

Ashton Keynes Parish

# CIL Survey Analysis

Supplementary findings from 88 resident responses — specific requirements, additional ideas, and areas of concern

Prepared 9 May 2026

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# 1 Specific Requirements

Items where residents gave more specific detail — locations, specifications, or conditions — beyond a general preference. Numbers show how many respondents raised each point.

## CYCLE ROUTES — SPECIFIC ROADS NAMED

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- 21

**Cycle path along Rixon Gate / to Jennie's Kitchen / Spine Road junction**

Named as very dangerous at speed; essential for children and families cycling out of village
  - 14

**Cycle path along Fridays Ham Lane**

Narrow road, fast traffic, trees reduce visibility in summer; frequently named with school children in mind
  - 10

**Cycle connection to South Cerney / Somerford Keynes via Thames Path or parallel route**

Several suggested route via Bradstone perimeter and existing bridleways to avoid main roads entirely
  - 6

**Safe crossing of B4696 at the Thames Path junction**

Specifically requested: pelican crossing or traffic calming; visibility and speed cited as hazards
  - 5

**Cycle path up Cox's Hill to join the Spine Road / Kings Water cycle network**

## FOOTPATHS — SPECIFIC LOCATIONS NAMED

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- 18

**Footpath along the High Road — from Church Walk to The Derry / Happy Land junction and beyond**

Children walk in road to school; verges eroded by vehicles; urgently needed for all ages
  - 12

**Footpath along Happy Land**

Currently none; needed to link High Road to The Meade and give access to post box and Bradstone
  - 8

**Church Walk to church path — resurfacing for wheelchair / mobility access**

Described as dangerous for those with sticks, frames, mobility scooters; uneven and muddy
  - 7

**Footpath from new development (Wheatleys Farm / Heavens Rise / Kingswater) into village**

School children walking on unlit road with no protection; urgent safety issue
  - 6

**Footpath from Park Place / Fore Street to High Road / White Hart / shop**

Currently missing link for eastern village residents
  - 5

**Thames Path maintenance within village — erosion, mud, collapsing riverbank on Church Walk**

Riverbank is collapsing; has been patched with cones; a proper repair is needed

**4 Stiles on footpaths — replace with metal swing / kissing gates**

Existing wooden stiles described as broken, covered in barbed wire; inaccessible for elderly; a health and safety issue

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**PLAY EQUIPMENT — SPECIFIC SITES AND AGE GROUPS****16 The Lotts — condemned and removed items not replaced; urgent need for updated equipment**

Large rotting wooden structure fenced off; big slide replaced with tiny one; nothing exciting for over-5s

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**12 Provision specifically for teenagers / older children (10–16) — currently nothing catered for**

Seen as reason for misuse of existing equipment; repeatedly linked to pump track, skate park, social space requests

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**6 High Road playing field — car park entrance: remove pillars / fencing to increase capacity**

Specific suggestion to open up the entrance without major works

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**VILLAGE HALL CAR PARK****11 Village Hall car park — proper resurfacing (not just gravel top-up); drainage / flooding resolved**

Described as potholed, flooding in rain, uneven and hazardous for elderly; needs deeper structural work

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**BRADSTONE — SPECIFIC CONDITIONS AND REQUIREMENTS****9 Bradstone access road — resurface / tarmac the potholed entrance road; reduce dust**

Current state cited as dangerous for cyclists and pedestrians; dust nuisance for nearby residents

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**7 Padel / pickleball court — should be covered or of sufficient quality to avoid weeds / moss**

Reference to Elkstone courts at £30/hr being always full; concern about an uncovered outdoor court becoming unusable

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**5 Bradstone — footpath / safe pedestrian access from village centre before other investment**

Several said any Bradstone improvements are undermined without a safe walking route to reach it

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**4 High Road pavilion toilets / changing rooms — described as 'atrocious' and a priority for weekend football****CHURCH****12 Church — three-phase electricity as enabler for new heating system (air source heat pumps)**

Noted as prohibitively costly without three-phase; church used by whole community for funerals, weddings, concerts

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**TRAFFIC CALMING — SPECIFIC LOCATIONS**

**14** **B4696 — entry gate signage, calming measures, 20mph zone; comparable to Siddington, Latton, Minety**

'Discussed for years' — seen as a once-in-a-generation chance to act

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**8** **High Road / Fridays Ham Lane — speed warning signs, 20mph, school-zone signage**

Lorries and school-run traffic named; comparisons to Broadway Lane South Cerney measures

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## 2 Additional Ideas

Ideas not prominently captured in the formal survey questions — raised spontaneously in the open text columns. Numbers show how many respondents raised each idea.

