



Marcham Community Group

Members/Open Meeting

26 Sept 2013



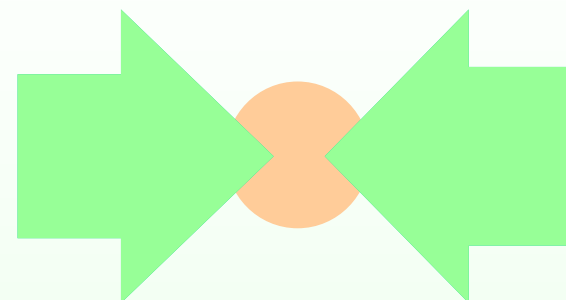
Tonight's open meeting

- Reminder of the background
- What has happened more recently
- **The emergence of a new plan/concept**
- To consult members on the concept



Alternative approaches

- **Anson Trust**
 - Sell half of the Anson 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



‘Plan A’ - as submitted



'Plan A' – as submitted

MARCHAM VILLAGE
Community Facilities Renewal

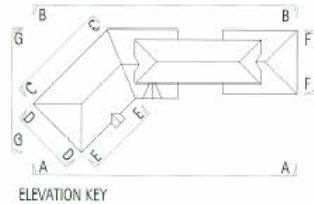
Anson Trust **Taylor Wimpey**



'Plan A' – as submitted

Sign Document
MARCHAM VILLAGE
 Community Facilities Renewal

Anson Trust **Taylor Wimpey**



Front Elevation A



Rear Elevation B

Reference: 1.702

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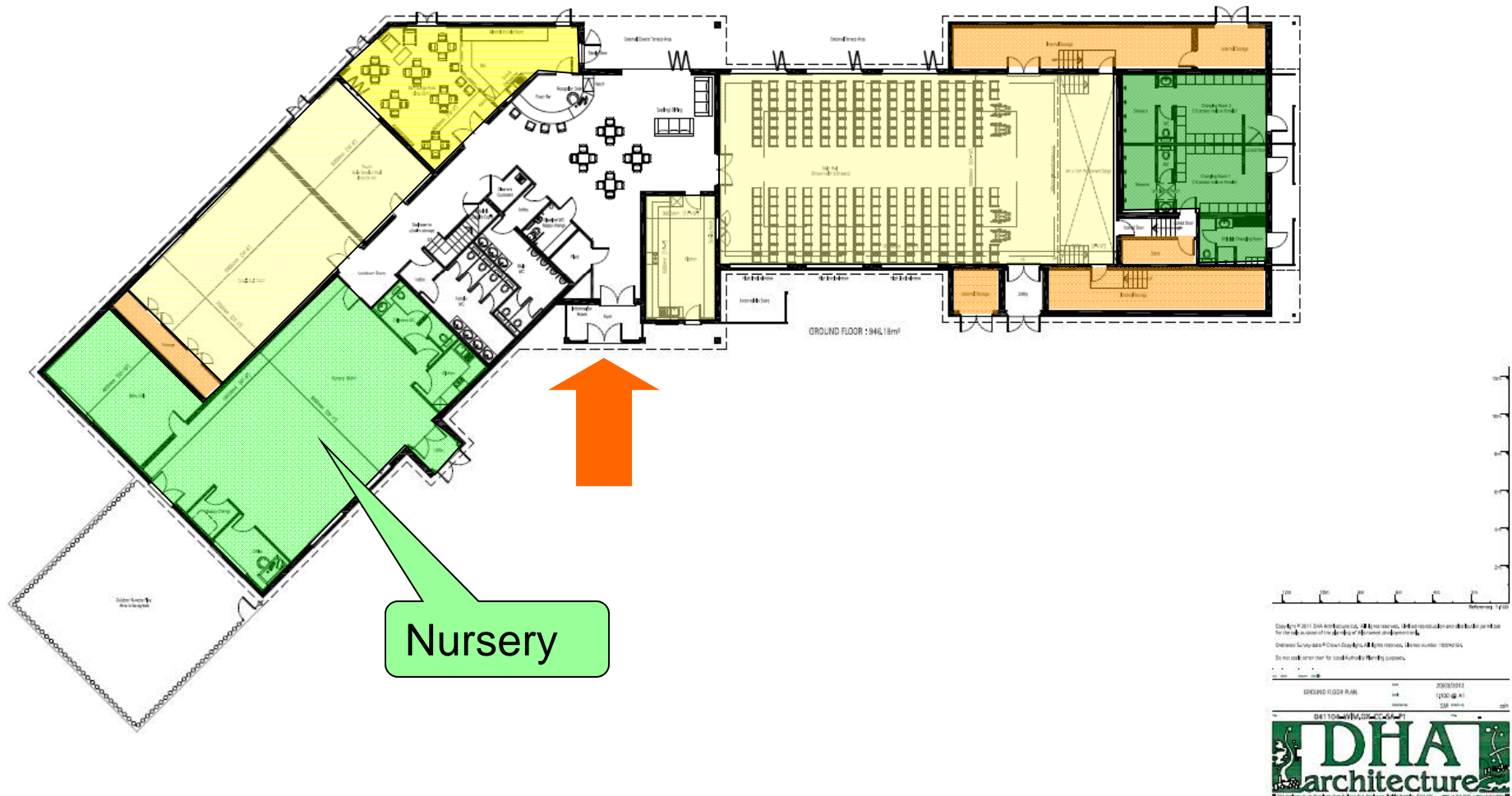
Do not make other than for Local Authority Planning purposes.

