



Marcham Community Group Members/Open Meeting

24 November 2011



Purpose of tonight's meeting

- **Review** the **AT/TWO** proposals
- Where we are now – **implications** and **options**
- **Pros** and **Cons** – and **questions**
- To consult members/seek a **community view**



Marcham
Community
Group



**The community working together to build
and maintain meeting and leisure facilities
for everyone in and around Marcham**

Marcham Community Group



- Incorporated in December 2010
- Membership launched in March
- Registered as a charity – October 2011
- CLP in progress in partnership with PC
- First AGM: by end of March 2012
- Social events and Fund-raising



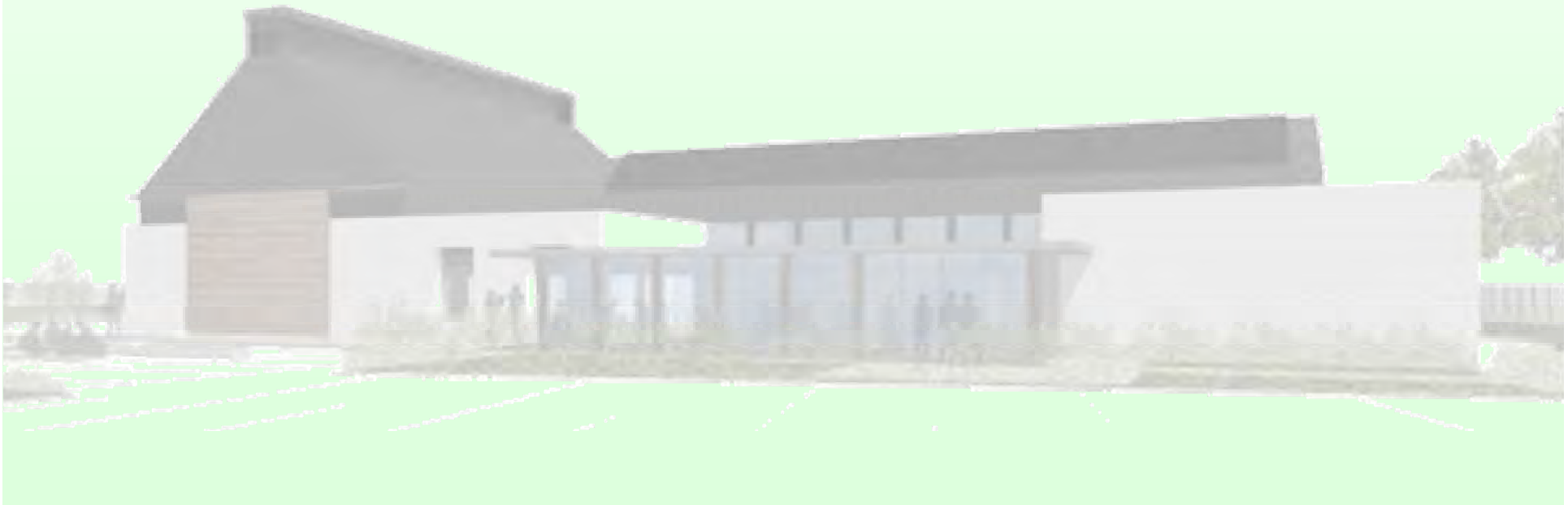
MCG Membership...

- Strong evidence of **community support**
- Covers **basic costs** of running MCG
- **Regular donations** help gear up our fund-raising (Gift Aid)
- Developing a **community voice**



Community Facilities

- What are the proposals?
- How do we respond?

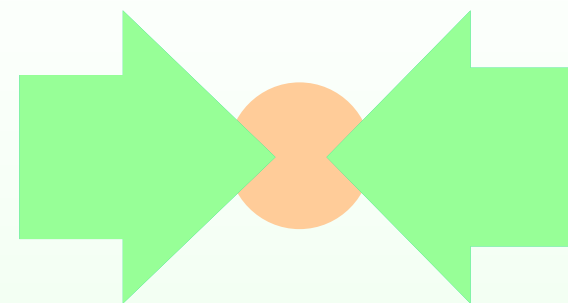


The Ideal Approach

- Consult widely on Community needs
- Develop design brief/review with community
- Seek architect proposals (3 architects) with outline costings and options
- Select the best architectural proposal
- Develop a more detailed design with planning input and site details
- Consult, review and finalise with community
- Submit plans for approval and iterate as needed

