



Charitable Incorporated Organisation No. 301824  
[VillageHall@farringdonpc.org](mailto:VillageHall@farringdonpc.org)

## **New Farrington Village Hall**

# **Executive Summary & Business Plan**

**March 2022**

## Introduction

This document has been prepared in support of the various loan, grant and other funding applications being made in order to enable the construction of a new Village Hall complex in Farringdon Hampshire.

The document is structured to provide an overview of Farringdon, in order to provide context, followed by an Executive Summary of the proposal supported by an analysis of market conditions, a review of alternatives in the form of a SWOT analysis and details of the Charitable Incorporated Organisation (CIO). This is supplemented in the appendices by a set of financial statements for the past year and a business plan with forecast income and expenditure, complemented by a description of the proposed project together with supporting plans, cost estimates, and assumed sources of funding.

## Farringdon Village

The village of Farringdon lies astride the A32, in the district of East Hampshire, within the South Downs National Park, approximately 2.8 miles south of Alton. To the east and west are major trunk routes; the A3(M) and the M3. South West Trains operate a regular and frequent daily service from Alton to London Waterloo. Within the Parish there are a network of footpaths, bridgeways, rights of way and cycle routes, making it popular for ramblers, horse riders and cyclists. The village is on the boundary of the South Downs National Park Authority (SDNPA), with an area of agricultural land to the east of the village outside the park. The village comprises two designated settlements; Lower Farringdon in the west and Upper Farringdon half a mile to the east.

Today the village can be divided into three areas from east to west; Upper Farringdon which is the older historic core of the village and includes several houses dating back to the 15<sup>th</sup> century, many 18<sup>th</sup> century houses and cottages, a Saxon church and surrounding farmland. Upper Farringdon includes Massey's Folly and two small local authority housing estates although most of these houses are now in private ownership.

Lower Farringdon comprises several large 18<sup>th</sup> century dwellings and recent infill along the former turnpike road now the A32. This part of the village has undergone considerable change as a consequence of the A32 and now includes small industrial and business parks which are mainly located in the former railway yard and derelict grain mill, which was once served by the now defunct railway. The most recent housing developments are east of the A32 in the area known as Shirnall Meadow and West View in Crows Lane. The sparsely populated woodland and arable land is to the west by Woodside, Brightstone and Kitcombe lanes

Although over a third of the village has been built since 1945 it retains the look of an earlier rural village with buildings generally constructed with a variety of traditional materials. There are 123 statutorily listed sites within the village of which 46 are buildings and 28 are within the conservation area in Upper Farringdon. All sites have been statutorily listed for their architectural and historic interest. A number of redundant farm buildings have been converted into private houses.

Today Farringdon is highly valued by the community for its natural rural beauty, for a peaceful, unspoiled environment and for its relatively close proximity to a good road and rail network. Employment opportunities in the Parish are limited yet the small industrial and business estates are well established and there is evidence of increased home working.

## Executive Summary

1. Purpose of Farringdon Village Hall Trust business plan is to support funding applications.
2. Description of Farringdon village, its location mainly within South Downs National Park with good access to road and rail links, its agricultural history and unspoiled environment. It has had no village hall since July 2015.
3. Farringdon Village Hall Charitable Trust was established as a registered charity to provide a village hall for the use and benefit of all residents of Farringdon.
4. The previous village hall at Massey's Folly had to be sold due to lack of funds to put the building and its facilities into an adequate state of repair. The money received on sale of Massey's Folly is a trust fund to be spent only for the purpose of providing a village hall for Farringdon residents.
5. Exhaustive searches were carried out by members of Farringdon Parish Council (which is the sole trustee of the Trust) to identify a site for a village hall. Eight possible sites were considered only one of which, the land to the south of Marelands on the Gosport Road, was suitable and had a willing seller. Options for funding the building of the village hall, including a mixed housing and village hall development were considered, the only viable option is to build a village hall on the site by raising funds mainly through grants together with existing funds in the Trust.
6. What Farringdon residents want from their village hall was identified by a consultation process and questionnaires completed and returned. There was an option to reply anonymously. A village meeting was held when questions could be asked and comments made. 80% of those participating in the consultation (which was open to all) said they were in favour of a village hall with capacity for 100-150 people. The activities to be accommodated in the village hall were identified by responses to the questionnaire that went to every household and reflected a desire to serve all ages and interests. Residents stated a desire for the hall to be set in an area where wildlife would be supported. Residents living nearby have told the Trust their anxiety about the impact on them of a village hall at the proposed site. It is intended that very effort will be made to minimise adverse impact.
7. A market analysis considered issues such as the location of the site, planning requirements, how the different areas of the hall, which would be for hire, would be priced, taking into account facilities available in neighbouring villages, and how custom might be attracted particularly in the early years by advertising. It is stressed that the village hall is not a commercial venture. The financial objectives are secondary to the purpose of the hall to benefit residents of Farringdon. The hall is intended be operated on a break-even basis.
8. A competitor analysis considered challenges to the viability of the village hall by identifying all spaces potentially open to the public for recreation, education, and social interaction. Neighbouring village halls were contacted for details of capacity, pricing, availability for hire. Car parking space is very limited in Farringdon, particularly in the square formed by The Street, Church Road, and Crows Lane. All Saints Church in Farringdon has plans to create a social space with kitchenette and lavatory facilities but the space created with limited parking available would offer nothing corresponding to the facilities residents said they wanted to see in a village hall. The two Farringdon public houses were considered for the facilities and activities they offer and it was concluded there would be no competition with the facilities and activities offered at the proposed village hall. Adequate car parking space is available at the proposed village hall site.

9. A SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) has been carried out. The identified S. W. O. T. can be found on page 7 et seq.

10. Positive outcomes of the plan to construct a village hall in accordance with plans shown at exhibitions (in February and March 2022) are considered to be beneficial, and significantly to outweigh any potentially disadvantageous outcomes. The Trustees of the FVHCT have identified 6 outcomes that will have a significant benefit for the Residents of Farringdon and the users of the hall. Importantly these cannot be accommodated elsewhere within the village including the new facilities in the Church's plans.

- Main hall to accommodate between 100 and 150 persons sitting at trestle tables;
- Demountable stage in the hall;
- Committee room to accommodate up to 20 people;
- Office space to accommodate 4 people (available for use by residents)
- Provision for a shop to be run by the local community;
- Kitchen, WC facilities, storage, plant rooms, and other facilities commensurate with the above requirements.

The facilities will provide for the activities to be accommodated:

- Activities for young people e.g., Youth Club, Scouts, Guides, Cubs, Brownies, Rainbows etc;
- Yoga/Pilates/adult exercise classes
- Recreation
- Party Venue
- Club activities (film club, drama, badminton)
- Young children group
- Enclosed outside space for toddlers
- Wildlife area
- Space for Marquee

10. The proposed village hall can provide a safe environment for children's activities. There is an ageing population within our community but limited facilities for group physical activities. The provision of a fully integrated stage and green room area within the Village Hall will be of great benefit for both an amateur dramatics society and all music groups. There is a demand in Farringdon for indoor sports provision in the new Village Hall, especially badminton.

