

focal point of our community. Times move on though and with the increasing trend towards home entertainment systems, DVDs, PlayStations, multi-channel TV, PCs etc. people have tended to look inwards at home for their leisure activities. There are, however, many clubs and societies which offer social and leisure activities to tempt people off the sofa. Currently, our premises do not lend themselves to much use by such organisations. We hope to be able to provide a home for a small number of these that would in turn offer Richings Park residents an attractive alternative to "the box" within a short walk from their homes. Through enhanced community cohesion we could then hopefully see some of the village atmosphere creeping back into our community to offset what easily could become a more insular commuter-based housing estate without such a facility.

The objectives of RPSC are:

- ☒ To encourage children and adults of all abilities to participate in a variety of sports to aspire to the highest level of competition
- ☒ To be a high quality multi sport facility for all ages and abilities with good communication between all sports sections and the local community
- ☒ To provide the club with modern facilities to ensure it remains a sustainable and viable business to attract high standards of coaching of all ages
- ☒ Attractive to both a local and wider community – sporting and non-sporting
- ☒ To become the first choice community facility for sports and leisure activities
- ☒ To become the first choice sporting location for the community and beyond by offering quality facilities and opportunities for all ages within a safe environment

Issued by  
Richings Park Sports Club  
The Pavilion  
Wellesley Avenue  
Richings Park  
Iver  
Bucks SL0 9BN

Email: [administration@rpdc.org.uk](mailto:administration@rpdc.org.uk)

## Richings Park Sports Club

"A not-for-profit amateur sports club run by volunteers for the benefit of the community"

[WWW.RPSC.ORG.UK](http://WWW.RPSC.ORG.UK)

### Redevelopment News

#### **A Community Asset to be retained?**

As now nearly everyone is aware, a Planning Application has been submitted to South Bucks District Council for permission to build a new clubhouse with sports facilities and 14 residential homes within the existing grounds.

This has naturally caused concern amongst some residents who are asking others to support an objection to the project. The purpose of this newsletter is to provide "the other side of the story" and to scotch some of the untrue rumours that seem to be in the air. Hopefully, those residents who are merely onlookers to the project can then take a balanced view of what is being proposed.

The present Sports Club buildings have been around for many years and are now well and truly at the end of their maintainable life. In common with virtually all amateur sports clubs there are no funds with which to build again. We also do not qualify for lottery or other grants due to the relatively well-off nature of the

area we serve. Thus, any funds for rebuilding can only come from a sale of land for residential dwellings or huge donations from benefactors. The cost for the building proposed is around £2 million with a new bowls green at £100K and a similar amount for new tennis courts.

Currently the club has around 600 users ranging in ages from the youth football teams through to our senior bowls section. Our largest youth football section, St Peter's FC, is open to all youngsters with no compulsory membership fees. We also provide an amenity for non-sporting users to enjoy social evenings either provided by the club itself or via the use of the hall for private parties. For the sporting users a clubhouse with changing rooms, showers and an assembly hall are a critical part of their leisure activity. Should this not be available, then we would expect the sporting activities to either decline in popularity and numbers or simply move elsewhere. Either way this would create a situation in which the club would no longer be able to afford to operate and would thus have to close. This would leave a patch of land no longer being maintained and secured with all the attendant problems that you could imagine from that situation.

## Truth or Rumour?

To address some of the real and imagined concerns that we have heard about,:

### Social Housing

There is no truth in the statement that social housing is going to feature within the residential dwelling part of the site. Whilst it used to be true that a development of this size would have had to include social housing, this is now no longer the case. Affordable Housing is being dealt with separately by the District Council.

### Sports Sections being asked to leave

There is also no truth in the rumour that any sports section is being asked to leave as a result of the reconfiguring of the grounds. All sporting provisions are being maintained, albeit within a slightly smaller space as there is a loss of

around 10% of green space. The positioning of the clubhouse, bowls green, tennis courts and residential dwellings have been mainly determined by a 'best fit' exercise that everyone participated in.

### Parking & Traffic

Currently we can accommodate about 40 cars in the present car park. The new scheme allows for 62 spaces. Whilst this does not permit us to take in all the cars that attend the youth football sessions on Saturday and Sunday mornings it will take about 20 cars off the road in Wellesley Avenue at those times. At all other times, even the present car park is very much under used. Whilst we are hoping for some weekday daytime use which we have never had before and some additional weekday evening use for new community activities such as keep-fit and voluntary organisations, these are very unlikely to cause the planned car parking spaces to fill to capacity.

### Litter & Anti-Social Behaviour

As far as we are aware, there has not been a problem with littering or anti-social behaviour from users of the club. We do not see how the placement of the new clubhouse would affect that situation.

### Noise

The club currently potentially produces "indoor event noise" on Friday and Saturday evenings when virtually all our social activities take place. We do not anticipate that any real demand exists outside of these times except for Christmas and New Year. To-date, we have not been made aware of any repeated or significant breaches of the terms of our licence to hold such events. The new building will benefit from better design and construction and thus should have better sound insulation than our current premises. We therefore expect it to be somewhat less noisy to our neighbours. The new premises will require licensing for public entertainment and the sale of alcohol. The club's present time, duration and other licence restrictions should ensure that our immediate neighbours do not suffer disturbance from these activities.

### Maintaining the Character of Richings Park

Reference has been made that this development will somehow blight the community of Richings Park. Until not so many years ago, the Sports Club was the main