SITE 2.

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1. CONTACT DETAILS

Your name EDWARD TUDOR VENN

Organisation HOPTON cum KNETTISHALL PARISH COUNCIL

Address 11 SHICKLE PLACE, HOPTON, DISS

Postcode IP22 2QR

Telephone 01953 681180

Email address tudorandco@hotmail.com

Your agents (if applicable)

Organisation

Address

Postcode

Telephone

Email address

Site Owner HOPTON cum KNETTISHALL PARISH COUNCIL

Address 11 SHICKLE PLACE, HOPTON, DISS

Postcode IP22 2QR

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: (Yes) / ~~No~~

2. SITE DETAILS

Site name VILLAGE HALL, THELNETHAM RD, HOPTON

Location LAND TO THE SOUTH SIDE OF THELNETHAM RD IMMEDIATELY ADJACENT TO THE EAST SIDE OF HOPTON PRIMARY SCHOOL

Total Area .75 (ha)

Of which .3 (ha) is on brownfield land

Of which .45 (ha) is on greenfield land

Ordnance Survey Grid Reference 144 TL 994789

Current use(s) (please specify last use if vacant

SOCIAL AND RECREATIONAL

Suggested uses RESIDENTIAL HOUSING ESTATE OF APPROX 15 PROPERTIES (SEE LINKS WITH SITE 1 PROPOSAL FOR DETAILS OF REPLACEMENT FACILITIES)

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	No	
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	150 metres Bus service numbers 338
How close is the nearest primary school?	10 metres
How close is the nearest shop that will provide day-to-day food needs?	120 metres
How close is the nearest doctor's surgery?	½ kilometres (800 Metres)

If there are constraints to development, what interventions could be made to overcome them?

THE LAND IS HELD IN TRUST FOR WHICH THE TRUST DEED STIPULATES THAT THE SITE CAN ONLY BE SOLD WITH THE MAJORITY APPROVAL OF THE COMMUNITY AND SUBSEQUENT PERMISSION OF THE MINISTER FOR EDUCATION. THESE SANCTIONS WILL BE SOUGHT.

Policy constraints: How does the proposal conform with current national, regional or local planning policies?

DEVELOPMENT WOULD PROVIDE ADDITIONAL HOUSING INCLUDING A PROPORTION OF LOW COST PROPERTIES REQUIRED BY YOUNGER LOCAL PEOPLE SEEKING AFFORDABLE HOUSING IN THE LOCALITY. SUCH DEVELOPMENT WOULD ALSO ENHANCE SUSTAINABILITY OF LOCAL SERVICES INCLUDING LOCAL RETAIL OUTLETS AND THE SCHOOL

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

NO

Level of developer interest, if known:

Low Medium High

Likely time frame for development:

0-5 years 6-10 years 10-15 years Beyond 15 years

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

SEE ATTACHED :

DOCUMENT A. APPRAISAL RE VILLAGE HALL OPTIONS.

DOCUMENT B. COPY OF ACCOMPANYING COMMENTS TO CORE STRATEGY AND ISSUES OPTIONS (L.D.F.)

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	POSITIVE
2	To maintain and improve levels of education and skills in the population overall	POSITIVE
3	To reduce crime and anti-social activity	POSITIVE
4	To reduce poverty and social exclusion	POSITIVE
5	To improve access to key services for all sectors of the population	POSITIVE
6	To offer everybody the opportunity for rewarding and satisfying employment	NEUTRAL
7	To meet the housing requirements of the whole community	POSSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NEUTRAL
10	To conserve soil resources and quality	POSITIVE (DEPENDENT ON DESIGN QUALITY)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE (- - - -)
12	To reduce waste	POSITIVE (- - - -)

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	POSITIVE
14	To reduce contributions to climate change	POSITIVE (DEPENDENT UPON DESIGN QUALITY)
15	To reduce vulnerability to climatic events	POSITIVE (" " " ")
16	To conserve and enhance biodiversity	POSITIVE (" " " ")
17	To conserve and where appropriate enhance areas of historical and archaeological importance	NEUTRAL
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	NEUTRAL
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
20	To revitalise town centres	TOWN CENTRES - NEUTRAL VILLAGE CENTRE - POSITIVE
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE

HOPTON VILLAGE FACILITIES REVIEW COMMITTEE

3rd PHASE RESOURCES

REPORT TO PARISH COUNCIL AND VILLAGE HALL MANAGEMENT COMMITTEE

An appraisal of available options regarding the Village Hall

Introduction. The joint meeting of the Parish Council and The Village Hall Management Committee asked the VFRC to consider the options open to it, following the decisive findings of the village survey, that either the village hall should be extended or a new village hall should be built. This report considers various possibilities and identifies some key issues regarding resources.