### COMMUNITY ASSETS AND SOCIAL SPACES

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- 14 Community purchase or support of The White Hart pub as a village asset**  
Several referenced Winterbourne Monkton model; one suggested PC involvement in garden refurbishment and rethinking use of outbuildings
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- 10 Cafe at the High Road pavilion / village hall / shop extension — rather than (or as well as) Bradstone**  
Shop extension using village hall stage area mentioned by multiple respondents; seen as more accessible and commercially viable
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- 7 River improvement — silt clearance, eroding bank repair, summer flow restoration**  
One detailed proposal for borehole + solar pump + series of weirs to maintain flow through dry summers
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- 6 Work hub / co-working space for remote workers**  
References to Nook & Huddle Malmesbury, Old School Sherston, Fentons South Cerney as models
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- 5 Community allotments / growing space**  
Village previously had allotments; a small plot of land suggested
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- 5 Petanque / boules court (noting previous one was rarely used)**  
Suggested at Bradstone or High Road; mixed views on viability given past experience
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- 4 Dog-secure exercise field**
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- 4 Dog wash facility at Bradstone**  
Reference to Cirencester Park model
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- 4 Book exchange / small library / book-sharing space**
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- 3 Outdoor table tennis tables (at High Road and/or Bradstone)**
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- 3 Community garden with online booking system**
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- 3 Men's Shed or equivalent for non-sporty adult men**  
UK Men's Shed Association mentioned; few activities exist for this group
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- 2 Friday night food van pitch (pizza / other)**
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## 2 Community repair cafe

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### SPORTS AND ACTIVE FACILITIES

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#### 13 Pump track / dirt jump facility for mountain bikes

Young respondents noted they are already building informal jumps near Bradstone; one proposed integrating it with a cycle path loop around the site

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#### 8 Skate park (consistently requested over many years; previously mooted but not installed)

One respondent noted a ramp was delivered but never installed; others suggested repurposing the MUGA

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#### 6 Swimming lake — purchase of one of the local lakes for community open-water swimming

Ashton Keynes surrounded by privately-owned lakes; community access seen as long-overdue benefit

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#### 5 Outdoor gym / trim trail equipment (pull-up bars, cross trainers etc.)

Reference to recently installed trail at King Richard park, Blunsdon St Andrew

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#### 5 Tennis club — resurfacing and refencing High Road courts (club approx. £20k short)

Raised as a more cost-effective investment than new facilities; club formally noted its need

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#### 4 Netball provision for young people

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#### 4 Outdoor covered structure at High Road for events, bands, toddler groups, parties — bookable via shop

One respondent included a detailed sketch concept with solar panels and rollable side walls; estimated approx. £50k

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#### 3 EV charging in Village Hall car park

Described as revenue-generating for the PC and convenient for residents without home charging

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#### 3 Archery / air rifle range (possible Scout interest)

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#### 3 Sensory garden — inclusive space for neurodivergent people and those with dementia

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#### 2 Community bus link to railway station

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#### 2 Pickleball net purchasable for hire — court already marked in Village Hall

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### INFRASTRUCTURE AND UTILITIES

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#### 9 Improved mobile phone reception / broadband

Described as 'still in the dark ages'; noted as equally important to physical wellbeing facilities

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#### 7 Street lighting — particularly Gosditch, Park Place, and around Bradstone entrance

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**6 Additional / better-positioned defibrillators**

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**5 Land purchase to protect from development — fields around Happy Land / Kent End, lake 82, restored quarry**

'Undeveloped land once developed is virtually impossible to get back' — CIL as opportunity to secure long-term community benefit

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**4 Wildflower verges, interpretation boards, wildlife / nature trails through village green spaces**

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**3 CIL money used as match-funding / seedcorn for external grants (National Lottery Heritage Fund etc.)**

Village Hall precedent cited — raised nearly half the floor cost from events, secured grant funding for the rest

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**3 School parking facility at rear of school to reduce Gosditch congestion**

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**3 Ditch / drainage clearance — ditches blocked by driveways; flooding on High Road / Back Street / Happy Land junction**

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**2 Village hall audio-visual equipment — acoustic improvements and updated AV for film screenings etc.**

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**2 Flower containers / planters around the village (as in Cricklade)**

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**2 CIL money used to challenge or respond to future unpopular planning applications**

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**2 Sluice gate on river to slow summer drying**

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## 3 Areas of Concern

Specific worries, objections, or warnings raised by residents — beyond simple preference for alternative spending priorities. Numbers show how many respondents raised each concern.

