

Otterhampton Parish Project Team (OPPT)

COMMUNITY CONSULTATION

Otterhampton Village Hall Refurbishment

“DILEMMA”

OPPT met on 6.7.20 to consider the Village Hall Refurbishment funding bid from the Hinkley C Community (Parish) Fund but before making any decision, OPPT and the parish council would like to consult with the community for its views as:

1. OPPT is concerned at the cost of the refurbishment because it was far higher than anticipated (£732k, £450k of this is requested from the parish fund)



2. It has very recently come to light that an outline planning application will soon be submitted to SDC for a housing development at the entrance to the village which could possibly present a land and/or funding opportunity to build a new Hall.



Artist impression

PLEASE READ THE INFORMATION OVERLEAF AND TELL US WHAT YOU THINK BY 21.8.20. IT IS YOUR VILLAGE HALL AND YOUR PARISH FUNDS

Thank you

The village hall committee has been working incredibly hard on a plan to refurbish and modernise the village hall on behalf of our community. These plans have been shared with the community during various consultations.

It was anticipated that the cost would be met mainly from the parish's ringfenced £500k (the sum negotiated with EDF to mitigate the effect of the construction of HPC over the next 10 years). It was also anticipated that other projects would be funded; some that are identified on the Community Plan Project 'wish list' and some that could surface over the remaining term of the HPC build.

Compound interest has uplifted the original £500k to £687k. Of this, £83k has been spent and £30k has been identified for projects in the pipeline, leaving a balance of £574k.

The village hall refurbishment cost is £732k of which £450k is requested from the Hinkley C parish fund (the balance will be sought from other organisations/funders). If the £450k is approved, this will leave £124k in the fund. This cost is far higher than was anticipated and OPPT have questioned the value for money aspect as for example, although central to the village, the hall cannot be expanded.

The owners of the land at the entrance of the village have engaged an agent to prepare and submit an outline planning application for a housing development on Brookside Rd (mentioned in the 2019 Community Parish Plan). We understand that the planning application could be submitted to SDC in the next three months.

Of course, there are no guarantees that planning consent will be given, so the development may not happen, and even if consent is granted, we do not know when the development might be built, although the Sedgemoor District Council (SDC) Strategic Housing Land Availability Assessment does identify within the plan years 2021-2026.

If an application is approved the Developer will be required by SDC/Community Infrastructure Levy to make a substantial contribution to the community, which could be money or/and land. This **may** provide the opportunity for a new purpose-built village/community hall and car park.

OPPT has recommended to the parish council that in view of the high cost and the possible opportunity a housing development may provide, it did not want to make a decision without first consulting with the community to ensure they were fully aware of these facts and have the opportunity to comment. The village hall trustees have been represented in these discussions.

Please let us know what you think. It is important we make the right decision for the community. We would therefore, very much appreciate if you could complete the form overleaf and return it by **12 noon Friday 21 August 2020, to the Combwich Post Office**

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Barry Leathwood (Chair, OPPT)

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Julie Evans (Chair, Otterhampton Parish Council)

Please tick as appropriate ✓

1. Support the refurbishment spending £450k from the Hinkley C Community parish fund.

or

2. If planning consent for the new housing development is granted, and subject to land/money forthcoming as part of the development agreement, would you support the building of a new village hall at the entrance of the village

Nb if 2 above is approved, it will be necessary to carry out “essential and urgent works” (e.g, windows, boiler, toilets and disabled access – cost to be advised) in the interim, until the position of the housing development is known.

3. Any comments you would like to make

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Please return this form (one per household) to Combwich Post Office by 12 noon Friday 21 August 2020.

Name:

Address:

- *Please note anonymous responses cannot be considered.*
- *Under GDPR, this information will not be used for any other purpose other than in connection with this consultation.*

