

**Community Asset Transfer Application
Chippenham Sailing and Canoeing Club (CSCC)**

ITEM 11

Proposal

Details of Asset

Land adjacent to Chippenham Sailing and Canoeing Club

Current owner: Wiltshire Council

Grid reference: 392911 172769 (see attached OS Sitemap and extract from OS map)

Summary of proposal

Reason for application, benefit to local community.

The current membership of Chippenham sailing and Canoeing Club (CSCC) is 265 individual members (60: 40 ratio Canoeing: sailing).

These are recorded as Units, in 2008/9 membership was 100 units, 2009/10 saw an increase of 10 family units (participation in courses increase year on year 2008 (4) 09 (5) 10 (12))

CSCC is a family friendly sports club encouraging whole family participation in paddlesport. The Club offers activity for children to maintain health and wellbeing outside formal education (Direct.gov.uk/children and healthy weight)

The Club reflects the Government s 'Big Society' families, networks and community working together.

See also the CSCC Club development plan

The acquisition of the river fronting land adjacent to the current site will provide an opportunity for specialist launching (seal launch); safer ingress/egress of the water and an improved supervised area during training sessions. Thus increasing courses and number of participants, and quality of instruction.

The long term aim of the Club is to provide a fit for purpose building which will include training room, meeting room and changing facilities. These will be accessible by groups such as youth organisations and other local community groups by arrangement. The Club currently does not have showers or any means of washing down after river based events, in light of the risk of Leptospirosis this shortcoming needs addressing. The current area of land owned by the Club does not allow for this expansion.

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Community Use how the asset will be used

The additional land will increase the curtilage of the Club by a significant amount. (*See OS sitemap*) In the short term it will be used for storage of craft and car parking. Currently the parked sailing boats can be a hazard when people are moving around the compound preparing for courses and activities. There is very limited car parking space within the current premises.

There is also inadequate bank-side training space when courses are in progress, the extra land will provide space for activity and dry training. Given the expansion in the number of courses, the current landing stage frontage is an impediment to effective training, as the proposed land extends to the river bank, we would be able to extend our landing stage to remedy our current limitations.

It is within our development plan to offer activity sessions to groups such as Scouts/guides/local schools. We would envisage that some or all of these groups would, in due course, wish to keep some of their boats/equipment at the Club, for example Colerne Sea Scouts are already members and store about 1 dozen kayaks and trailer on site. We understand some of the local schools have kayaks and currently, space restriction would prevent us accommodating the storage of further boats/equipment on site.

Longer term it is proposed that planning permission is applied for so that the Clubhouse can be replaced. This would make our site more suitable for local schools/clubs however we cannot pursue this on our current footprint.

The land currently does not have any utilities, we would connect as appropriate.

It is on the flood plain but as the Club has river based activities this is an asset rather than disadvantage.

Suitability for purpose

The land is currently very overgrown with brambles and scrub and has not been used for many years. The Club holds regular working parties to undertake ground and facility maintenance and repairs.

Once cleared, the land will be highly suitable for the Club's needs. It fronts the River with access from the current way in and is adjacent to our existing property.

The view of the local residents will not be affected as there is already a mature copse providing screening.

Given that there are 2 directions of access to the entry drive to the site this will further lessen any impact on the residents of Long Close. We do not believe there will be a significant increase in traffic.

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Community support and consultation

The land is sandwiched between the current CSCC site and the Air Cadet Squadron (Land leased from TA), beyond the Air Cadet boundary is a rough bike play area by the river, used from time to time by local residents, and a children's playground.

Members of CSCC hand delivered consultation letters to residents in Blackcross, Long Close, Habrels Close & Dyers Close. No objections have been received.

Both the Sea Cadets and the Air Cadets are supportive of the expansion and use of land.

Support of local Councillors has been secured.

Legal issues

The CSCC is fully insured both land and assets. *Legal representation and advice will be provided by Wansbroughs*

The Club has attained ClubMark and TopClub with evidence of adherence to all NGB policies and procedures including Health and Safety and Safeguarding and Protecting Children.

The Chippenham Sailing and Canoeing Club is affiliated to the RYA (Royal Yachting Association) and BCU (British Canoe Union)

Third party liability cover is a by-product of these affiliations.

Financial Matters

Current balance sheet in evidence file.

The CSCC has an income of membership fees and private equipment storage fees, supplemented by additional course fees and training opportunities.

Future Management

If we are successful in acquiring this land it will be integral to our Club facilities allowing us to expand our training room changing and showering facilities, boat and equipment storage; open spaces for training activities such as warming-up exercises and throwline practise.

We would expect that these improvements would generate a modest increase in our income; however the main benefit of the land would be in improvements to the quality of our offer.