

Gotherington Parish Council

CIL Infrastructure Fund Application Update Report

Report to: Gotherington Parish Council

Purpose: To provide an update on the Community Infrastructure Levy (CIL) Infrastructure Fund application submitted on 11 September 2026.

1. Executive Summary

Gotherington Parish Council has been developing a Community Infrastructure Levy (CIL) Infrastructure Fund application to support the future of community facilities within the parish.

This project will undertake a comprehensive feasibility study to assess how the existing Rex Rhodes Building and surrounding facilities at Freeman Field can be improved, modernised and adapted to meet current and future community, recreation, sports and social needs. The study will examine building condition, community demand, future population growth, accessibility, sustainability and long-term operational requirements to ensure facilities remain fit for purpose for future generations

Whilst the Rex Rhodes Building remains a key part of the project, the evidence demonstrates that the wider challenge facing Gotherington is not simply the future of one building, but how community, recreation and sports infrastructure across the parish can continue to meet the needs of existing residents whilst accommodating future growth and demographic change.

2. Why the Proposed Study Is Needed

Population Growth and Infrastructure Demand

Gotherington has experienced significant housing growth over recent years, with additional development completed, under construction, approved or emerging within both the parish and surrounding settlements. Approximately 272 dwellings have been completed, approved or proposed within Gotherington itself, alongside substantial growth across the wider catchment.

Additional growth is taking place across Bishop's Cleeve, Winchcombe, Stoke Orchard, Woodmancote, Toddington and surrounding communities. This growth is increasing demand for community space, youth provision, recreation facilities and sports infrastructure, whilst the existing Rex Rhodes Building and associated facilities have remained largely unchanged.

The Joint Core Strategy identifies:

- **Bishop's Cleeve** as a **Rural Service Centre**
- **Gotherington** as a **Service Village** within the borough settlement hierarchy.

Bishop's Cleeve has a population of over **14,000 residents** (census 2021) and has experienced substantial housing growth, with over 1,500 completed, committed or emerging dwellings identified through the development schedule.

As a Service Village, Gotherington plays an important role within this wider rural service network and must ensure community infrastructure remains capable of supporting both existing and future communities.

Gotherington Parish Council conducted a community survey in May 2026 the results highlight a number of key projects and observations/desires.. The existing Rex Rhodes Building was specifically highlighted in the community survey (May2026) for refurbishment or redevelopment

Located on Freeman Field the building serves community groups including Gotherington Juniors FC, Gotherington Tennis, Cricket & Petanque clubs but lacks adequate changing /shower facilities. Gotherington's community facilities are capacity limited (Current max is 80 person)

The survey highlighted,

- Changing demographics within the community due to growth from developments in the parish & surrounding areas
- A desire for a better provision for youth specifically teenagers
- Desire for community garden- allotment green open space
- The Rex Rhodes Building is predominantly used as pre-school & after school provision for Gotherington primary school children
- The current Rex Rhodes Building condition limits desire of use

Existing Infrastructure Constraints

Current community assets face a number of challenges:

- Existing facilities are ageing.
- Community space is limited and often inflexible.
- Some buildings have accessibility and functionality constraints.
- Existing sites have little capacity for future expansion.
- User demand continues to increase across multiple age groups.

The Parish Council therefore needs a clear understanding of how community, recreation and sports infrastructure should evolve over the next 10-20 years.

3. Community Survey Evidence

The Gotherington Community Survey 2026 generated 151 completed responses and provides a strong local evidence base for future planning and investment.

Key Findings

Residents identified:

- Freeman Field as the heart of community life.
- The Rex Rhodes Building as both a vital facility and a major redevelopment opportunity.
- Limited provision for teenagers and young people.
- Demand for more flexible community space.
- Concerns regarding social isolation and loneliness.
- Support for recreation, wellbeing and community activities.
- Strong support for facilities serving multiple generations.

The survey demonstrates that residents view community facilities, youth provision, recreation, sport and wellbeing as interconnected issues requiring a coordinated long-term strategy.

4. The Scope of the CIL bid

The proposal focused on:

- Feasibility work for refurbishment or redevelopment of the Rex Rhodes Building.
- Community infrastructure capacity.
- Recreation and sports infrastructure.
- Youth provision.
- Community wellbeing needs.
- Accessibility requirements.

- Future growth impacts.
- The future role of the Rex Rhodes Building.
- The long-term use of Freeman Field and associated facilities.

The proposed study would assess a range of potential options, including:

Option A

Refurbishment of the existing Rex Rhodes Building.

Option B

Extension and remodelling of the existing building.

Option C

Comprehensive redevelopment of the facility as a modern community and sports hub.

Option D

Assessment of alternative infrastructure solutions elsewhere within the parish.

Each option would be assessed against:

- Community benefit.
- Deliverability.
- Accessibility.
- Sustainability.
- Cost.
- Future demand.
- Long-term value for money.

5. What the Study Will Deliver

- Community needs assessment.
- Infrastructure capacity review.
- Community engagement programme.
- Accessibility and inclusion review.
- Site and facility assessments.
- Sustainability review.
- Preliminary capital cost estimates.

The outputs will strengthen future applications to:

- Community Infrastructure Levy.
- Sport England.
- Football Foundation.
- ECB and Gloucestershire Cricket Foundation.
- National Lottery Community Fund.
- County and regional funding programmes.

6. Strategic Policy Alignment

The project aligns with a strong hierarchy of national, county, borough and local policy.

Level	Policy / Strategy	Relevance
National	NPPF 2026	Supports healthy communities, play, recreation, community facilities, green infrastructure and infrastructure needed to support growth. Policies HC1-HC4 and DP3 are particularly relevant.
National	NHS 10-Year Health Plan	Supports prevention, healthy ageing, reduced loneliness, community wellbeing and helping people live well within their communities.
National	Youth Matters National Youth Strategy	Supports youth voice, safe places, recreation opportunities and stronger community connections.
National	Play Strategy 2025-2035	Supports accessible play opportunities, recreation and child-friendly places.
Strategic Planning	Joint Core Strategy	Supports healthy communities, social infrastructure and infrastructure delivery through Strategic Objectives 8 & 9 and Policies INF4 and INF6.
Infrastructure	JCS Infrastructure Delivery Plan	Identifies community, sports, recreation and cultural infrastructure as essential infrastructure required to support growth.
Borough	TBC Council Plan 2025-2028	Supports Managing Growth, Place, Young People and Health & Wellbeing priorities.
County	Gloucestershire One Plan for Children and Young People	Supports youth offer, youth voice, wellbeing, inclusion and community participation.
Health & Wellbeing	Integrated Locality Partnership & Adult Social Care Prevention Strategy	Supports healthy ageing, reducing social isolation, community connection and resilience.
Local	Community Survey 2026	Demonstrates strong community demand and local need.