11. The full business plan contains methodology to measure success in all these areas of activity. It is reliant upon receipt of grants from various bodies and are deemed to be reasonable and appropriate; however, if sufficient funds cannot be raised the project it will not proceed until funds are available.

12. The Village Hall has been specified to fulfil the desire that the building is as close to net zero as possible. The energy costs are anticipated to be met by solar panels, ground source heat pumps, and battery storage of excess generated power. There will be thermal insulation of the building exceeding that specified in current building regulations, which will deliver a much more energy efficient building. The new hall running costs will consequently be affordable estimated to be less than the assumed income. Costs include inflation of all costs and rental income with effect from 2024 onwards.

13. It is anticipated the Village Hall would initially be staffed by volunteers. In the longer term, as usage by the community increases, we would be looking to employ a community liaison administrator.

## **Conclusion**

As can be seen from this analysis, a new Village Hall is urgently needed. Building a new Village Hall will enable it to maintain and improve an important position in the village and has been carefully considered and planned. The whole basis of this project is to provide a significant benefit for the Village residents without financial liability.

## **Farringdon Village Hall Charitable Trust**

The Farringdon Village Hall Charitable Trust is a Charity registered with the Charities Commission (charity number 301824). Farringdon Parish Council is the Sole Corporate Trustee of the Charity.

The purpose of the Charitable Trust is "to provide a Village Hall for the inhabitants of Farringdon and the neighbourhood (the area of benefit) without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants".<sup>1</sup>.

Members of the Farringdon Parish Council act as board members representing the Farringdon Parish Council as the Sole Corporate Trustee.

## **Previous Village Hall in Massey's Folly**

Farringdon has had a Village Hall for Over 100 years and provided a centre for village life. Over the years many groups, organisations and individuals have been associated with the village hall it provided an office for the Farringdon Parish Council and societies, such as the WI used it for regular meetings. Village residents have fond memories of the many activities and festive occasions held in the Folly. A list of all the activities would be exhaustive, but include activities such as stage productions of the Farringdon Follies, pantomimes, the over 60s Christmas dinner, the annual flower show, harvest suppers, and it acted as a centre for major national events, ranging from deaths of various monarchs, royal weddings and jubilees.

Massey's Folly is a Grade 2 Listed Building. As such, as it aged the maintenance costs became prohibitive. The Parish Council became the Sole Corporate Trustee and Massey's Folly was sold for redevelopment in 2015. A proportion of the income from that sale was put into Trust for the provision of a new Village Hall when a suitable location could be found.

## **Options for Sites of the New Village Hall**

Since 2015 the Farringdon Parish Council have been searching for a new site for the Village Hall. Sites considered include:

- The land above and to the East of Shirnall Meadow;
- The land to the west of Parsonage Close;
- Church Green;
- The playing field between Shirnall Meadow and A32;
- A half-acre plot in the field in the corner by the A32 and New Road;
- Land adjacent to Hall Lane;
- Land on Crows Lane
- Land to the north of Shirnall Hill.

None of these sites was found to be suitable for a variety of reasons that include:

- Ownership by consortia specifically to prevent development;
- Prime agricultural land that would not receive planning consent from SDNP;
- Covenants on the land preventing sale for development;

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<sup>1</sup> Farringdon Village Hall Trust Deed dated 23<sup>rd</sup> March 1960, amended by a further Deed dated 25<sup>th</sup> April 2012.

- Access too narrow or dangerous;
- Within the Farringdon Conservation Area and development prevented by English Heritage;
- Parochial Church Counsel unable to grant development;
- Within the Environment Agency designated flood plain;
- Owner demanding excessive payment;
- Location too far from Village.

After extensive and exhaustive search the current site was found and the owner willing to sell the land located on the west side of the A32 immediately north of the Golden Pheasant public house.

Various options have been considered to reduce the cost to the Trust of providing a village hall. These include:

- A mixture of housing development and a village hall
- A mixture of commercial development, housing and a village hall
- A mixture of housing, low-cost housing, and a village hall.

None of these schemes proved commercially viable and the only remaining option was to use the land for development of a village hall and associated facilities in compliance with the necessary environmental and other planning restrictions.

## Preference of Farringdon Residents

Following a successful Village Meeting on 17th June 2021 the FVHCT has received a lot of positive responses to the proposals and ideas discussed at the meeting. The positive response received (i.e., 80% in favour of a Village Hall) required further investigation to determine the facilities and activities that would Farringdon Residents would wish to see in the Village Hall. A questionnaire that was circulated to all households in Farringdon on 1st July 2021. Of the 556 adults in Farringdon Parish, 121 responded to the Consultation Questionnaire<sup>2</sup>. Inspection of the results show a very clear preference for the provision of a Village Hall with a capacity of approximately 100 – 150 persons together with a stage.

There is very strong preference for activities in the Village Hall to support various youth activities, adult exercise classes, amateur dramatics, club meetings and facilities for young children. There is very strong support that the Village Hall is made available for both organised and private parties, for the grounds of the Village Hall to be landscaped as a wildlife area and for some part to be set aside as an area for erection of temporary marquee when required.

## Market Analysis

**Location:** The site is in the heart of Farringdon village on the west side of the A32 and immediately north of The Golden Pheasant public house. The location is easily accessible to all villagers and visitors. The land area for the village hall is 2.45 acres and the large grounds allow for the provision of the new Hall, other facilities and allowing for the use the green space within the site for sports, recreational and safe break out space for the Youth group and Toddlers clubs.

**Usage:** This exceptional site is currently unoccupied and, although not within the permitted development area is surrounded on all sides by housing, commercial and industrial units. As such Planning Consent must be sought for change of use, however SDNP have indicated that a village Hall or Community Hub would be considered favourably in any application.<sup>3</sup> A Pre-Planning Application submitted in November 2021 and the response from SDNP states “Whilst the site lies

<sup>2</sup> Farringdon Village Hall, Questionnaire Results Summary 16<sup>th</sup> July 2021 ~ See Appendix B.

<sup>3</sup> Letter from Tim Slaney Director of Planning SDNP 2<sup>nd</sup> April 2020. See Appendix A1

outside the settlement boundary, where a policy of restraint on new development applies, it is considered that the proposed community benefits of the development provide justification for the proposal.<sup>4</sup>

**Pricing:** The pricing of the hall for hirers is compared regularly to those of surrounding halls. Whilst we do not want to compete on price alone, neither do we wish to charge much higher or lower rates than other local halls offering similar facilities.

