

# Stapleford Cambridgeshire S106 Survey Report, December 2019

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## Report Summary

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### Report Structure

This report comprise 4 major sections in two separate documents:

- 1) The Report Summary (This section)
- 2) The Report Detail, which provides the results of each section of the questionnaire
- 3) The Questionnaire - The Questionnaire and accompanying leaflet for reference
- 4) The Appendix - a separate document which lists all the verbal responses to each section of the questionnaire. This is produced separately in view of its size, the contents of which are summarised in Section 2 - The Report Detail

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## Introduction

This report details the results of a survey run by the Stapleford Parish Council to solicit views of the Stapleford Parishioners on their preferences regarding use of Section 106 funds.

Stapleford has around £233,000 funds available from various Section 106 rewards. The use of these funds are restricted by the Section 106 funding which is detailed by award, but largely comprises around £205k for community and recreation projects and £25k restricted to community art projects. South Cambridgeshire District Council ensure adherence to the Section 106 guidelines. Section 106 monies can only be used for Capital Projects, and cannot be used for revenue spend.

The survey was live from early October to the 24th December 2019. The response rate was equivalent to around 13% of the Stapleford electorate, or around 10% of the Stapleford population. The demographic breakdown largely matched that of the latest demographic survey of the Village, with the exception of a disappointing response rate in the under 24 age brackets.

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## Results Leaderboard

The table below lists the leaderboard as far as the identified initiatives were concerned, with the clear leader being to make the Village more sustainable in its energy utilisation. The Council should be comforted by the fact that most initiatives had more 'for' than 'against', indicating that key projects had been identified correctly. The only initiative which had more 'against' than 'for' was the development of Basil's Piece. Note that no respondent voted on all projects, with total available votes being 221.

Initiative	Support	Against	Total
Convert Assets to sustainable Energy	166	43	209
Demolish Rec Shed and build all weather sport Facilities	153	55	208
Redesign Children's rec play area as a safe place	135	75	210
Extend Jubilee Pavilion	126	82	208
The Tree as Community Hub	111	99	210
Develop Slaughterhouse and Villedomer Gardens	101	101	202
Develop Basil's Piece	69	132	201

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## Interpreting the report

The following section of the report gives more detail on the responses, but it is also important to consider the synergies between options.

In reviewing comments, there are some themes which emerge, notably:

- 1) A need for a Community Hub of some form, which serves the elderly as well as the youth. The development of the Pavilion, Slaughterhouse and The Tree all had supportive comments around the need for a Community Hub.
- 2) A need to provide more facilities for older children and teenagers, specifically skate park/ basketball ground/free access to tennis. These comments came through the Rec Shed, Children's Play area and additional projects.
- 3) A lack of recreation space in the village as a whole, with a desire for more green spaces closer to the centre of the village. These comments came out of the Pavilion; Other and Slaughterhouse sections of the questionnaire.
- 4) A need to do something about the Tennis Courts and to make them more available and usable. This was a recurring theme in the Other section, as well as Rec Ground and Art Funding section (albeit this would be an illegal usage of Art Funding).

In order to summarise the various comments succinctly, use has been made of word maps to help visualise these comments. Word Maps highlight the most frequent words/phrases in the comments.

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## Suggested Next steps

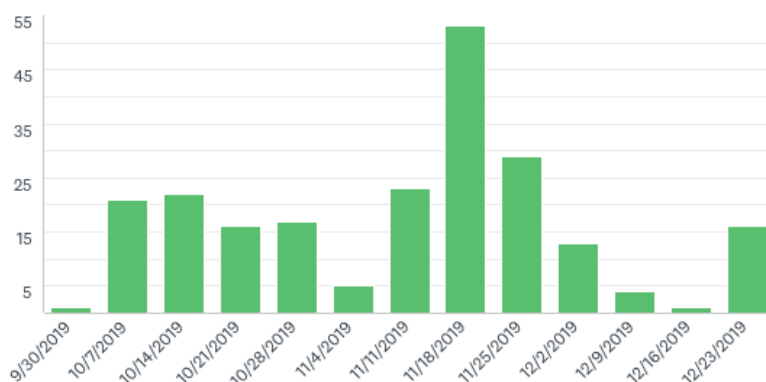
Once the report has been accepted by the Parish Council, the contents need to be shared with the Parish as a whole - and a shortlist of projects need to be identified. A proposed approach to be considered could be:

- 1) Review report with South Cambridgeshire District Council regarding appropriateness of initiatives for S106 funding, either partially or in whole and to obtain further guidance as appropriate.
- 2) Consider visiting some "state of the art" Community Hubs, eg: Gamlingay
- 3) Choose a shortlist of initiatives to take to a short form business case stage.
- 4) Call a Village Meeting to present the findings of the Survey, and the shortlist of initiatives with short form business cases.
- 5) Form a final list of projects to take to detailed business plan stage.

