

## COMMUNITY ENGAGEMENT

28<sup>th</sup>/29<sup>th</sup> November 2022 - Residents

Ref	Comments	Responses
1.	General. Change the building 90 degrees to back onto the road.	This suggestion has been submitted to the architects for consideration. Contact details provided.
2.	a. Design. The Building is large and has an industrial appearance	Noted on size. Design is based on agricultural rather than industrial. A variety of materials have been proposed to break up the massing.
	b. Location. Unsuitable as is on a green space which is heavily used.	A variety of locations and positions were considered, and this was deemed the one to the most suitable.
	c. Facilities provided.	
	d. Landscaping. How can you landscape this?	Landscaping will include tree, hedge and shrub planting with boosted hedgerows to soften the appearance.
	e. Additional comments. I consider that Brislands Lane is unsuitable for the additional traffic, the junction with Lymington Bottom is dangerous. We should not be building on any other of our rare green space.	The Parish Council are still working with Highways to improve the junction with Lymington Bottom and will continue to do so. Four Marks is surrounded by green space and the Council will continue to improve and seek new recreational green space to compensate for any loss. Contact details provided.
3.	a. Design. Worried the height of the building will block light out from our plot.	Noted, and understand. The planning officer has been asked to check the height, scale and massing before submission of the planning application to ensure that it will not be detrimental to the local amenity
	b. Location. Proximity to existing houses re. noise	Measures will be put in place to prevent noise disturbance as much as possible, eg. noise cancellers, time restrictions, and restriction of the number of events, but the Council will work with residents on this.
	c. Facilities provided. What research has been done to who will actually use the facilities	Over the last 10 years, a vast amount of research on local facilities, usage and liaison with local sports clubs has been carried out. A variety of sports have already indicated an intention to use, which would ensure hiring at least 5 days a week. Feedback on lack of facilities available at the Recreation Ground eg. refreshments, toilets etc. The café would support both internal and external usage. Business hubs are becoming even more popular since the pandemic, two facilities in neighbouring counties are used daily. There is nowhere locally with this facility or anywhere to hire fully equipped meeting facilities.

Ref	Comments	Responses
	d. Landscaping. Is the car park too big and taking away too much green space and increase traffic	The car park has to serve all the existing facilities as well as the new, moving the children's play area and soft landscaping a car parking area was the best alternative. However, encouragement/incentives to walk/cycle will be given and avoid car usage where possible.
	e. Additional comments. Expense of the building and potential impact on Council Tax rising, concern about noise from evening events. I.e. weddings, parties. Carbon off-set? Impact of value of property due to noise.	The purpose of providing the business centre and café is to ensure that the facility will be self-funding. The Council will not be running the building, so apart from the loan repayments, there should be no additional burden on the Council Taxpayer. Noise issues, see b above. The building is being designed to be sustainable and working towards carbon neutrality. Cannot comment on property value, or whether it would have any affect. It could work both ways.

INVITES SENT: 27

ATTENDEES: 9 HOUSEHOLDS (15 ATTENDEES)

Written comments left as above. Verbal comments:

- Great addition to the facilities, can't wait.
- Totally against, and will object.
- Would like more time to consider the proposals (subsequently supportive, and appointment booked at the office to discuss)
- Please consider moving its location to somewhere where the residents won't be affected.
- This will completely change my outlook, enjoyment of the recreation ground and living space, is there a need, has a business case been made, who will use it? Wholly object.
- No additional comments to make.

Most of the verbal comments have been addressed in the table above.

## COMMUNITY ENGAGEMENT

**Thursday 1<sup>st</sup> December 2022 – Potential users**

Ref	Comments	Responses
4.	a. Design. Looks fit for purpose	All noted.
	b. Location. Much needed in the location. It will be good to centralise all the sporting facilities	
	c. Facilities provided. This looks like a forward thinking development	
	d. Landscaping. No comment.	
	e. Additional comments: It is crucial that facilities are made available to young people in the area. There is large demand for facilities which act to engage the community. Potential usage, all year, 3-5 sessions per week.	

