

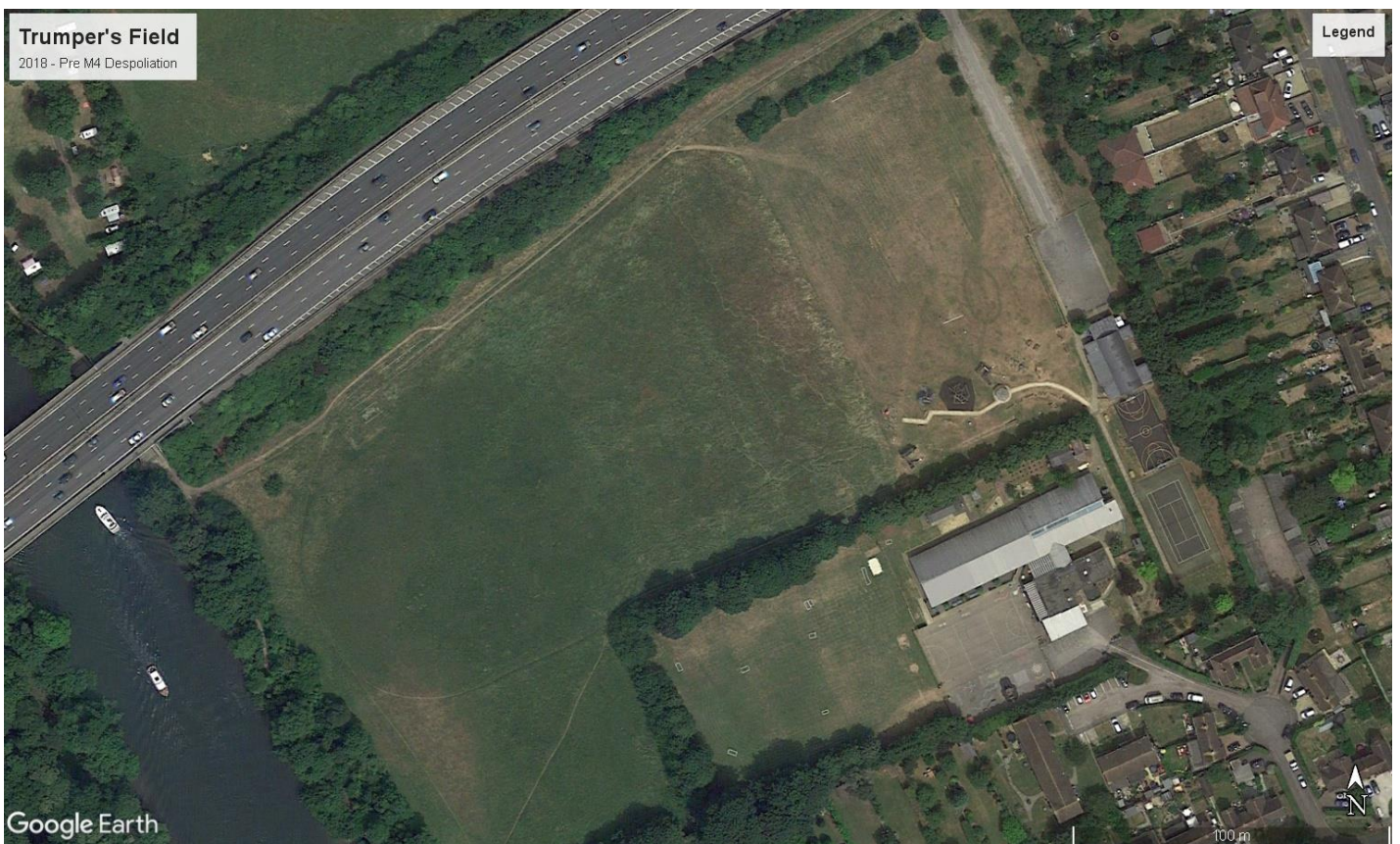


DORNEY

PARISH COUNCIL

Draft

A proposal for the future community ownership and uses of Trumper's Field, Dorney Reach



August 2023

Dorney Parish Council Meeting - 5th September 1967: Dorney Reach Open Space

The Council has been considering, for some time, the need to find a name for the open space at Dorney Reach, rather than keep referring to it as Field 242.

Following a competition, which Brigit Ames won, it was named after the Trumper family who farmed in Dorney during the 18th and 19th centuries – Trumper's Field.

A Brief History

"Although we've no evidence that the [Trumper] family ever farmed the field that now bears their name, we do know that in the 19th century Joseph Trumper rented the large arable field called Oak Stubbs where Dorney Reach now lies. It seems only right that a family which had such a big impact on life in Dorney should be remembered." Virginia Silvester – Dorney Parish News

In September 1959, Dorney Parish Council purchased 0.5 acres of land (now used for the Multi Use Games Area and Tennis Court) beside the Village Hall for £125 from the Ministry of Transport and Civil Aviation. It is likely that the remainder of Trumper's Field (approx. 10 acres) was acquired by Bucks Council around the same time from the Ministry of Transport following the completion of certain of the Maidenhead By-Pass (M4) works.