Alternative approaches

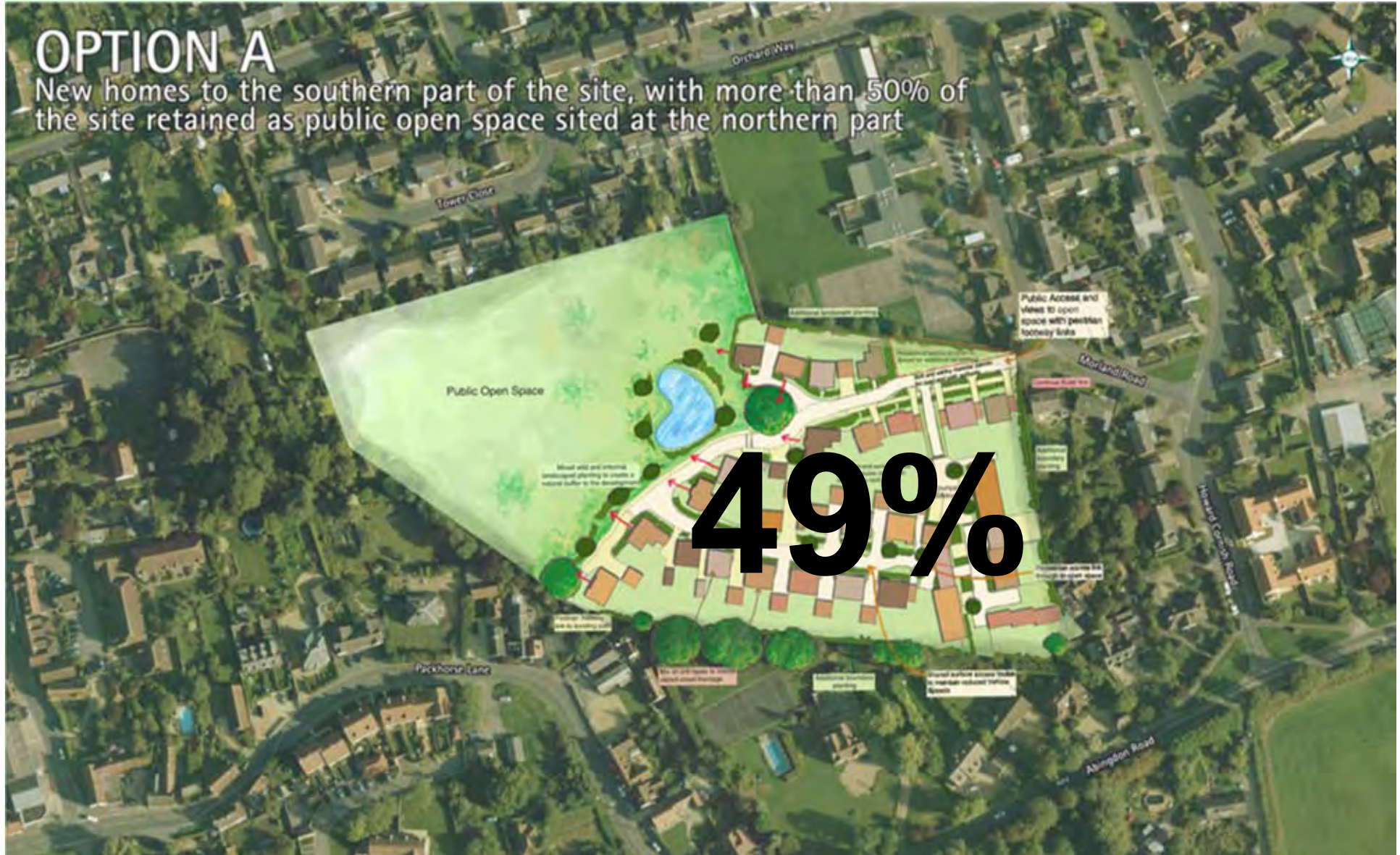
- **Anson Trust**
 - Sell half the field
 - Build and endow a new facility
 - Pass facility management to the community
- **Marcham Community Group**
 - Identify the community needs and wishes
 - Involve the community in design of facilities
 - Raise funding for building works
 - Manage and run the facilities



AT/TWO proposals – in outline


OPTION A

New homes to the southern part of the site, with more than 50% of the site retained as public open space sited at the northern part



AT/TWO proposals – in outline





The Institute does
not feature in these
proposals

TWO First Questionnaire

- 275 attended the exhibition
- 166 questionnaire responses to their three building options:
 - 4% houses across whole field
 - 45% houses on half nearest entrance
 - 12% houses in other half
 - 19% no houses on field
 - 3% need more information
 - 17% no answer on options