**Advertising:** The current and planned PR strategy is to use local magazines and Farringdon Parish Council website, other websites and to harness the effectiveness of social media via WhatsApp, Facebook, Twitter and the Farringdon Biz.

## Competitor Analysis

There are currently no other halls for hire in the village with a similar capacity. The nearest village hall is in Chawton, but this is relatively small compared with FVH proposals and it is difficult to book as the space is oversubscribed. Car parking at other venues within Farringdon is limited with by narrow rural lanes. The Golden Pheasant and Rose & Crown public houses, and commercial premises on A32 have small car or limited space for parking. Farringdon Church, which is in the Conservation Area of Farringdon, has no dedicated car park and relies on street parking that is an annoyance to neighbours when the church is in use. Despite this the Parochial Church Council are intending to provide, within the church, toilet facilities, small kitchenette, and a dedicated social area. The Church will remain a consecrated place of worship.

The Farringdon Village Hall site is unique in the area, in its size and the ability to provide sufficient car parking facilities as well as the outside space that can be used in conjunction with the Hall. This valuable situation in the centre of Farringdon and is sufficiently large to provide adequate parking for those attending functions at the Hall.

## SWOT Analysis (Strengths/Weaknesses/Opportunities/Threats)

### Strengths

- Enthusiasm for building a village hall.
- Knowledge of how previous Village Hall was used.
- Funds available for initial planning and design.
- Land acquisition at a reasonable price is secured for 3 years.
- Hall will accommodate larger events than nearby similar facilities.
- Potential for outside activities.
- Planning Authority has indicated they are in favour of the development.

### Weaknesses

- Opposition to proposals from immediate neighbours and vocal minority.
- Reliance on grants and donations to fund construction.
- A perception among some residents that they have not been kept informed of proposals.
- Lack of recent experience in running a village hall may lead to possible misinformed decision making.
- Misconception among residents that they may be financially liable through local taxation and rates should the village hall become insolvent.

### Opportunities

- Nearby Village Halls are oversubscribed and new Village Hall could satisfy this demand.
- The Village Hall could be used for weddings and subsequent receptions.

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<sup>4</sup> Letter from Jon Holmes, Principal Planning Officer SDNP 10<sup>th</sup> January 2022. See Appendix A2

- Village Hall could be used as a parcel delivery reception centre for village residents.
- Could be used as a shop and/or café generating footfall and income
- Could be used as a base for village taxi service.
- There is room for expansion of facilities if there is a demand.
- Opportunity for development of outside sports facilities (e.g., tennis, allotments, etc.).

### **Threats**

- Delays may compromise Land Purchase Agreement.
- Organised opposition could mobilise and disrupt progress.
- Ecology activists could organise opposition and delay development.
- Land could be occupied by travellers that are difficult and costly to evict.
- Failure to raise sufficient funds for construction.
- Lack of expertise in Trustees make it difficult to move forward efficiently.
- Legal dispute could delay development process.
- Ecology found on site that cannot be translocated.

### **Outcomes**

The Trustees of the FVHCT have identified 6 outcomes that will have a significant benefit for the Residents of Farringdon and the users of the hall:

1. Village Hall to accommodate between 100 and 150 persons sitting at trestle tables;
2. Demountable stage in the hall;
3. Committee room for to accommodate up to 20 people;
4. Provide an office to accommodate 4 people;
5. Make provision for a shop to be run by the local community;
6. Provide a kitchen, WC facilities, storage, plant rooms, and other facilities commensurate with the above requirements.

The facilities will provide for the activities to be accommodated:

- Youth Club Scouts, Guides, Cubs, brownies, Rainbows etc;
- Yoga/Pilates/ adult exercise classes
- Party Venue
- Club activities
- Young children group
- Enclosed outside space for toddlers
- Wild life area
- Space for Marquee

The new Village Hall will have direct safe access to the external green space for sports and recreational activities. As a rural village with severely limited public transport, the Village Hall can provide a safe environment for children's activities. We would measure success by providing times that the clubs are able to meet and by the ability to provide a safe and secure environment for the children to become more active on a regular basis.

There is an aging population within our community but limited facilities for group physical activities. There is clear demand for classes in dance and movement for the elderly but other venues are already fully booked by regular users. With the addition of capacity in the new Village Hall, we will be able to offer weekly classes for exercise specifically for the over 60s. We would measure our success by implementing such classes and encouraging an Over 60's Club to engage with new physical activities.

The provision of a fully integrated stage and green room area within the Village Hall will be of great benefit for both an amateur dramatics society and all music groups. There used to be an annual Farringdon Village pantomime which was very well supported, however currently with no suitable

venue this activity has lapsed. There is clear demand from a wide age group and for a new drama society and the architectural planning process will provide new facilities suitable to stage plays. The Village Hall will also be available for music societies for their practice sessions, and as a recital venue. We would measure our success by the increase in usage over an annual period for drama and music bookings.

There is a demand in Farringdon for indoor sports provision in the new Village Hall, especially badminton. To provide a badminton court to full international dimensions would be prohibitively expensive because it would need a larger building than planned; however, the main hall would be large enough for limited use as a badminton court if demand required it. Although there will be insufficient height for a championship badminton the main hall will be suitable for amateur badminton players. Again, if there is a demand there is no reason why the main hall or one of the other rooms in the new Village Hall could not be used for table tennis. We would measure our success by the bookings and usage over an annual basis for badminton and table tennis bookings.

## **Planned Operation of New Hall**

We anticipate the Village Hall will initially be staffed by volunteers. It is hoped that demand will be such that as an increase in hours is needed the Village Hall will employ dedicated part time management and caretaker staff. In the longer term, we would be looking to employ a full-time community liaison administrator.

## **Costs**

A breakdown of the current financial position of the FVHCT and the projected costs for planning, design, and construction of the Village Hall, together with projected running costs and future income are contained in Appendix D.

FVHCT is fortunate to have a substantial capital sum in excess of £340,000 at its disposal. This will be augmented by application for grants from bodies such as the National Lottery and other grant bodies. Research into grants available show that similar projects have managed to raise between £600,00 and £1,000,000 and it is considered that the FVHCT requests will be seen as reasonable and be granted. Applications will be strengthened by the capital already available to the Trust.

Projections for the Village Hall running costs and potential income have been compared with similar village halls nearby. Income has been deliberately kept low and costs are commensurate with other establishments. FVHCT has the benefit of detailed knowledge of maintenance cost for the Farringdon Parish Council and have used these as a guide to future Village Hall costs.

The cost analysis shows that the cost of provision and running the Village Hall are reasonable and affordable. The plan is reliant upon receipt of grants from various bodies and are deemed to be reasonable and appropriate; however, if sufficient funds cannot be raised the project it will not proceed until funds are available.

## **Conclusion**

As can be seen from this analysis, a new Village Hall is urgently needed. Building a new Village Hall will enable it to maintain and improve an important position in the village and has been carefully considered and planned.

