

Proposal:

IN ACCORDANCE WITH (THE PLANNING AGREEMENT(Sec.106) THERE IS A COMMUNITY NEED NOW AND IN THE FUTURE FOR A NEW COMMUNITY BUILDING TO BE Bas of UILT ON HERITAGE PARK.

A letter was distributed to all the residents in Tutbury Parish to ask for comments and feedback on the above proposal and to comment on the risk that this may impact on the Tutbury elements of council tax bills of approximately £3 per year.

As of Friday 13th October the summary of the feedback is shown below, prior to the parish meeting that this will be discussed on 16th October

Acceptance	Rejection
40	12

Acceptance (a selection of comments)

- I strongly believe that there should be a community building for Tutbury on Heritage Park instead of more houses being built. When I reserved my house, Peveril said that a cricket pavilion and a children's play area would be built on the estate. I have two young children and a community building that would offer activities for children/retired people is much needed in Tutbury. I feel that more and more houses are being built in the local area but no thought is being given to the effect that this has on schools, doctors surgeries and infrastructure. The land opposite my house was meant to be for 6 self build plots but now there are 22 Peveril homes being built. It is time to give something back to the beautiful village of Tutbury and improve local amenities for the villagers by the developer at no cost to Tutbury residents is too good to refuse.

- The developers need to honour their agreement and provide it

- support the concept of Tutbury requesting/running and possibly subsidising (out of the "local" rate) a new Centre PROVIDED that it is given at least 75 car parking spaces.
If there is insufficient parking, as with the Church and the Village Hall. it will be a white elephant.
2) There should be no thought whatsoever given to allowing the Housing Developers to profit further from their desecration of our Village so if there is no public support for the new Centre the Developers should build low cost housing to the value of the rejected Centre the resale proceeds/rent from which must go to the Parish Funds.

We think there is a real need for a new community building on Bluebell Way, Tutbury is getting bigger so there will always be a need for more places for clubs to meet.

It makes economic sense for Tutbury Parish Council to secure the new Community Building on Bluebell Way. An asset like that would cost a lot to build, & would be an amenity for the village that should be able to eventually fund itself anyway.

We would be quite happy for a small additional cost levied on the Council Tax, & feel sure most informed residents would too.

Thank you for taking the trouble to send us your leaflet.

With all the new housing being built in Tutbury I think most essential that the village has a community centre.

- I am a Fauld Lane resident and attend various functions in Tutbury so I think it should go ahead, Tutbury needs it.

Rejection of the proposal. (Selection of comments)

- I do not wish to incur any additional cost for the delivery of the proposed centre. My experience with working with many local authorities is that plans and proposals for community lead projects such as this are invariably over optimistic. I anticipate that the business plans supporting the operational costs for the running of the centre are based on unrealistic expectations around usage and occupancy and will therefore lead to an ongoing (and potentially increasing) subsidy sought from the parish council.

Moreover, I have seen no evidence that a demand exists for the facility, other suitable accommodation appears to be already in place in the community.

Finally, invariably such a facility attracts youngsters who have little else to do in the evening and becomes a source of vandalism, litter and graffiti. The development at present is maintained to a very high standard and I would not wish to change that through the construction of a community building./

On balance therefore I am a firm objector.

Interestingly in my work with local authorities where a similar scheme was proposed, and declined by local residents, the building company went ahead and built additional homes with a small children's park instead. They distributed an element of the additional revenue they made through this to the local residents of the development concerned. Not a huge amount but incredibly well received by those residents.

- After giving it much thought we don't believe there is enough need to justify the building. Although it was always proposed as part of this development, after attending meetings to gauge the interest and implications to local residents we would rather have a few extra houses. This is due to the following factors;

- * The 'potential' users for the building are just that and no serious commitment or proposal has been made by an organisation/ group.
- * Due to the above point the maintenance and running costs for the building is most likely to be funded by Tutbury council tax payers.
- * There are already community buildings available such as the village hall, preschool hall, Tutbury Institute and the school hall.
- * The potential for increased traffic and a 'local hang out' for teenagers due to the building presence is high, which would negatively affect the residents on the development.

In summary, we cannot see any tangible evidence that certifies the building need. As this is already a housing development full of families and active community members we would feel comfortable with the space being used for extra houses as we feel this would add to the development not cause potential issues.

- My husband and myself do not think it is a good idea as you are aware, Tutbury already has a perfectly good community centre that is not used to its full potential and feel there is no need for another one. We think the land would be put to better use by building more social housing properties that would be better for the community.
- I would like to say my wife and I reject the proposal on the grounds that we feel it is unnecessary, and in the wrong location.

Elderly people without transport would be unable to use it as it is at the top of a very steep hill.

We also feel there are adequate places in the Village already, with the Village hall and Tutbury Institute.

We reside in Redhill lane which is on the other side of the Village so would not use it.

- When the proposals for the housing development were proposed the community hall was included in the site never suggested that the community would have to pay anything towards the building of it. My personal opinion is the community centre in the village seems to serve the needs of the local community therefore I reject the proposal.
- The town already has a facility does not need another one, residents should not have to pay for this facility it should be financed by the new residents on the development.

Other comments

- It's my personal opinion that Tutbury is begging for a large convenience store akin to the co-op or Nisa in Hatton as these are outside of reasonable walking distance for the 'top' end of the village.
- **A SUB-COMMITTEE BE FORMED TO CHECK THE FEASIBILITY OF THE LAND AND BUILDING BEING USED FOR A CARE HOME/DAY CENTRE OR SIMILAR.**
- Even if you don't build a community building on the site you need to hold on to the plot of land, put a couple of swings and a slide on it or turf it. The value is in the land not the building, once there's houses on it it's gone. I lived at Rolleston on Dove and we lost the swimming pool, community centre and the land !!!
- We have mixed feelings about the community building, in that, if it was part of the Peveril deal & there is a need for it – then they should provide one, but with a village hall “hat on” they rely upon the regular booking for the upkeep costs, etc. so would need to seek new users for any that moved to the new venue.
- It would seem anyway that Peveril Homes now has no present intention of honouring their original agreement! Perhaps when the next housing development takes place on adjacent fields (which will almost certainly soon happen), more care should be taken to get a legally binding agreement with any future developer.
- Tutbury Health Centre is now bursting at the seams and sooner rather than later one of the practices will have to move out. If enough land was available, and assuming Peveril Homes could be persuaded or coerced into having a change of heart, an additional health centre would surely be of far more use to a rapidly expanding Tutbury.