

# Village Hall Update June 2022

## Planning progress

The old hut is due to be demolished in the week of June 13th

Almost mid year and as you will all be aware there have been a number of stumbling blocks to contend with as our application navigated its way through the planning process.

Although there were two objections to the new build the planners decided that the benefits to the community far outweighed the tenor of the objections. However, the Drainage Board and Heritage England intervened and both parties required conditions to be met. The Drainage Board required soak tests to establish if the substrate would be suitable to drain the rainfall collected by the 'impermeable area' (the hall roof and patio). Tests were duly carried out which resulted in the need for drainage consultants to design a full drainage soak away system. The plan was accepted by the Drainage Board and the first condition had been met before the planning end date. Unfortunately Heritage England was, and is, more complicated. Under this condition there is a requirement to develop an archaeological control plan for the project which would include the need to dig 2 exploratory trenches and monitor all groundwork throughout the build, all under the supervision of a consultant archaeologist. In summary, the planning consent was granted towards the end of April subject to compliance with the Heritage conditions. Fortunately, our remonstrations with the council and explanation that the hall is on pillars and its demolition would not damage the substrate was met positively and the demolition to ground level was also approved and is now scheduled to commence on the 13<sup>th</sup> June.

The Heritage plan has now been approved by the Heritage officer at Norfolk County Council and re-application for compliance has been submitted to NNDC to meet the Heritage condition A (B & C are completion of inspection trenches and ongoing build compliance plan respectively).. This will take 8 weeks (6 left as this is published). In the meantime it is hoped that the 2 exploratory trenches will be excavated, the results of which will confirm the details of the ongoing compliance plan.

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## Power supplies.

As detailed in the previous update, the power supplies were scheduled to be changed around to isolate the old hall and provide a new meter box containing meter, consumer unit and working sockets. This has been completed successfully and we now have 4 x 13amp and 1 x 16amp sockets installed to support the build and power we may need for functions on the playing field.

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## Building Regulations

The materials list and stress / construction calculations have been completed by G&M and the application for building regulations approval has been submitted and approval is awaited.

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## Land Ownership

As detailed in the previous update, Planning application was also dependent on having a critical interim letter of authority from Holkham Estate for us to build over the tarmac area to the rear of the existing hut, which is currently their land. Fortunately they had sent their support and approval letter at the 11<sup>th</sup> hour and that was accepted in the interim. However, to approve the commencement of the build it seems that NDC and NNDC will require the formal transfer of title before work begins and this is now the subject of a formal submission to the Holkham Trustees.

Hayes & Storr solicitors remain ready to effect any conveyancing support we need.

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## Funding

Fundraising continues, as discussed during our meetings and is proceeding well but there will still be a need to hold events during 2022. We have a stall booked for the Wells Carnival food and craft Tuesday and a float planned for the Carnival parade on the Saturday (we will need volunteers to be on the float and walk alongside shaking buckets. The Wells Carnival Committee have kindly gifted us a large marquee that will be a bonus as a bit of weather protection if required.

To assist with fundraising, two Porta Toilets were purchased (kindly paid for by the Parish Council) which have already been of great use during functions and will further be used at the Village Jubilee Celebration, The Grand Duck Race and the Black Shuck Gin Tasting Night.

As mentioned above, we already have three events in the Village Diary where Fundraising stalls (including info, raffle, Buy-a-Brick etc) will be present to keep raising awareness of the project and funds for the new village hall.

As ever, your ideas and participation continues to be essential to ensure we achieve our collective goal.

## Finance

Barbara and Graham A. report that money raised / pledged for the new hall now stands at £536,449 (plus £50 to reclaim on gift aid).

Also, Mary Abel is working on a beautiful book listing all those who have generously bought bricks.