The rentable space that will be provided will contribute to future financial viability and will support the proposed funding plan. The business case and funding plan have been subject to scrutiny and assessment and are fundamentally sound.

## **List of Appendices:**

Appendix A1:	Response from SDNP, Director of Planning, 2 <sup>nd</sup> April 2020
Appendix A2	Response to Pre-Planning Application, 10 <sup>th</sup> January 2022
Appendix B	FVHCT Questionnaire Results Summary, 15th July 2021.
Appendix C	SWOT Analysis Guidance Criteria
Appendix D	Financial Information
Appendix E	Supporting Rationale
Appendix F	Facilities to be Provided, Project Time Line, Architects Drawings

# Appendix A1

## Response from South Downs National Park Director of Planning



2 April 2020

Cllr David Horton  
Farringdon Parish Council

### By Email Only

Dear Cllr Horton

#### Land north of Farringdon Mill – Village Hall proposals

Thank you for providing an update on your proposals for a new Community Centre at the Marelands site, north of Farringdon Mill. I note that you are now seeking a standalone Community Centre at the site and there is no longer a mixed use retail (shop) / residential component to the proposal.

As previously highlighted, the site is outside but adjacent to the settlement boundary for Lower Farringdon as defined on the Policies Map of the South Downs Local Plan. In these circumstances, Local Plan Policy SD25 provides for exceptional development outside settlement boundaries of community infrastructure where there is a proven need. Evidence from the Parish Plan will be helpful in justifying such an exception for a new Community Centre in line with policy SD25. In addition, Local Plan policy SD43 supports new community facilities which are appropriately sized to the needs of the local area and which are accessible and inclusive to the local community. You've indicated the Community Centre may also incorporate a shop. Policy SD38 relates to shops outside defined village centres. Small convenience stores will be supported where they have a sales area of up to 150m<sup>2</sup> and are planned to meet the everyday shopping needs of the local community. Against this policy context I think the principle of a Village Hall outside the settlement boundary but so close to key facilities is likely to be supported.

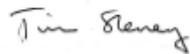
As previously advised, we expect a landscape-led design approach to all development in the National Park. Analysis of the local landscape character and built character should inform every stage of the design process from the initial concepts to detailed design. We have previously provided a list of potential consultants who are familiar with working to a landscape-led design approach. I'd also encourage you to check with our officers as the design of your proposal evolves.

You've indicated your ambition for the Community Centre to be constructed to Passive House standards which we would very much welcome. Wereham Village Hall, is an example of a passive house certified village hall in Norfolk, further details of the project can be found on their website: <https://www.werehamvillagehall.co.uk/about/>

I would also recommend contacting Fittleworth Parish Council who successfully funded and opened a new village store, post office and café. Further details are available on their website: <https://fittleworth-pc.org.uk/fittleworth-community-shop/>

I trust the above is helpful and we look forward to hearing further from you as the proposals for the Community Centre progress.

Yours sincerely



Tim Slaney  
Director of Planning  
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01730 819210

Cc Cllr David Craig, Farringdon Parish Council – By Email Only

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Chief Executive: Trevor Beattie

## Appendix A2 Response to Pre-Planning Application



Working in Partnership



Mr S Cross  
Morse Webb Architects  
The Byre  
Lantern Courtyard  
The Street  
Bramley  
Hampshire  
RG26 5DE

Our Ref: SDNP/21/05756/PRE  
Contact Officer: Jon Holmes  
Tel. No.: 01730 234243

10 January 2022

Dear Mr S Cross

### PRE-APPLICATION ADVICE

**Applicant Name:** Mr S Cross  
**Proposal:** Proposed village hall with new access, access road, associated car parking and significant landscaping, including wildlife walk

**Site Address:** Land South of Moorlands, Gosport Road, Lower Farringdon, Alton, Hampshire,

Thank you for your correspondence received 16 November 2021 seeking pre-application advice.

#### Principle

The site lies outside of the settlement policy boundary of Farringdon, however, policy SD25 of the South Downs Local Plan (SDLP) allows for the exceptional development outside settlements where it complies with other relevant policies of the Local Plan, which in this instance is policy SD43. Policy SD25 adds that there must be a proven need that cannot be met elsewhere. Policy SD43 permits new community development, where it satisfies various criteria:

- a) They demonstrate a local need;
- b) The scale of the development is proportionate to the local area;
- c) There has been prior local community engagement;
- d) It is accessible and inclusive to the community; and
- e) Consideration has been given to the shared use, re-use and redevelopment of existing buildings in the community

Any application will need to evidence the above criteria have been satisfied and subject to which the principle of development would be considered acceptable. The proposal is then subject to consideration against all other relevant planning issues.

#### Highways and access

The site is considered sustainably located with pedestrian access to the site on Gosport Road. Policy SD19 sets out various criteria relating to transport and accessibility. The application proposes a revised access just south of the existing access, which will enable the applicant to

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have control over visibility splays to the north and south and I note the transport statement advises that the splays would be in accordance with the 85th percentile. I note the reference to previous application and appeals, however, as this is a different scheme and in view of the time lapsed since those applications, they cannot in themselves be relied upon to justify the access splays.

The proposed parking and cycle provision is considered acceptable, however, Hampshire County Council Highway Authority offer their own pre-application service and I would recommend you take the opportunity to seek their advice in order to reach agreement with the other aspects referred to in the Transport Scoping Note, though I note the reference of the further work to be undertaken when submitting an application at paragraph 5.5 of the Transport Scoping Note.

#### Design and impact on the character and appearance of the area

Policy SD5 of the SDLP requires all development proposals to adopt a landscape-led approach to design that respects the character of the area and has a high-quality design that makes a positive contribution to the area. It then sets out a number of design based criteria, which should be addressed. Policy SD4 is concerned with the landscape of the National Park and requires development to conserve or enhance the landscape, again a number of criteria need to be satisfied.

I note that whilst the site is outside the settlement boundary, it is largely surrounded by development. It is also largely screened in the landscape by the surrounding development and boundary trees/vegetation. Furthermore, the topography of the area is largely flat and the building would be contained in the local landscape. The development pattern in the area is mixed with no clearly defined style and the building would not be out of keeping with the area. The building incorporates appropriate materials and has a form and appearance that is considered of good quality. The layout of the parking and landscaping are also considered to appropriate.

The site is considered sufficiently screened such that it would not have a harmful impact on the setting of any nearby public rights of way.

The loss/severance of the hedge on Gosport Road to form the access would cause some harm to the street scene. I note the replacement hedgerow and planting to the north of the access which would mitigate the loss and in terms of the character and appearance of the area, I do not object to this aspect, though as noted below, it will need to be demonstrated that the loss of the hedge would not have an unacceptable ecological impact.

