

Dear Consultee

Please find this letter in response to the comments you made during the consultation process for the Village Hall. Thank you for your comments, this public input is a vital part of the design process and helps to ensure the final Village Hall meets the needs of the entire community.

34 people made comments on the day and in the following two weeks after the event and the following letter aims to respond to all the comments made. Because some people made the same comments as others this letter is compiled to address the areas of concern and the answers will reflect every individual aspect in these areas highlighted within your comments. There are 25 areas of concern/comment and they are listed below:

No:	Area	No:	Area	No:	Area
01	Village Hall Car Park/overflow	10	Shortage of 1 bedroom properties in Village	19	Village Hall Entrance
02	Potential Parking on Hall Walk	11	Teenagers' facilities	20	Wildlife & Planting
03	The boundary treatment between the VH and Hall Walk	12	External Lighting considerations	21	Provision for dog walkers
04	Pedestrian Access to Village Hall from Hall Walk	13	Outdoor Swimming pool	22	The Post Office potential
05	Hubbard's Loke Access too narrow	14	Recycling Bins	23	Community Gardens
06	Vehicle Access to the VH from Hall Walk	15	Traffic Calming	24	Pool table
07	Design of the Village Hall	16	Fencing to the Park area	25	Teenage involvement in planning
08	Amphitheatre issues	17	Request for a Gym		
09	The proposed size of the Village Hall	18	Funding & Timescale issues		

Along with the above areas categorised there were several comments that supported the plans and also there were a few offers of help in facilitating the project. All of these have also been noted and passed onto the Village Hall trust and the offers of support will be acted upon at a later date.

A meeting was held with the design team and Broadland district Council Planning representatives to discuss the comments. The following response to the comments can be found below:

1. Several comments were received about the position and size of the car park area for the Village Hall. Some in support of it and some suggesting it should be moved or made larger. The size of the car park was taken from current guidelines on parking facilities for public buildings. It is felt that the proposed parking facilities will provide adequate space for any eventuality that the Village Hall may provide in the future. In the unlikely event that more potential spaces might be needed at some point there will also be the option to open up some of the amenity area for temporary parking, but it is extremely unlikely that this would ever be needed. With regard to the position of the car park the overflow car park will only be used in very large events and is proposed to be of an informal make-up of a permeable surface such as grass-crete. This will discourage cars to use it on an everyday basis and also to reduce the amount of hard standing area needed to be included within the drainage system. Moving the car park away from its current position to the North Eastern corner for example would require a much larger amount of hard surface to access it. Swapping the position of the overflow car park to the West of the main car park would encourage more people to use the overflow car park as it would be closer to the proposed access point. In conclusion it was decided to leave the car park position where it is currently proposed and emphasising that it's an overflow car park and will be informal in its make-up.
2. General issues about people potentially parking on Hall walk and using the Village hall were raised. It was decided that a pedestrian access would be maintained from Hall walk with some restrictive detail to deter motorcyclists to use the access as a cut through point. This detail might be a gate or restriction barriers or even a chicane, details of this would be included within the Planning Application. Providing the land owner of Hall Walk is agreeable it was also put forward that signs would be put up along Hall Walk stating that parking is for residents only.

3. Concerns over the boundary treatment for the Eastern side of the development have been voiced. It was decided after all the comments that the existing tree-line and hedgerow would be maintained and the gaps and dead zones re-planted and filled out. This planting is proposed to be heavy and of a suitable species to discourage access through it and also to reduce the passage of sound. It was considered that an earth bund as suggested by one consultee would not be a viable option due to the cost and space required. It was also concluded that a fence along this boundary would stifle the wildlife corridor too much.
4. Some suggestions were made that there should be no access at all to the Village Hall site from Hall Walk, but this presents several problems in itself. There are currently dog walkers who use Hall walk and the existing pedestrian access to the site. They have commented that they would like to see this access maintained. Also if there is no access at all any resident on Hall walk who wishes to attend the Village Hall would have to walk all the way round to Hubbard's Loke. It has been decided to leave the pedestrian access as it lies currently in the South Eastern corner of the site.
5. One person had concerns with the size of the Hubbard's Loke access to the site. They felt that it was too narrow for the potential traffic for Hubbard's Loke the new residential properties and the Village Hall. The actual carriageway width for this road is 4.8m, which is wide enough for a scheme of up to 100 residential properties when laid out as a cul-de-sac as per the Department of the environment & Transport design guide. This and the Norfolk Residential design guide do however call for either 2 of 1.5m (for up to 50 plots) wide footpaths either side or 1 of 1.8m wide footpath (for 25 plots or less). The entrance has the single 1.8m wide footpath for the first 40 metres then it is accommodated with two 1.8m wide footpaths. Although there will be 43 residential properties on the proposed scheme it is considered that the 1.8m wide footpath will be adequate for the proposals put forward. With the added pedestrian access from Hall Walk for the Village Hall and the additional 1.8m footpath just 40m into the scheme from Hubbard's Loke there will be a substantial pedestrian access to the site for both the proposed residential and Village Hall facilities.