INVITES SENT: 30

ATTENDEES: 5 ATTENDEES

Written comments left as above. Verbal comments:

- Essential to have natural light, view of greenery outside, low level windows, available fresh air, and independent heating controls
- Looks good, will it affect the access to the Bowls club, and will they still be able to park nearby.
- Needs to be cost effective for the smaller clubs, sprung floor please (no concrete)
- The changes noted, no additional comments to make
- Can't attend but want to come in and look through the proposals, would be looking for 1-2 sessions per week (archery)
- Can't attend but will you be looking at providing mirrors?
- Fitness class definitely interested at least one session a week.
- Can't attend but would be interested in musical activities, could you provide a piano?

## COMMUNITY ENGAGEMENT

**10<sup>th</sup> November 2022**

5.	a. Design. The industrial looking building looks out of place on the village recreation ground. Its height means it will overshadow neighbouring houses in Lily Road and Meadowbrook and the Scout Hut.	Design is based on agricultural rather than industrial. A variety of materials have been proposed to break up the massing. The planning officer has been asked to check the height, scale, and massing before submission of the planning application to ensure that it will not be detrimental to the local amenity
	b. Location. Green space for recreation, community events and sports is extremely valuable. The Parish Council should not even consider using the sports ground or the current children’s play area for this building and its car park. The size of building and car park indicates anticipated high usage and increased traffic in surrounding lanes. Brislands Lane is narrow – as a walker one is frequently jumping onto the grass verge to avoid vehicles. The junction with Lymington Bottom and Blackberry Lane is dangerous, with poor sight lines in both directions.	The Sports and Recreation Ground is the ideal place to site a new community facility that promotes sports and supports the community. There will still be outdoor sports and events, they will be better serviced. The play area being moved is to make it safer and be in full view of the building with access to toilets/café etc. The car park must serve not only the new building but existing users. The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school. All local users will be encouraged to walk/cycle where possible.
	c. Facilities. The building appears to be a large sports hall, not at all suitable for youth groups, exercise classes or recreational groups – who would probably not be able to afford to hire space. I was sorry to note the proposed relocation of the current very popular, well equipped spacious fenced children’s playground. As well as the excellent play equipment this gives space for a dog (and their faeces) free area for children to run and play ball games and families to picnic. An extremely valuable asset for the younger generation and their carers. The proposed new area did not appear to even approach the space and standard of the current facility.	The purpose of the building is to be multi-functional. There are 3 halls/rooms, with two that can be linked. The provision of the café/business hub means it will be affordable for everyone to hire. The existing playground needs new resurfacing, new fencing and replacement equipment, moving the play area gives the Council opportunity to redesign. It will have the same equipment, possibly more, and will be fenced off (dog free) and include an open play area. The design on the site plan is only indicative and does not represent what the new play area will look like. The community will be asked to feedback on what they would like to be included and will be an exciting project for all to be involved in.
	d. Landscaping. No comment.	

	e. Additional comments. Cost of the building and ongoing management and maintenance. I saw no mention of this at the consultation, but I doubt that the following generations of Four Marks residents will wish to be still paying for this building in 50 years, when it may well be obsolete. I am not in favour of this project.	A detailed business plan was submitted with both the grant application and loan application. This is currently being updated to reflect the changing economic situation. The building will be self-funding (café/business hub) and managed by a charity incorporated trust/trustees. The average Band D house pays £80 per annum in their Council tax to the Parish Council for the maintenance and upkeep of all council owned local facilities. That is £1.50 a week. The building has been designed to be future proof, with materials that have good longevity, and modular in design, so it can be expanded as and when required.
6.	a. Design. Ugly industrial building. Height shadows nearby houses. Size not justified. Scout hut left dark and isolated.	Design is based on agricultural rather than industrial. A variety of materials have been proposed to break up the massing. The planning officer has been asked to check the height, scale and massing prior to submission of the planning application to ensure that it will not be detrimental to the local amenity. Size has been based on Sport England sizes for various sports. The Scouts will be using the new building and the scout hut is at its end of life.
	b. Location. Loss of football practice ground. Detrimental to club and youth. Served by narrow lanes. Lymington Bottom crossroads dangerous.	The football training ground has been moved; it has not been lost. The building is for all sports clubs and primarily aimed at the youth. Use of cars will be discouraged with incentives to walk/cycle. The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school.
	c. Facilities provided. Reduced area for playground. No reason why vast hall would be used.	The play area is not to scale and will be redesigned, the diagram is only indicative and will be a community led project for its design. There is already indicative use of the large hall 5 nights a week.
	d. Landscaping. No room left for landscaping. Excessive tarmacking.	Landscaping will include tree, hedge and shrub planting with boosted hedgerows to soften the appearance. There will be no additional tarmacking. It will all be grasscrete/resin bound, of a natural colour.

