

Comment raised	Response	Responder	Notes
Who will be responsible for the running costs of the village hall?	The Village Hall Management Committee and Village Hall Trustees. The responsibility for the extended car park would be agreed at a later date.	Village Hall Committee/ Trustees	The present village hall is owned and maintained by the Trustees and the Management Committee. This would continue with any facility in the ownership of the Trustees. The car park would be shared by the Parish Council and the Village Hall Committee/Trustees
There is no mention of a Village Green on the plans	The area by the proposed village hall would be maintained as an open space/ village green area under the ownership and operation of the Parish Council	Parish Council	This area could be used for recreational purposes, fetes, informal ball games, whatever the village wanted.
There is already a Junior playing field at the school. Why do we need another one?	The open space was described as a junior football pitch to give an indication of size, not the intended use. The playing field at the school is not available for general public use.	Parish Council	
Why do we need a new village hall?	The present Village Hall is not large enough for even present functions .Bookings are being lost due to insufficient size. It is not large enough for sports such as badminton. The kitchen is too small and there is no disabled access or toilets and it is very energy inefficient.	Village Hall Committee/ Trustees	A new enlarged, improved Village Hall would be more appropriate for present and future functions and hirings. If next to a village green, it would have enormously improved potential.
There is no demand for Affordable housing in the village	At a meeting on 10/11/2015, the Housing Development Officer at NNDC said there were currently 36 people on a waiting list for this area.	Parish Council	This varies all the time and regular updates will be provided by NNDC.
The development would place an extra burden on the sewerage system.	The developer has stated that he believes that the current drainage problems can be reduced. Work has been commissioned with consultants & Anglian Water to consider a scheme. Details of the outcome of this work will be reported.	Parish Council/ Developer	This is a key issue and clear evidence of any workable drainage scheme would be required at both the Community consultation stage and for any subsequent Planning application should a scheme progress beyond this current early stage.
More housing & the village Hall would bring an increase in traffic.	Highways would be consulted on any traffic issues	Parish Council	The matter of impact on the local highway system and any proposed highway improvements would need to be approved by NCC Highways. It is also a key element of any planning application process.

<p>The walkway along Long Common Lane would make the road narrower.</p>	<p>The walkway would be on the development side of the hedgerow so would not affect the road.</p>	<p>Parish Council</p>	
<p>16 houses would be out of keeping with the nature of the existing settlement</p>	<p>It is not possible to provide the community facilities and affordable housing without some market/private housing but the exact number would need to be negotiated as part of any Planning application or pre application discussions with the developer. To proceed outside existing planning policy there is an expectation that the village environment should be enhanced by any development, as well as providing additional community benefit such as affordable housing & community facilities.</p>	<p>Parish Council</p>	<p>The existing NNDC planning policies give guidance as to how any application for development would be assessed. The NNDC Local Plan Review is currently under way & a 'call for sites for development' has been made. Some policy changes may therefore occur within the next few years.</p>
<p>Is the questionnaire being professionally constructed to avoid bias?</p>	<p>The survey is meant to find out the views of the whole village. It has been produced by the Parish Council.</p>	<p>Parish Council</p>	<p>This is a survey, not a referendum or a vote.</p>
<p>What is the actual size increase to the village hall?</p>	<p>This will be agreed between the developer and the Village Hall Trustees and Management Committee. Early comments suggest an increase in size of not less than 50% to include storage (currently external), toilets, kitchen and floor space to accommodate meetings and possible sports such as badminton.</p>	<p>Village Hall Committee/ Trustees</p>	<p>The full details of any community facilities would need to be included in a legal agreement between the developer, NNDC planners, the Parish Council, the Village Hall Management Committee and the Village Hall Trustees.</p>
<p>What will be the increased cost for maintenance of the Village hall & village green?</p>	<p>The village hall would be funded as it is now and is the responsibility of the Trustees & the Management Committee. The Village Green would be the responsibility of the Parish Council and could be expected to add £2 to £4 per household per year to the precept. However, with improved access to the existing play park, the annual maintenance costs for the play park, met by the Parish Council, would be likely to reduce.</p>	<p>Parish Council/ Village Hall committee</p>	<p>Any one-off expenses such as fencing, seats etc. could be met from existing Parish Council funds.</p>

What are the developers going to do re flooding etc.?	On-going discussions with Anglia Water and the local authority.	Parish Council	
What will the Council do with regard to road improvements?	Consultations would need to take place with Highways to achieve the best possible improvement to existing Highway problem areas such as Long Common Lane/ The Poplars/Church Lane junction as well as any other issues generated by any new scheme.	Parish Council	
Can the school cope with 20+ extra pupils?	This will be for the school to consider as with any new intake. The local Education Authority would need to be consulted.	Parish Council	Long term sustainability of the school is important and new family housing could assist this. The implications of any housing proposal on the school would need to be assessed as part of any planning application.
Where will cars park for the old village hall development?	No plans have been seen for this. Highways would be consulted as part of any planning application.	Parish Council	
Where will the parents park to walk their children to school?	The new village hall/village green car park would be available for this.	Village Hall Committee/ Trustees	At present, and although there is an ample school car park, parents do use the Village Hall car park. The new Village Hall/Village Green car park would offer a vastly improved and formal arrangement in addition to the existing school car park.
What access route will the developers use?	There has been no discussion on this matter. It would be considered as part of any planning application.	Parish Council	Any conditions imposed for the construction phase of any project are included in the planning consent, if granted.
Why are the developers using the old village hall site for affordable housing?	A relocation to a new site would free up the existing village hall site for alternative uses. The proposal is for a land swap with the Village Hall Trustees acquiring a new freehold site and hall/car park in exchange for the existing site to be redeveloped as affordable housing.	Village Hall T/Tees	Permission from the original trustees/donators (or their relatives) of the Village Hall site/Charity Commission would be needed to allow this to happen. The Village Hall Trustees would take the necessary action.
Will there be restrictions in the deeds to prevent development on the hall, green & car park in the future?	This would be discussed when appropriate.	Parish Council	Any conditions could be included in a legal agreement associated with any planning consent and/or transfer of any land.