Option 1: **Do nothing.** It is believed that this option is not available to the Parish Council and the VHMC, since they have already accepted that the findings of the village survey demand action regarding the Village Hall including a strong preference that a new village hall should be built. (Yes – 196, No – 77).

Option 2: **Joint Project with the Primary School.** This option could be realized either by utilizing the present site or a new site. It is a proposal that would improve the school's access to space and facilities at a time in the near future when reorganisation may require this.
Several key issues would need careful thought:

- Future ownership of the village hall
- Management of the village hall facilities
- Administration of a seven day service in part education premises
- Availability of education capital for the Education resources
- Achieving a mechanism to ensure that the village had access to the hall during weekdays

Were this option to be supported, the views of the VHMC, the School, Suffolk Local Authority and the Parish Council would need to be determined and considered. A joint initiative may rule out funding from certain voluntary sources in the event of the involvement of funding from a local education budget. Early indications are that Suffolk Local Authority is not looking towards major capital development at Hopton School as part of the Schools' organisation review.

Option 3: **Extend the existing Village Hall.** Provision of a professional assessment of the condition of the existing building and an estimate of the cost of its renewal was required. (See appendices). Any rebuilding or extension would be subject to existing Building Regulations regarding insulation and safety for the existing and new areas. Any extension to the existing hall would necessarily encroach on either the existing car park, recreation area, or both. The Borough Planning Authority has also indicated a perceived requirement for extension of the existing car park provision to cater for a larger building (which would also be desirable for an enlarged Primary School) and which would again encroach on the existing recreation area. Upward extension to provide a second storey appears to be limited by the strength of the existing foundations to carry the additional load. Activities carried out upstairs would require access for people with mobility problems. There appear to be few sources of funding to extend village halls and a charge on the Precept would be unrealistic.

Option 4: **Sale of the existing Village Hall site, or part thereof, to Suffolk Local Authority**. If the Education Authority requires additional land for the development of Hopton Primary School, it is open to the VHMC and the Parish Council (as Trustees), subject to the terms of the Trust Deed, to negotiate to sell all or part of the existing site, and if successful, to request the Planning Authority to identify a suitable new site. Such a sale could provide funding towards the rebuilding and equipment of a new hall. However, at present there are no indications that the Suffolk Local Authority has either the intention or funds for such a transaction.

Option 5: **Sale of the existing Village Hall site for development (including the recreation field):** Whilst such an option could release funding for new build costs, the Parish Council and the Planning Authority would need to reach agreement whereby a suitable replacement site is made available. Provision of a Village Hall, car parking, recreation land and other additional facilities could be agreed under section 105(6) of Act 19__ (Planning Gain). As with Option 4, an initial request would be required to the Planning Authority to identify a suitable new site.

Financial Considerations: (Costs Estimated at December 2007)

Option 1. Do nothing. This option would still require substantial expenditure on urgent maintenance. The surveyor's report recommends removal of the roof, rainwater gutters and down pipes which all contain asbestos. Only specialist companies can undertake such work and dispose of asbestos. The report also states that the surveyor considers an asbestos survey to be essential. Replacement of the heating systems (Both space and hot water) is also recommended. A rough estimate for the majority of this work is £300,000.

Option 2. Joint project with the Primary School. The cost of this option would be the same as that of building a new village hall on the existing site – approximately £1 million pounds. No funding has been identified for the education element of new build or an extended village hall.

Option 3. Extending the existing village hall. The Conclusion section of the surveyor's report confirms previous indications that the design of the existing building severely restricts possibilities for the extension thereof and that the additional space required for both an extension and larger car park would significantly reduce the recreation area." A very approximate cost for an extension alone had previously been quoted at £400,000 - £500,000 (Suffolk Acre 3-4 years ago) which would include neither any car park extension nor the costs of removing the asbestos – costs which provide no extension to existing facilities.