	<p>e. Additional comments. No replacement of lost green space. Not agreed by Sport England. 50-year payback saddles 2 generations. Building needs replacement within 50 years. Detrimental to Benians and Village Hall with unnecessary competition. No indication of costs of managing and running. Wrong place entirely – should be smaller too. I am unable to support this project for which you have no mandate.</p>	<p>The Council will continue to improve and seek new recreational green space to compensate for any loss. Although not relevant, there is already a meeting planned with Sport England. The average Band D house pays £80 per annum in Council tax to the Parish Council for the maintenance and upkeep of all council-owned local facilities. That is £1.50 a week. The building has been designed to be future-proof, with materials that have good longevity, and modular in design, so it can be expanded as and when required. The building has been designed to complement The Benians Pavilion and Village Hall and not compete with them. Neither The Village Hall nor The Benians Pavilion can provide sports facilities. A detailed business plan was submitted with both the grant application and loan application. This is currently being updated to reflect the changing economic situation. The building will be self-funding (café/business hub) and managed by a charity-incorporated trust/trustees. The Sports and Recreation Ground is the ideal place to site a new community facility that promotes sports and supports the community. The Parish Council does have a mandate.</p>
7.	<p>a. Design. It looks like a cowshed. Will not win any architectural awards.</p>	<p>The agricultural design is intentional. A variety of materials have been proposed to break up the massing. It is a functional sport and recreational building, not a grand design.</p>
	<p>b. Location. Access via Lymington Bottom, Brislands Lane, Uplands Lane is complex, narrow, no pavements, streetlights etc.</p>	<p>The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school. All local users will be encouraged to walk/cycle where possible.</p>
	<p>c. Facilities. No stage/wings/lights for drama or music. Can the hall be used for auditorium? Good acoustics.</p>	<p>This is intentional as these facilities are available in the Village Hall.</p>
	<p>d. Landscaping. Loss of existing play area for a car park is sad to see.</p>	<p>The play area is not lost it is being moved and redesigned. The car park will be for users of all facilities of the Recreation Ground and will be soft landscaped to minimise impact.</p>

	<p>e. Additional comments. Wrong location, access, dubious finance/projections of costs of long period. Relying on 25-50 years pay off is too risky. Needs to have business plan to clear the loan in C.15 years. If existing VH trust decide to close and sell up for houses (why wouldn't they when land is in prime location!) as this building provide the same. Play schools, private hire etc. You are back to building again. I really worry that the building will be costly to run (heat, manager, receptionist), yet the income will be too low. So, who will make up the shortfall in that case? Is there any contingency that IF the building does not pay off as needed that the Council tax precept goes up? Don't forget the precept increase in 2022 was imposed without consultation. Any significant increase would not be welcome. I see this as a risky venture, and if the downsides are not properly prepared for, significant disruption in the village will occur.</p>	<p>The Sports and Recreation Ground is the ideal place to site a new community facility that promotes sports and supports the community. The average Band D house pays £80 per annum in Council tax to the Parish Council for the maintenance and upkeep of all council-owned local facilities. That is £1.50 a week. The building has been designed to be future-proof, with materials that have good longevity, and modular in design, so it can be expanded as and when required. The Council would work towards paying off the loan within 50 years, but to budget, it needs to be realistic. Village Hall Committee were approached to sell, and the decision was no. See the above reference to modular building and able to expand if required. A detailed business plan was submitted with both the grant application and loan application, which included a contingency plan. This is currently being updated to reflect the changing economic situation. The building will be self-funding (café/business hub) and managed by a charity-incorporated trust/trustees. There was an online and paper survey concerning the Precept increase, with support, or the loan would not have been accepted. There is no intention to increase the Precept further other than inflationary rises. A succession of project teams has been working for the last 10 years and a huge amount of due diligence has been carried out.</p>
8.	<p>a. Design. Flat roofs not good, will cause problems in future years, pitch too high.</p>	<p>Noted and will be fed back to the architects for consideration. The planning officer has been asked to check the height, scale and massing before submission of the planning application to ensure that it will not be detrimental to the local amenity.</p>
	<p>b. Location. Other places to consider.</p>	<p>Many locations have been considered. This location is the most suitable. However, the Sports and Recreation Ground is the ideal place to site a new recreational facility that promotes sports and supports the community.</p>
	<p>c. Facilities provided. No comment.</p>	
	<p>d. Landscaping. No comment.</p>	
	<p>e. Additional comment. Is it nice to have or a need to have?</p>	<p>Both. A succession of project teams has been working for the last 10 years and a huge amount of due diligence has been carried out to assess need. The village has grown by 30%, so there is significant a need.</p>
9.	<p>a. Design. Good (remove flat roof). Move reception to front.</p>	<p>Noted and the flat roof concern has been fed back to the architects, as has the location of the reception.</p>
	<p>b. Location. Good.</p>	<p>Thank you. Noted.</p>