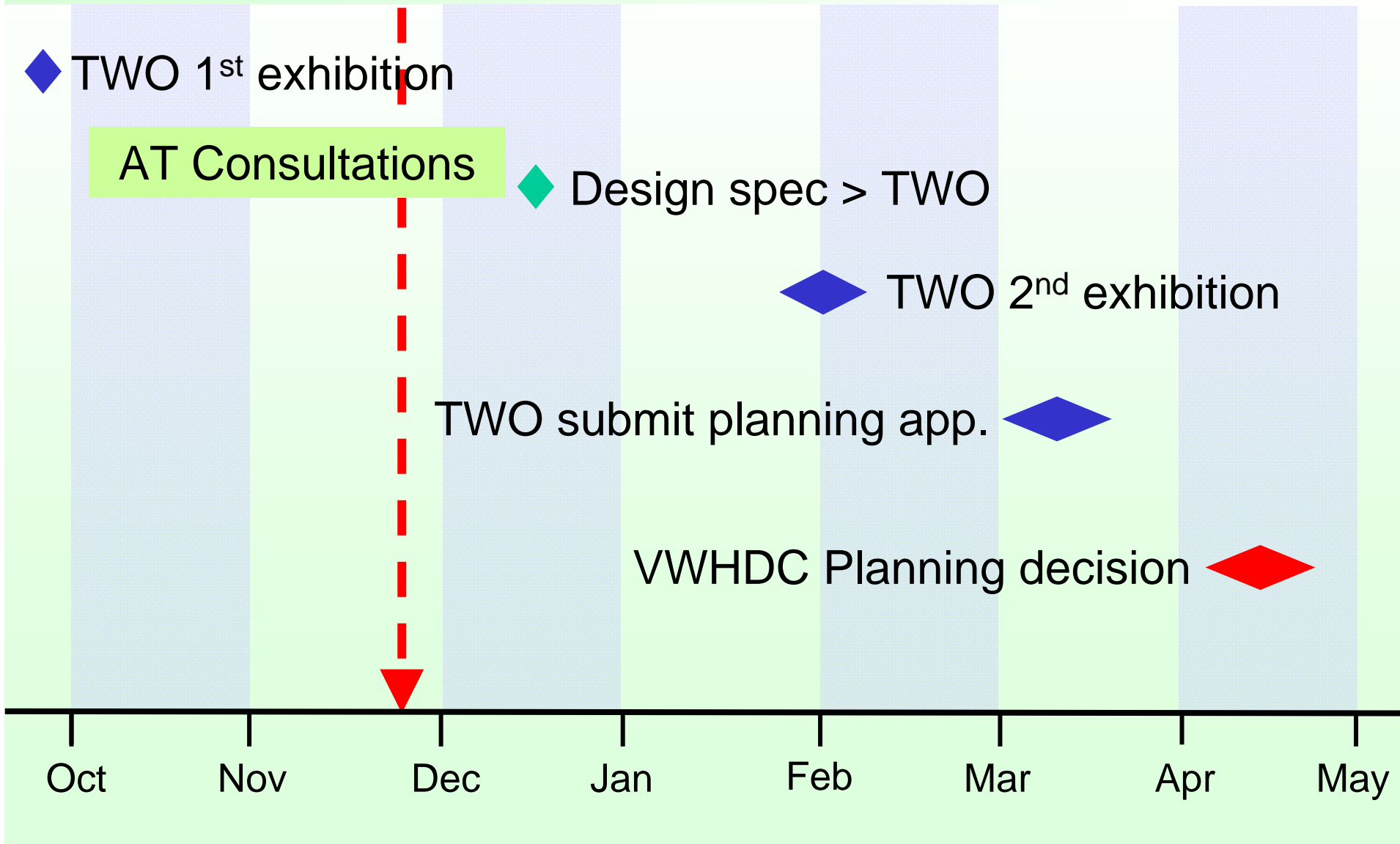


AT/TWO plan

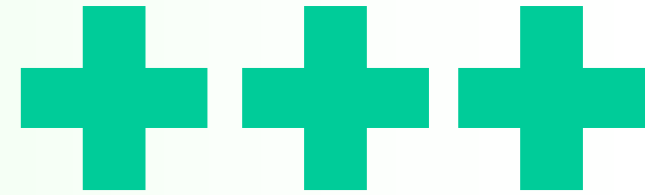


- Announced in September 2011
- AT consulting groups: Oct/Nov 2011
- Outline specification to TWO: mid-Dec 2011
- TWO detailed proposals: Jan/Feb 2012
- Detailed planning applications: Mar 2012
- Formal public consultation on submitted plans
- Building start: early 2013

