

Preamble

The *Holding Field* is a centrally located open space, given to the community by the William Holding family and legally owned by Kingsclere Parish Council (KPC). It and the immediate land is currently host to two tennis courts, a bowling club house/lawn, an all-weather cricket strip, a shipping container and a car park. Immediately adjoining is a triangular plot of rough land owned by Basingstoke and Deane Borough Council (B&DBC).

Given the location and extent of the Holding Field, KPC are currently exploring opportunities to alter the usage of the open space to achieve greater community recreational value.

This paper is a DRAFT first version intended only to develop the conversation amongst KPC to enable a more comprehensive planning paper to be prepared.

Considerations

An amenity development opportunity does need to take account of current use, future use and the wide range of interested parties and stakeholders. It is important that individual schemes or short term perceived imperatives whilst incorporated do not distort an objective cycle of considered planning. All developments require a material level of funding, which would probably be staggered and this will need to be considered.

In terms of more specific key considerations then these are listed below and additional considerations are expected to be identified and added.

Current Usage Elements – this summary is intended to include year-round usage of the Holding Field (not in any particular order): -

- a. Tennis Courts;
- b. Parking (Bowls Club, Walkers **and** Primary School);
- c. Youth Football (partially moved to Fieldgate Centre);
- d. Cricket strip (abandoned and unused);
- e. Bowls Club (lawn and clubhouse);
- f. Walkers and General open space amenity.
- g. Fair and Circus annual visits
- h. Special community events (charity fairs etc)

Location - the location of equipment and recreational assets / facilities is important for many reasons, not least because of (not in any particular order): -

- a. Young person safeguarding;
- b. Noise and anti-social disturbance;
- c. Likely usage and commonality to other assets;
- d. Planning considerations and guidelines;
- e. Boundary neighbours and disturbance;
- f. Obligations to the community and the William Holding family;
- g. Environmental Impact and urban footprint;
- h. Foresight in terms of long term vision of usage;
- i. Flexibility to move asset usage if required.

Future (Potential) Usage Elements – the future usage of the Holding Field would require a broader consultation than to date. However, the following list are those currently identified and within the realm of reasonable and realistic.

- a. Bowls Club (lawn and clubhouse)
- b. Extended Car Park
- c. All year tennis courts with associated facilities (toilet, changing rooms)
- d. Hard Court – kick about, goal and hoops
- e. Skate Ramps and associated shelter
- f. Additional tree planting and natural space
- g. Provision for the Circus and the Fair
- h. Outdoor gymnasium and training equipment
- i. Open space for general amenity recreation

Interested Parties and Stakeholders – inevitably the list of parties is lengthy, but each play a part in developing and ultimately supporting an overall plan: -

- a. Kingsclere Parish community;
- b. Boundary neighbours;
- c. Basingstoke and Deane Borough Council;
- d. Kingsclere C of E Primary School (Headmaster and Governors);
- e. The William Holding family;
- f. Trustees of The Youth Club;
- g. Trustees of The Kingsclere Tennis Club;
- h. Kingsclere Parish Council;
- i. Basingstoke and Deane Borough Council (Planning Authority);
- j. Borough Councillors;
- k. Trustees of Kingsclere Bowls Club.

Timescales and Critical Timelines – the following is an opening list of general points. A more developed plan will need to be developed: -

- a. Funding for development improvements, ground work and assets;
- b. Interdependencies with individual elements of work;
- c. Sensible phasing to maximise future flexibility;
- d. Delivering as much value as quickly as possible;
- e. Recognising different development cycles over the 1-3 and 10-year horizon;

Funding Sources – the following is a list of potential sources of funding, to be developed: -

- a. Parish Council funding;
- b. Corporate charitable / grants;
- c. Greenham Common Trust grants;
- d. Community Infrastructure Levy (CIL) funding;
- e. Kingsclere C of E Primary School;
- f. Corporate Sponsorship;
- g. Section 106 funding.

What future view are we trying to deliver?

One of the challenges with planning a development of this nature is ensuring that all views are adequately accommodated to a consolidated and realistic position. However, by settling out those points that address problems, opportunities and improvements should assist in directing opinion and input in a manageable way.

