



Ashton Keynes Parish Council

Village Consultation – Community Infrastructure Levy

13 April 2026

As you may know, the Parish Council currently holds £394,000 of 'Community Infrastructure Levy (CIL) monies as a result of new houses being built in our parish. These CIL monies can be spent on anything concerned with addressing the demands that housing development places on Ashton Keynes.

Following a village survey in May 2024, the Parish Council's CIL Working Group recommended investing a substantial portion of these 'CIL monies' on revitalising the Bradstone Clubhouse, as well as investing in our other key village facilities and improving cycle/footpaths. As part of this process, the Parish Council arranged structural surveys of the Bradstone Clubhouse, the High Road Pavilion and the Village Hall which identified that the Bradstone Clubhouse required the most significant short-term expenditure, to replace the whole roof at a cost of £70k. This was a key factor in recommending that a significant portion of the CIL monies be used to refurbish the Bradstone Clubhouse.

The Parish Council understands that not everyone in the village was aware of the May 2024 survey, so we are now writing to the whole village seeking feedback on our current proposals for the CIL monies before proceeding.

Would you use a revitalised Bradstone Clubhouse?

The Parish Council would like to refurbish and modernise the Bradstone Clubhouse to create an uplifting pavilion drawing us together to enjoy the recreational open space at Bradstone.

We would like to provide a **sports and recreational hub for all ages and abilities**, from our young adults who aren't currently served by any village facilities, to our less active villagers who might enjoy new lower impact recreational activities. We would like to make better use of the current MUGA (the basketball court) and are exploring including padel and pickle ball. What else could we add at Bradstone? A cycle track or pétanque or something else?

We envisage that there could be a **Clubhouse café open throughout the week** to bring the village together and support village recreation. The café would be open to everyone to enjoy. We envisage bi-folding doors and outside seating for everyone to benefit from the beautiful Bradstone grounds and our tranquil adjoining Millenium Green. We envisage a Clubhouse full of fun at fireworks or AK Festivals.

Importantly, the Parish Council wants to add to our village provision, without negatively impacting any existing facilities. For example, we do not plan to replicate the "hall hire" function used by several indoor sports clubs and other groups, already provided by our fantastic Village Hall.

Other ideas for CIL investment?

We have included the other ideas which have been proposed for CIL monies in the survey and would welcome your thoughts on those ideas, as well as any other suggestions you may have.

How to share your views

Please take 15 minutes to complete our **survey**. We want to hear every voice, so if you have children, please could you help them complete a separate survey with their views and needs too.

There will also be two **public consultations** held on **Tuesday 28th April 2026**. Firstly between 10am-12pm at the Village Hall and secondly at the current Bradstone building between 7.30-9pm.

If you have further questions, please contact clerk@akpc.org.uk

Please return your completed survey to the Village Shop by Sunday 3rd May latest



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- (1) What is your gender? (circle as appropriate) Female/Male/Non-binary/Prefer not to say
- (2) How old are you? (circle as appropriate) 0-4; 5-9; 10-17; 18-30; 31-50; 51-70; 70+
- (3) Are you resident of AK including Kingswater (circle as appropriate) YES/NO
- (4) Please share your place of residence if outside Ashton Keynes?
- (5) Please tick any of the following which apply to you:
 - a. Wheelchair or mobility scooter user []
 - b. Limited mobility (eg use of a chair or walker, difficulty with stairs []
 - c. Visual impairment []
 - d. Hearing impairment []
 - e. Neurodivergence (eg sensory sensitivities) []
 - f. Parent/guardian with a pushchair or pram []
- (6) Are you affiliated with any of the following Ashton Keynes Clubs/Groups?
 - a. Football Club []
 - b. Cricket Club []
 - c. Tennis Club []
 - d. I am not affiliated to any clubs/groups []
 - e. Other []

SECTION 1: BRADSTONE CLUBHOUSE

Firstly, we would like to gather your views in investing the CIL monies at Bradstone.