	c. Facilities provided. Excellent	Thank you. Noted.
	d. Landscaping. As natural as possible.	Thank you. That is the intention.
	e. Additional comments. Excellent facility. Long time coming.	Thank you.
10.	a. Design. OK.	Thank you.
	b. Location. Appreciate that no other appropriate land has been offered. But dangerous and dreadful access at Brislands Lane/Blackberry Lane crossroads.	The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school. All local users will be encouraged to walk/cycle where possible.
	c. Facilities provided. I thought this was to be a new village hall, not a sports complex. We have a new sports centre for sports.	The consultation carried out in 2018 identified that 48% of the village wanted to keep the village hall, so this facility has been designed to complement rather than compete. There are several local clubs, whose members all live in Four Marks, who want a local facility. The purpose of having a local facility is so that people don't have to drive to Alton or Petersfield. It is proposed to be a community recreational hub, rather than a sports complex.
	d. Landscaping. Prefer not to move the children's play area. Total waste of money to move it. Use the road for parking not a separate car park.	The children's play area needs new surfacing in places, and new fencing and some of the equipment also needs updating. Re-locating in front of the building allows the community to become involved in the redesign and makes it safer for all users with direct access to the new facility. Extra car parking is needed, and it is better to consolidate it in one area; there is insufficient parking on the roadside.



11.	<p>e. Like that the coffee shop will be franchised out. Paying for a receptionist is ridiculous!!! This is 2022, use an online booking system or a volunteer at the end of a phone, as is used for the current village hall. Don't need to have a/pay for a marketing person.</p> <p>With dreadful access at Brislands Lane/Blackberry Lane then to advertise for businesses to come outside the village to use Four Marks and to use Uplands Lane/Brislands Lane , adding to more traffic to those roads is not sustainable.</p> <p>Four Marks villagers are paying for this facility and so they alone should benefit, not advertise widely.</p> <p>The display today was very badly advertised and the timing, just before Christmas, is not appropriate.</p> <p>At a cost of £150,000-£250,000 to connect the solar panels to the grid, makes it not cost effective to have solar panels. You have to do a cost analysis on this!!!</p> <p>There doesn't seem to be any budgeting or cost analysis on running this facility. So is this a white elephant!!</p> <p>Absolutely hate/hate/hate unisex toilets. Unhygienic and unsafe for women!!!</p>	<p>Thank you, hopefully, will boost local employment.</p> <p>There will be an online booking system of course. However, there will need to be a manager/caretaker employed and possibly part-time administrator to ensure that the building is run efficiently and deal with any issues during the day. The comments on paying for a marketing person, businesses from outside the village, and not advertising widely as only Four Marks villagers should benefit may be misinterpretations of the purpose of the facility.</p> <p>The drop-ins were advertised extensively on social media, the website, on notice boards and in the Four Marks News.</p> <p>Specialist advisers have been engaged in all design aspects of the building and a feasibility study was carried out.</p> <p>A detailed business plan was submitted with both the grant application and loan application, which included a contingency plan. This is currently being updated to reflect the changing economic situation. The building will be self-funding (café/business hub) and managed by a charity-incorporated trust/trustees. A succession of project teams has been working for the last 10 years and a huge amount of due diligence has been carried out to assess need.</p> <p>Agree on unisex toilets, this was one of the earlier changes, and they are now male/female. Except for the disabled.</p>
12.	<p>a. Design. No comment.</p> <p>b. Location. No comment.</p> <p>c. Facilities provided.</p> <p>d. Landscaping</p> <p>e. Additional comments. To build an L shaped building around The Benians Pavilion to achieve same as proposed but on a smaller scale. Reconfigure pavilion internals.</p>	<p>All proposals for incorporating The Benians Pavilion, including demolishing and rebuilding, were considered and discounted as not feasible, the facilities required could not be achieved. The Benians Committee are already in the process of putting plans together to reconfigure the pavilion internals.</p>
13.	<p>a. Design. No comment</p> <p>b. Location. Access roads need to be safe.</p> <p>c. Facilities provided. Full range of potential facilities need to be made clear (eg. tennis/basketball as well as badminton which his market)</p>	<p>The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school. All local users will be encouraged to walk/cycle where possible.</p> <p>All sports including football, tennis, etc, will be available. Badminton is marked to show the size of the halls.</p>

