



Sutton-on-Trent Parish Council Business Plan

For the Provision of a Village Hall and Associated Facilities
as Part of the Saxon Meadows Housing Development on Land known locally as
"The Nurseries", Off Hemplands Lane, at Sutton-On-Trent

1. Introduction

Sutton-on-Trent is located 8 miles north of Newark-on-Trent between the west bank of the River Trent and the Great North Road. Between the village and the River Trent are The Holmes, some 200 hectares of open riverside meadows that have been divided into 'gaits' for traditional grazing since the 18th century.

Sutton-on-Trent is identified as one of two 'principal villages' within Spatial Policy 1 of the Newark & Sherwood Local Development Framework Core Strategy, the other being Collingham which is on the east side of the River Trent 14 miles away by road.

Sutton is a busy village with a strong community spirit and has population of 1,331 (2011 census). Many of its facilities are used by the surrounding villages and hamlets of Cromwell, Weston, Grassthorpe, Carlton-on-Trent, Ossington, High and Low Marnham and Normanton on Trent whose combined populations increase the above population to over 2,500 (2011 census).

The primary school has served the village and surrounding community since 1878 and was rated 'Good' by Ofsted in February 2018. The village also has a doctor's surgery, recently refurbished Co-op store, two butchers, hairdresser, Post Office, garages and the Lord Nelson Pub. The Community Library on Main Street is staffed by volunteers. The annual Sutton Festival, first held over 30 years ago to raise funds for the restoration of the church, is a very successful two-day event held in September and raises funds for local causes.

Other organisations within the village include an active Historical Society, a branch of the Womens' Institute, two Fitness Clubs, and a FALLS Group which is NHS funded and supported by AgeUK. (The purpose of these nationally organised FALLS groups is to increase the fitness and wellbeing of those in need -i.e. infirmity, age, post operation etc.- with the intention of preventing or reducing the incidence of falls and the resulting traumas.)

There are four large employers in the village, namely Marshalls Coaches, Kybotech Ltd, Mercia Garden Products Ltd, and Hutchinson Engineering Services Ltd. An industrial estate houses a further number of local employers.

The village's population is set to increase with the development of a new residential estate on land known as "The Nurseries". This development has been given planning permission by Newark and Sherwood District Council (NSDC) and will increase the number of houses in the village by 50. Construction on the site commenced in March 2019.

2. Current Facilities

Until the fairly recent past, the village benefitted from a Church Hall, a Methodist Hall, a Youth Club Hall, a Sports Club with a Hall, and a hotel which hosted wedding receptions and other social events. More recently, the village has lost the Church Hall, the Youth Club Hall and the hotel. Significantly, none of these facilities was lost because of a lack of demand for their services.

The two remaining facilities are the Methodist Community Hall and the Sports Club. Neither of these facilities is considered by residents to be adequate to meet the needs of the village (see below for the results of a survey of all households).

The Sports Club Hall is of wooden construction, and was already second-hand when it was erected in 1965. The Committee has recently completed a major refurbishment project which will not only prolong the life of the building but also encourage new users. However, the facility is generally considered by the village to be in the wrong place, being situated on Grassthorne Road outside of the main village envelope and surrounded by agricultural land.

The Methodist Community Hall is within the residential area of the village, but there are restrictions to its use, for example it is not capable of multiple occupancy as there is only one bookable space available.

This plan identifies the need for, and proposes the provision of a new Village Hall for Sutton-on-Trent, to be located in an identified central location within the village. In writing the plan, consideration has been given to the wider context of change in the make-up of the village as has already been alluded to above.

3. Development

As indicated earlier, planning permission has been granted for a 50-house development on land known as The Nurseries with work on the site commencing in March 2019. The development is planned as mixed-use to include, amongst other things, provision for a new Village Hall. NSDC and the developer, Persimmon Homes, both support the provision of a village hall, and it has been incorporated into the Section 106 Agreement between the above organisations and as a condition of planning permission being granted.

Land has been allocated on the site for a hall for this purpose and Persimmon Homes have allocated £236,000 (plus inflation) towards the costs of the build. The identified land and allocated funds have a release trigger of the occupation of no more than 15 dwellings. **It is important to note that both the land and the funds are time-limited in that if the Hall is not built within 8 years of the date of transfer, both will be returned to the developer.**

The plan for a village hall on The Nurseries site supports the results of a consultation of all households in the village, conducted in July 2013. This in turn supported earlier surveys all of which gave strong community support for a new Village Hall.

In the 2013 survey, residents were asked to choose between-

- a) A new Village Community Centre with improved sports facilities at the Sports Club Hall site on Grassthorne Road, or

b) A new Village Community Centre at The Nurseries site together with sports specific facilities at the Sports Club Hall site.

Of the 587 households surveyed, there was a 73% return rate with 98% supporting the project to build a new Community Centre. (The remaining 2% were a mix of those who were opposed or were neutral.)

