

Laugharne Community Sports Association

Wooford Playing Fields 5 Year Development Plan



Formally known as Laugharne Athletic Club



LAUGHARNE SPORTS CLUB HISTORY



Laugharne Athletic Club

Formed on 1st October 1951 with the objective of encouraging Amateur Sport in the community of Laugharne. In particular to support the current sports of Rugby and Cricket. The club members were made up of Rugby and Cricket committee members and a constitution was draw up in support of this.

In 1951, the then Landlord, Mr Herbert Griffiths, rented Woofords Park to the Club at a rent of £20.00.

The Club then had a lease of land at Wooford Field, Laugharne from Mr. J.R. Lewis for a term of 21 years from 29th September 1956 which they used principally for rugby and cricket.

The current changing rooms were built in 1960.

The 1956 lease expired on 21st September 1977 and thereafter the Club continued in occupation on the terms of the lease.

In December 2023 it was agreed to review the Laugharne Athletic Committee Structure with a view to making the committee more Community based in preparation for development discussions.

June 2025 the Athletic Club Members excepted the changes and agreed to arrange an LAC AGM to ratify the new constitution and rename the club 'Laugharne Community Sports Association' LCSA.



Laugharne Community Sports Association (LCSA)

OBJECTS

The objects of the Association are to encourage and foster amateur sport, particularly that of Cricket and Rugby Football through the Management and Maintenance of Wooford Playing Fields.

FOUNDER MEMBERS

The founder members of the Association are Laugharne Rugby Football Club and Laugharne Athletic Cricket Club, formally known as Laugharne Athletic Club.

MANAGEMENT

Subject to the provisions of the Constitution, the control and management of the Association shall be vested in a General Committee which shall make rules, not inconsistent with the terms of this Constitution, governing the general principles upon which the Association's affairs are to be administered and managed with power to vary, alter, or revoke any such rules. The General Committee shall have power to summon a General Meeting of the Members of the Association at any time.



LCSA - THE GENERAL COMMITTEE

The General Committee shall consist of the Officers and Members of the Associations and local members
Total Membership 20.

Laugharne RFC Officials	3 members
Laugharne RFC Members	3 nominated members
Laugharne ACC Officials	3 members
Laugharne ACC Members	3 nominated members
School Governors	1 members
Laugharne Corporation	2 Portreeve & Foreman
Laugharne Town Council	1 Mayor
Co-opt Independent Members	4 as and when required.
Local County Council Member	Advisory Role Only

If any Club Member is not able to fulfil their role on the General Committee, the member club/committee can nominate another member in his place

Existing Facilities at Wooford Playing Fields



LAUGHARNE ATHLETIC CLUB - WOOFORD PLAYING FIELDS

HISTORY OF LEASE AGREEMENT & COMMUNITY BENIFITS

The Club had a lease of land at Wooford Field, Laugharne from Mr. J.R. Lewis for a term of 21 years from 29th September 1956 which they used principally for rugby and cricket. The term expired on 21st September 1977 and thereafter the Club continued in occupation on the terms of the lease.

In any event there were proceedings in the Carmarthen County Court where a new lease was claimed by the Club. They were compromised by a consent order dated 14th February 2002 between the Club and the Mr. and Mrs. Thomas, which stayed the proceedings and started the discussions on the original planning application W/09082 entered into by all parties concerned.

The agreement provided for the grant of planning permission to Mr and Mrs Thomas for residential development on Wooford Field; in that event the Club was to make an application for planning permission on an adjacent field for a sports and recreation ground.

In relation to the planning application (REF: W/09082) - This application was made for full planning permission for mixed development as described as 'PROPOSED HOUSING DEVELOPMENT, EXTENSION AND ALTERATIONS TO RECREATION FIELD, TOGETHER WITH LAUGHARNE COMMUNITY BENEFITS'. The various elements of the proposal were:- Residential - The initial proposal for 38 dwellings was increased to 42 increasing the affordable housing element of the proposal.

Community benefits were:·

1. Transfer of land to Laugharne Athletic Club. This includes the present rugby pitch and adjacent land this would facilitate the provision of a new cricket pitch, additional rugby pitch, new changing rooms and parking area.
2. Transfer of land to Laugharne VCP school.
3. Transfer of land to Laugharne Corporation.
4. Transfer of land for the provision of footway between Laugharne and Broadway.



Present Planning Application with Community Benefits

The original planning application from 2008 (W/09082) was never progressed and the promised community benefits never transpired. This approval eventually expired.

The original applicants made a subsequent planning application for 42 dwellings (W/35450) in 2017 which did not include the community benefits, this caused controversy among residents who were angry that facilities such as the sporting grounds currently used by the rugby and cricket teams and the primary school pupils would not be safeguarded. This application was refused by Carmarthenshire County Council but was later won on appeal and granted consent in December 2018

Sancler 3 Ltd acquired the development land at auction in 2020 and started development of the site.

Sancler 3 Ltd subsequently purchased the playing field and additional land in 2023.

Sancler 3 Ltd made an outline planning application on the playing field site (PL/07630). The plans include an extension to Laugharne Primary School, erecting a new pavilion/clubhouse, an all-weather pitch and a new car park with 82 spaces for the shared use of the school and the playing field users. The existing 1960s changing rooms would be demolished. This application was supported by hundreds of people in Laugharne.