	d. New playing area would need to be available before the current play area is removed. The new playing area needs to be at least the same size as the current play space.	The relocation of the existing play area would be the last phase of the project. The design of the new play area will be a community-led project and will not be reduced in size.
14.	a. Design. Looks far too industrial.	Design is based on agricultural rather than industrial. A variety of materials have been proposed to break up the massing.
	b. Location. Shouldn't be on a green space.	The Sports and Recreation Ground is the ideal place to site a new recreational facility that promotes sports and supports the community.
	c. Facilities Provided. No comment.	
	d. Landscaping. No comment.	
	e. Additional comments. Will bring too much traffic to the area up small lanes (Brislands Lane). Do not want to borrow so much money to build it over a such a long period.	There will be incentives in place to encourage cycling/walking. Most community facilities are paid for by government loans and for budgeting purposes, a 50-year term is suggested, by may be affordable for less.
15.	a. Design. A good modern design incorporating all required facilities.	Thank you.
	b. Location. Location is suitable. Altered layout of the entire area is being done. This is good.	Thank you.
	c. Facilities provided. Good. Café should be well used, especially by parents of children using the new play park.	Thank you.
	d. Landscaping. Good that the re-development of the entire area is being undertaken.	Thank you.
	e. Additional comments. I support this development. 4 Marks needs a modern community hub, especially as the population has increased – and will probably increase further. I will organise a response from the 4 Marks putting club concerning a putting green.	Thank you for your supportive comments.
16.	a. Design. Looks fine.	Thank you.
	b. Location. Best place with plenty of room around the building	Thank you.
	c. Facilities provided. Tick.	
	d. Landscaping. Tick.	
	e. Comments. Just what this village needs especially with all the new housing already here and obviously we are going to be targeted even further in the future – on the very periphery of the South Downs National Park.	Thank you for your supportive comments.

17.	a. Design. It looks like an industrial building and is totally out of character.	Design is based on agricultural rather than industrial. A variety of materials have been proposed to break up the massing and fit with other similar buildings in the semi-rural location.
	b. Location. It has poor access due to the restricted width of Brislands Lane.	The Parish Council are working with highways to improve the Brislands Lane junction and an improved safer route to school. All local users will be encouraged to walk/cycle where possible.
	c. Facilities provided. I do not think that there will be enough demand for the café and business units otherwise ok.	There has been considerable feedback on the lack of facilities currently available at the Recreation Ground eg. refreshments, toilets etc. The café would support both internal and external usage and be used by not only users of the building but those visiting the play area, those waiting for children participating in sports activities, football spectators, dog walkers and other existing users. Business hubs are becoming even more popular since the pandemic, two facilities in neighbouring counties are used and full to capacity daily. There is nowhere locally with this facility or anywhere to hire fully equipped meeting facilities. They are hot desks, not business units.
	d. Landscape. There is none shown it will be a blot on the landscape.	Landscaping will include tree, hedge and shrub planting with boosted hedgerows to soften the appearance.
	e Additional comments. Losing green space. Poor road access via Brislands Lane. Financial model seems suspect.	Four Marks is surrounded by green space and the Council will continue to improve and seek new recreational green space to compensate for any loss. See the above comment on access. A detailed business plan was submitted with both the grant application and loan application, which included a contingency plan. This is currently being updated to reflect the changing economic situation.