Finally, it would be helpful if any roadside signage for the village hall could be included in the application.

#### Amenity of surrounding development

Criteria (k) of policy SD5 requires development to avoiding harmful impacts on the amenity of surrounding uses. The proposal sits next to a dwelling to the north and south which would be affected by noise and traffic, however, given the boundary treatment and distance from the main building, I do not consider there to be significant harmful affects. Nevertheless, consideration should be given to ways in which use of the hall could mitigate impacts such as lighting, hours of use and any additional planting.

#### Drainage and flood risk

The site is in flood zone one (areas at low risk of flooding) however, policy SD49 requires development to demonstrate that they will not increase flood risk elsewhere. An application should therefore be supported with drainage report demonstrating how surface water will be managed.

#### Biodiversity

The proposed development appears to result in the loss of an area of grassland. This may have some ecological value, but the main ecological interest in the site will be in the boundary

trees/vegetation and the tree that is centrally located within the site. Policy SD9 requires development proposals to conserve and enhance biodiversity. I note the contents of the ecological consultants letter and that an ecological survey report will be submitted with an application. I also note that further reptile survey work is recommended, however, it is stated that dormouse survey work is not recommended despite dormice having been identified in surrounding woodland and hedgerows, so I would suggest this matter is addressed further. The severance of the hedge to form the access in particular should be addressed in terms of its impact on dormice and other ecological value it contains. In addition to policy SD9, the Environment Bill will require biodiversity net gain from development proposals, so whilst noting the mitigation proposals, the application should be clear in the ecological enhancements the scheme puts forward.

#### Arboriculture

The tree within the centre of the site is protected by a Tree Preservation Order. Accordingly it is a validation requirement that an application is supported by an Arboricultural Assessment and Method Statement and a Tree Protection Plan demonstrating how the tree will be protected during construction works.

#### Summary

Whilst the site lies outside the settlement boundary, where a policy of restraint on new development applies, it is considered that the proposed community benefits of the development provide justification for the proposal. It is also noted that the site is surrounded by development such that there would be minimal harm to the landscape or character of the area. The site is reasonably accessible but access arrangements will be subject to detailed consideration in light of an application if not pursuing pre-application advice directly from the County Highway Authority. The proposal is consistent with the purposes of the National Park in terms of the range of facilities and services to the resident population and the design is considered commensurate for the site and the area. At the time of this response, I've not received any input from our Communities team, but I will relay any comments if received.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at <https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/> .

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

Jon Holmes  
Principal Planning Officer  
For and on behalf of South Downs National Park

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.

The following Policies and Outcomes are of particular relevance to this case:

### National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

### Development Plan

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD43 - New and Existing Community Facilities

End of Document

## **Appendix B**

### **Farringdon Village Hall**

### **Questionnaire Results Summary,**

### **15<sup>th</sup> July 2021.**

#### **Introduction**

Following a successful Village Meeting on 17th June 2021 the FVHCT has received a lot of positive responses to the proposals and ideas discussed at the meeting. A summary of the comments received by email following the meeting are contained in Appendix b1. The positive response received (i.e., 80% in favour of a Village Hall) required further investigation to determine the facilities and activities that would Farringdon Residents would wish to see in the Village Hall.

A questionnaire that was circulated to all household in Farringdon on 1st July 2021 and results received over a period up to 15<sup>th</sup> July 2021. A summary of the results is contained in Appendix b2.

#### **Discussion of Results Summary.**

Of the 556<sup>5</sup> adults in Farringdon Parish, 121 responded to the Consultation Questionnaire. Inspection of the results show a very clear preference for the provision of a Village Hall with a capacity of approximately 100 – 150 persons together with a stage.

There were a number of concerns that the Village Hall with comprehensive facilities may attract “the wrong type” of user to the detriment of the environs of the facility and the annoyance of those nearby residents. Particular worries were that the facilities may attract large numbers of bikers and the open nature of the grounds may attract travellers to occupy the area. For these reasons it is clear that respondents did not wish to see a shop and café that may prove to be an attraction. However, there was a significant support (although not a majority) for the provision of a shop on its own.

There is very strong support for activities in the Village Hall to support various youth activities, adult exercise classes, club meetings and facilities for young children. The support for the provision of a badminton court in the hall is mixed with split approximately half in favour and slightly more not.

There is very strong support that the Village Hall is made available for both organised and private parties.

The support for an outside tennis court is split with a slightly larger proportion of the respondents not in favour of a court.

There is strong support for the grounds of the Village Hall to be landscaped as a wildlife area and for some part to be set aside as an area for erection of temporary marquee when require. This presumably is associated with using the Village Hall as a party venue.

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<sup>5</sup> Population figure based on 2011 Census + projected population increase to 2021

The Questionnaire also prompted a number of comments and suggestions for the use of the Village Hall. These are summarised in Appendix b3. Some of the most popular suggestions include activities such as:

- Computer club
- Drama/ Plays
- Gardening classes
- Pool Table
- Private functions
- Professional kitchen
- Puppy training
- Storage space
- Table tennis
- Wi Fi - IT hub
- Holiday Club for youngsters
- Scootering toddler path
- Tennis Coaching
- Projector & Screen

There were also suggestions for the outside facilities:

- Cycle path to Chawton (it is difficult to see how this can be provided in the grounds of the Village Hall)
- Pedestrian crossing A32 (this will be a matter for the SDNP and the Highway Authority to determine)
- Gates at entrance
- Pond
- Wild flower garden
- Car Care Service
- Move defibrillator to VH (there is no reason why an additional defibrillator cannot be provided in the Village Hall)

### **Draft Briefing for Architects**

Proceed to Concept Design based on the following:

1. Village Hall to accommodate between 100 and 150 persons sitting at trestle tables;
2. Demountable stage in the hall;
3. Committee room for to accommodate up to 20 people;
4. Provide an office to accommodate 4 people;
5. Make provision for a shop to be run by the local community;
6. Provide a kitchen, WC facilities, storage, plant rooms, and other facilities commensurate with the requirements in items 1 to 5 above.

In designing the facilities take account of the activities to be accommodated:

- Youth Club Scouts, Guides Rainbows etc;
- Yoga/Pilates/ adult exercise classes
- Party Venue
- Club activities
- Young children group
- Enclosed outside space for toddlers

- Wild life area
- Space for Marquee

The Architects will also be given a copy of this paper to provide further detail of the requirements

### **Proposal**

It is proposed that on the basis of the comments received to date from the Residents of Farringdon following the Village Hall Meeting on 17<sup>th</sup> June 2021, the comments received by email following the meeting and the results of the questionnaire that was circulated to all household in Farringdon on 1st July 2021:

1. Trustees are in agreement that the Architects should proceed to concept design base on the draft briefing.
2. When the Concept Design is completed, it should be put on public display for any resident to go and see. Proposed amendments, if agreed by FVHCT, can be incorporated.
3. When the Concept design is finalised a referendum of the Residents of Farringdon should be conducted to confirm that the Residents are in favour of the project proceeding.