Future Ownership and Uses

This paper makes proposals for both the future ownership of Trumper's Field and suggests possible future uses, to be finally determined by the residents of Dorney Parish.

Current Ownership

Trumper's Field is currently owned by Bucks Council (95%) and Dorney Parish Council (5%).

Dorney Village Hall is owned by Bucks Council (even though Dorney residents have paid 77% of the costs of building and refurbishing the Hall and Bucks Council have paid just 7%). Dorney Village Hall was valued at £199,000 in 2018 for lease purposes. [Appendix A]

Issues relating to the current ownership. Detailed in Appendix B.

1. Mixed ownership
 - a. Bucks Council and Dorney Parish Council
2. Various Leases and Licenses
 - a. Involving Bucks Council, Dorney Parish Council, Dorney Village Hall and Dorney Playground.
3. Various Maintenance and Insurance arrangements (some with conflicts)
 - a. Involving Bucks Council, Dorney Parish Council, Dorney Village Hall and Dorney Playground.
4. Other Issues
 - a. Security Failures regarding Travellers
 - b. Drop off and Pick up of children at Dorney School

Possible Use for Housing

South Bucks and Chiltern District Councils considered this site in the now defunct 2036 Local Plan for housing development and it was rejected in the Stage 1 Assessment for the following reasons: *Green Belt site, not previously developed. 50% of the site is within Flood Risk Zone 3b and part of the site within Flood Risk Zone 3a.*

For these reasons it is extremely unlikely to be approved for any housing development.

Proposed Future Ownership

It is proposed that Dorney Parish Council seek a Community Asset Transfer of the freehold of the 95% of Trumper's Field owned by Bucks Council to Dorney Parish Council at no capital cost to Dorney Parish Council but with possible increased operating costs (e.g. land maintenance).

Relevant Extracts from Bucks Council's [Service Devolution & Asset Transfer Policy](#) [Appendix C]:

1. Introduction

1.1 Buckinghamshire Council recognises that the devolution of services and assets to local communities, particularly to town and parish councils, can make a significant contribution to enabling them to be stronger, more resilient and sustainable.

1.2 We are committed to pro-actively seeking to transfer appropriate community assets and service devolution in order to provide benefits to local communities.

1.3 This policy supports the delivery of a devolution programme which aims to:

- Improve outcomes for local communities**—through enabling opportunities for services to be more tailored to meet the diverse needs of communities.
- Increase local control over services and assets**—through enabling town and parish councils, in particular as democratically elected bodies, to take decisions on how best to meet local needs.

2. Scope of this Policy

2.1 The scope of this policy document applies to all types of devolution transfer by Buckinghamshire Council - both the devolution of the responsibility for running services and community asset transfer.

2.2

2.3 Community asset transfer involves the transferring of ownership of land, buildings, or other assets from a statutory body to a community organisation in order to achieve a public benefit.

2.4 The application of this policy may be triggered by either external requests from local organisations and/or triggered by Buckinghamshire Council.....

3. Types of Transfer Arrangement

3.1A devolution board will determine the most appropriate arrangement on a case-by-case basis taking into consideration factors such as: applicant preference; and financial and legal considerations.

□ Freehold Transfer - This is where an asset is permanently transferred to a local organisation [parish council], subject to any conditions attached.

3.2 There is a policy presumption that where an asset is to be transferred this will be offered on the basis of a long term lease or freehold transfer basis, rather than short lease arrangements. This is in order to maximise local control and provide opportunities for the applicant to consider investment in the asset and/or other funding opportunities.

3.5 In regard to freehold transfers, the Council will reserve the right to include conditions on any transfer to protect the future community use of the property. Any conditions will be considered by the Devolution Board on a case-by-case basis.

Dorney Parish Council has to demonstrate the Social Value that the Dorney Community has brought to Trumper's Field since 1970 and is considering for the future.

1. Brought (1970 to date)

a. Dorney Village Hall and Access Road

- i. 69% of investment in Village Hall, from 1970 to date, has been from the Dorney Community, nearly £200,000 in 2023 money equivalent:

Dorney Village Hall	1970 Build of Village Hall & Access			2013/14 Refurb of Village Hall			Totals	Totals
	1970	1970 £/ 2023 Value	2023 Money Equivalent	2013/14	2013/4 £/ 2023 Value	2023 Money Equivalent	2023 Money Equivalent	%age
Investors								
Capital Expenditure only	£			£				
Community (Dorney residents)	£6,832	£13.05	£89,158	£82,400	£1.33	£109,592	£198,750	69%
Government	£5,007	£13.05	£65,341	£0	£1.33	£0	£65,341	23%
District Council	£1,000	£13.05	£13,050	£2,620	£1.33	£3,485	£16,535	6%
Others (External Donors etc)	£0	£13.05	£0	£5,000	£1.33	£6,650	£6,650	2%
Totals	£12,839	£13.05	£167,549	£90,020	£1.33	£119,727	£287,276	100%