# Report Detail

## Survey Process

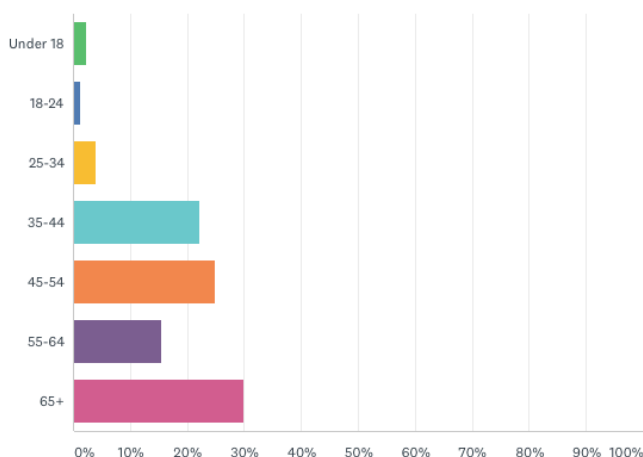
The S106 survey was run from 30th October, 2019 through 24th December, 2019. There was a phased dissemination of the survey; via Stapleford Online during the week of 7th October; via the Stapleford Messenger during the week of 21st October; a Facebook and Social Media campaign the week of 11th November; physical distribution of leaflets to all village households during the weeks of 18th November and 25th November. The questionnaire and accompanying leaflet are shown in the Appendices to this report.



The chart above shows the distribution of responses, indicating the leaflet drop solicited most responses, followed by the Facebook/Social media campaign, Stapleford Online and finally Stapleford Messenger.





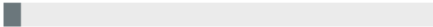
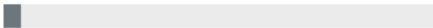
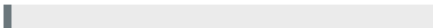
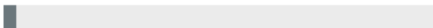
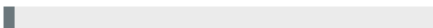
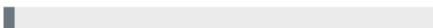
The response rate was equivalent to around 13% of the Stapleford electorate, or around 10% of the Stapleford population. The demographic breakdown largely matched that of the latest demographic survey of the Village, with the exception of a poor response rate in the under 24 age brackets.

Answered: 221 Skipped: 0



ANSWER CHOICES	RESPONSES
Under 18	2.26% 5
18-24	1.36% 3
25-34	4.07% 9
35-44	22.17% 49
45-54	24.89% 55
55-64	15.38% 34
65+	29.86% 66
TOTAL	221

The following chart shows responses by address, which might be of interest - however, this is not an equitable metric, as some roads are more populous than others, but this does give an idea of where the most active respondents reside - with a notable concentration of those living closer to the Stapleford Pavilion and Recreation Ground. Note that the percentage figure is not accurate where different iterations of the same road has been merged, indicated by the double circle figure - the total number is correct, but the percentage only indicates the responses of the initial category - a quirk of survey monkey.

▼ Haverhill Road, Stapleford ②		2.50%	12
▼ Mingle Lane		5.50%	11
▼ Hawthorne Road		5.50%	11
▼ Vine Close		5%	10
▼ Bar Lane		4%	8
▼ Gog Magog Way		4%	8
▼ Bury Road, Stapleford ②		2%	7
▼ St Andrews Close		3%	6
▼ Church Street		2.50%	5
▼ Priams Way		2.50%	5

## Survey Technology

The survey made use of the internet tool Survey Monkey, and the report output follows standard Survey Monkey report formats.

Of the 221 responses, only 4 manual entries were received. A process for providing printed versions of the questionnaire via the Parish Clerk was provided, but only 1 printed survey request was received and 3 email responses were received from those unwilling to complete the full questionnaire.

