

Turves Community Recreation and Nature Park

The Three Horseshoes Turves Community Hub Ltd
Community Benefit Society Reg #: 9387

Executive Summary – Community Nature Park and Hub



The Three Horseshoes Turves Community Hub Ltd aims to rebuild a lost and neglected community



Long term goal is for this to include a community hub build which can be a flexible space to meet the community needs



Profits will then be reinvested back into the local community to help it prosper



Purchase ~10 acres of monoculture land and transform it into a woodland area with a play park, playing field and exercise facilities



Key Financials:

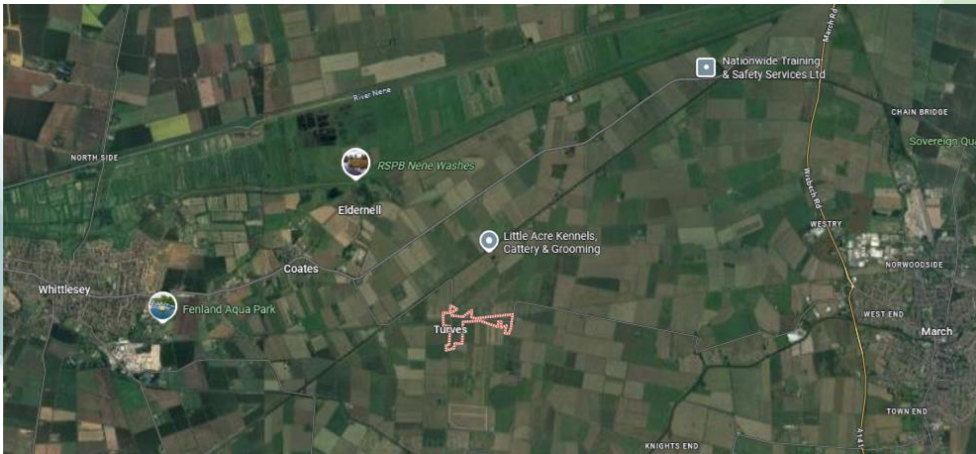
- Woodland park land purchase: £102,000
- Woodland park development: £236,000
- Community hub building: £475,000
- **Total Investment Required: £813,000**



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The Need in Turves

- Population of around 500 people
- No existing public meeting space
- No public transport, poor roads, no playpark or support groups
- Lack of access to basic services (social space, village shop, social schemes)
- Isolation and mental health statistics in the last year:
 - 2 suicides in the last 2 years
 - 13 people left due to lack of services
- No longer a public space to be used as a polling station such that a villager has had to open their house to host this
- All this results in complete absence of access to essential services, or environmental impact from the need to drive to reach these services
- The village has even been described by councilors as “disproportionately not looked after”



Our vision: Community Hub

- Purchase the medium size field within the village of Turves to build a community green space for social gathering, play/exercise facilities, growing food, and improving the local environmental sustainability and diversity
- The stretch goal would be able to build a community hub as a flexible space to serve the community:
 - Family friendly Café for breakfast, lunch and daytime social groups
 - Including a book, puzzle and games library
 - A restaurant in the late afternoon-evening to provide a location for social gathering and hot healthy meals
 - Small local shop to stock essentials and locally grown food
 - Community facility to host social groups:
 - Parent baby groups
 - Homework/education groups
 - Health and well-being groups
 - Community committee groups
 - Book club
 - Host social/community events:
 - Heritage events
 - Bingo/quiz nights
 - Live music
 - NHS health checks
 - Local business expo
 - Provide a public venue as the village polling station
- Ultimately, this space will be a flexible service provision to meet the needs of the community in a rapidly changing environment