2023 Money Equivalent Values: <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

b. Tennis Court (estimated £45,000)

c. Playground (Equipment: £150,000 raised through grants and community)

d. Multi Access Games Area (MUGA)

e. Dorney School Drop off and Pick up Temporary Parking facility

2. Considering for the future (to be determined by residents through a referendum):

- Parish Council subsidised facilities for Brownies, Guides, Cubs and Scouts and/or a Youth Club.
- Improving external appearance of Village Hall
- Improving the playground
- Tree planting for children's Nature Trails
- Forest School
- Summer camps for children
- Allotments
- Improved Dorney School Drop off and Pick up Temporary Parking
- Improved Access Road management (one way traffic lights)
- Improved security from Traveller incursions
- Improved dog walking paths
- Instal Jogging trail for children and adults
- Other uses to be proposed by residents

Additional operating costs

1. Field maintenance costs:

- Regular mowing of access areas and football field.
- Annual maintenance costs associated with remainder of the land
- Currently managed by Bucks Council. Costs to be established. Possible assistance towards these costs for a period. Possible income from events etc.to cover additional costs.
- Small waste bins are owned and managed by Bucks Council. This would continue at no additional cost to DPC.

2. DPC already pays for the grass cutting of the playground and receives an annual payment from Dorney Village Hall of £250 p.a. for cutting the grass around the Hall.

Benefits to Dorney Residents

1. 7.0 acres of the 10.5 acres are effectively unused, except for dog walking etc.
 - a. 1.5 acres is a not-regularly used football pitch.
 - b. 1.0 acre is the Playground/Tennis Court and Multi Use Games Area.
 - c. 1.0 acre is the Village Hall and Access Road.
2. DPC is confident that, initially through a suggestion scheme and finally determined by a referendum, residents would be able to propose community-beneficial cost-effective uses for the unused 7 acres and, possibly, some of the football pitch.
3. DPC, as owners, would be able to improve certain current issues affecting the site:
 - a. Improved security against traveller incursions and others
 - b. Improved management of the limited access way
 - c. Improved management of the Dorney School Drop off/Pick up facility
4. Any additional funding for all of the above would be provided by one or more of the following:
 - a. Self funding (such as allotments)
 - b. Community Infrastructure Levy – amounts paid to DPC from any new houses built in the Parish.
 - c. Increase in the DPC precept, possibly using Public Works Loan Board loans (as currently for the Village Hall).
5. Resolution of the quagmire of leases, licences and cross payments currently in place.

Conclusions:

1. It is a stated policy of Bucks Council to pro-actively seek to transfer appropriate community assets ... in order to provide benefits to local communities.
2. This Transfer will restore to the Dorney community the investment to date (in 2023 money) of approximately £200,000 invested over the last 50 years.
3. Dorney Parish Council will ensure that this green space will be utilised for the benefit of all Dorney residents, especially those in Dorney Reach.
4. The potential additional operating costs need to be established, negotiated and funded.
5. Dorney residents need to be fully involved in the proposed new uses of the land and the final selection through a referendum.

Proposed Next Steps

1. Exploratory meeting between Parish Clerk and Bucks Council **Parish Clerk**
2. Draft Paper circulated to Councillors **Parish Clerk**
3. Resolution to have pre-application discussions with Devolution Team **Councillors**
4. If agreed, arrange pre-application discussion **Martin WW, Robert S, Parish Clerk**
5. Decide further action **Councillors**

Appendix B

Current Issues:

1. Mixed ownership:
 - a. Bucks Council (BC) 95% - 10 acres
 - b. Dorney Parish Council (DPC) 5% - 0.5 acres
2. Various Leases and Licenses:
 - a. Lease: Dorney Village Hall (DVH) from Bucks Council
 - i. 20 years from 1st March 2010 to 28th February 2030
 - ii. Rent: Peppercorn
 - b. License: DPC from BC for Playground Land
 - i. July 2010
 1. License can be terminated at any time after 10 years (2010)
 - c. License: DPG from DPC for Tennis Court and MUGA. (DPC Minutes)
 - d. License: DPG from DVH for use of Village Hall space for Tuck Shop. [Verbal]
 - e. License: BC to Dorney School for use of football pitch (TBC)?
3. Various Maintenance and Insurance arrangements (some with conflicts):
 - a. BC maintain the football pitch and the access area using a contractor.
 - b. DPC maintain the grounds around DVH and the Playground.
 - c. BC collect waste from their waste containers (irregularly!)
 - d. DVH also has a waste collection.
 - e. DVH maintains the Village Hall and DVH pays £250 p.a. to DPC for grass cutting.
 - f. DPG maintains the Playground, Tennis Court and MUGA.
4. DPC pays for grass cutting/litter picking of Playground at no cost to DPG.
 - a. DPC pays for part of the DPG insurance costs (Public Liability and, currently, equipment).
5. Other issues:
 - a. Security from travellers very difficult with absentee owner especially on bank holiday weekends – which travellers are aware of.
 - b. Dorney School parents' drop off and pick up (access difficult/safety?)