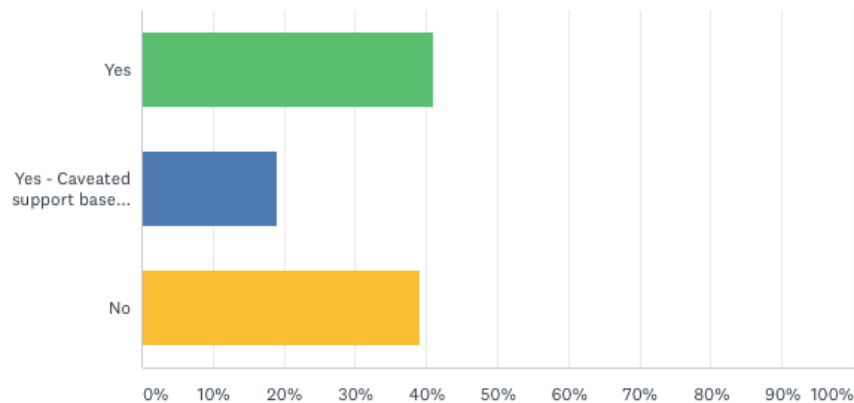
## Survey Costs

Survey costs totalled, comprising: £313.98

- 1) Survey Monkey fees - £38.98
- 2) Leaflet Printing - £175
- 3) Leaflet Distribution - £100 donation paid to the Football Club

Special thanks due to the Football Club for distributing the leaflets to all the households in Stapleford.

## Initiative 1: Extending the Jubilee Pavilion



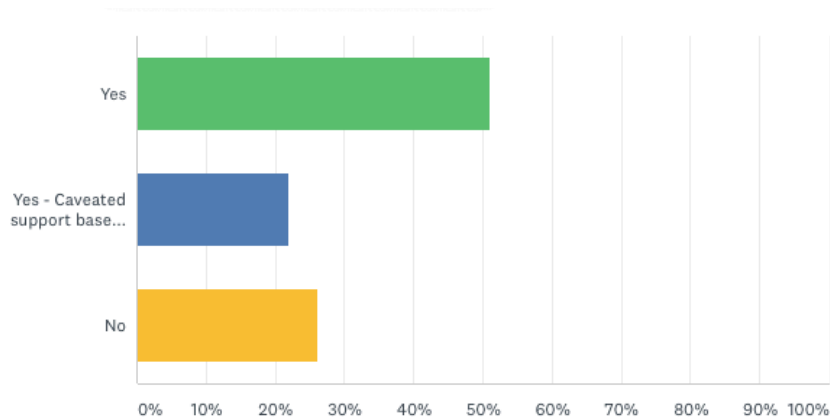
ANSWER CHOICES	RESPONSES
▼ Yes	40.95% 86
▼ Yes - Caveated support based on comments	19.05% 40
▼ No	39.05% 82
<b>TOTAL</b>	<b>210</b>

[Comments \(63\)](#)

There were 63 comments on this initiative, the majority of which centred around the need for community hubs and improved kitchen facilities. The word map below highlights the most frequently recurring words.

smaller one building events meeting Yes sports Tree  
 facilities cafe village space needs large good  
 cricket Pavilion make community play kitchen Stapleford  
 thinkhub

## Initiative 2: Demolish the Rec shed replacing it with all weather sports facilities



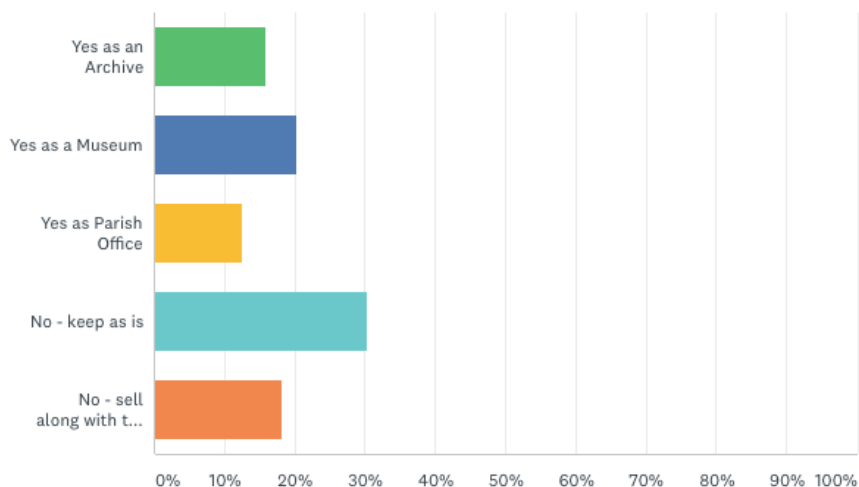
ANSWER CHOICES	RESPONSES	
▼ Yes	50.95%	107
▼ Yes - Caveated support based on comments	21.90%	46
▼ No	26.19%	55
<b>TOTAL</b>		<b>210</b>
<a href="#">Comments (72)</a>		