Our vision: Village woodland and green space



- Purchase around 10 acres of land to create a woodland area and walk that also support a children's playpark, playing fields and wildlife friendly initiatives
- Key features in the community green space would provide:
 - **Children's play equipment** to encourage outdoor play and physical activity
 - **Adult outdoor gym equipment** to support mental and physical health and fitness
 - **A multi-sports pitch** for community sports and exercise
 - **A pond and wetland area** to support local wildlife
 - **Beehives and butterfly banks** to enhance biodiversity
 - **Accessible walking paths** for improvement mental health for people of all abilities
 - **A playing field** for informal games, relaxation and community events (local business expo, village fairs, Tractor festival, etc)
 - **Parking facilities** to ensure accessibility for all
 - **Orchard and/or allotments** depending on local interest
 - Orchard would be usable by visitor to pick fruit, and will also work with local food bank during harvest season
 - Opportunity to promote healthy eating, and also add education boards (on water cycle, how plants/fruit grow, harvest seasons and more)

Community and environmental impact



- **Combat Isolation**
 - Support other local villages where the local ward population amounts to 4500 residents (Turves, Coates, Eastrea, and Benwick)
 - Connecting the village to the wider community and ensuring social connection opportunities for all ages
- **Support vulnerable groups**
 - Elderly
 - Families
 - Disabled or people with limited mobility/transportation options
- **Enable NHS cost saving through preventative social care**
 - Improved mental and physical health
- **Improved local biodiversity in an area predominately defined by houses, farms and mono-culture fields**
- **Foster community spirit and engagement**
- **Create safe-spaces for the young community to play, learn, develop and meet, as well as a warm safe space for those struggling with heating bills or isolation**
- **Provide the opportunity to reach essential services and minimise the environmental impact of driving to these**

Phase 1: Create “community field”



- Phase 1 would be to:
 - Purchase land of ~10 acres to convert into a public use field
 - This could be used for games, dog walkers and community events
 - This would utilise volunteers from the farming community to prepare the land, and sow a grass mix with clover and daisies, as well as some wildflower meadows.
- Funding: £108-128k
 - Purchase: £100-120k - Pride in Place Fenland District Council funding bookmarked for community green spaces and parks
 - Potential for community group to lease the land for a peppercorn rent (common approach to Fenland Orchard project) so the asset and value remains with FDC
 - Professional fees: ~£5000 - Burnthouse Wind Farm Community Fund grant
 - ~£500 planning for Change of use application fees
 - ~£1300 planning for New community building/cafe
 - ~£500 for pre-application service
 - ~£1000 architect fees
 - ~£1000 survey fees
 - ~£1000 solicitor fees
 - Grass and wildflower seeds: £3400 - PACT, Tesco community grants

Phase 2: Create public green space, woodland walk and play/exercise facilities

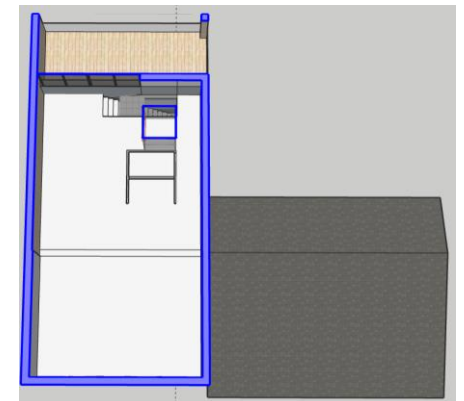


- Phase 2 would be to:
 - Create tarmac and gravel paths for improved accessibility
 - Plant trees and hedgerow to improve plant biodiversity
 - Build pond, butterfly mounds, community garden, and community bee hives to improve wildlife biodiversity
 - Install a play park, multi-use sports pitch and outdoor gym to improve access to exercise facilities to all ages
 - Reserve land for a playing field which will also double up as a community event area
 - Install a car park, including bike racks, to improve accessibility for all in the village, and neighbouring areas
- Funding: £230-260k
 - Tree coverage - supplied by the Woodland Trust
 - Funding support by the National Lottery Reaching Community and "From the Ground Up (CCC):
 - Play park - £150,500
 - Outdoor Gym - £13,000
 - Multi-sports pitch - £35,000
 - Pathways - £62,190
 - Pond - £2,000
 - Benches/BBQ area - £7,000
 - Bike racks - £700
 - Beehives and bees - £1,100
 - Waste management - £4,200