## Appendix b1

Email Comments Received following Village Hall Meeting 17th June 2021			
15-Jul-2021	Number of respondents	% of respondents	Comment
Number of Respondents	35	100%	
Those in favour of village hall	28	80%	
Those against a village hall	3	9%	
Those that are undecided	4	11%	
<b>Facilities in the hall</b>			
Village Hall	28	80%	
Kitchen	8	23%	
Party Venue	8	23%	
Stage / Cinema	7	20%	
Store	5	14%	
Club Facilities various	5	14%	
Office Space lettable	4	11%	
Committee Room	3	9%	
WC facilities	2	6%	presume assumption by respondents that is included
Badminton	1	3%	
Basket Ball	1	3%	
Green Room	0	0%	
Sports Changing	0	0%	
<b>Activities in the hall</b>			
Shop	7	20%	
Café	5	14%	
Green credentials	5	14%	
Electric Vehicle Charging	4	11%	
Doctors Surgery	2	6%	
Mother & Toddler Group	2	6%	
Yoga Pilates	2	6%	
Youth Club	2	6%	
Post Office	1	3%	
Scouts, Guides, Rainbows	0	0%	
<b>Facilities outside the hall</b>			
Outside Tennis Court	5	14%	
Wild Life Area	5	14%	
Picnic Area	4	11%	
Enclosed Outside Space (toddlers)	1	3%	
Allotments	1	3%	
Space for Marquee	1	3%	
Skate Park or similar	0	0%	
Car Park	0	0%	presume assumption by respondents that is included
<b>Infrastructure Concerns</b>			
Road Safety	8	23%	
Pedestrian Crossing	5	14%	
Speeding on A32	5	14%	
Flooding risk increase	4	11%	
Parking Arrangments	4	11%	
Noise	5	14%	
Residents Survey	5	14%	
Use Church with upagrade	3	9%	
Bikers	2	6%	
Travellers access to site	1	3%	
Communications	1	3%	
Ecological	1	3%	
<b>Economic Concerns</b>			
Maintenance	4	11%	
Business Case	3	9%	
Fundraising	2	6%	

## Appendix b2

Consultation Form Summary of Results					
<u>FACILITIES</u>	Score	No of Responde	As % of responden	Majority Results would like to see provision of the following:	
1 Hall capacity	25	0	0%	Hall for 100 people with stage	
	50	9	7%		
	100	75	62%		
	150	37	31%		
	With Stage	Yes	87		76%
	No	27	24%		
2 Committee Room	5 people	0	0%	Committee Room for 15 people	
	10 people	23	23%		
	15 people	44	45%		
	20 people	31	32%		
3 Offices for hire	2	10	26%	Provide office for 4 people for hire	
	4	18	46%		
	8	11	28%		
4 Changing rooms	Yes	22	22%		
	No	80	78%		
6 Doctors Surgery	Yes	21	18%		
	No	96	82%		
7 Shop	Yes	49	43%		
	No	66	57%		
8 Post Office	Yes	29	26%		
	No	84	74%		
9 Café	Yes	34	31%		
	No	75	69%		
10 Shop & Café	Yes	46	40%		
	No	69	60%		
<b><u>ACTIVITIES</u></b>					
11 Youth Club	Yes	68	68%	Facilities for Youth Club	
	No	32	32%		
12 Scouts, guides etc	Yes	72	70%	Facilities for Scouts etc	
	No	31	32%		
13 Yoga/Pilates	Yes	94	85%	Facilities for Yoga pilates	
	No	17	15%		
14 Badminton	Yes	46	46%		
	No	55	54%		
15 Basket ball	Yes	20	21%		
	No	77	79%		
16 Party venue	Yes	103	92%	Facilities for Parties	
	No	9	8%		
17 Club facilities	Yes	98	85%	Facilities for Clubs	
	No	17	15%		
18 Mother & Toddler	Yes	83	79%	Facilities for Mother & Toddler Group	
	No	22	21%		
<b><u>OUTSIDE ACTIVITIES</u></b>					
20 Tennis court	yes	41	35%		
	no	75	65%		
21 Skate park	Yes	20	18%		
	No	89	82%		
22 Enclosed space	Yes	59	56%	Facilities for enclosed area for children	
	No	47	44%		
23 Picnic area	Yes	53	48%		
	No	58	52%		
24 Wild life area	Yes	109	82%	Facilities for Wild Life area	
	No	24	18%		
25 Space for marquee	Yes	84	76%	Facilities for Marquee	
	No	27	24%		
26 Allotments	Yes	22	20%		
	No	87	80%		

## Appendix b3

### Village Hall: Suggested Activities

INSIDE ACTIVITIES	Total
Adult Education	2
Antiques Fair	1
Archive centre for village history	1
Baking classes	1
Ballroom Dancing	2
Book Club	1
Bottle Club	0
Chess	2
Choir	2
Coffee mornings	1
Computer club	3
Cookery classes	2
Cookery demonstrations	2
Counselling venue	1
Drama/ Plays	4
Elders Group	1
Evening classes	1
Exam centre	2
Film Screenings	1
Fitness classes	1
Flower arranging	1
Gardening classes	3
Green room with Stage	1
Holiday Club	2
Holistic events	2
Jumble sales	2
Licenced Bar	2
Live Music	2
Market day-Local produce	1
Non-Profit Social evenings	1
Painting/art classes	2
Parcel collection centre	1
Photography Club	1
Pool Table	3
Pottery Classes	1
Pre School	1
Private functions	5
Produce shows	2
Professional kitchen	3
Puppy training	4

Sound Proof dividers	1
Storage space	4
Table tennis	7
TV for sports events	1
Village shows	1
Village suppers	1
W.I.	2
Wheelchair charging point	1
Wi Fi - IT hub	5

#### **OUTSIDE ACTIVITIES**

Basketball on Tennis court	1
Bird feeders	1
Cricket net	1
Cycle path to Chawton	2
Football pitch	1
Gates at entrance	2
Holiday Club	2
Kitchen & Servery for outside catering	1
Move defibrillator to VH	2
Nest boxes	1
Outdoor gym apparatus	2
Pond	4
Scotering toddler path	2
Tennis Coaching	2
Wild flower garden	2
Wildlife area + trees	1

#### **OTHER**

Car Care Service'	2
Electric car charger	1
Food bank collection	1
Green credentials	1
Height barrier & Security	1
Local produce	1
Office for Manager	1
Pedestrian crossing A32	2
Projector & Screen	3
Renewable energy	1
Secure site	1
Site should be left as a wild life haven	1

## **Appendix C**

### **SWOT Analysis**

#### **Strengths**

Strengths describe what an organization excels at and what separates it from the competition: a strong brand, loyal customer base, a strong balance sheet, unique technology, and so on. For example, a hedge fund may have developed a proprietary trading strategy that returns market-beating results. It must then decide how to use those results to attract new investors.