Comments on this initiative were largely very supportive, showing a need for improved sports facilities, with noticeable comments on all weather facilities for sports such as Basketball and improved facilities for football and cricket. Importance of long term cost effectiveness for any facility also figured significantly in the comments

funding<sub>area</sub> football<sub>involved</sub> money<sub>weather</sub> will<sub>means</sub> cost  
 tennis courts<sub>good</sub> cricket<sub>facility</sub> see<sub>need</sub> enough  
 sports<sub>shed</sub> sports facilities<sub>Pavilion</sub> included  
 Support<sub>storage</sub> clubs<sub>basketball</sub> village

## Initiative 3: Develop the Slaughterhouse and Villedomer Gardens

Answered: 208 Skipped: 13



ANSWER CHOICES	RESPONSES	
▼ Yes as an Archive	15.87%	33
▼ Yes as a Museum	20.19%	42
▼ Yes as Parish Office	12.50%	26
▼ No - keep as is	30.29%	63
▼ No - sell along with the Villedomer Gardens	18.27%	38
<b>TOTAL</b>		<b>208</b>

[Comments \(61\)](#)



This initiative evoked the most emotive responses of all the suggestions, with a 50/50 split between the yes/no vote. Note that the above votes total 202, rather than 208 as shown above - this is due to 6 respondents who left a comment but did not vote for any option.

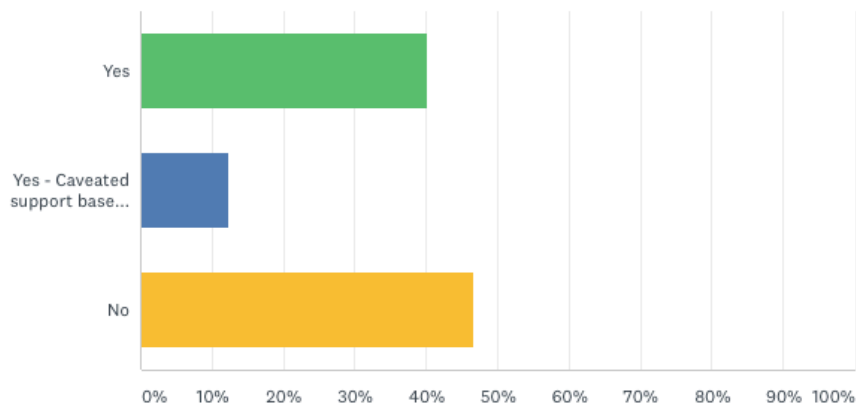
It can be inferred that most respondents would like to see something done to the Slaughterhouse to make it more of a useful asset for the village, with a slight majority preferring a museum. The majority view is that the Villedomer Gardens should be left alone but be better maintained. Here, and elsewhere in the survey, there was comment that there were insufficient green spaces in Stapleford and that Villedomer Garden's could be better utilised.

developed green space better little housing made office much  
 Slaughterhouse lovely need don't archive  
 parish office village important gardens land sell  
 archive museum museum money think quite area retain  
 Villedomer Gardens small keep slaughter house space years



## Initiative 4: Fund The Tree Pub as a Community Social Hub

Answered: 212 Skipped: 9



ANSWER CHOICES	RESPONSES
Yes	40.09% 85
Yes - Caveated support based on comments	12.26% 26
No	46.70% 99
TOTAL	212

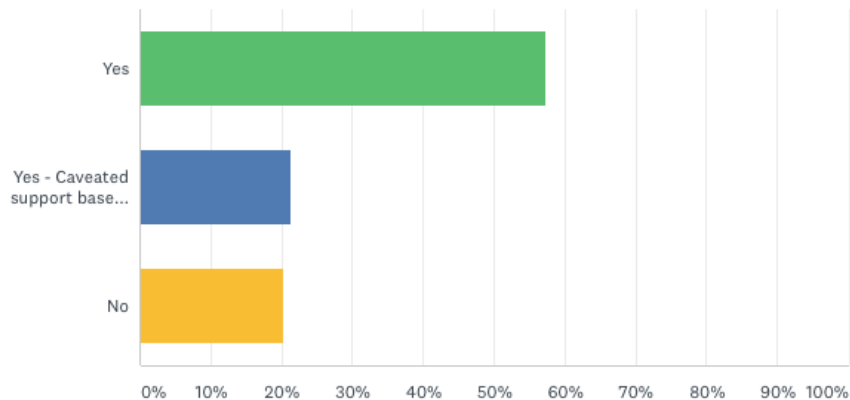
[Comments \(76\)](#)