Phase 3: Create community hub

- Phase 3 would be to:
 - Build a community hub (~300m²) that includes:
 - Cafe for affordable and healthy food and drink
 - Function room which can be divided off for different events and needs
 - Large enough kitchen to support a return of sunday roasts
 - Store room for use by the staff and volunteers
 - Lift for accessible first floor
- Funding: 475,000-600,000 (source TBC)
 - Building - £400,000-500,000 (non-optimised estimation)
 - Utility connection - £20,000
 - Solar panels, battery storage, ground source heat pump - £40,000
 - Lift for accessibility to second floor - £15,000



Market research

- Old pub had historic popularity for food (especially Sunday roasts) and social events (live music and bonfire nights)
- No other venues in the village supporting the residents needs
- Strong local support with volunteers and a Community Benefit Society driving action
- Can be self-sustaining once established through the village residents, local communities and visitors (cyclists, walkers, fishers, train spotters, farm workers, etc)
- Viability test completed and confirms the projects potential
- Local partnerships already in discussion to support locally sourced products



Why the Pride In Place Impact fund?



Strengthening Community Infrastructure

- **Long term goal to develop a** multi-use community hub offering a café, restaurant, shop, and event space. [obj. 2.1.a]
- **Creates a new public meeting space** in a village with no existing facilities, addressing social isolation and lack of services. [obj. 2.2]



Enhancing Local Pride and Environment

- **Transforms 10 acres of monoculture land** into a biodiverse woodland park with play areas, sports pitches, and walking paths. [obj. 2.1.b]
- **Promotes sustainability** through tree planting, wildflower meadows, beehives, food growing opportunities, and educational signage on ecology and healthy living.



Supporting Vulnerable and Underserved Groups

- **Targets a deprived rural population of 500** with poor transport links and high isolation rates.
- **Provides inclusive access** for children, elderly, disabled, and low-income residents via warm spaces, outdoor exercise facilities, and accessible paths.



Delivering Economic and Social Value

- **Community Benefit Society model** ensures profits are reinvested locally. [obj. 2.1.a]
- **Supports local businesses and food banks** through partnerships and seasonal produce sharing from community grown goods.
- **Offers preventative health services** like NHS checks and wellness groups, reducing long-term public health costs.



Demonstrating Viability and Sustainability

- **Detailed financial plan** with defined budget and contingency
- **Opportunities for funding support from multiple sources**; including Woodland Trust, National Lottery, CCC, and local environmental funds. [obj. 2.4]
- **Strong community backing** with volunteers, viability testing, and local partnerships.
- **Opportunities for local growth** and improved amenities that would support potential housing growth in the area



Summary and ask

- The Three Horseshoes Turves Community Hub Ltd is requesting financial support from the the Fenland District Council to help support:
 - Purchase and develop a public green space within the Turves Village
 - Protect and enhance the environment by increasing local biodiversity and creating a pond/woodland area increasing carbon capture
 - Support and create local groups promoting mental and physical health
 - Improve community spirit and engagement
 - Accessibility of vulnerable groups to key resources and environments providing preventative care
 - The development of a community group and facility which would be self-sustainable longer term by feeding proceeds of the Hub café/restaurant back into the building and green space, as well as wider community
 - Provide a safe-space for the young and communities to gather and socialise
- In total, the project is projected to cost between £813,000-990,000
 - Pride in Place funding request is for £100k-120k:
 - To purchase ~10 acres of land for development of a community green space
 - This could be leased to the community group on a long term (99 year) lease with a peppercorn rent (similar to the Fenland Orchard Project - Wisbech)
- Other funding support:
 - Peterborough Environmental City Trust – wildflower meadows and butterfly mounds
 - Woodland Trust – tree & hedgerow donations, planting support from Coates School & Perkins
 - Freshwater Habitats Trust – pond creation
 - National Lottery Reaching Community fund
 - Cambridge County Council “From the Ground Up - Nature recovery” fund
 - Burthouse Wind Farm Community Fund – up to £6000
 - Glassmoor Local Environment Fund – up to £10,000
 - Tesco Community Grants – up to £1,500
 - Co-op Local Community Fund - TBC



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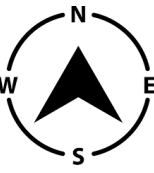