6. A proposal was put forward to access the Village Hall from Hall walk for both vehicles and pedestrian. The proposal incorporated purchasing the private Road from the current owners and bringing its surface up to adoptable standards for the Highway department to take ownership of and bring into the public realm. In principle this was quite a sound idea; however when the width of Hall Walk was looked at in more detail would not be adequate enough for the required standards. There is also a pinch point along the road and the vision splays required could not be met. In all it was considered that Hall Walk could not be brought up to the required standards to accommodate both the existing residential properties and the new traffic for the Village Hall. With the decision not to have vehicular access to the Village Hall from Hall Walk it was decided to remove the current gate access to the site for the proposal. This will be replaced with planting and a fence to deny any potential vehicular access to the Village Hall from Hall Walk. However the turning area in front of the gate will remain as it is thought this is probably being used as a turning point for the current users of Hall walk.
7. Comments were received regarding the design of the Village Hall requesting that materials be traditional and reflect the local surroundings. The comment also expressed concerns that a cubist style with a modern twist would be inappropriate. These comments have been answered in an individual letter, the contents of which are included herein: [“I have passed your feedback to the Project Working Group which includes CAM Architects who are working on the hall designs. The initial response from them is that the materials have yet to be confirmed and that “modernist concrete” style that you are concerned about is one that they too would want to avoid. Locally sourced materials will be given strong consideration as will the styles used in the existing buildings. Please be assured that all of the partners on the Project Working Group are committed to working towards the provision of a community hub that reflects, as far as possible, the aspirations of the community as a whole. Once we reach the Planning Application stage a full Design and Access Statement will be available to view on the Broadland District Council website or in hard-copy format through the Parish Council and the Village Hall Trustees”.](#)

8. Concerns were raised that the amphitheatre would only be used by bikes etc. This comment was raised and the Village Hall Trust feel that the nature of the amphitheatre can provide the basis of many uses its simplicity mean that indeed it could be utilised by cyclist or a variety of other uses such as public speaking, local gatherings too large to be accommodated within the Hall etc.
9. There were concerns that the proposed Village Hall might be too ambitious and that they might need condensing down a bit. This is being considered at the moment and final size will depend on the given need of the community and the available funds to ensure it is deliverable. Part of any planning approval will depend on there being some guarantee that the Village Hall is deliverable.
10. A comment was raised that there is a shortage of small 1 bedroom properties in the Village for local residents to purchase. This has now been considered and one of the two bedroom houses has now been split and replaced with two of one bedroom flats. This is in direct response to this consultee's comments that single people are being forced to find properties outside the Village due to this lack of small units.
11. A comment was received asking what facilities would be available for teenagers; in particular the consultee would like to see a teenage hangout zone. This is being considered at the moment and the details of the play equipment and the activity zones are currently with the Village Hall Trust. Chris Cate is carrying out engagement work to establish the most appropriate solutions for the above.
12. There was a comment /request to ensure that there is sufficient lighting for the scheme. This is currently being considered and several factors will guide the final lighting solution for the scheme: first it is important to ensure there are no really dark areas that would encourage un-social or criminal activity. This is important from a security point of view and advice from the Architectural Liaison officer from Norfolk Constabulary will be sought. Also potential light pollution must also be considered in areas that are close to the residential areas. It is important not to cause a light pollution problem if the luminaires are placed too close to properties. The last point that must be considered is the on-costs of the lighting in maintenance and electricity, so it is important to have enough lighting but not so much that its upkeep is not viable.