AT/TWO timetable: short-term



AT/TWO plan - Pros



- A new facility can be funded by proceeds from development agreement
- New-build to current standards
- Potentially available from 2013/14

AT/TWO plan - Cons



- We lose half of a central green area to housing
- New facility beyond the village edge
- Short timescales do not allow architect selection or architectural review
- Limited scope for community 'ownership' of facility design

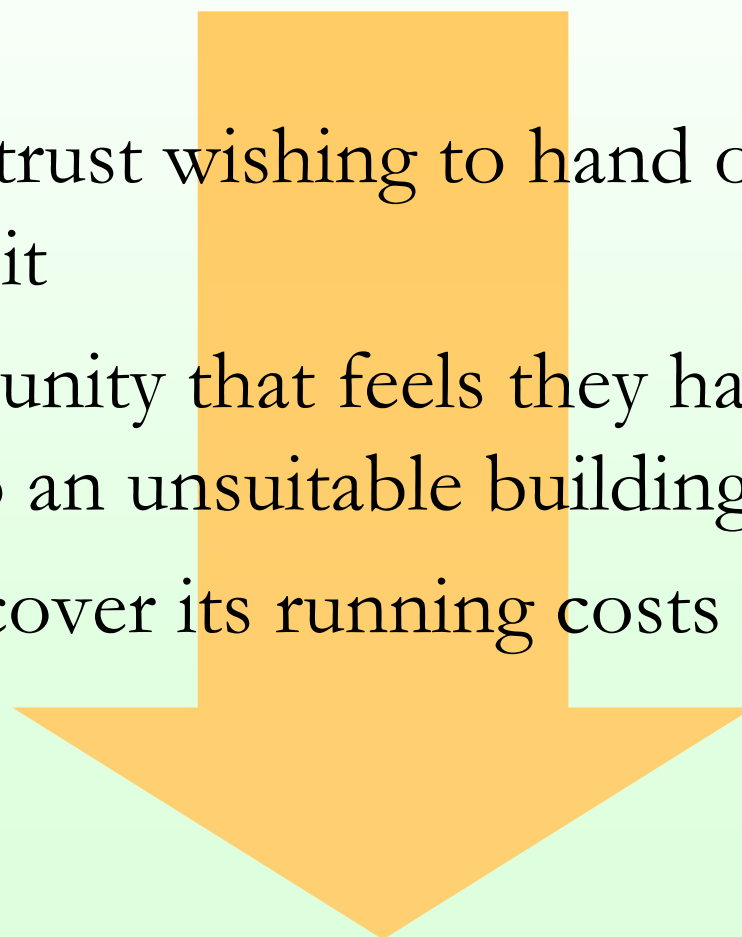
Worst case scenario

A facility designed by an architect we have not selected...

...built for a trust wishing to hand over the running of it

...to a community that feels they have been rushed into an unsuitable building

...unable to cover its running costs



MCG approach

- There are other options for providing community facilities
- All require developer, grant and/or benefactor input and a **major** commitment to fund-raising sustained over **many years**



MCG Achievements

- Up and running within 12 months, registered as a charity
- Growing membership – approaching 300
- Raised >£10,000 to date
- Developing community spirit through an active events programme

