

Ashton Keynes Parish

CIL Survey Analysis

Findings from 437 survey responses — specific requirements,
additional ideas, and areas of concern

Prepared 9 May 2026

1 Specific Requirements

Items where residents gave more specific detail — locations, specifications, or conditions — beyond a general preference. Numbers shown in green.

CYCLE ROUTES — SPECIFIC ROADS NAMED

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

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

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

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

6

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

Specific suggestion to open up the entrance without major works

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

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

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

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

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

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

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

2 Additional Ideas

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

COMMUNITY ASSETS AND SOCIAL SPACES

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

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

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

6

Work hub / co-working space for remote workers

References to Nook & Huddle Malmesbury, Old School Sherston, Fentons South Cerney as models

5

Community allotments / growing space

Village previously had allotments; a small plot of land suggested

5

Petanque / boules court (noting previous one was rarely used)

Suggested at Bradstone or High Road; mixed views on viability given past experience

4

Dog-secure exercise field

4

Dog wash facility at Bradstone

Reference to Cirencester Park model

4

Book exchange / small library / book-sharing space

3

Outdoor table tennis tables (at High Road and/or Bradstone)

3

Community garden with online booking system

3

Men's Shed or equivalent for non-sporty adult men

UK Men's Shed Association mentioned; few activities exist for this group

2

Friday night food van pitch (pizza / other)

2

Community repair cafe**SPORTS AND ACTIVE FACILITIES**

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

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

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

5

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

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

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

4

Netball provision for young people

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

3

EV charging in Village Hall car park

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

3

Archery / air rifle range (possible Scout interest)

3

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

2

Community bus link to railway station

2

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

INFRASTRUCTURE AND UTILITIES

9

Improved mobile phone reception / broadband

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

7

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

6

Additional / better-positioned defibrillators

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

4

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

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

3

School parking facility at rear of school to reduce Gosditch congestion

3

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

2

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

2

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

2

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

2

Sluice gate on river to slow summer drying

3 Areas of Concern

Specific worries, objections, or warnings raised by residents — beyond simple preference for alternative spending priorities. Numbers shown in red.

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