

Enabling Scheme to provide a new Cricket Pavilion for Aston Rowant Cricket Club

Presentation of proposals being held on
Thursday 12th March 2020 – 6pm to 9pm
At: Kingston Blount Village Hall
Bakers Piece, Kingston Blount OX39 4SW

Pavilion Building

- Following an initial approach by Aston Rowant Cricket Club regarding an idea for a new pavilion, David Jacobs of St John Homes and Spencer Chapman of Aston House Stud, came back with a proposal to deliver a new cricket pavilion which would include an enabling housing scheme for 6 houses.
- A sensitive issue in the Village/Parish, is the location of the present planning approved cricket pavilion building adjacent to the Moors Path or Coffin Path and the question of whether the Parish should take a level of new housing via the Emerging Aston Rowant Parish Neighbourhood Plan. This proposal is a deliverable option which seeks to try and help address these two issues.
- The existing pavilion building is in an extremely poor condition and is rapidly coming to the end of its building life – (See photos below)







- Aston Rowant Cricket Club desperately needs a new larger pavilion building to accommodate the size of the membership, to sustain the future of the club and to avoid the unsatisfactory need for temporary emergency measures. This includes the use of shipping containers as is currently required to accommodate some of the club's expansion – **(See photo above)**.
- On the field – the club has achieved much success. The club has grown to a large thriving club with 4 Saturday teams and several junior boys and girls' teams ranging from U9's to U17. Presently there are approximately 200 active playing members. In the season ending 2018, the club also had 29 junior players representing the County of Oxfordshire.
- The club would also like to widen the use of the facilities by bringing potential international warm up games to the ground and widen opportunities for disabled cricket. However, at the moment the state of the pavilion prevents this and constrains the club's growth and aspirations
- The pavilion building is also heavily used by the wider village community and helps bring the community together. It is important that this continues as it is a village placemaking facility.

Proposal

- The present pavilion building is constrained by protected trees and the boundary of the cricket pitch. In order for a larger pavilion to be provided in proximity to the existing pavilion site, this requires adjoining land owned by Aston House Stud.
- The sketch scheme below is a proposed draft site layout plan which incorporates land within part of the adjoining paddock directly to the west of the existing pavilion.

Draft Site Layout Plan Proposal



- The proposed new pavilion building is in a similar location to the existing building, but repositioned further back to the west – less visual impact/behind the existing tree line.
- Car parking consolidated/ less visual impact with greater capacity.
- Allows the 1st team pitch to be increased in size.
- To the rear of the pavilion building is a proposed bespoke, residential enabling scheme to help deliver the new pavilion building.
- The suggested housing scheme would be designed to give the impression of a farmstead, with 2 No. 2 bed houses, 2 No. 3 Bed houses, 1 No. 4 bed house and 1 No. 5 bed house.
- A new footpath link from the pavilion building and the housing scheme is proposed to the Moors Path.
- The new cricket pavilion land would be transferred to the club for a £1, plus a significant contribution towards the build out delivery of the pavilion building.
- The provision of the housing scheme would also provide surveillance of the new pavilion building in the out of season months to help design out crime.
- The location of housing here would not generate any additional vehicle movements through the central villages of Aston Rowant or Kingston Blount.
- The scheme would also generate significant CIL receipts that could potentially be directed towards local infrastructure projects such as traffic calming.
- **All of the paddocks adjacent to the proposed new site for the pavilion building and enabling housing scheme would be promoted as Green Space as part of this proposal.**

Cricket Club Pavilion Design Concept/Elevations

NOTES

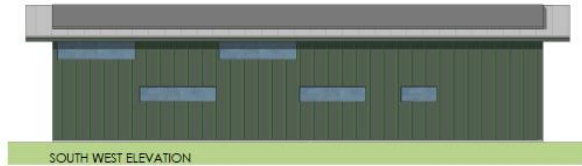
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE CRICKET CLUB PAVILION DESIGN CONCEPT/ELEVATIONS.

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REVISIONS

Rev	Date	Description



Client:
St John Homes (Thames Valley) Ltd

Job:
Sports Pavilion

Drawing Title:
Proposed Elevations

Scale:
1:100 @ A1

Date:
Dec 2019

Drawing No:
3568.103

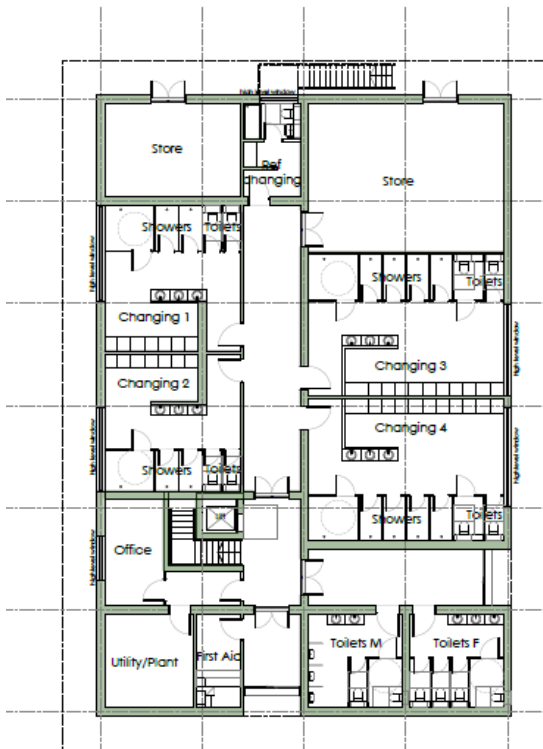
Revision:
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PRELIMINARY