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Size, cost and comparisons

- Turves community space proposal – Proposed land
 - 87% size of Whittlesey Manor west fields
 - ~3.4x size of Coates North Green
 - 80% size of March West End Park
 - 9.76 acres of agricultural land
@~£10-11k/acre (based on Beggars bridge land for sale)
 - £97,600-107,360
 - 9.76 acres of development land
@~£30,000/0.25acre (based on land for sale in Coates for Dev without planning)
 - £ 1,171,200
 - Risk: Land-owner wants development prices due to proximity to the village buildings
- Turves Community Green Space and Hub
 - Current ideal land is not being marketed as for sale
 - Next to the bus stop, community run book stop and on the cycle root for increase footfall, and away from land near the centre of the village which could be better placed for housing development
 - It is common that community projects go up to 10% over valuation to help secure the community asset so we would want to protect for this





Before and after: Proposed land and general layout



Community Hub



Community BBQ area



Wild-flower meadows



Woodland pond



Butterfly mounds



Parking for visitors from surrounding areas and disabled. Can be used for overflow from community centre also



Cycle rack for sustainable transport and cyclist on bike route



Playing field with support/resting benches

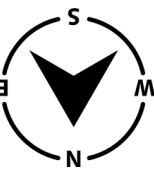


Outer tarmac path for disabled access



Volunteer led bee hives (honey to sell in community centre to reinvest in park?)





Ornamental drive



Multi-sport pitch



Community Orchard/allotments



Outdoor gym



Children's playpark



Swing set with 2x normal swing,
2x baby swing, 1x disabled swing.
Ideally also with net