Of those in favour of a new community centre, 70% preferred The Nurseries site option with 30% preferring development at the Sports Club.

Following on from the 2013 survey, a separate plan has been developed by the Sports and Community Centre charity to improve the sports facilities at the Sports Club Hall site and that scheme, which had the support of the Parish Council, has been achieved.

4. The Nurseries Hall Implications for the Sports Club Hall

On the face of it, the Nurseries Hall scheme might be thought to call into question the future of the Hall part of the Sports Club site. At this stage, no decision has been made about that matter as it is considered premature and unwise to come to any conclusions on this point at this stage because there are questions outstanding about the future configuration of other community facilities in the village, and as it is feasible to retain the Hall in the medium term this needs to be done to provide a facility for the village should it be needed. The Grassthorne Road site will always be the preferred site for sporting activities because of the land associated with it which is not available at the Nurseries Site.

5. Leadership of the Changes

Finally, in relation to the wider context, it will have been noted that there are two strands to the development of facilities in the village. They each need to be led and managed. The Sports and Community Centre charity has pursued the improvements at the Sports Club site. The Parish Council, to whom the offer of land and funding at The Nurseries for a Hall on that site was made, will continue to take the lead on that project with input from the Sports and Community Centre charity. A Working Group has been formed to pursue this.

6. The Plan for The Hall at The Nurseries

The proposed village hall site is located to the rear of the new housing development on a plot area of 0.14 HA (0.36 acres). The site is adjacent to the proposed green space and gains pedestrian and vehicular access via the new developments access road.

The development includes a car park area to the site entrance containing 16 car parking spaces set within a soft landscaping. Further soft landscaping treatment is proposed surrounding the building with a community garden space located within the site.

The proposal includes provision for a new village hall facility with a total internal area of 326 sq. m. to include the following accommodation:

Hall- 180 sq m (10m x 18m)

Large Store Area- 24 sq m

Toilet facility- 17.5 sq m

Kitchen - 10 sq m

Plant Area - 3.5 sq m

Office / store - 11 sq m

Entrance foyer - 35 sq m

Multi purpose Community room - 30 sq m

The proposed construction comprises of a steel portal frame structure with a pitched roof with a composite clad roof system including triple skin roof lights creating the hall space. Elevations are clad in composite cladding with a feature glazed gable. The remaining of the accommodation is contained within a large single storey element with brickwork elevations and a flat roof. The building incorporate feature extruded cladded entrance.

The layout and facilities have been designed to accommodate the current requirements and using Sport England standards, in particular 'Design guidance – Village and Community Halls'.

The building will include a high level of insulation to the roof, walls and floor to increase thermal performance and reduce running costs. A new bespoke heating system will be installed to maintain energy efficiency. The new build will take advantage of being single storey incorporating roof lighting to reduce the requirement of artificial lighting. Internal lighting will utilise energy saving or compact florescent bulbs to provide a high level of efficiency. The feasibility of a number of potentially appropriate renewable energy technologies will be investigated for the proposed development.

7. Finance

The capital cost of the scheme is estimated at £XXXX with funding established as available so far as :

Persimmon Homes	£236,000
NSDC Community Infrastructure Levy	£44,000
Parish Council Reserves	£50,000

8. Operating Costs

Based on the operating costs of a Hall elsewhere in the County, the annual operating costs of this Hall have been estimated at £6,000. (2017 prices).

9. Managing Risk Related to this Project

There is only one risk specifically arising from this proposal which is that the operating costs of the Hall cannot be met. It is the view of the Parish Council that should it transpire that it takes some time for the use of the Hall to build sufficiently to cover its operating costs, the Council will be in a position to financially support the Hall during this period.

10. Support for this Plan

This plan, which has been developed by Sutton-on-Trent Parish Council with assistance from Sutton-on-Trent Sports and Community Centre charity, carries the written support of-

Newark and Sherwood District Council

Nottinghamshire County Council

Robert Jenrick MP

11. Next Steps

Public Consultation on plans and to gain confirmation of project support June-July 2019

Application for planning permission

July 2019

11. Conclusion

Sutton-on-Trent is identified by NSDC as a principal village and should be able to offer a modern Hall facility in a central location to serve the expanding population of the Village. This is a long-standing and widely held aspiration within the village, and with the introduction of The Nurseries development and the generous contribution from the developers, Persimmon Homes, an opportunity now exists to realise that aim.

It is widely felt amongst the population of the village that if this opportunity is not taken, it will probably prove to have been the last chance to realise the objective of having a Hall in the centre of the village because the Nurseries development will have used the only remaining available land. This project aims to deliver on a need and desire of the entire community to improve the facilities for existing organisations and to generate income for both the hall and village by offering those facilities for hire to neighbouring villages without a similar amenity of their own.

Again, it is important to note that the offer of both the land and the developer financial contributions are time-limited.

Maurice Jordan
Chairman
Sutton on Trent Parish Council
(date)