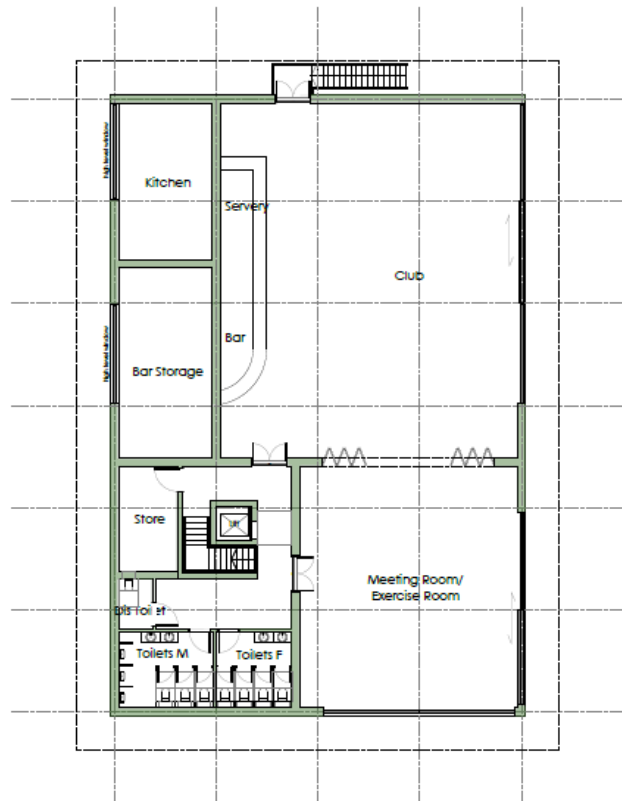
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Draft Internal Floor Layout of Pavilion Building



Ground Floor Plan 1:100



First Floor Plan

Delivery Route

- The proposal has been costed and is deliverable.
- The 1st draft of the Neighbourhood Plan (NP) Process is presently out for consultation with comments/responses requested back by the 27th March 2020.
- One of the questions being asked in the Neighbourhood Plan (NP), is whether the plan should make some housing allocations to provide greater protection and to avoid a situation like Chinnor where here the NP made no housing allocations which has resulted in approx. 1,000 new dwellings being consented.
- The first step for planning being granted in principle for this proposal, would be via an allocation in the Neighbourhood Plan for a mixed - use scheme comprising of a new pavilion and an enabling housing scheme.
- The purpose of a Neighbourhood Plan is to allow Parishioners to decide on such matters as: where they would like to see housing, green spaces and other community facilities – such as a new pavilion building.
- Therefore, the delivery of this proposal is potentially within the Parishioners control via the Neighbourhood Plan.
- The production of the Aston Rowant Neighbourhood Plan is being headed up by a sub-committee of the Parish Council – called the Neighbourhood Plan (NP) Steering Group
- The NP Steering Group are asking for comments on the 1st draft of the NP by the 27th March 2020. In the NP consultation leaflet dropped through resident's doors it states “... **THE DRAFT CAN BE CHANGED IN THE LIGHT OF YOUR COMMENTS, BUT, IF YOUR VIEWS ARE NOT SUBMITTED NOW, MATTERS OF LOCAL IMPORTANCE MAY COME TO LIGHT LATER, WHEN THE PLAN IS IN A LESS FLEXIBLE FORM**”.
- As this is the 1st Draft of the Neighbourhood Plan and the first opportunity that residents have had to consider the draft plan it is not too late to consider and put forward alternative ideas.
- Our suggestion is that if residents are supportive of this proposal as part of this consultation process, they should communicate this in writing to the ARNP Steering Group via the Aston Rowant Parish Council Clerk, asking for this proposal to be considered as a potential mixed - use pavilion site and enabling housing scheme allocation.
- Subject to the number of positive responses, the correct potential response from the Steering Group would be to have a fresh call for sites process to enable parishioners to confirm their support for this proposal and or alternatively include this site in the follow up draft of the NP.
- If all the conditions are met, then this site could potentially feature as a formal mixed - use allocation in an adopted (final approved) Aston Rowant Parish Neighbourhood Plan (ARNP).

Summary

- The requirement for a new pavilion building is an urgent matter and the quality of performances on the pitch from the many club players also deserve this.
- The pavilion building and club is also used widely by the villages and the wider community and helps to bring the community together – “A Village Placemaking Facility”.
- There is a window of opportunity to potentially deliver a new pavilion building via our own Neighbourhood Plan process.
- The Parish will likely need to take on some housing either in the present or next plan cycle
- The Local Plan situation at SODC is also still very unstable and we would be potentially more secure in having an NP that also made a level of housing allocation.
- This is deliverable proposal with the first major step of the planning process being potentially within our control via our own Neighbourhood Plan process.
- **We would only submit a planning application on the above, following an allocation in the Neighbourhood Plan.**
- All of the adjoining paddock land adjacent to this site would be promoted as Green Space as part of this proposal.
- Delivery of this proposal will ensure that the existing planning permission for the new pavilion will not be built adjacent to the Moors Footpath.
- We hope that you will support this idea/deliverable proposal and if minded, respond to the Neighbourhood Plan Steering Group via the Parish Council in a positive way by the Deadline of the **27th March 2020**. Contact details: clerk@astonrowantparishcouncil.gov.uk

A presentation of the proposal is being held on Thursday 12th March between 6pm to 9pm at Kingston Blount Village Hall. Representatives of Aston Rowant Cricket Club and St John Homes will be in attendance to answer any questions about the above proposal.