ATTENDEES:

43 Attendees.

## COMMUNITY ENGAGEMENT

21<sup>st</sup> December 2022

Ref	Comments	Responses
18.	a. Design. Looks smart, like the design. Suitable for use/location	
	b. Location. Logical place for it, given restrictions and location of recent major developments.	
	c. Facilities provided. Excellent, but see below re cafe	
	d. Landscaping. Well thought out, but hard to visualise.	
	e. Comments. Not convinced by café. See logic but setting yourselves up in competition with local businesses. Would like to know impact/mitigation of extra traffic at Brislands Lane/Lymington Bottom junction. Overall will be an asset to the village/community and look forward to it going ahead.	The cafe is not intended to compete with the locals but provide a different option. It would only serve teas/coffees and light snacks and would not directly compete with the existing provision. The Parish Council are working with highways to improve the Brislands Lane/Lymington Bottom junction. All local users will be encouraged to walk/cycle where possible.
19.	a. Design. OK	
	b. Location. Good use of available space.	
	c. Facilities provided. Footpath to hall – very good. Café (tick), Other facilities (tick)	
	d. Landscaping. Good.	
	e. Comments. Please could visibility at Brislands Lane junction be improved, there will be greater traffic to the new hub. Could lighting also be better on the access road? Contact details provided.	The Parish Council are working with highways to improve the Brislands Lane/Lymington Bottom junction. All local users will be encouraged to walk/cycle where possible. Four Marks has a dark skies policy, but consideration could be given to low level lighting on the access road.
20.	a. Design. Like the overall design and glad more rooms to future proof the building.	
	b. Location. Happy with location. Suggest boundaries are landscaped to include trees for privacy.	Agree with this comment and would be prioritised.
	c. Facilities provided. Facilities look outstanding – a real asset to the village	
	d. Landscaping. Would be nice to see additional trees planted.	The Council has a robust tree policy in place and would aim to plant as many trees as possible.
	e. Comment. Please do persevere – this is something the village really needs.	Thank you.
21.	a. Design. Perfect.	

Ref	Comments	Responses
	b. Location. Perfect.	
	c. Facilities Provided. Perfect.	
	d. Landscaping. Perfect.	
	e. Comments. The archery club would be extremely interested in hiring the main hall facility for seasonal archery (Sep-Apr) 1-2 evenings per week dependent upon cost.	Thank you for your positive comments and the Council will talk further with you over usage.
22.	a.	
	b.	
	c.	
	d.	
	e. Comments. Consider music licence.	Noted. Thank you.
23.	a.	
	b.	
	c.	
	d.	
	e. Consider facility for a repair shop. A week booking possibly using small hall. Contact details provided.	Thank you. Sounds like a very good idea.
24.	a. Design. Great, broadly in support of the project.	
	b. Location. OK. Access – Negative.	
	c. Facilities provided. Great.	
	d. Landscaping. Great.	
	e. Comments. Facilities are much needed, location is fine, however alternative access route must be found. Brislands Lane is single track with very poor junction to LB. Increase traffic along LB. will be more dangerous and already a problematic area. It will also decrease likelihood or uptake of active travel. Re: Travels Survey through FM Primary School. This will make it increasingly unsafe for pedestrians and cyclists. We fundamentally oppose the access proposed to the Recreational Hub. Alternative access must be found. Has Winchester College been contacted?	Note. LB. Lymington Bottom. The Parish Council are working with highways to improve the Brislands Lane/Lymington Bottom junction, and safer pedestrian route to school. All local users will be encouraged to walk/cycle where possible. Alternative access has not been considered due to other restrictions, however this concern will be highlighted for further discussion.

Attendees:

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