Option 4. Sale of the existing village hall site, or part thereof to the Children, Young People and Families division of the County Council. There are no indications that the County Council has either the funds or intentions for such a transaction.

Option 5. Sale of the existing village hall site and recreation field for development. This proposal should yield between £600,000 and £750,000 and would require the Parish Council and Village Hall Management Committee to find an additional £250,000 - £400,000 for the new building. This sum, though no longer available from National Lottery Sources before 2011, is still considered achievable through grant aid applications. A suitable site would need to be identified and acquired.

Conclusion and Recommendation: The VFRC has considered the options set out above and continues its enquiries about their validity. We have visited other village hall(s) and have

commenced speaking to several professionals with specialist knowledge of the Funding scene and of the building of, or replacing of, village halls.

We recommend the Parish Council and VHMC take the following actions:

1. To consider and request the VFRC to undertake further work on the steps necessary to achieve the chosen option. These are likely to include:

   - Identification of suitable quantity surveyors/architects;
   - Making approaches to enable the setting up of a design briefing process;
   - Making approaches to the District and County Councils as necessary;
   - Seeking information of the various formats needed to apply for funds from funding bodies in the name of the Village Hall Management Committee.

2. To clarify the powers conferred by the Trust Deed for the present Village Hall, so that future actions for its development, are identified and have legal validity.

Having considered the options set out in the Report above, the VFRC has concluded that option 5 presents the most achievable and reliable approach to provision of a new village hall. The committee therefore recommend this option as the most appropriate way forward. There are few certainties, however, in such initiatives and many pitfalls along the way, including the length of time that it is likely to take to bring a funding package together.

Marel Denton, Chairman
Village Facilities Review Committee

Hopton cum Knettishall Parish Council

Trewint, 11 Shickle Place, Hopton, DISS IP22 2QR

Head of Planning and Engineering Services
St Edmundsbury Borough Council
P.O. Box 122
Bury St Edmunds

Re Core Strategy and Issues Options, Local Development Framework.

In enclosing this Parish Council's responses to the above, I am directed to remind you of the progress made by this Council with the review of existing community facilities within the village covering local services, activities and community premises, over the last two years.

Within a report to the Parish Council, approximately 40 small businesses, self employment enterprises and other services employing some 95 people were identified as operating within and/or from the village of Hopton. This Council realises that the continue viability of some, if not most, of these local businesses and services has been due to the continued expansion of the village population particularly over the last twenty years when many other villages have lost their services. This Council therefore believes that continuing modest and controlled development is essential to ensure that existing services are retained and therefore **applies for the status of a Key Service Centre** as and when the Local Development Framework becomes implemented.

To support this application, whilst within the response pro forma this Council has expressed a preference for Option 3 linked to permissive development of some villages (not just Key Service Centres) to assist with the sustainability of existing services, I am directed to confirm that regardless of which Option (or combination of Options) is eventually selected under the Core Strategy by the Borough Council, whether Section 2.9 or Section 5.13 eventually defines the qualifying criteria, this village has:

1. A primary school
2. A medical centre (including dentistry facilities)
3. A village shop including post office plus other retail outlets including a pub, hairdressers, a garden and D.I.Y centre and a fish and chip shop.
4. A village hall, recreation ground and recently constructed children's play area.
5. Regular bus services to Bury St Edmunds and proximity to Diss, Thetford and Bury St Edmunds train stations.

which we believe would qualify this application.

In submitting the above therefore, this Parish Council has also directed me to submit the following sites for consideration for development, and whilst the standard submission forms are attached, I would also include the following comments to enhance clarity for the proposals:

Site 1: Field to the East side of Bury Road Hopton bounded by Walnut Close to the North, the bowling green to the East, and footpath no 9 to the South.

This land has the benefit of being close to the village hub and is situated immediately across the road from existing properties within the defined development area within the Borough's existing Local Plan. Following discussions during which the Borough's Planning Policy and Specialist Services Manager kindly outlined indications of planning policies and guidelines, this Parish Council has concluded that this site represents the most suitable for relocation of the village hall, play area, recreation ground and possibly the health centre. The case for this includes the proximity of the new village hall and recreation facilities to the village centre as well as a convenient location for an expanded car park to service the village hall, village centre, primary school and potentially the health centre.

