

VILLAGE HALL LOCATION

This paper highlights why the Village Hall Working Party are unanimously convinced that the Rec, not Brewery Field, is the better location for our new Village Hall, as long as we are able to secure Planning approval.

To understand our position, we need first to explain that were we to build on the Rec, the design would include:

- an upgrade of Sports Changing Facilities: ideally, if affordable, we would demolish the existing football building, and integrate its replacement within the Village Hall design. At minimum, we plan to refurb the existing building.
- Car parking for 30 cars on the Rec.

Our preference for the Rec is based on the following:

- 1] The Rec is more central to the village: at the heart of the new Hall will be a comfortable, welcoming, social area where villagers can meet. Locating this on the Rec places this space more centrally, and with the inner lanes, offers closer, safer access to more residents.
- 2] A village hall on the Rec locates it where the current village 'action' is, and will enhance existing football, tennis, bowls and Duxplay activities.
- 3] Including new Changing Rooms ideally allows us to demolish and replace the existing crumbling building [which no longer satisfies Cambridge F.A. requirements], and also provides changing facilities for other village activities [eg. tennis, village drama]
- 4] Parking for the Hall, will be designed to also provide a Drop-Off/Collect area at the rear of the School [to address the chaos in St. John's Street], as well as handle football match demand [and address Hunts Road congestion on a Saturday afternoon].
- 5] Enabling Brewery Field to be developed solely as green space with no building or car parking, opens-up greater opportunities for nature and conservation projects.
- 6] Finally, locating the Village Hall near existing sports facilities and focussing Brewery Field solely as developed green space, gives us best chance of maximising grant contributions from sports and environmental charities.

The one dis-advantage we can foresee is that the addition of Changing Rooms to the plan, might add around £100k to the overall cost, but we are led to believe that significant funding help could be available [eg. Sport England].

STATUS

We've talked to all the local stakeholders directly involved, and the idea has been positively received,

- Football: very keen to upgrade their facilities with new Changing Rooms, and are very flexible should we need to narrow or rotate the pitch
- School: support the use of the Rec as it will 'benefit the wider village community'
- Tennis: support the idea too, would love access to the social area and toilets, and ideally would want the building right alongside their courts to provide a wind-break from Westerlies!
- Bowls: have no issues [self-sufficient] but are asking for parking as near to their Green as possible.

The one hurdle we haven't yet been able to address is Planning/Highways as we're queuing to see them. Two possible issues we might encounter:

- Planning might be concerned about loss of, say, 500 square metres of recreational space on the Rec [the footprint of the building]. Our answer will be to highlight the 16,700 square metres of Brewery Field that we are developing as recreational 'off set'.
- Highways might be concerned by our requirement to introduce a new Hunts Road junction into the Rec, thus slowing traffic. Again, we would hope to persuade them by highlighting the significant improvements to be gained at the top of St. John's Street [school drop-off] and Hunts Road [Saturday football parking], as well as pointing out that traffic should be slowing anyway on this 30mph stretch.

So, overall, we hope you can see why we are unanimously convinced that the Rec is the better location for the Village Hall.

We'd be very happy to try and answer any concerns/questions/ thoughts you may have?

Do we have your agreement to pursue this please?

Emma, Roy, Ed, Peter and Pete

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