Comments were extremely supportive around the need for a Community Hub in the Village, with many supportive comments around the renewed vigour in The Three Horseshoes pub. The need for a Community Hub in the Village was a theme through many of the initiatives.

Three Horseshoes already two pubs will case better New now  
building support social hub Tree community hub pub  
see village facility need group community one  
Pavilion already think provide hub PC money

## Initiative 5: Convert Village Assets to Sustainable Energy

Answered: 211 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	57.35%	121
Yes - Caveated support based on comments	21.33%	45
No	20.38%	43
TOTAL		211

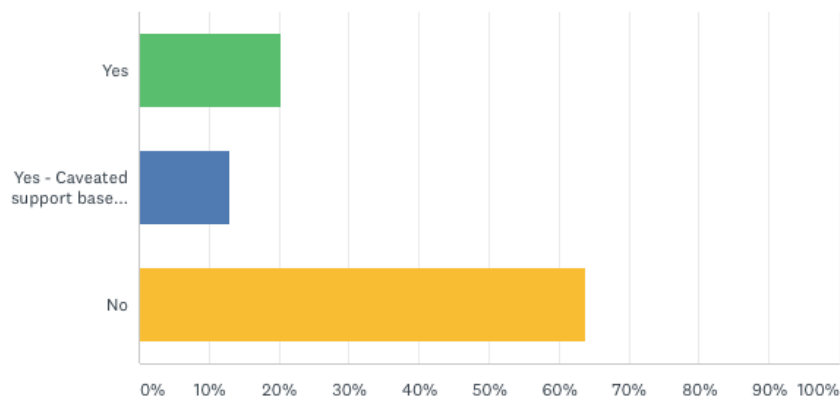
[Comments \(59\)](#)

Comments around this initiative showed a significant support for making our assets more sustainable, albeit there were a significant minority who felt this question badly worded. Concern was also voiced that any initiatives would need to be cost effective.

made sustainable new village good energy Need energy saving  
cost Depends costs money sustainable energy long term  
funding

## Initiative 6: Develop Basil's Piece

Answered: 207 Skipped: 14



ANSWER CHOICES	RESPONSES	
▼ Yes	20.29%	42
▼ Yes - Caveated support based on comments	13.04%	27
▼ No	63.77%	132
<b>TOTAL</b>	<b>207</b>	

[Comments](#) (56)

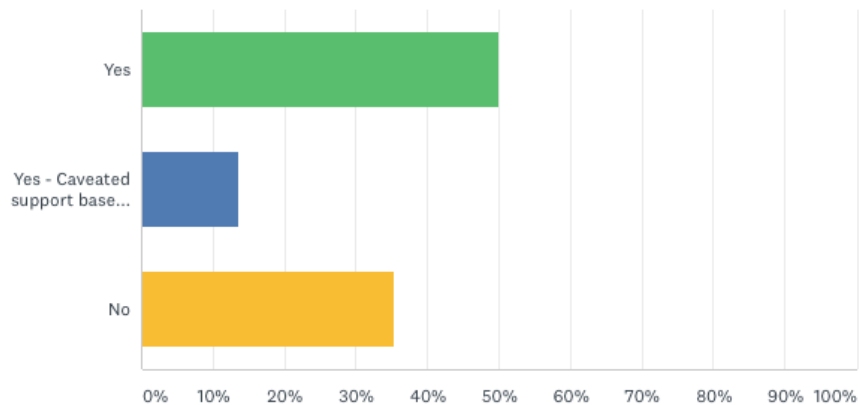


There was little support for doing anything with Basil's Piece, with most comments focused on using funds to improve Villedomer Gardens, especially in light of the relatively short term lease for Basil's Piece.