DATE	2011/02/10
BY	1:100 @ A1
PROJECT	041104-WM.DX-CC-SA-E1

DHA
 architecture

'Plan A' – as submitted

Ground floor



Plan B – Oct 2012

- House-building on the field – **no change**
- Community facilities – **behind Anson Close**
- Withdrawn shortly after submission of formal plans

Anson Trust – worst case scenario



- **No viable plan** to replace A or B
- No **clear way** forward
- Potential **insolvency** ‘within months’
- MCG organised a JUPG meeting in May to take **legal advice** on the situation
- **Community Facilities Group** formed to find a way forward for the community
 - PC, MCG, JUPG, AT working together ‘without labels’
 - reviewing finances and business planning

Community approach

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



New plan concept



The new concept from TWO in outline:

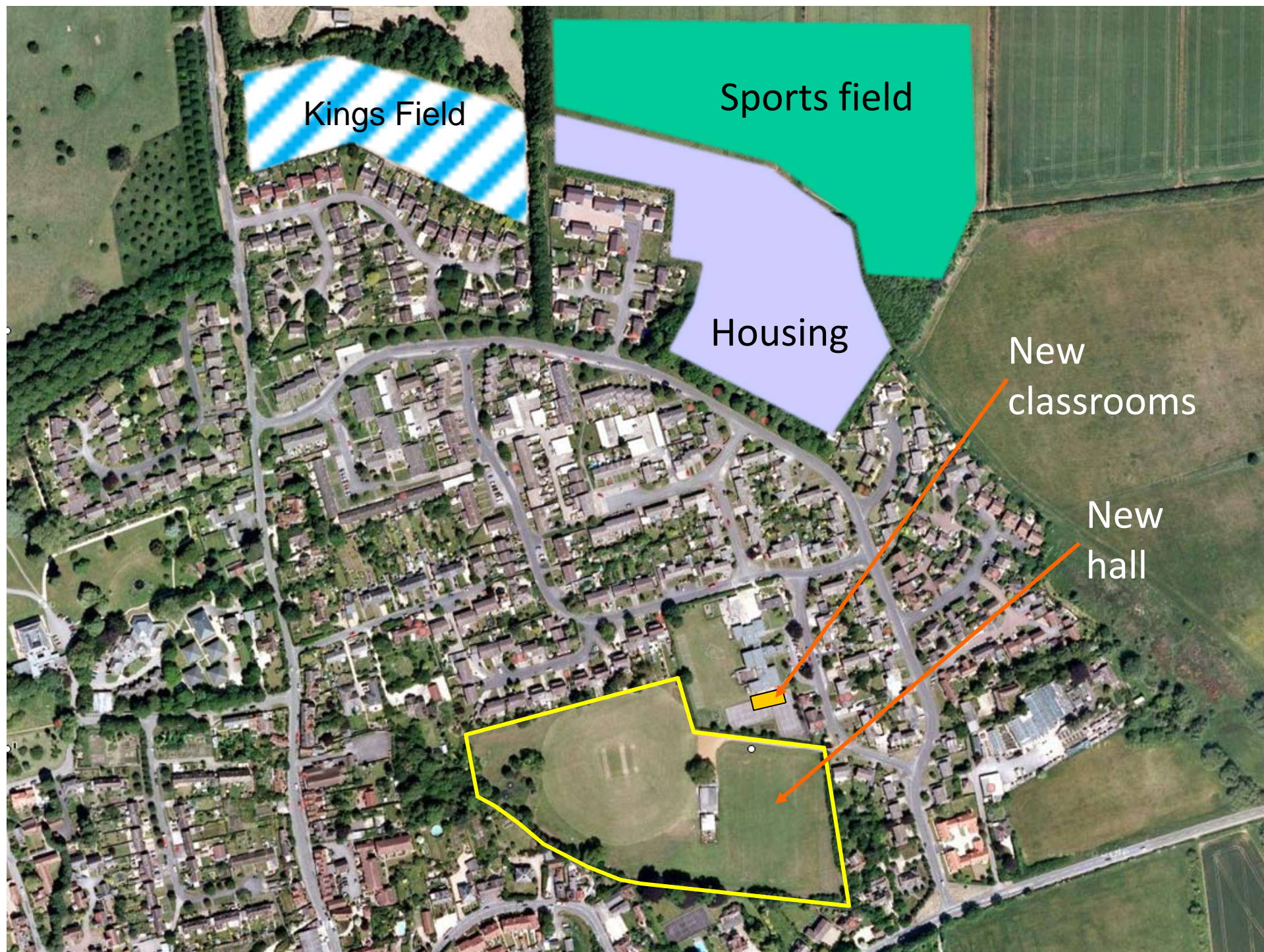
- **‘Reverses’** Plan A
- **Preserves** the Anson field as open space
- Places new housing on the **edge** of the village

