

Response from Lichfields regarding the question about the siting of the Community Building at the proposed development off Roughmoor Lane.

Following the last meeting below is a copy of the email sent to Lichfield asking questions about the potential site of the community building.

1. We need to consult our community further on the latest suggestions, particularly as they relate to any plans that the Church Commissioners have for the development of the stone barns on the brownfield site.
2. The proposed greenfield siting does not meet our criteria for direct and easy access from the main village; rather it is tucked into the back of the proposed development.
3. The suggested possible site on the brownfield land in question is contaminated with asbestos that has been allowed to deteriorate. The costs of cleaning the site are unknown and may be responsibility of the land owners or current tenant to fund. It was intimated that if the Parish Council made this choice, then they would be responsible for cleaning the site. It was agreed to let us know the estimate for this, but haven't done so.
4. Provision of public and community parking is an important need within the community and the current proposals remove the current mortar pit's location (insufficient as it is) without redress. Any community space would need to include some car parking, but it is unclear how far this would be acceptable to Somerset East planners.
5. There is not sufficient clarity on the impact of any development on the brownfield site on the listed buildings – which will need to be acceptable to planners for any permission to be issued. We will need to have our own meeting with them to ascertain what would be within the bounds of possibility.

We will be doing our own feasibility researches and community consultation, but until we have been able to complete them, we are unable to make a clear decision about what is best for our community.

A reply was received on 19th May which is below



Further to point 3 in your below email, the Church Commissioners have received a quote from L A Moore Ltd to assist the Parish Council with an indication of potential costs associated with clearing the site for community use in this off-site location. The quote is for £27,415 plus VAT for the demolition of the steel portal framed buildings at Court Farm (numbered 1 to 5 on the plan below) together with the removal of all asbestos from the buildings and any associated waste. The quote is for steel support to be cut to ground level leaving the base of buildings in place. The quote was based on the contractor continuing on site, so an allowance would need to be made for site mobilisation costs. There is no guarantee of these costs and the Parish Council would need to obtain its own quotes at the relevant time if it is minded to pursue this option.

Following the email, I spoke to Caitlin this afternoon to clarify the sentence "The quote was based on the contractor continuing on site, so an allowance would need to be made for site mobilisation costs" because it will be some months until work is organised by the Parish Council if you decide to choose this location for the community building. The allowance would be for the security, herras fencing, site notices, health and safety, etc as once the contractors currently working on the site leave, all this will be removed.

The Church Commissioners would still like to carry on working with the Parish Council and are hoping the Council will make a decision as to where the preferred community building could be located and they will go with that decision, but they cannot progress any further until the Council decides where the community building may be located. Caitlin did say that if no decision has been reached within about six months, they may make the decision themselves.

The recommendation from the Parish Clerk would be for the Parish Council to choose a site within the development. For the Parish Council to afford this a Public Works Loan (this would probably include the costs of demolishing the building and building a new facility) would need to be applied for with the possibility of additional funding which would increase the annual precept for several years to cover the repayment costs.