Basil looking nice cost road know Parish better much  
 maintained improve Villedomer Gardens well  
 sure developing needs village garden made  
 support volunteers land maintenance leased looked keep  
 keep tidy community means used

## Initiative 7: Redesign the Children's Rec Play Area as a safe place

Answered: 212 Skipped: 9



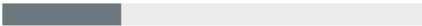
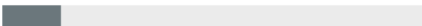
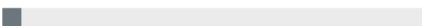
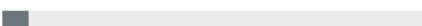
ANSWER CHOICES	RESPONSES	
▼ Yes	50.00%	106
▼ Yes - Caveated support based on comments	13.68%	29
▼ No	35.38%	75
<b>TOTAL</b>		<b>212</b>

[Comments \(73\)](#)

A very popular option, with some useful constructive comments. A significant minority commenting on the lack of facilities for the teen age groups and older children. Citing opportunities to combine the rec shed development with facilities for older children such as skateboard park and basketball ground. Many felt that younger children were already well catered for. Comments did not support the view that the current area was unsafe.


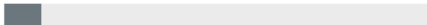
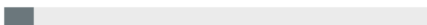
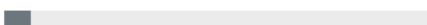
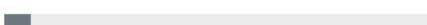
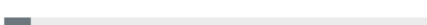

older children children s village used younger children well  
 facilities much play areas think equipment  
 play facilities safe now need ones area ok children  
 used older children good unsafe two separate moving including young  
 play

## Other Capital Projects which should be considered

▼ Village Green Spaces ⓘ		28.07%	56
▼ Improved rec facilities ⓘ		14.04%	34
▼ Improve Footpaths ⓘ		4.39%	24
▼ Tennis Court Enhancement ⓘ		6.14%	22

The many comments provided are summarised above, generally these centred around the lack of green recreation spaces for a village the size of Stapleford. Many commented on the poor condition of footpaths to access the Recreation Ground, Pavilion and Gog Magog recreation areas. A significant minority of respondents felt that the Tennis Courts needed investment, and that these should be more accessible.

## How should the £25,000 Community Art S106 monies be invested

▼ Support Village Art Groups ⓘ		9.30%	32
▼ Art inspired facilities ⓘ		8.53%	28
▼ Young People Art Initiatives ⓘ		6.98%	17
▼ Pavilion/Rec artwork ⓘ		6.20%	12
▼ school		6.20%	8
▼ tennis courts		6.20%	8
▼ Granary		5.43%	7

Comments polarised around those that did not understand the constraints of community art monies, and those who were enthusiastic about the opportunities for local art groups and improved art inspired facilities. Several saw the opportunities for synergies with an artistic supported Slaughterhouse Museum development. Several respondents highlighted the opportunity to involve the younger community and schools - as well as involving the Granary Arts centre. 6% respondents cited investing in the Tennis Courts, which of course is **not** a Community Art eligible project.

# The Questionnaire

## Survey Questionnaire and accompanying leaflet

### Stapleford Parish Council - Public Consultation October 2019



Stapleford Parish Council has £233,538.71 of "Section 106" money available to invest in the Parish. Under S106 of the Town and Country Planning Act 1990, as amended, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is commonly known as 'Section 106', and for Stapleford has largely come from the Welch site development.

Depending on grants and other sources of funding available such as public works loans, the S106 monies could fund projects in excess of £1,000,000. Therefore the opportunities to the village are significant. S106 funding is available for capital projects only. Revenue funding towards on-going running costs is not available. There is a stipulation that £25,000 must be reserved for Community Art initiatives.

There are several initiatives underway in the Village at various stages of development, and in order to ensure that the funds are allocated appropriately, the Parish Council seeks the views of Stapleford Parishioners on the best use of S106 funds in such a way that the needs of as many parishioners as possible can be met - whilst also delivering "landmark development" for the village.

The process followed will be an initial consultation survey to gather initial feedback and high level views. The output of the survey will feed into a public meeting, at which further support will be sought for the projects identified. Projects selected will then be subject to further detailed business case and feasibility work prior to final approval by the Parish Council subject to guidelines by South Cambridgeshire District Council.

The Survey is available via the link:

**<https://www.surveymonkey.co.uk/r/T2B36M6>**,

which can also be accessed via the Stapleford Online website. Should you not have internet access, a paper version of the questionnaire is available from the Parish Clerk on telephone 07840 668048.

### Initiatives Identified

Initiatives the Parish Council is aware of follow below. It is envisaged that more potential projects will be identified as a result of the public consultation rounds. Note that none of the initiatives have been costed - but a best estimate order of magnitude has been suggested below, of which S106 monies would form a part but not necessarily the whole.