Identified Problems / Remedies

- a. **School Parking** - the parking in Love Lane and associated roads during school pick up, drop off and events is now unacceptable. The road congestion, disregard of zig-zag safety markings and bump-ups on grass verges needs to be addressed. The increase of parking provision at the Bowls Club, supported by the existing manned crossing, would go some way to addressing this issue.
- b. **Tennis Courts** – the provision of tennis in the village is an important asset but the courts are seasonal, the fencing is frequently damaged, the location under trees for court safety/maintenance is not ideal and the provision of toilet facilities is limited. The prospect of a future ‘academy’ with co shared facilities alongside the bowls club, a bubble cover to two courts and a closer association with the Primary school is a real possibility. The provision of adequate storage facilities will be required.
- c. **Cricket** – the existing cricket strip is long since disused. All cricket activity is now located at the Fieldgate Centre. The concrete strip along with other foundations near the gateway could be removed and the ground reinstated.
- d. **Triangular Parcel of Land** – the unused, unmanaged parcel of land adjoining the Holding Field is a missed opportunity and scruffy. The opportunity to adjoin it to the Holding Field land and incorporate it into the overall development plan is in principle a possibility.
- e. **Youth Activity Provision** – there is a perception and reality that the village lacks facilities for young people recreation. This problem could be partially addressed with providing a skate ramp and associated shelter for general recreational use. In addition, the provision of general hoops and kick about facilities have also been identified.
- f. **Youth Football** – the activity was based at the Holding Field with occasional use of the Recreation Field. However, whilst it has in principle migrated to the Fieldgate Centre, the upgrade work on pitch drainage and container storage will need to be completed to finalise the move.
- g. **Circus and Fair** – there is frequent criticism of the ground damage that the lorry traffic from the Circus and Fair cause to the ground. Parish council ought to provide ground matting to assist ingress and egress of the field. These would need to be stored on site for general usage.
- h. **Storage** – There is a general problem with the storage of Parish, Clubs and Sports equipment throughout the village. This will need to be addressed.

Opportunity and Improvement

The prospect of developing the Holding Field as a multi-use village amenity and if planned carefully can be achieved with relatively modest staged funding. To develop conversation and thought from fellow Councillors the following is a suggested potential scenario.

Phase 1 – includes those elements which either have no interdependences OR are building blocks for other developmental opportunities: -

- a. **Concrete Slab** - Lay a concrete slab adjoining the bowling club sufficient to future accommodate two bubble covered tennis courts, c.£30k (ground work and concrete base 150mm), remove sundry concrete structures on site;
- b. **Car Park Capacity** - Double the size of the existing car park, alter entrance and soften with banks and planting c.£20k;
- c. **Skate Ramp** - Depending on funding and timing temporarily locate the skate ramp on the new slab OR onto the existing tennis courts c.£20-£30k.
- d. **Container Storage** – Relocate container facility to Fieldgate Centre. Install 2-3 20’ smart containers onto Holding Field for sports, site and Parish equipment. c.£6-9k

Phase 2 – includes those elements that follow on from the pre-requisites of Phase 1 and have more funding or independency issues to address: -

- a. **Tennis Courts** - Develop the funding model for surfacing and fencing the ‘new slab’ for tennis use and complete migration from existing court facilities c.£15k;
- b. **Parking Congestion** - Prepare and agree policy to discourage poor parking in and around Love Lane;
- c. **Skate Shelter** - Develop the size, design location of associated skate shelter c.£10k;
- d. **Adjunct Land** - Acquire the adjunct triangular parcel of land from B&DBC c.£3k;

Phase 3 – includes longer term development aims and landscaping and environmental opportunities yet to be identified: -

- a. **Tennis Courts** - Develop the funding and development plan for a bubble cover on the two hardcourt tennis courts located on the ‘new slab’ c.£40k;
- b. **Hard Court** - Repurpose half of existing Tennis Courts with kick about facilities. C.£5k.
- c. **Hedging and Landscaping** – alterations to reduce impact, improve green footprint and address considerations of antisocial behaviour and young person safeguarding c.£10k.