This application was tied to applications to reduce the number of affordable homes the developer had to provide on the development site.

The application was refused by Carmarthenshire County Council.

The application is pending the planning appeal process.



Laugharne Community Sports Association
Start point :- Site Visit to Neyland

Neyland Community Hub

Community Supporting
Community

Tuesday 23rd April 2025 Visit Neyland Community Hub

Present: David Pearce, George Phillips, Paul J Lewis.

A guided tour around the Community Hub at Neyland by Paul Miller & Rodney Chamberlain including a PowerPoint covering the project.

Pembrokeshire CC rebuilt the Sports Centre which included changing rooms and gym. They maintain this facility and the club use and clean it only.

The Hub is run by 5 Directors after forming a CIC (Community Interest Company)

The existing Athletic Club House was then replaced by the Community Hub with a new build to includes:

Club House with extension in Sports Hall (Used on Match Days).

Kitchen.

Sport Hall which can be split into multiple sports.

Meeting Rooms.

Board Room.

Fully Technology enabled, electronic entrance to minimising staff required.

Community Library – County Council.

Town Council Funding – Lease Premium Load

CIC stands for Community Interest Company.

It's a specific type of limited company in the UK designed to benefit communities rather than private shareholders. CICs are focused on social objectives and reinvesting profits to achieve those goals, rather than maximizing shareholder returns

Saturday 26th April 2025 Meeting to discuss Neyland Community Hub

Present: David Pearce, George Phillips, Paul J Lewis.

Review of PowerPoint on Neyland Hub and proposed draft future plans.



Project Development - Design Options

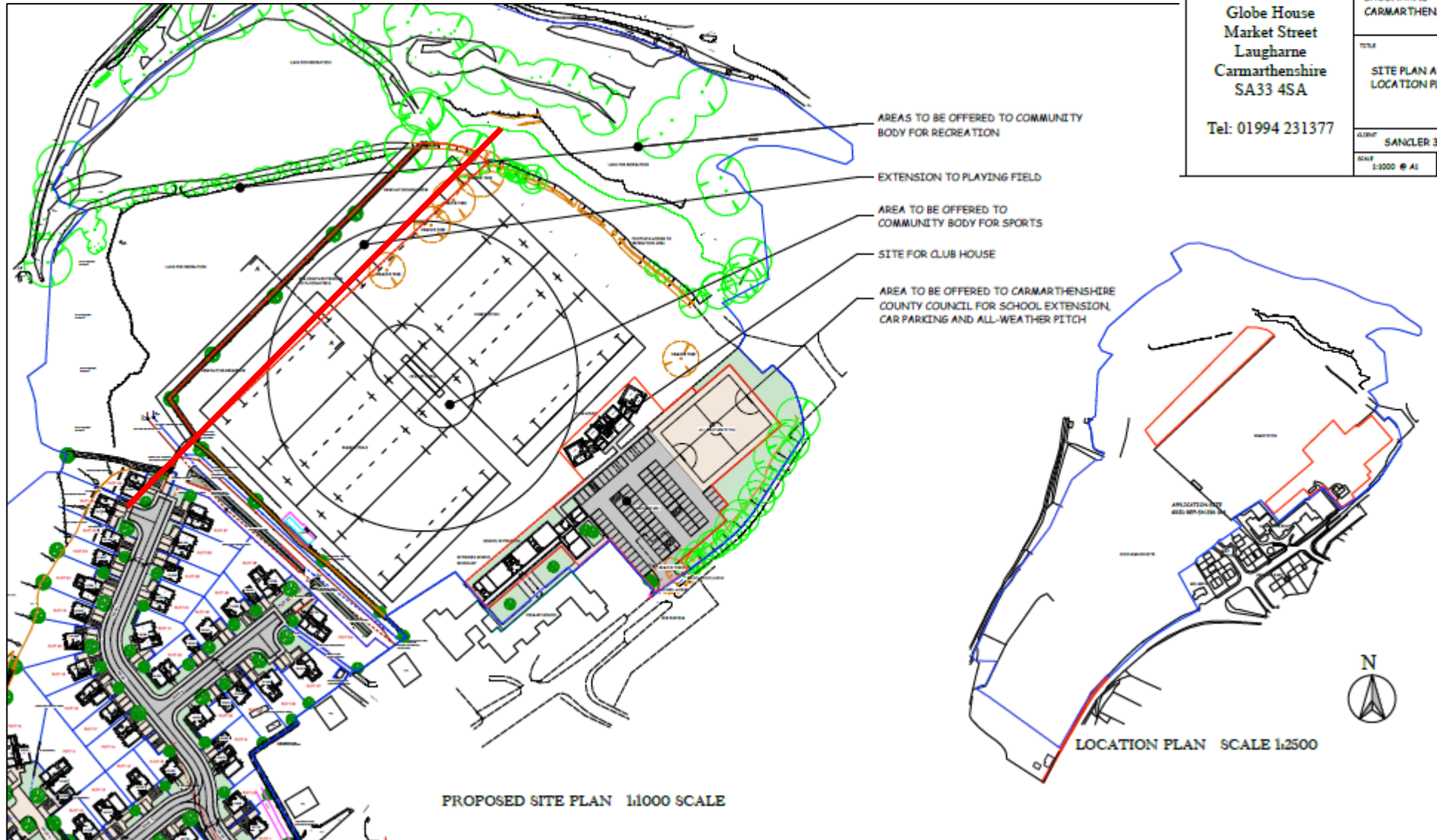
Consideration should be given to providing additional facilities at the location based on site visits to Neyland & Kidwelly.