#### 1) Extending the Jubilee Pavilion - Significant Cost

The Jubilee Pavilion has been very successful in its first 8 years of operation and has the potential for expanding sporting and social activities for all parishioners throughout the day and evening. Feedback from users has indicated the potential for it to become an active Community Hub, especially with the proposed transportation improvements planned. Improvements envisaged include an enlarged kitchen; on-site cafe and community centre; meeting rooms and enhanced changing facilities; indoor multi-use netball/basketball facilities; archive for the History Society..

#### 2) Replace the rec "shed" with an all weather sporting facility –

Large Cost Along a similar line to that above, the current brick shed on the recreation ground is in poor condition, and Council has been approached with an offer of private shared funding to convert this into an all weather sports facility - cricket and basketball has been suggested - along with a smaller facility to house grounds equipment.

#### 3) Developing the Slaughterhouse and Villedomer Gardens - Significant Cost

The slaughterhouse is deemed to be a heritage building of import to the village, however it is used as a storage facility. The History Society has suggested it could be an appropriate location to house the village archives, serve as a village museum or a permanent office for the village clerk, and also that the gardens should be developed into a high quality "peaceful garden". It has also been suggested that the historic significance is minor and the Parish would be better served by selling the site, including Villedomer Gardens, for development.

4) Developing The Tree Pub Community Social Hub - Large Cost

The Group looking to Save The Tree Pub have identified a need in the Village for a more active Community Hub to serve all parishioners throughout the day and evening with a communal centre at which to meet, eat and socialise. The Hub would be run as a not for profit entity. This was also a significant factor in obtaining an Asset of Community Value status for The Tree - the village's only ACV.

5) Converting Village Assets to sustainable energy - Median Cost

There are government grants available to encourage councils to convert to sustainable energy. In our case this would largely mean converting the Pavilion to a mixture of heat exchange, solar and wind based solutions. Such a capital investment should reduce operating costs as well as the Parish's carbon footprint.

6) Develop Basil's Piece - Median Cost

Develop Basil's piece into a high quality garden with an associated element for the Villedomer twinning.

7) Redesigned Recreation Ground Children's Safe area - Small/Median Cost

Combine the two children's area on the recreation ground into a redesigned safe area.

**Stapleford Parish Council, CLERK Belinda Irons**  
**14 Crawley End, Chrishall, Nr Royston, Herts, SG8 8QL**  
**M:07840 668048 e-mail – [staplefordparishclerk@gmail.com](mailto:staplefordparishclerk@gmail.com)**



## Stapleford Parish Council

CLERK Belinda Irons  
14 Crawley End, Chrishall, Nr Royston, Herts, SG8 8QL  
M:07840 668048 e-mail – [staplefordparishclerk@gmail.com](mailto:staplefordparishclerk@gmail.com)

### Stapleford Parish Council - Public Consultation

1. Please provide your age, name and street address - this is so that we can ensure that we understand the demographics of our respondents and that you are a Stapleford resident. This information will not be shared and will be used exclusively for the purposes of this survey

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

Name and Street Address

3. Initiative 2: Do you support the demolishing the rec shed and replacing it with all weather sports facilities

- ☐ Yes
- ☐ Yes - Caveated support based on comments
- ☐ No

Comments



4. Initiative 3: Do you support Developing the Slaughterhouse and Villedomer Gardens

- ☐ Yes as an Archive
- ☐ Yes as a Museum
- ☐ Yes as Parish Office
- ☐ No - keep as is
- ☐ No - sell along with the Villedomer Gardens

Comments

5. Initiative 4: Do you support funding The Tree Pub as a Community Social Hub

- ☐ Yes
- ☐ Yes - Caveated support based on comments
- ☐ No

Comments

6. Initiative 5: Do you support converting Village Assets to sustainable energy

- ☐ Yes
- ☐ Yes - Caveated support based on comments
- ☐ No

Comments

7. Initiative 6: Do you support developing Basil's piece

- ☐ Yes
- ☐ Yes - Caveated support based on comments
- ☐ No

Other (please specify)

8. Initiative 7: Do you support redesigning the Children's rec play area as a safe place

☐ Yes

☐ Yes - Caveated support based on comments

☐ No

Comments

9. Do you have views on how the £25,000 Community Art S106 monies should be invested.

10. If there are any other Capital Projects you would wish the Parish Council to consider, or any other comments please enter these in this comments box