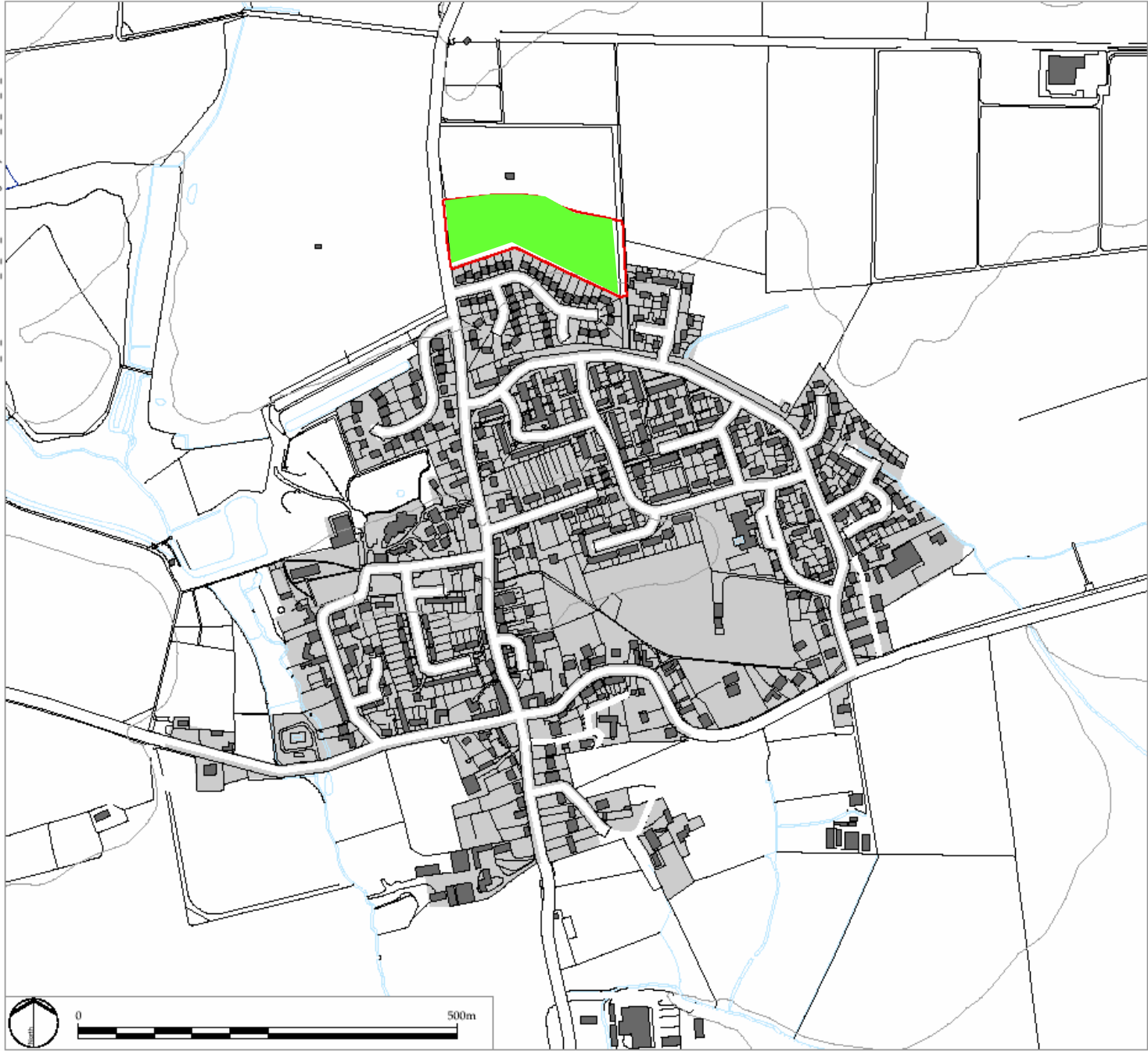


Key issues

- New community facilities
 - What?
 - Where?
- Where does the money come from?
 - Long-term fund-raising in the community
 - Major benefactor/sponsor/grants
 - Sale of land for development
 - Potential alternatives
 - Impact on village/infrastructure



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LEGEND

 Site

LDĀDESIGN

PROJECT TITLE
Marcham

DRAWING TITLE
Site Location

ISSUED BY	Oxford	T: 01865 887 050
DATE	21 Nov 2011	DRAWN KW
SCALE @A3	1:5,000	CHECKED KW
STATUS	Draft	APPROVED PC

DWG. NO. P_11_515_01_Site Location

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.
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 Sources: Ordnance Survey





LDĀDESIGN

PROJECT TITLE
Marcham

DRAWING TITLE
Illustrative Proposals

ISSUED BY	Oxford	T: 01865 887 050
DATE	22 Nov 2011	DRAWN H
SCALE @A3	1:1,250	CHECKED H
STATUS	Draft	APPROVED F

DWG. NO. P_11_515_04_Illustrative Proj

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Sources: Ordnance Survey



Planning constraints





- Housing **outside** village envelope is against planning policy
- Housing **inside** the village envelope is, in principle, within planning policies
- Recreational facilities **outside** the village envelope are allowable
- Proposed type of development has to contribute to infrastructure (Section 106)

Planning decision...