Option No	Description of Option	Notes	Option Type
1	Pitch Layout – Consultancy Advice Required	Placing of Rugby and Cricket to allow for other options to be considered.	Essential
2	Facilities – Consultancy Advice Required	Small, Medium or Large Building? Bar/Social Area on Ground Floor or not? Office or Meeting Room?	Essential
3	Bar/Social Area – Consultancy Advice Required	Bar & Social Area with Sponsors Room.	Essential
4	Sports Hall	Sports and Dining Hall.	Optional – School Partnership
5	All Weather MUGA Multi Games Area	Multi Sport with Lights	Optional – School Partnership
6	Outdoor Fitness Equipment	Walking area around field with option to use woods if it becomes available. Equipments around field.	Optional
7	Cricket & Golf Nets	Cricket Nets which could be used for Golf Practice.	Essential
8	Bowls Green	Bowls Green to for a Laugharne Club.	Optional
9	Childrens Play Area or Sensory Garden	Play Area for small children.	Optional – School Partnership
10	Allotments - Rental or Volunteering Opportunities		Optional
11	Library Room		Optional – School Partnership

Option No. 1 – Current Pitch Layout



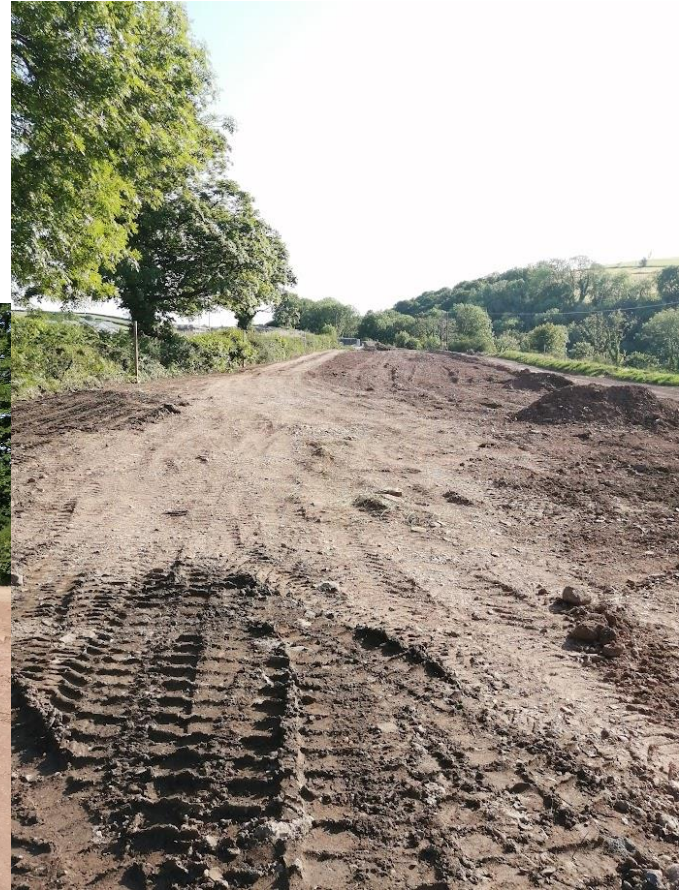
Planning Application - Layout



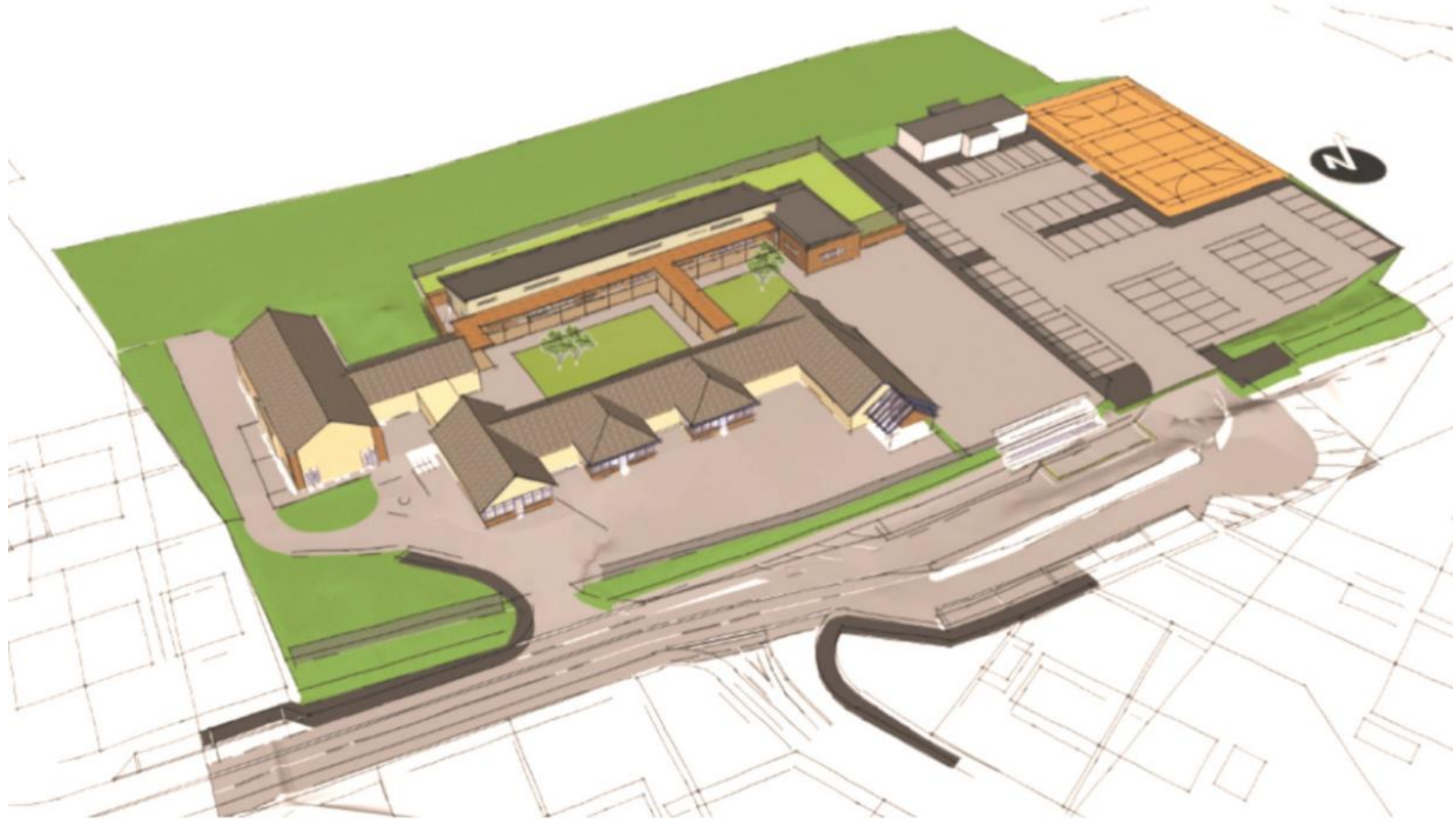
 SANCLERPROPERTY Globe House Market Street Laugharne Carmarthenshire SA33 4SA Tel: 01994 231377	PROJECT PROPOSED ENLARGEMENT OF WOOFORD RECREATIONAL FIELD SPORTS PAVILION EXTENSION TO VCP SCHOOL.		
	LAUGHARNE CARMARTHENSHIRE		
	TITLE SITE PLAN AS PROPOSED LOCATION PLAN		
	CLIENT SANCLER 3 LTD	SCALE 1:3000 @ A1	DATE FEB 2023



Option No. 1 – Additional Strip of Land



Existing Laugharne School Expansion Plan Pre-2014



Option No. 2 – Facilities



Small Size



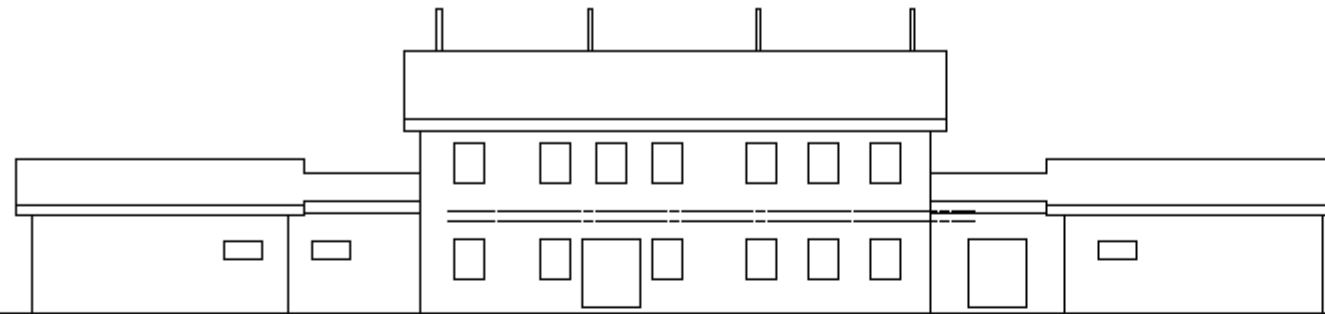
Large Size (Neyland CIC)