This Council also believes that the site has sufficient space to permit the construction of a small estate of approximately 25 houses in addition to accommodating relocation of the health centre should the practice confirm their interest in the relocation thereof.

Details re this site are:
Existing use: Agricultural, although the limited acreage and bounded location would probably make financial viability limited.

Proposed use: Residential estate of approx 25 houses plus new enlarged village hall, play area, recreation ground, car park, and possible relocation of health centre.

Land ownership: Mrs Audrey Sarson of Hillside Farm, Market Weston...

Availability for proposed use: Obviously subject to Borough Planning approval. Tentative agreement of the owner secured subject to detailed negotiation.

National and Regional Policies: Development would provide additional housing including a proportion of lower cost properties needed by younger local people seeking affordable housing in the locality. The development would enhance sustainability of local services and provide a much needed replacement village hall together with larger recreational and sporting facilities.

Proximity to and capacity of existing community structure: The larger car park would alleviate existing problems at the health centre and primary school (particularly reducing safety concerns at the latter) whilst continuing to service the village hall and the shop located at the centre of the village (which would be within short walking distance).

Potential impact on wildlife: There are no known protected species of plant-life or animals on the land. Alternative habitats for other species are located immediately adjacent to this field.

Landscape issues: None identified.

Flood risk assessment: There are no streams or rivers near the site and drainage of adjoining fields is managed by land drains.

Access to public transport: There is a regular bus service to and from Bury St Edmunds and Diss as well as weekly provision of other bus services to Thetford, and Norwich. The bus stop is located approximately 200 yards from the proposed site.

Sustainability appraisal: Historically, viability of village services and more particularly village shops has diminished with a) a trend to shop at supermarkets and b) lack of increased financial turnover to sustain profitability against ever increasing costs. Villages that have retained shops and other services have usually managed to do so because of sustained residential expansion which has increased local demand plus the expansion of an ageing population who do not have ready means of access to supermarkets. It is believed that this has been the situation in Hopton where services have survived because of the growth of approx 100 houses over the last fifty years which has included a significant proportion of properties suitable for the elderly. This Council believes that this economic situation will continue for the foreseeable future and regards continued modest and controlled residential development to be essential for the future viability of existing services. During a recent village survey villagers voted 234 "for" and 55 "against" allowing continuing modest and controlled residential development within the village with many also specifying that such development(s) should be close to the village hub and should contain a proportion of affordable housing to meet the needs of younger local people.

Site 2. Land to the South side of Thelnetham Road located immediately adjacent to the East side of the Primary School bounded by Site 1 to the South and various residential properties on Shortgrove lane to the East.

This site is the existing location of the village hall, play area and recreation ground. Sale of this site for residential development is essential to provide funding for the Parish Council's strategy for replacement of the existing facilities. Provision for enhanced facilities to replace the existing has been given under the information provided for Site 1.

Land ownership: The Parish Council are trustees thereof and are working with the agreement of the Management Committee who have authority detailed within the trust deed.

Availability: Part of this land is already within the existing development area and the remainder would fall within the village development boundary if Site 1 were to be approved. Ideally development of the land would only proceed following construction of the new village hall.

National and Regional Policy: The site is considered adequate for the construction of approximately 15 houses which would include a proportion of lower cost properties badly needed in the locality. As regards village service facilities, the existing village hall is now too small and internal accommodation too limited. In addition a recent professional survey has anticipated expensive repair and maintenance requirements (est £300,000) being required within five to ten years. The recreation area is also too small to accommodate a standard size pitch. It is anticipated that the overall proposals re both sites will provide adequate recreational facilities for the village for many years to come.

Proximity to existing community infrastructure: The site is within 200 yards of the village centre.

Potential impact on wildlife: There are no known protected species of plant-life or animals resident on the land.

Landscape issues: None identified.

Flood risk assessment: Main road drainage exists across the front of the property and land drainage down the East side. The site is located almost on the highest point of surrounding land and there is no history of flooding.

Access to public transport: There is a regular bus service to and from Bury St Edmunds and Diss plus weekly provision of other bus services to Thetford, and Norwich. The bus stop is located approximately 150 yards from the proposed site.

Sustainability appraisal: As per comments under Site 1.

Yours sincerely

E. Tudor Venn
Clerk to the Parish Council

Hopton Conservation Area