- (7) How often do you currently use the Bradstone Clubhouse building:
 - a. Daily []
 - b. Weekly []
 - c. Monthly []
 - d. Seasonal []
 - e. Yearly []
 - f. Never []
 - g. Other []
- (8) If you do not use the Bradstone Clubhouse building often, why not?
 - a. Poor facilities []
 - b. Lacks heating []
 - c. Nothing to do there []
 - d. Restricted opening times []
 - e. Car park locked except for special occasions []
 - f. Accessibility issues (eg door widths or inaccessible toilets for wheelchair or buggy users)
- (9) How do you currently travel to the Bradstone Clubhouse?
 - a. Walk []
 - b. Cycle []
 - c. Drive []
 - d. Other []
- (10) Overall how would you rate the Bradstone Clubhouse facilities today?
 - a. * (extremely poorly) []
 - b. ** []
 - c. *** []
 - d. **** []
 - e.***** (extremely well)[]

(11) Would the following encourage you to enjoy the Bradstone grounds? (tick boxes)

Idea	Definitely- it's essential	Yes -I'd like if possible	Maybe/I'm not sure	No- I don't want this
Café during the day?				
Sports bar in the evenings?				
Toilets – during extended hours?				
Padel courts where the MUGA is currently?				
Pickle ball where the MUGA is currently?				
An outside gym area (using equipment we bought recently)?				
Petanque/boules?				
Fixed, all year, non turf cricket practice nets?				
Outside exercise classes like tai chi or yoga?				
Outside fixed table tennis?				
Pump track ? (A paved track with bumps for bikes and scooters)				
Mini skate/scooter park?				
Play equipment at Bradstone for younger children? Eg climbing frame				
An extended patio/veranda (with a small fence for toddler safety)?				
Soft play corner/toddler toys?				
Pool table/Air hockey table/Indoor table tennis?				
Improved changing rooms/shower/toilet facilities?				
Venue to watch sports matches on a big screen?				
Board games/giant Jenga etc for a rainy day				
Meeting or finishing point for running or cycling clubs?				

(12) Would improved recreation and sports facilities at Bradstone encourage you to be more active?

a. Yes – significantly []; b. Yes – a lot []; c.No change []; d. Not sure []

(13) How important is it that the Bradstone Clubhouse building incorporates environmentally sustainable features (eg solar panels, energy efficient heating, insulation)?

a. Essential []; b.Important []; c.Not a priority []; d.Not sure[]

(14) How important is it that the Bradstone site is fully accessible for people with additional needs, disabilities or mobility challenges (eg step free access, accessible toilets, inclusive facilities)?

a. Essential []; b. Important []; c Not a priority []; d.Not sure[]