Medium Size
As Planning Application

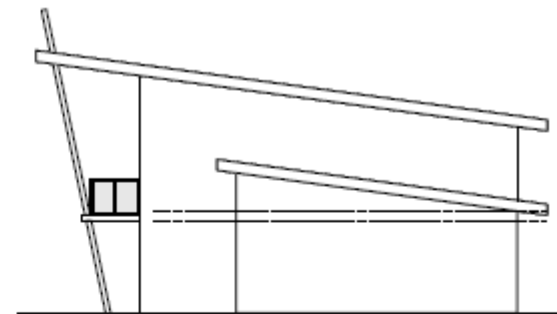


Planning Application - Layout

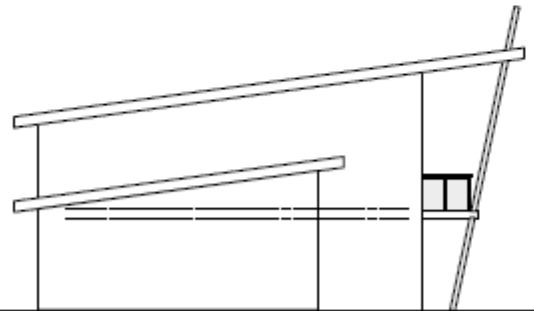
 SANCLERPROPERTY Globe House Market Street Laugharne Carmarthenshire SA33 4SA Tel: 01994 231377	PROJECT PROPOSED ENLARGEMENT OF WOOFORD RECREATIONAL FIELD SPORTS PAVILION EXTENSION TO VCP SCHOOL		
	LAUGHARNE CARMARTHENSHIRE		
	TITLE SITE PLAN AS PROPOSED LOCATION PLAN		
	CLIENT SANCLER 3 LTD		
SCALE 1:5000 @ A1		DATE FEB 2023	DWG NO 126/10A