Roundabout



Ground level trampoline



Zipline



Picnic benches you can potentially
order food/drink to from community
centre



Smaller climbing frame for young
toddlers

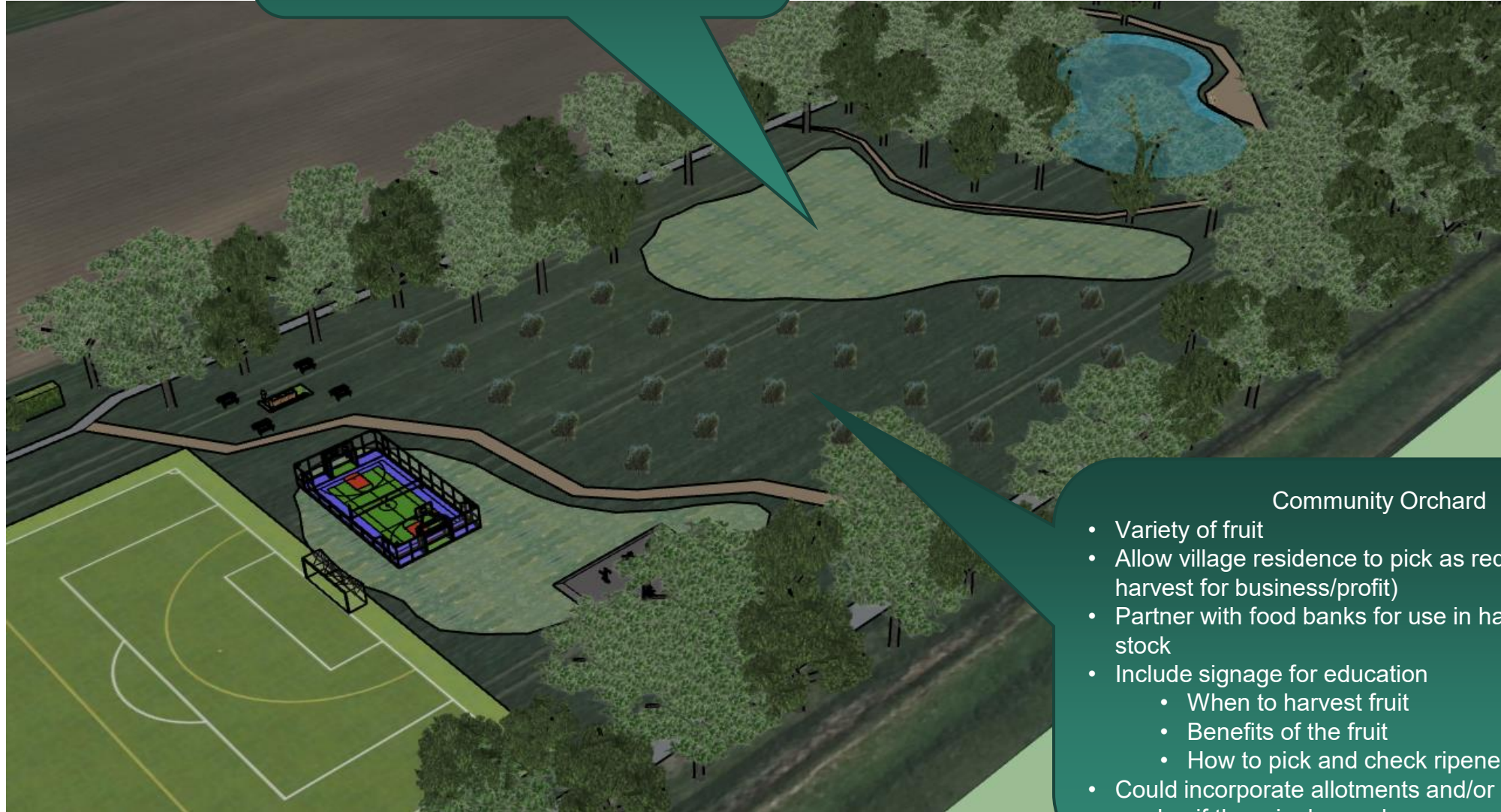


Log climbing frame



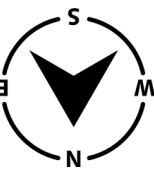
Wild flow meadows

- Encourages environmental diversity and will also promote pollinator population to support the orchard/allotments



Community Orchard

- Variety of fruit
- Allow village residence to pick as required (not harvest for business/profit)
- Partner with food banks for use in harvest to build stock
- Include signage for education
 - When to harvest fruit
 - Benefits of the fruit
 - How to pick and check ripeness
- Could incorporate allotments and/or community garden if there is demand



Multiple walking routes

- Different size loops of gravel pathway to allow multiple options depending on walk distance desired
 - 0.25km (3mins), 0.45km (5mins), 0.75km (9mins), 0.8km (10mins), 0.9km (11mins), 1km (12mins)