- VWHDC Planning committee
 - advised by their officers
 - compliance with planning policies
 - Interim Housing Supply Policy proposal
- Localism Act (2011)
- A **clear** and **strong** community view will be influential
- MCG needs to form a **clear view**

Headline Pros and Cons

		
AT/TWO proposals	Funds available	Lose green space and accept large development
MCG approach	Community ownership through MCG	Major commitment to fund-raising over years

The dilemma for MCG

- Do nothing
 - RISK: no input to a design that might be built
- Contribute to design specification
 - RISK: endorsing AT's rushed approach

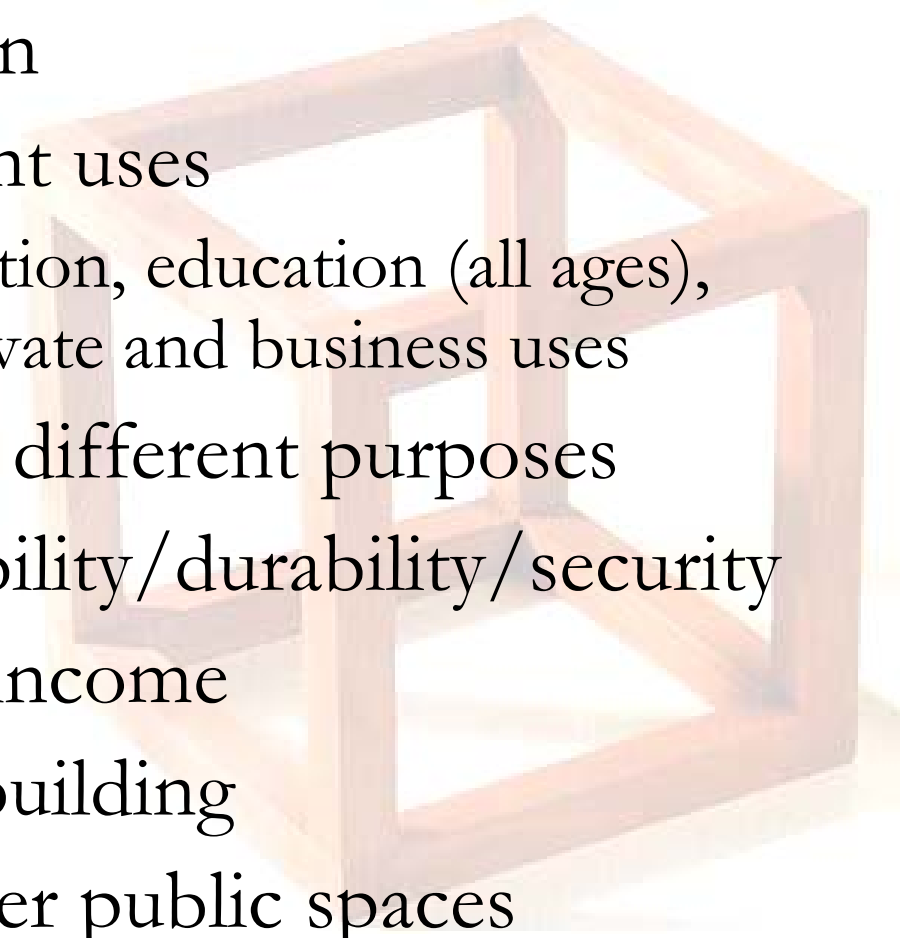


Recommendation to members

- Understand the facts of the proposals
 - AT has promised to keep MCG informed
 - TWO has provided information
- Seek members/community views
- MCG submission on design needs to AT
 - *in case that design becomes reality*
- But oppose the plans if membership feels these do not meet the community needs

Design factors

- Size and configuration
- Flexibility for different uses
 - Sports, leisure, recreation, education (all ages), social, healthcare, private and business uses
- Simultaneous use for different purposes
- Energy use/sustainability/durability/security
- Operating costs and income
- Options for phased building
- Interactions with other public spaces



And now...

- **Your Questions**
- **Your views**



Next steps

- Ask all members for input to design - now
- When detailed TWO proposals are available, ask all members for their comments as a basis for an MCG response
 - there may be little time for you to respond to us
- When plans are submitted, we will ask you again...with limited time to respond
- Jane Hanna consultation will seek a simple answer to a simple question

Family 'Design a Hall' Party

- Sunday 4 December at the SSSC
- 13:30 to 16:30
- A fun/games approach to hall specifications
– opportunities for all ages
- Interactive – opportunity to ask questions,
learn from others and have your say
- We need your ideas – bring friends and
families!



Next steps



- Ask questions
- Let us have your views
- Help us with inputs to facility design specs
- Join MCG and help us make an impact