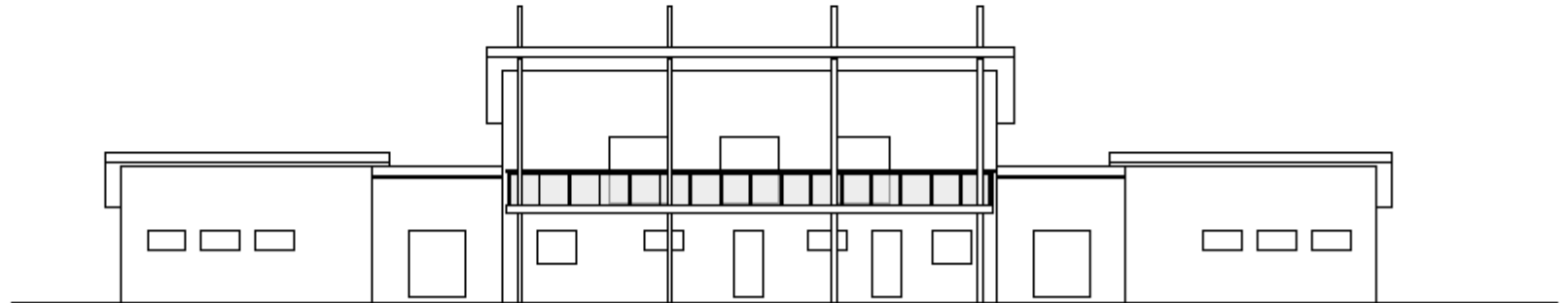
FRONT ELEVATION
SOUTH EAST



SIDE ELEVATION
SOUTH WEST



SIDE ELEVATION
NORTH EAST



REAR ELEVATION
NORTH WEST

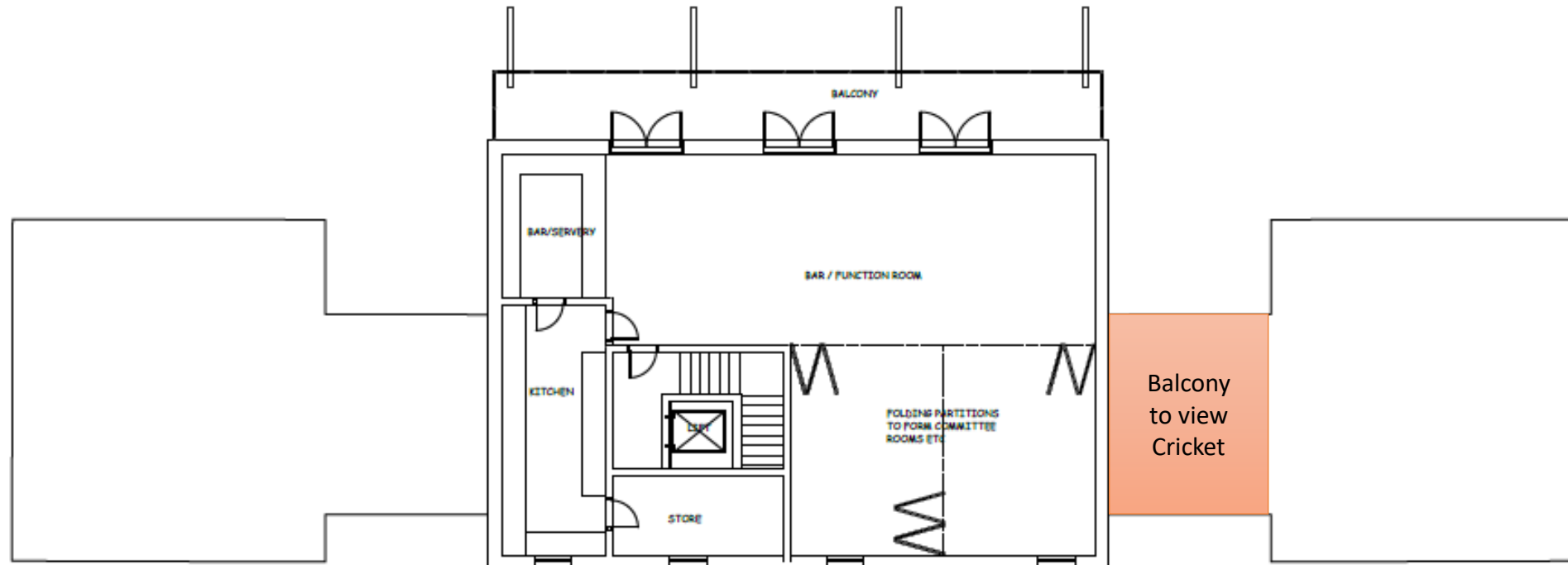
Planning Application – First Floor Plan



Globe House
Market Street
Laugharne
Carmarthenshire
SA33 4SA

Tel: 01994 231377

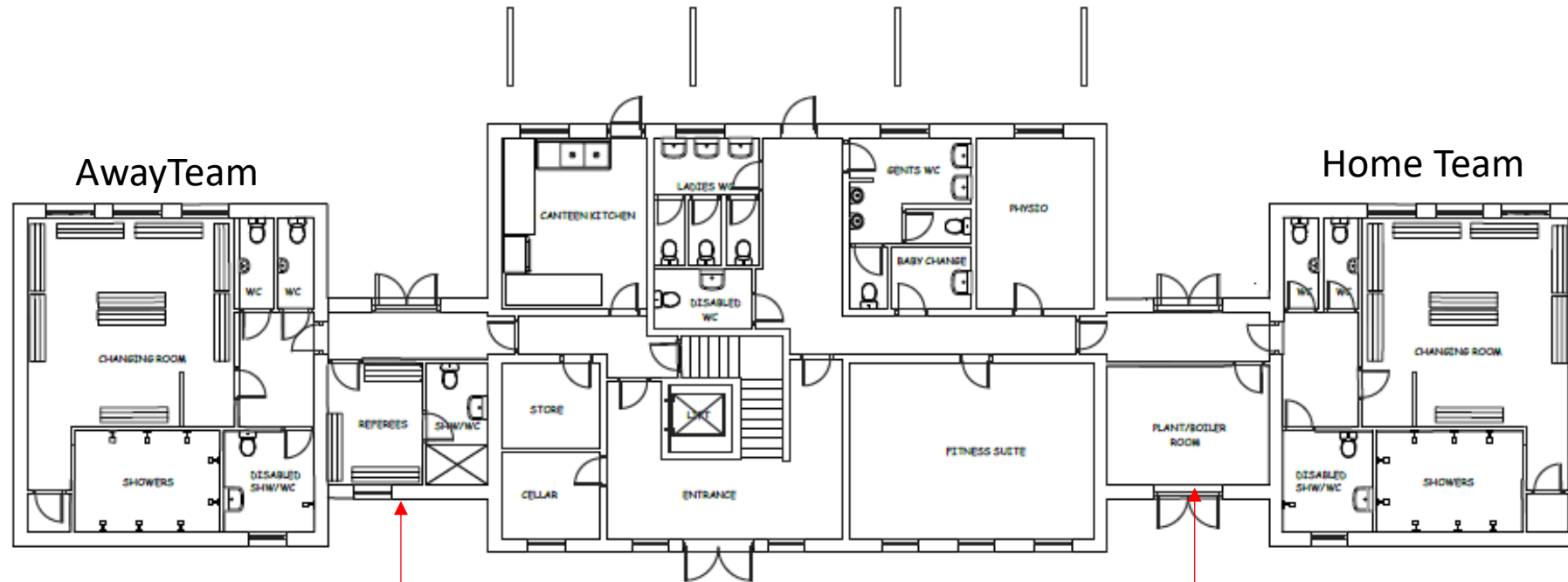
PROJECT PROPOSED ENLARGEMENT OF WOOFORD RECREATIONAL FIELD SPORTS PAVILION EXTENSION TO VCP SCHOOL LAUGHARNE CARMARTHENSHIRE		
TITLE SITE PLAN AS PROPOSED LOCATION PLAN		
CLIENT SANCLER 3 LTD		
SCALE 1:5000 @ A1	DATE FEB 2023	DRW NO 126/10A



FIRST FLOOR PLAN

Planning Application – Ground Floor Plan

 SANCLERPROPERTY Globe House Market Street Laugharne Carmarthenshire SA33 4SA Tel: 01994 231377	PURPOSE PROPOSED ENLARGEMENT OF WOOFORD RECREATIONAL FIELD SPORTS PAVILION EXTENSION TO VCP SCHOOL. LAUGHARNE CARMARTHENSHIRE		
	TITLE SITE PLAN AS PROPOSED LOCATION PLAN		
	CLIENT SANCLER 3 LTD		
	SCALE 1:1000 @ A1	DATE FEB 2023	DRAWN BY 126/10A



GROUND FLOOR PLAN

OUTLINE PROPOSAL FOR CLUB HOUSE

Swap

Option 3 Bar/Social Area

A bar / Lounge facility that could act as the commercial core of the business while supporting important community activity including existing sports clubs.