#### **Weaknesses**

Weaknesses stop an organization from performing at its optimum level. They are areas where the business needs to improve to remain competitive: a weak brand, higher-than-average turnover, high levels of debt, an inadequate supply chain, or lack of capital.

#### **Opportunities**

Opportunities refer to favourable external factors that could give an organization a competitive advantage. For example, if a country cuts tariffs, a car manufacturer can export its cars into a new market, increasing sales and market share.

#### **Threats**

Threats refer to factors that have the potential to harm an organization. For example, a drought is a threat to a wheat-producing company, as it may destroy or reduce the crop yield. Other common threats include things like rising costs for materials, increasing competition, tight labour supply, and so on.

### **Suggested Questions when undertaking a SWOT Analysis**

#### **Strengths**

What does will the Village Hall do well?

What are the unique assets and resources (skills, tools, equipment, capital, popularity)?

What will be better than competitors?

Where do others see as the strengths of the village hall?

#### **Weaknesses**

How and where could the Village Hall improve?

In what areas could the Village Hall be vulnerable?

Which assets and resources are missing (knowledge, cash, manpower, tools)?

What do others perceive as weakness?

#### **Opportunities**

Which market trends work in favour of a Village Hall?

Which markets are insufficiently covered in our industry?

Which factors influence demand for the Village Hall?

Which upcoming events or changes (regulation, policies, new technologies) can we exploit?

#### **Threats**

Who are the potential competitors that may enter the market?

Are any of our resources unstable or insecure?

Which upcoming events or changes (regulation, policies, new technologies) pose a risk?

Which market trends should we worry about?

## Appendix D Financial Information

Farringdon Village Hall Charitable Trust Financial Projections						
Receipts & Payments Accounts	2021	2022	2023	2024	2025	2026
<b>Bank Balances</b>						
Cash in hand						
Current Account as at 1st January 2021	£366,963					
<b>Receipts</b>						
Fundraising	£344,420	£0	£270,000	£175,000	£0	£0
Hall Rental	£0	£0	£0	£8,000	£17,600	£19,360
<b>Total</b>	<b>£344,420</b>	<b>£0</b>	<b>£270,000</b>	<b>£183,000</b>	<b>£17,600</b>	<b>£19,360</b>
<b>Payments</b>						
Development Costs	£0	£141,020	£321,000	£321,000	£0	£0
Operating Costs	£0	£0	£0	£8,800	£17,106	£18,261
Historic Fees	£20,173					
Other - Option and ecology	£2,370					
<b>Total</b>	<b>£22,543</b>	<b>£141,020</b>	<b>£321,000</b>	<b>£329,800</b>	<b>£17,106</b>	<b>£18,261</b>
<b>Balances</b>						
Current Account	£344,420					
<b>Total</b>	<b>£344,420</b>	<b>£203,400</b>	<b>£152,400</b>	<b>£5,600</b>	<b>£6,095</b>	<b>£7,194</b>

### 1 Financial Projections 2021 to 2026

Cost Plan for Build	2021	2022	2023	2024	2025	2026
<b>Costs</b>						
Construction			£250,000.00	£250,000.00		
<b>Land purchase</b>		£90,000.00				
Architect & professional Fees		£50,020.00	£20,000.00	£20,000.00		
Legal Fees		£1,000.00	£1,000.00	£1,000.00		
Fitting out & Contingency			£50,000.00	£50,000.00		
<b>Project Cost (ex VAT)</b>		<b>£141,020.00</b>	<b>£321,000.00</b>	<b>£321,000.00</b>	<b>£0.00</b>	<b>£0.00</b>
<b>Assumed Sources of Funding</b>						
Current Funds	£344,420.00					
Parish Council Contribution (fit out)				£25,000.00		
Lottery Funding			£150,000.00	£150,000.00		
Potential grants Inc. SDNP, EDHC, DEFRA etc			£100,000.00			
Donations			£20,000.00	£0.00		
<b>Total Project Funding</b>	<b>£344,420.00</b>	<b>£0.00</b>	<b>£270,000.00</b>	<b>£175,000.00</b>	<b>£0.00</b>	<b>£0.00</b>

### 2 Development Income and Expenditure 2021 to 2026

<b>Operational Costs</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Income</b>						
Main Hall				£3,000	£6,600	£7,260
Committee Room				£1,500	£3,300	£3,630
Office Space				£2,000	£4,400	£4,840
Shop/Café/Function Room				£1,500	£3,300	£3,630
Marquee Space				£0	£0	£0
<b>Total Income</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£8,000</b>	<b>£17,600</b>	<b>£19,360</b>
<b>Expenditure</b>						
Letting Management				£2,500	£5,250	£5,513
Cleaning				£1,500	£3,000	£3,500
Heat & Light				£500	£1,000	£1,000
Rates Water & Bin collection				£300	£525	£551
Licences				£750	£788	£827
General Maintenance				£150	£315	£331
Contracts and Maintenance				£0	£600	£630
Grounds Maintenance				£1,400	£2,688	£2,822
Insurance				£1,300	£1,575	£1,654
Print Post Staty Admin				£150	£315	£331
Legal & professional				£0	£525	£551
Phone & Broadband				£250	£525	£551
<b>Total Expenditure</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£8,800</b>	<b>£17,106</b>	<b>£18,261</b>
<b>Net Income</b>				<b>-£800</b>	<b>£495</b>	<b>£1,099</b>

### 3 Operational Income and Expenditure 2021 to 2026

## **Appendix E**

### **Supporting Rationale**

1. Funds of £366,963.00 already in the FVHCT account will be used to purchase the land and fund the necessary design costs, professional fees, and other incidental costs prior to start of construction. Any balance remaining will be used as part of the construction fund and fit out of the new Village Hall. The remaining £424,100 required for construction will be raised from Locality Grants, Charitable Trust funding, private donations, and Lottery grants
2. Building work will commence in 2023 and will be completed in mid-2024. The costs used in these projections have been derived from architect's plans and analysis and would be verified by an independent quantity surveyor. Costs include all preliminary costs and contractor overheads and profit.
3. Professional / Consultant fees of £24,000 have already been incurred. Professional fees will mainly be incurred in the planning and project preparation stage and will continue to be incurred during the build phase.
4. The Village Hall will be completed in 2024. Typical rental income from other similar halls is around £20 to 30k per annum. We have assumed a low income in the early years between £15 to £20k per annum.
5. The Village Hall will be commissioned in mid-2024 and has been specified to fulfil the desire that the building is as close to net zero as possible. The majority of renewable energy costs are anticipated to be met by solar panels, ground source heat pumps, and other on-site generation.
6. There will be under floor heating using ground source heat pump, photovoltaic cells will provide some electricity generation, and additionally we are investigating battery storage of excess generated power, augmented by off-peak storage. There will be thermal insulation of the building exceeding that specified in current building regulations, which will deliver a much more energy efficient building. The new hall running costs will consequently be affordable estimated to be slightly less than the assumed income. Costs include inflation of all costs and rental income with effect from 2024 onwards.
7. The overall cost of volunteer and employed management and caretaker functions are factored into the cost plan and will be open to review on an annual basis and be informed by the use of the Village Hall.
8. The Village Hall is being designed for robustness and longevity and therefore will attract minimal maintenance in its early years. With these savings, a prudent provision is however being made within the budget for a fund of £1,000 pa to accrue for future years.