SECTION 2: OTHER OPTIONS FOR CIL INVESTMENT

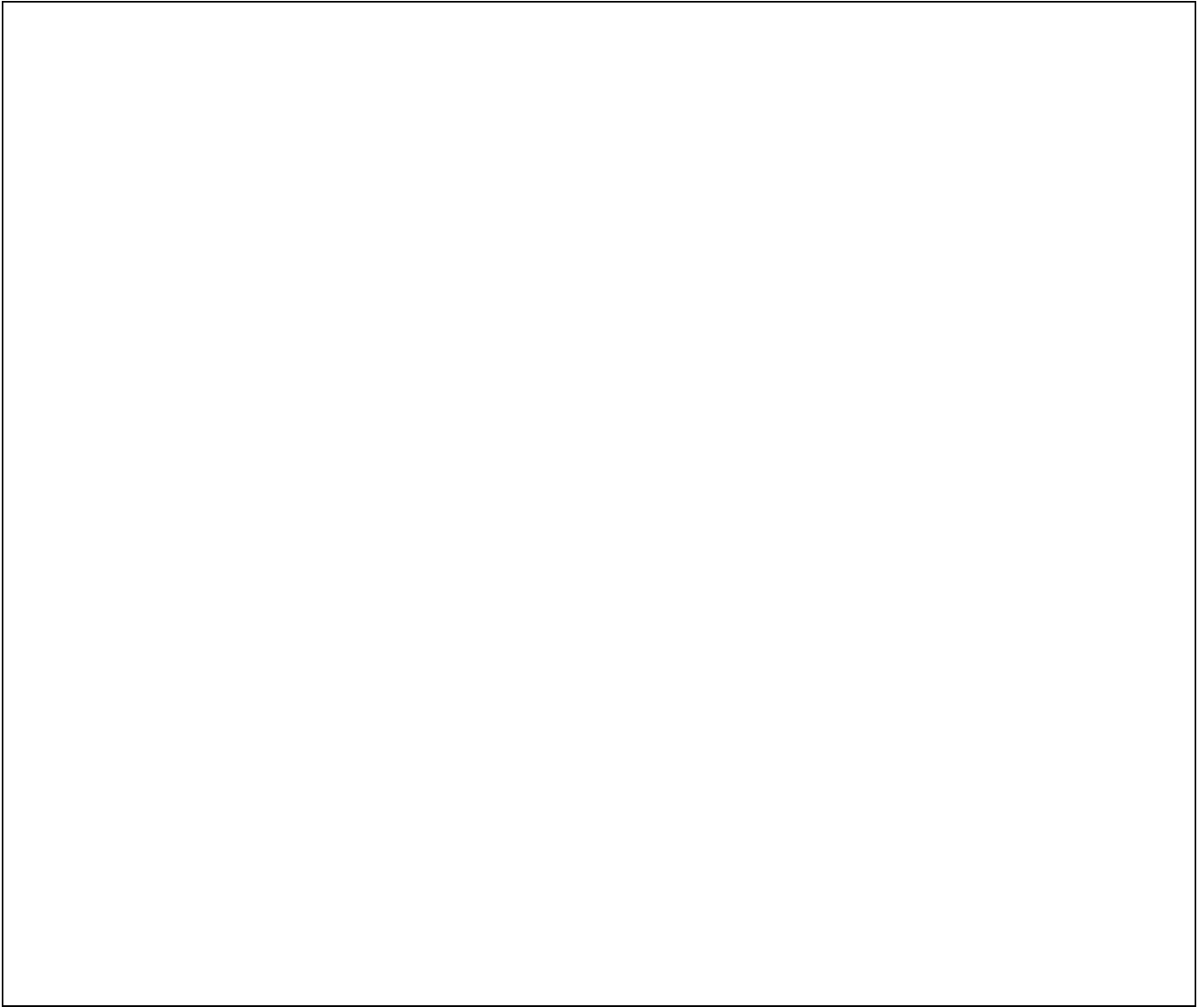
We have included below suggestions already raised for other ways to invest the CIL monies. What do you think, do you have other ideas?

(15) Would you like to see the CIL money spent on any of the following areas? (tick boxes)

Idea	Definitely- it's essential,	Yes -I'd like if possible	Maybe/I'm not sure	No- I don't want this
Footpaths				
Cyclepaths				
High Road Playing Fields building improvements – shelter, refreshments, toilets				
High Road Playing Fields – more playground equipment				
Astro pitches for football (location TBC)				
Lotts Playground – more playground equipment				
Car park surface improvements at the Village Hall				
Car park improvements at the High Road				
Village Hall improvements eg audio system upgrade				
Village Shop expansion into stage area in the Village Hall				
Buying additional land (if it became available)				
Buying a lake (if it became available)				
Creating a sensory garden (location TBC)				
Outdoor community kitchen/BBQ/pizza oven (location TBC)				

(16) If you have indicated to invest CIL money in any of the areas outlined in the question above, please can you provide further information outlining your specific requirements. E.g. Where would you like a cycle path or what playground equipment are we missing?

(17) Do you have any other ideas not captured so far on how to invest the CIL monies?



(18) Do you have any area of concern that you would like to raise to the CIL working group?



(19) Please indicate if you are happy to be contacted by the Parish Council to discuss any of your feedback? (Please circle) YES/ NO

If YES, please provide your full name and preferred method of contact (Email, Phone, SMS). We will only use your contact details for the purpose of contacting you to discuss any of your feedback and will not hold your data for longer than is necessary.

(20) Thank you for taking the time to complete this survey- your input will help shape this project as a community led initiative. If you'd like to stay connected and receive updates on next steps, events or opportunities to get involved, you can join our mailing list by providing your email address below. We will only use your contact details for these purposes and will not hold your data for longer than is necessary.