Option 4 Sports Hall Large or Small

- Badminton
- Short Mat Bowls
- Cricket
- Table Tennis
- Dance
- Fitness
- Football
- Rugby



Option 5

All Weather MUGA

Sports Facilities

All-weather MUGA (Multi-Use Games Area) sports facilities are versatile, all-weather surfaces designed to accommodate multiple sports in a single space. They are popular for schools, leisure centers, and sports clubs, offering a way to host games like football, basketball, netball, and tennis without the need for separate pitches



Benefits of All-Weather MUGAs:

Versatility:

MUGAs can be customized with different line markings to accommodate various sports, such as football, basketball, netball, and hockey.

Durability:

The synthetic surfaces are designed to withstand different weather conditions, including heat, rain, and even ice.

Cost-Effective:

MUGAs can be a cost-effective way to provide multiple sports facilities in a limited space.

Year-Round Use:

The all-weather nature of these surfaces ensures that facilities can be used for sports throughout the year, regardless of seasonal changes.

Option 6

Outdoor Fitness

Walks & Equipment

Location:
Playing Field Boundary &
Possible Extension to Woodland Area

An outdoor training area in Laugharne could refer to several possibilities, including an outdoor gym with equipment, a designated area for fitness activities in a park, or even a natural environment used for training purposes like hiking or trail running



Option 6 Outdoor Fitness Equipment

All Ages



Park Training Areas:

Parks often have designated areas for activities like running, walking, or using bodyweight exercises on equipment like monkey bars or benches.

Outdoor Gym:

These are public spaces with fitness equipment, often made of weather-resistant materials, where individuals can exercise without needing a gym membership.



Option 7

Cricket & Golf Nets

Combined



Perfect Bounce - Cricket/Golf/Multi-purpose Home Nets

Option 8

Bowls Green

An outdoor bowls pitch, or bowling green, is a precisely manicured, large, rectangular surface, typically made of grass or synthetic turf, used for playing lawn bowls. It is divided into parallel playing strips called rinks, and the surface is generally flat and level.



Surface:

The playing surface is typically grass or a synthetic surface approved by the Member National Authority.

Size:

The bowling green is normally square and not less than 31 meters and no more than 40 meters in the direction of play.

Perimeter:

A perimeter bank and path are usually present around the green, providing a boundary.



Option 9

Children's Play Area

Sensory Garden



Option 10

Allotments - Rental or Volunteering Opportunities



Carmarthenshire Registry of Growing Sites

There are thirteen recorded growing sites across the County, covering an area of over nine hectares. Some are allotments whereas others are community growing spaces or land shares that lease out individual plots or raised beds. These spaces are managed by town and community councils, third sector organisations and community groups, or private parties. Each varies in size, cost, and the facilities offered. A record of sites including contact details can be found below.

Please note these are subject to change.

- Five Fields Allotment, Carmarthen
- Parc Hinds Allotment, Carmarthen
- Cae Maliphant Allotment, Kidwelly
- St Pauls Family Centre Allotment, Llanelli
- Coronation Road Allotment, Llanelli
- Sunninghill Terrace Allotment, Llanelli
- Lower Trostre Road Allotment, Llanelli
- Llannon Community Allotment
- Dinefwr Allotment at Home Farm Estate, Llandeilo
- Pembrey Allotment
- Whitland Allotment
- Dwyfor Growing Space, Llwynhendy
- Pantyffynnon Landshare Project, Ammanford



