it, therefore it would only likely be rejected based on issues with planning or similar. With a pitch and infrastructure already in place this risk is even further reduced.

- 7.2 Not pursuing this proposal could also provide some reputational risk to the Council. CYFC have felt that the Council has not previously done enough for football in the town, particularly the youth football, and therefore not carrying this forward could cause further reputational damage.

8. Net Zero Target

- 8.1 Construction of a new facility on this site would be carried out with the Net-Zero Targets in mind ensuring that it includes all possible energy efficient technology and systems available.

- 8.2 It is possible to argue also that by providing the Youth Football Club with a home the Council would be helping to reduce the Club's carbon footprint by decreasing travel to the satellite sites in surrounding villages which are currently being used.

9. Equality, Diversity & Inclusion

NA

10. Community Safety issues

NA

11. Conclusion and Recommendations

- 11.1 CYFC have long sought a home within the town, having not had a facility of their own for over 30 years. The club currently run 20 teams catering for over 250 players aged 4-18, and have ambitions to grow even further.
- 11.2 The development of the club is dependent on quality facilities and a home to call their own. With the 3G pitch project in progress an opportunity exists to create a home for CYFC by providing clubhouse facilities and grass pitch provision on Cabbell Park Football Ground. A combination of the facilities on the adjacent sites would provide everything the club requires.
- 11.3 This is the first time in 30 years that a tangible option exists to provide a home for CYFC, a solution which will also maximise the use of Cabbell Park.

Recommendation:

- 1. That Cabinet supports in principle the necessary improvements and provision of additional facilities to Cabbell Park to enable Cromer Youth Football Club to lease the ground and have a home for all of their football operations.**
- 2. Officers are instructed to undertake further work to develop the scope of improvements, design of additional facilities and appropriate permissions and costings and present these in a paper to a future Cabinet meeting for consideration.**

Site Maps

Map 1 – Shows the locations of the relevant facilities to this proposal.

Map 2 – Shows the locations of Cabbell Park, the car park, the Med Centre Land and the hospital

Map 3 – Shows the proposed new home of Cromer Youth FC.

- The green area is the current All Weather Pitch which will hopefully become the 3G football facility operated as part of the Sports Centre. CYFC would have priority booking and hire fees
- The blue area is Cabbell Park and the overflow car park which is not currently leased to the NHS
- The yellow area is the area currently used by the NHS and proposed to be leased to them for a further 10 years
- The red area is the space suggested for a new clubhouse and associated facilities for CYFC





Key
Blue: Cabell Park
Yellow: Car Park leased to NHS
Green: Land sold to Med Centres
Purple: Hospital



Cromer Adets

Cromer Sports Centre

Cromer Town F.C.

Cromer Pharmacy

Additional Grass Pitches

East Grove

Google

Mill Rd