## Appendix F Facilities to be Provided, Project Time Line, Architects Drawings

### Facilities:

The following facilities are being provided:

1. Main to accommodate between 100 and 150 persons sitting at trestle tables:
  - a. Demountable stage in the hall;
  - b. Sufficient height to permit amateur badminton
  - c. Storage area capable of accommodating clearance of tables and chairs and demountable stage.
2. Committee room for to accommodate up to 20 people;
  - a. Adjacent to stage in Main Hall so it can be used as “green room”.
3. Provide an office to accommodate 4 people;
4. Make provision for a shop to be run by the local community;
5. Kitchen, WC facilities, storage, plant rooms, and other facilities commensurate with the other facilities provided.
6. Outside sitting area,
7. Outside are for erection of marquee
8. Parking spaces
9. Access road to the Village Hall and to facilitate access to:
  - a. Marelands House
  - b. Maintenance of grounds.
  - c. Marquee area

The design of the Village Hall has been developed to take account of the activities to be accommodated:

- Youth Club Scouts, Guides Rainbows etc;
- Yoga/Pilates/ adult exercise classes
- Wedding venue
- Party Venue
- Club activities
- Young children group
- Enclosed outside space for toddlers
- Wild life area
- Space for Marquee

### Project Time Line

ID	Task Mode	Task Name	Duration	Start	
1	🚀	Project Start	1 day	Wed 15/05/19	
2	🚀	Find suitable site	45 days	Thu 16/05/19	
3	🚀	Negotiate with potential developers	183 days	Mon 01/07/19	
4	🚀	Reach Agreement to purchase site	60 days	Mon 06/04/20	
5	🚀	FVHCT discussions & Agreement	218 days	Wed 01/07/20	
6	🚀	Appoint Architects	1 day	Wed 19/05/21	
7	🚀	Preliminary Design	112 days	Thu 20/05/21	
8	🚀	Concept Design	110 days	Sun 24/10/21	
9	🚀	Pre-App planning to SDNP	1 day	Tue 16/11/21	
10	🚀	Planning Application submission	1 day	Thu 31/03/22	
11	🚀	Detail Design	177 days	Sun 01/05/22	
12	🚀	Fund Raising			
13	🚀	Construction Start	305 days	Wed 01/03/23	
14	🚀	Commissioning	44 days	Sat 01/06/24	
15	🚀	Opening Party	1 day	Wed 07/08/24	

# Architects Drawings



Figure 4 Proposed East Elevation

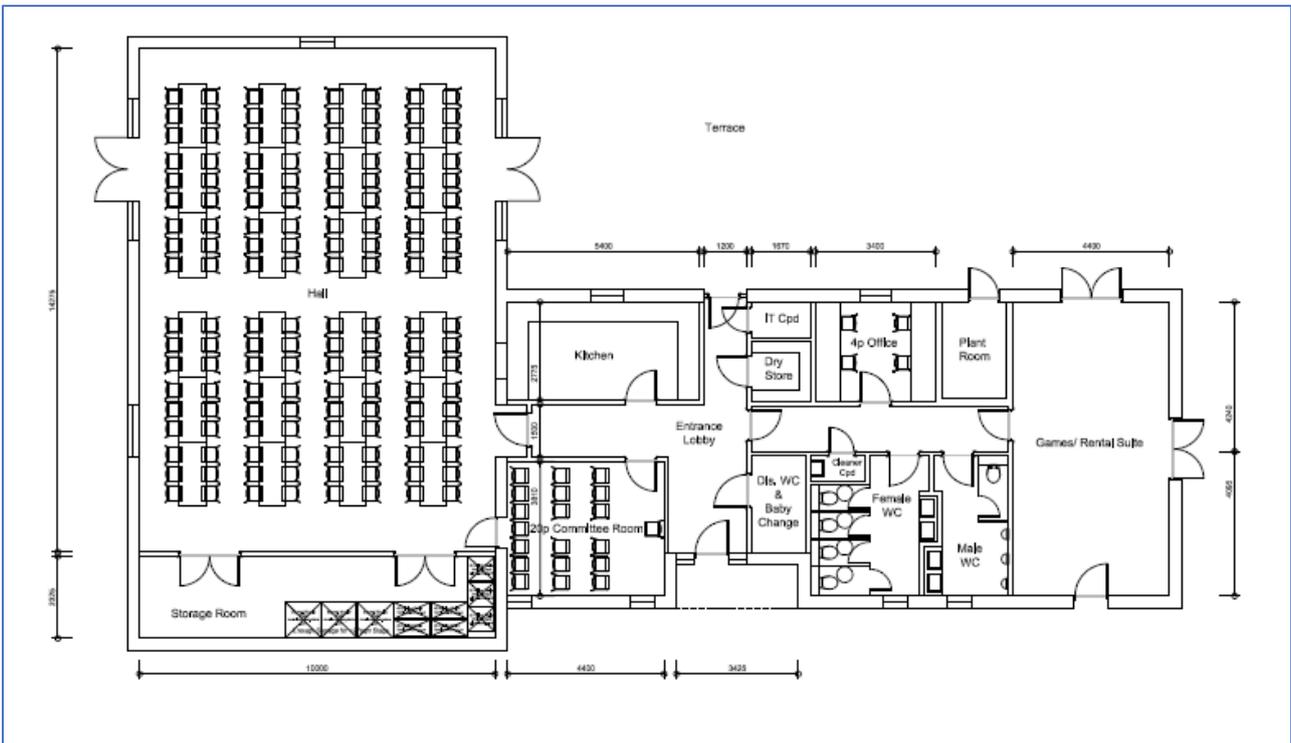


Figure 5 Proposed Plan



041218 01 Indicates a public plan to be made available for public viewing & consultation at the local authority office  
041218 01 Indicates a public plan to be made available for public viewing & consultation at the local authority office  
  
**Farrington Village Hall**  


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**Proposed Site plan**  


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**PRELIMINARY**  


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Scale 1:200 Date October 2021  


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Sheet No. 775 Project No. SK21 Revision No. PRV02

**Figure 6 Proposed Site Plan**