Option 11 Library Room



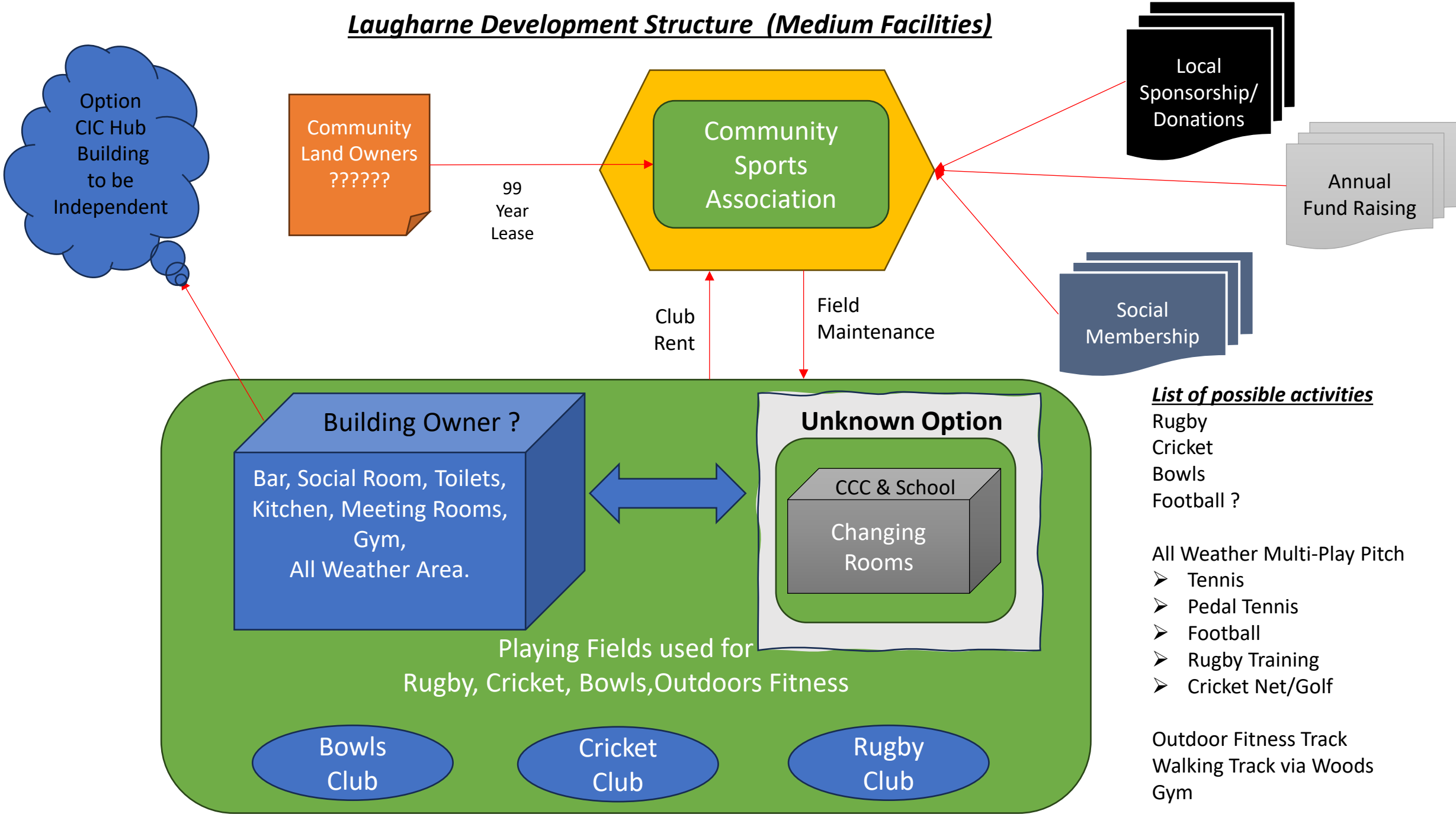
Kidwelly



Neyland



Laugharne Development Structure (Medium Facilities)





Possible expansion of Catchment Area

LAUGHARNE TOWNSHIP

Community in Wales

Population

The population development of Laugharne Township as well as related information and services (Wikipedia, Google, images).

Name	Status	Population Census 2001-04-29	Population Census 2011-03-27	Population Census 2021-03-21
Laugharne Township (Treflan Lacharn)	Community	1,320	1,222	1,100
Laugharne Township (Treflan Lacharn)				
○ 1,100 Population [2021] - <i>Census</i> ◦ 25.74 km² Area ● 42.73/km² Population Density [2021] 📉 -1.1% Annual Population Change [2011 → 2021]				
🇬🇧 Laugharne Township: community in Carmarthenshire, Wales				
Wales (Cymru)	Constituent Country	2,903,085	3,063,456	3,107,494



Lacharn (Laugharne Township): General health

Location Type: Electoral Wards, ONS Geographic Code: W05001199

Add to comparison

Key Facts

All Residents	2,588
Male	1,257
Female	1,331
Households	1,149
Population Density (people/km2)	25.6



Possible Income Source for Development



Laugharne & Surrounding Area - Possible Funding Source

Funding Source	Type		
Laugharne Corporation	Partner	To be discussed	
Laugharne TC	Partner	To be discussed	
Carm CC – Grants		Contract made, awaiting meeting date	
Carm CC – Education		Meeting to be arranged	
Lottery		Meeting to be arranged	
Laugharne RFC	Partner	WRU Grants – LRFC to meet with WRU	
Laugharne Cricket	Partner	PACC/PCCC (Pembrokeshire Cricket) Cricket Wales/ECB	
Various Sponsorship			
Total			

Neyland Examples £500k

Funding Source	Awarded
People and Places Programme (BIG Lottery)	£500
Community Facilities Programme (Welsh Govt)	£500
Neyland Town Council (Building Sale)	£91
Neyland Town Council (Lease Premium)	£258
Neyland Athletic Club Development Site (4 Residential Unit Plots)	£100
PACC / PCCC (Pembrokeshire Cricket)	£40
Cricket Wales / ECB	£90
Pembrokeshire County Council Capital Contribution	£250
Rural Community Development Fund	£128
PCC Payment for Library Space	£308
PCC Additional Contribution	£120
NTC Additional Contribution	£120
NCIC Additional Contribution (NTC Financed)	£120
Enhancing Pembrokeshire Grant	£111
Neyland Cricket Club (Glass Washer)	£1
WRU	£25
NTC Balancing Sum	£1
WRU 2	£25
Sports Wales Development Grant	£25
COVID-19 Business Support Grant	£25
PCC Additional Bridging Finance (Neyland Athletic Club Development Site)	£60



The End for now