New plan concept



4 main elements:

- **92 new houses** (incl. affordable housing) on land between Longfields and Hyde Copse
- **New sports field** area to the north of the new houses, with pavilion and bar facilities
- **2 new classrooms** at the school
- **New community hall** facilities on Anson field with provision to improve field for public use



Kings Field

Sports field

Housing

New
classrooms

New
hall

New plan concept



- New sports field would be leased (to PC?) for community use (no AT involvement)
- New school classrooms would provide capacity increase
- Anson field – opportunities for landscaping and public/recreational activities
- Potential new youth facility

Timescales

- Plans being drawn up by TW
- Legal agreements being drawn up
- TW has committed to consult Marcham on plan:
 - leaflet round all houses in Marcham
 - exhibition and consultation in Marcham - Sat 5 October am
 - detailed plans for housing and sports field
 - outline plan only for hall at this stage: further community consultation on the design
- Formal plans likely to be submitted within weeks





Redesign bar to
give more bar space
in main lobby

Move this partition
wall in 50cm towards
bar to get more room for
seating for small hall

Small apt
2.5 x 2.5 m?

Change 1 door
to
let
in

New stage changed.
= 121 m²
No change area

12000mm [39'-5"]




Taylor Wimpey
THE MARCHAM COMMUNITY HUB
11/02/2022
1:100 @ A1
S1: 100 @ A1
S2: 100 @ A1
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Management principles






- Accountable to the community
- Community facilities under community control
 - Operational management
 - Maintenance
 - Long-term future
- New arrangements and finances...to be worked out – CFG work in progress

Headline Pros and Cons

		
Do nothing 	Keep the field	Major fund-raising challenge over many years
	Limit housing increase (?)	Likely to see more houses with no community benefit but pressure on school

Headline Pros and Cons

		
New plan 	Keep the field and increase community space	Larger housing development (41 more than Plan A)
	New flexible sports and community facilities	Sports and hall facilities separated
	Two new classrooms at the school	More children

And now...

- Your Questions
- Your views

***Your* overall view of the new concept**

1. Do you think this new concept is right **in principle** for Marcham?
2. Do you endorse **MCG directors** working **through CFG** on details of the plan for community facilities and their long-term management?

Marcham Community Group

