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at these issues in detail before coming back to you with a revised and more detailed proposal. The main issues raised are as follows:

The viability of the inn and the shop

People are rightly concerned over the long-term viability of the pub and shop bearing in mind that these types of facilities are shutting down in many rural areas. The question was also raised about what would happen if these facilities did shut.

It is recognised that the long term operation of the pub and shop does need to be guaranteed if this project is to be justified. The village inn will be a Free House, free from and inflated rents charged by typical Breweries. The inn will be owned and run by my client who is committed to doing things in the best interests of the village. The village shop will be offered on a peppercorn rent (rent free) basis, and we have already had approaches of interest to run this facility. In any case, it is proposed that an agreement will be offered to the Parish Council to ensure that the facilities are retained for the long term in their approved use.

We have also commissioned a professional business plan to assess the long term viability of the proposals and will be happy to share this with the Parish Council in due course.

Traffic generation

The issue of existing traffic generation is of concern in the village and the proposed development will inevitably lead to some increase in traffic at certain times. The housing will generate its own traffic and the shop and pub will also generate increased vehicle movements. This will however, still be a relatively small component of the overall traffic levels in and through the village. In addition, the new car park may help alleviate traffic congestion relating to school drop-offs and pick ups.

It is proposed however to undertake a detailed traffic assessment to look at not only the effect of the development on traffic levels in the village, but also whether the new car park will provide some help in alleviating congestion. The likely utilisation of the car park will also be assessed. The study will help inform residents about the impact of the scheme and allow a more informed debate about the proposal.