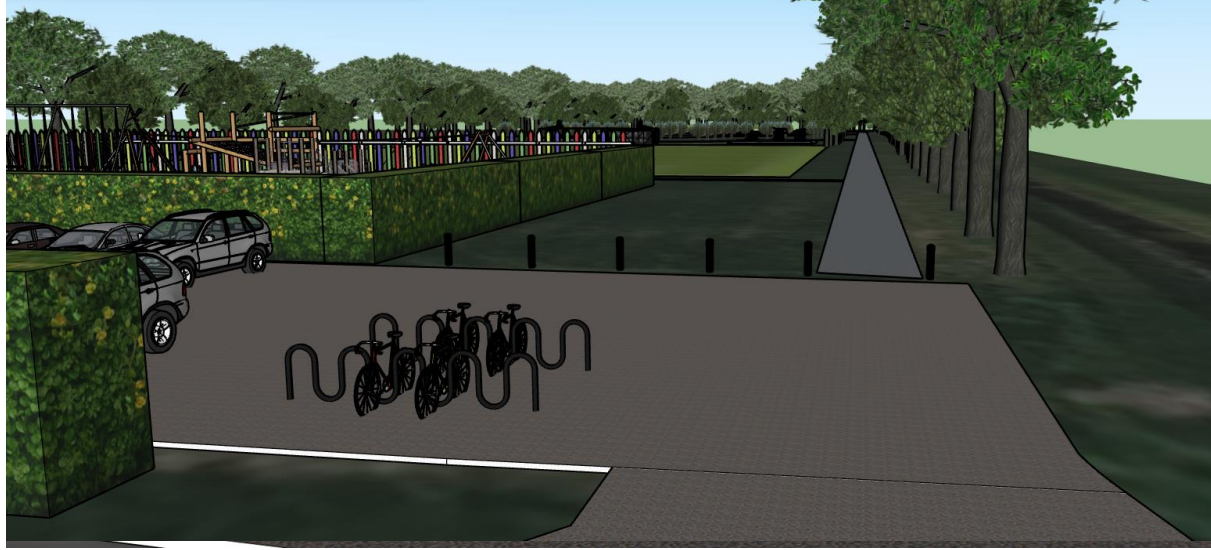
Tarmac accessibility foot path

- Large all-season foot path of tarmac to ensure all year-round enjoyment, and accessibility to all
- At least 1.5m wide to allow pushchair and wheelchair to pass



Other Views

Note: some arrangement edits have been made since to allow community hub building on the site



Pros and risks

Pros:

- Improved community
- Reinvigorate chronically neglected village
- Improve mental health for residence
- Improve accessibility to facilities for young, elderly and disabled
- Improve and support self-sustaining community assets and amenities as they develop
- Destination to draw in residence from surrounding areas
- Link to food bank for fruit during season when products are ripe
- Improved capability for families to meet children's needs without getting in a car
- Improved biodiversity
- Based in a monoculture society with poor diversity
- Improved pollination of local farms, producing better yields
- Improved environmental sustainability
- Key government goal to improve the environment and sustainability
- Carbon capture mechanism
- Improved localised cooling due to trees, for humans and insects to shelter on hot days

Costs

- Ditches around the outside
 - How to maintain?
 - Better to put in conduit and cover?

Liability

- Injury
- Damage (arson, falling nature, etc)
- Pond (drowning)

Public perception of accruing local farmers land/business in a manner that doesn't put local business/resident in a bad position, while still making the project financially viable



Quotes for play equipment -
Playdale

Merrymeet plus -
£13193



Grizedale -
£24958



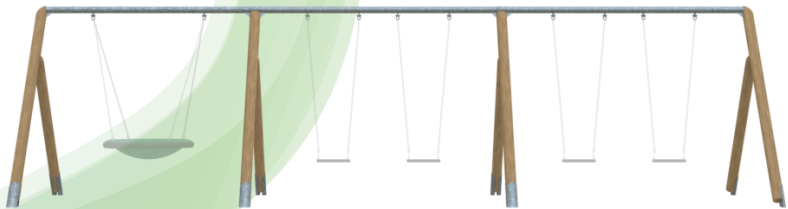
Playspace 5-
£6758



Timber aerial runway - £9495



Timber 3 Bay Team Swing - £5185



2x flat, 2x cradle & 1x group- £2527



Inclusive orbit-
£7195



Buried trampoline -
£5640

Quotes for sports equipment - Playdale

Parallel bars-



Press ups -
£259



Sit ups -
£857



Vault-
£597



Bonded rubber mulch - £23,031



These don't really need equipment so feel the training rig and cardio kit on the next page is more appropriate/
value for money (hence budgeting for higher cost)

4x exercise explanation
sign - £268 each



Exercise circuit
sign - £1116



Multi-sports pitch - £34,332



Install cost -
£42,077.56

Discount
offered -
£15631

Total (Playdale)
- £168,697.06
Against £188
budget

Other equipment options

Training rig – from £4760





FreshairFitness
The outdoor gym specialists

ONLY
£6,500*
Delivered and
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Receive a FREE Triple Pull Up with every Park Package

That's 6 pieces of equipment
with 11 user stations!

Encourage your community to get fitter, healthier & happier with a new Outdoor Gym.

Create a dedicated gym in your local park or open space.

Suitable for beginners to advanced.

A host of supportive materials to help your community use the equipment safely and effectively

- Each product is labelled with safety information and instructions for use.
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PLUS



Air Skier

Bicycle

Double Sit Up Bench

Rider

Seated Leg Press

FREE Triple Pull Up

Free Triple Pull Up



User guides



*Excluding VAT. Subject to our standard T&C's

Outdoor table tennis - £1000