13. This lone request for an outdoor swimming pool has been considered as equally as all the other comments and requests. However due to the available funds for this project any swimming pool outdoor or in is not a viable option. The construction costs would use up all the available funds not to mention the huge potential running costs of such a facility.
14. A question was raised regarding the recycling provision for the Village. This has had a mixed response with some consultee's requesting that the Village recycling facilities are provided on the Village Hall site. At present there is no home for them. On the other hand concerns have been raised about the extra traffic the recycling facilities will bring to the site. After consideration as to other possible sites for this facility it was concluded that there are not any more appropriate potential sites for these facilities. The proposed scheme will therefore make provision for all the required recycling facilities within the car-parking area of the proposed Village Hall.
15. It was raised that the estate road, the Village Hall parking area and the private Drive for the residential properties could all become areas for unsocial vehicular activity. I.e. drivers using them as racetracks and endangering the children and residents. It is the intention to include for traffic calming solutions such as sleeping policemen and twisting drive to discourage inappropriate vehicular activities.
16. A request has been received for the provision for fencing around the park area; particularly the children's play area. It is the intention to secure the whole park area from any vehicle access. This could be with a simple post and knee rail to the areas that are vulnerable. Also larger fencing or hedges will be placed around the boundary of the site and the surrounding area. Any play equipment provided for children from 4 to 8 years must have a secure fence surrounding it with 2 self closing gates.
17. There was a single request for a gym and this is a valid request. However further research would need to be carried out to find out the potential uptake for a gym. Also the funding on this scheme is very tight and it is thought that the priority is to provide the Hall facilities and external play areas. Once this building is established it is envisaged that other projects could be brought to the Village Hall at a later date. These could be in the form of community projects realising their own grants and could include facilities and equipment for this type of activity.

18. Several comments have been submitted regarding the Funding and business plan for the Village Hall. These are extremely important points and the Village Hall Trust is currently working hard to create a business model for the Village Hall moving forward once it is constructed. The research work they have done has guided the specification for the Village Hall and external works. It is envisaged that the main hall construction and its fit out are the predominant priority for the current funding available. There is further grant funding that will be applied for to reinforce and provide the provisions laid out in the proposed scheme.
19. A question has been raised as to whether the entrance to the Village hall is large enough. This comment has been considered and it is felt that for the size of the hall and the expected visitor sizes the entrances size will be adequate to accommodate this traffic.
20. There were several comments regarding the existing wildlife and how the proposed project would impact upon that. To answer this; an ecology survey has been carried out on all of the existing wildlife (known & potential) on the site. With this in mind it is vital to protect and where possible enhance this wildlife. All current wildlife corridors will be maintained and if possible improved. The survey will highlight any potential wildlife that might be present on site and will recommend further survey work to establish if these protected species are present. If the protected species are present further work will be carried out to either protect them where they are or safely move them to somewhere more appropriate for their needs. Substantial additional planting will be carried out in the proposed scheme to enhance the ecological value of the site.
21. Provision for dog walkers was a concern raised in the consultation process. Some of the current routes across the site may have to be diverted slightly but they WILL be maintained. The access to the surrounding footpaths and bridleways will be maintained albeit possibly in a slightly different place to where it currently lies. The nature of the open space around the Village hall will encourage all kinds of social activities including dog walking and rambling.

22. A question has been raised as to whether the proposed Village hall will be the new home for the Village Post office. This is unsure at the moment, there is a possibility but it has not yet been decided, the post office have an application for an alternative site within the Village and are still to make their minds up as to the location they will prefer. As soon as this is established the Village Hall Trust will communicate the final position on the Post Office.
23. It has always been intended that the Community gardens would be a community project to be established after main Village Hall has been completed. A request was made during the consultation that it might be made larger. This is a possibility but again it will depend on several factors including the provision of funds, the availability of the land required and enthusiasm of the volunteers who sign up to make it possible.
24. There was a request for a pool table to be provided in the new Village Hall. There is a possibility this could be provided at a later date. However as previously mentioned the priority of this proposal is to ensure the Building and infrastructure is delivered. Other projects such as gyms and pool tables could be looked at after the facility is in place and secured.
25. There has been a request that the local teenagers are involved in the planning and design of the play areas. It was agreed that this would be a fantastic idea and Chris Cate is organising this involvement. If you are a teenager and have not yet contributed but would like to do so please contact the Village Hall Trust via Chris Cate.

I hope the above comments have addressed the comments you have made. As you can appreciate it is not always possible to include every request that has been made. Where possible we have tried to incorporate your comments within the proposal. Where it has not been possible to include your comment we have tried to explain the reasoning behind deciding not to incorporate it.

It must be mentioned at this point that you will have the opportunity to further comment on the scheme when the planning application has been lodged with Broadland District Council Planning department. All the designs and supporting documents will be available to view at the Council Offices once the application is submitted. It is intended that the application will be registered in the next 6 to 7 weeks.

Yours Sincerely

Corin Pitchers

(For and on behalf of Lovell Partnerships Ltd, The Village Hall Trust & Broadland District Council)