### SURVEY PROCESS AND TRANSPARENCY

- 22** **Survey seen as biased towards Bradstone — a 'justification exercise' rather than genuine open consultation**  
Many described the questionnaire as heavily weighted towards Bradstone; 'not genuine research — it's inviting a skewed response'
- 11** **Demand for survey results to be published and decisions communicated clearly**  
'The Parish Council needs to be transparent'; 'please feed back the survey findings'; 'had no idea what was happening other than the odd rumour'
- 6** **Certain community groups not consulted in the first survey (e.g. Craft Club; children via paper-only forms)**

### COMPETITION WITH EXISTING VILLAGE ASSETS

- 19** **A cafe or bar at Bradstone would compete with and potentially undermine The White Hart pub**  
Pub already struggling; specific concern about alcohol licence implications and evening trade; described as 'an established community asset that must be protected'
- 10** **Bradstone investment risks hollowing out the village centre — shop, pub, and Village Hall all need footfall to survive**  
'Your ambitions for the Bradstone will use all the CIL money and potentially hollow out the centre of the community'
- 7** **A cafe at Bradstone would not be commercially viable given its location and existing competition (Jennie's Kitchen etc.)**

### GOVERNANCE, STAFFING AND LONG-TERM VIABILITY

- 18** **No clear answer to who will staff, manage, and fund ongoing running costs of new facilities**  
'There are not enough people volunteering for the shop and Village Hall as it is'; 'who is suitably trained to manage a building project?'
- 13** **MUGA cited as cautionary example — investment made, facility barely used**  
'The MUGA barely gets used — is that really going to suddenly change?'; several demanded explanation before committing to new facilities

**8 No business plan presented for Bradstone proposals; concern about return on investment**  
 'Has a business plan been written?'; '£70k for a roof — you might as well knock it down and start again'

**7 CIL money is a one-off windfall — risk of spreading it too thinly across too many small projects**  
 'Capital money doesn't come round often'; 'prefer one centrepiece project done well'

**5 Concern that ongoing maintenance costs of new facilities are not accounted for in the plan**

#### ACCESS, SAFETY AND IMPACT ON NEIGHBOURS

**12 Bradstone's peripheral location makes it inaccessible for many residents — especially elderly and non-drivers**  
 'Too far out of the village to be useful'; 'elderly residents find it difficult to get there'

**9 Increased evening activity at Bradstone — noise, light pollution, and security impact on neighbouring homes**  
 Residents near Rixon Gate raised concerns about events, bar noise, and cars; one noted the blind bend as a danger for unaccompanied children

**6 Bradstone entrance / footbridge — parking chaos and pedestrian danger**  
 Cars frequently parked up to the footbridge, forcing pedestrians into the road; no parking signs needed

**5 Security risk at Bradstone — gates left open; potential for traveller incursion**

**4 Pickleball / padel noise impact on local residents — specific request for acoustic impact assessment before proceeding**

#### INCLUSIVITY AND WHO BENEFITS

**14 Elderly and non-sporting residents feel overlooked by the current proposals**  
 'Not everything needs to be at the Bradstone end of the village'; 'ensure the elderly are thought about somewhere'

**8 The Bradstone skate ramp — previously proposed, delivered, and never installed — raised as a trust and credibility issue**  
 'There was a skate ramp there — why wasn't it installed?'; reduces confidence in follow-through on promises

**6 Concern that outside sports clubs and cycle event users benefit more from Bradstone than village residents**  
 'Cycle events currently don't specifically benefit the village'; 'investment that serves a minority'

**5 Village Hall — concern it is being overlooked despite being the primary community hub for the majority**  
 'Very surprised there is very little proposed for the Village Hall'; 'the hall serves the community much more than Bradstone'

**4****Vandalism, litter, and safeguarding risks from unsupervised teenage spaces or late-night activity**

BBQ areas, skate parks, and teenage hangout spaces flagged as requiring CCTV, lighting, and management plans

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