

A NEW VILLAGE HALL / COMMUNITY CENTRE FOR GREAT HOCKHAM

- The Edinburgh Hall under construction (1956)



VILLAGE HALL HISTORY

- The current Village Hall, built 70 years ago, is managed by a group of trustees and operates as a registered charity (independent from Hockham Parish Council).
- Back in 2001, the village held a public vote on whether to improve the existing hall, or to build a new facility on the Playing Field, 25 years ago the majority voted to renovate the current hall.
- Today the current Village Hall continues to serve the village, however it is increasingly clear that the building is outdated and no longer fully meets the needs of our growing community.

PLAYING FIELD HISTORY

- Hockham Playing Field (5.6 acres approx.) was first leased from Hockham Estate by the Playing Field Association in the 1960's. In 2001 the lease was transferred to Hockham Parish Council and the current Pavilion (which replaced a much smaller cricket pavilion) was built in 2002.
- The current Pavilion has been used for a wide range of events over the years, including live music concerts, open-air cinema, and the annual fireworks display. It has also hosted the village Playgroup and provided changing facilities for both the village Cricket and Football teams.

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- The background of the slide is a photograph of a grassy playing field. In the foreground, there is a wooden fence. Beyond the fence, the field is open and green, with trees and a blue sky with clouds in the background. A small blue sign with the number '1' is visible on the right side of the field.
- In 2016 a new 25 year lease was drawn up, running from October 2015 until October 2040. Hockham Estate has traditionally and very kindly waived the annual rent.
 - While the current Pavilion served the community well for 20 years, modern day sports requirements & regulations have resulted in the current Pavilion falling into disuse.
 - In 2024 Hockham Parish Council took on board all the responsibilities and finances for the Playing Field and now runs the Playing Field as a committee of the Parish Council.

THE WOODSFORD CHARITY

- The Woodsford Charity was set up and registered in 2023 following the death of Christine Woodsford. The charity is managed by three trustees, Chris Garrod, Chris Wiltshire & Aaron Lambert.
- The charity's funds (currently ~ £400,000) have been invested with Churches, Charities and Local Authorities (CCLA) Investment Management Limited and National Westminster Bank.

PRESENT DAY

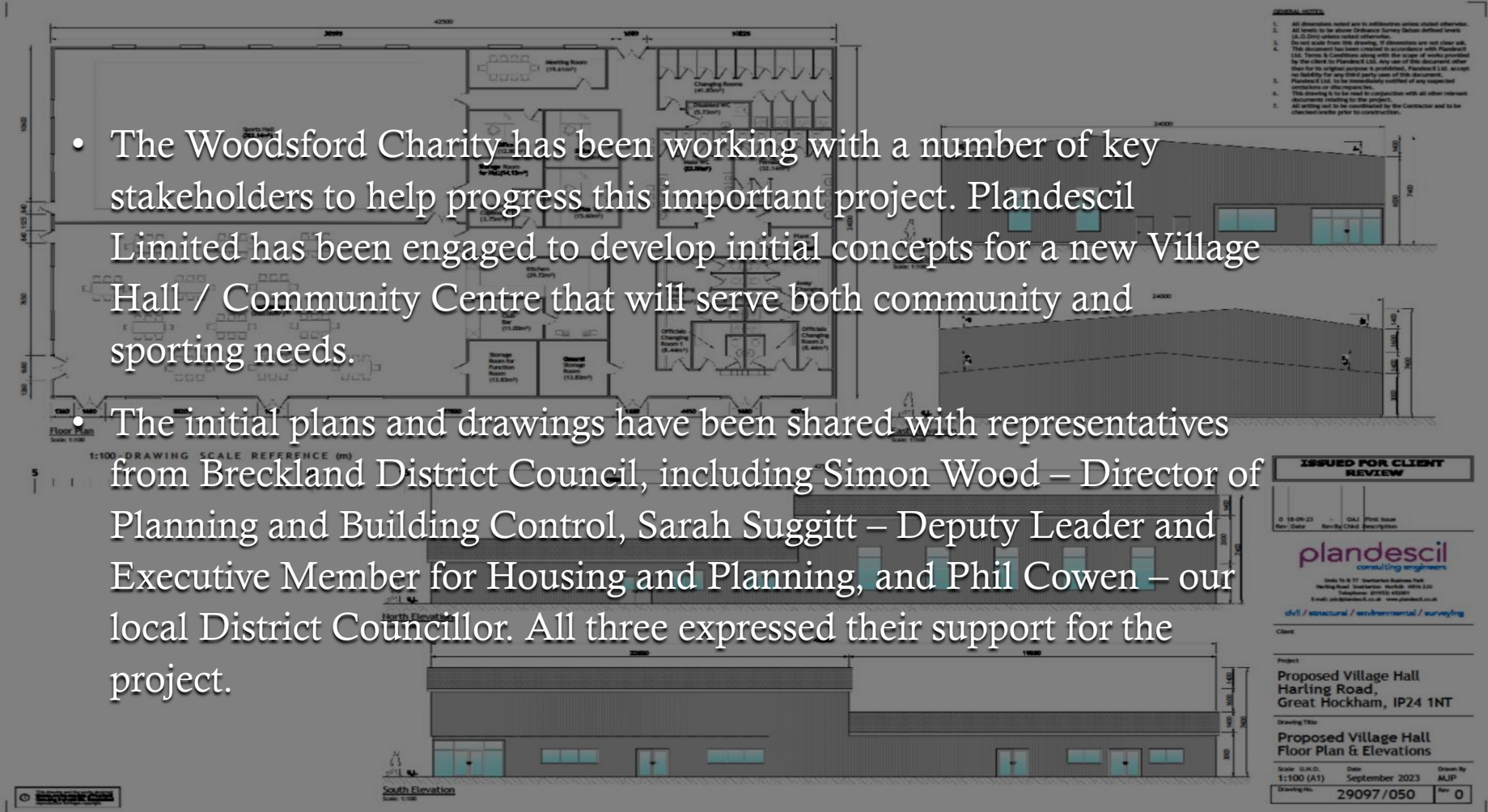
- The Village Hall Charity Trustees and the Parish Council both agree that a purpose-built, modern Village Hall and Community Centre would be a major asset for the village. A new facility would provide a versatile and accessible space capable of hosting a wider range of events, supporting more clubs and activities for people of all ages, improving health and wellbeing, and serving as a vibrant hub for community life for decades to come.

- Developing a new hall on the Playing Field would not only replace the ageing Village Hall and the disused Pavilion, but would also provide space for larger community events and help to re-establish local sports. It would meet the needs of the whole village and support future generations.



- The Woodsford Charity has been working with a number of key stakeholders to help progress this important project. Plandescil Limited has been engaged to develop initial concepts for a new Village Hall / Community Centre that will serve both community and sporting needs.

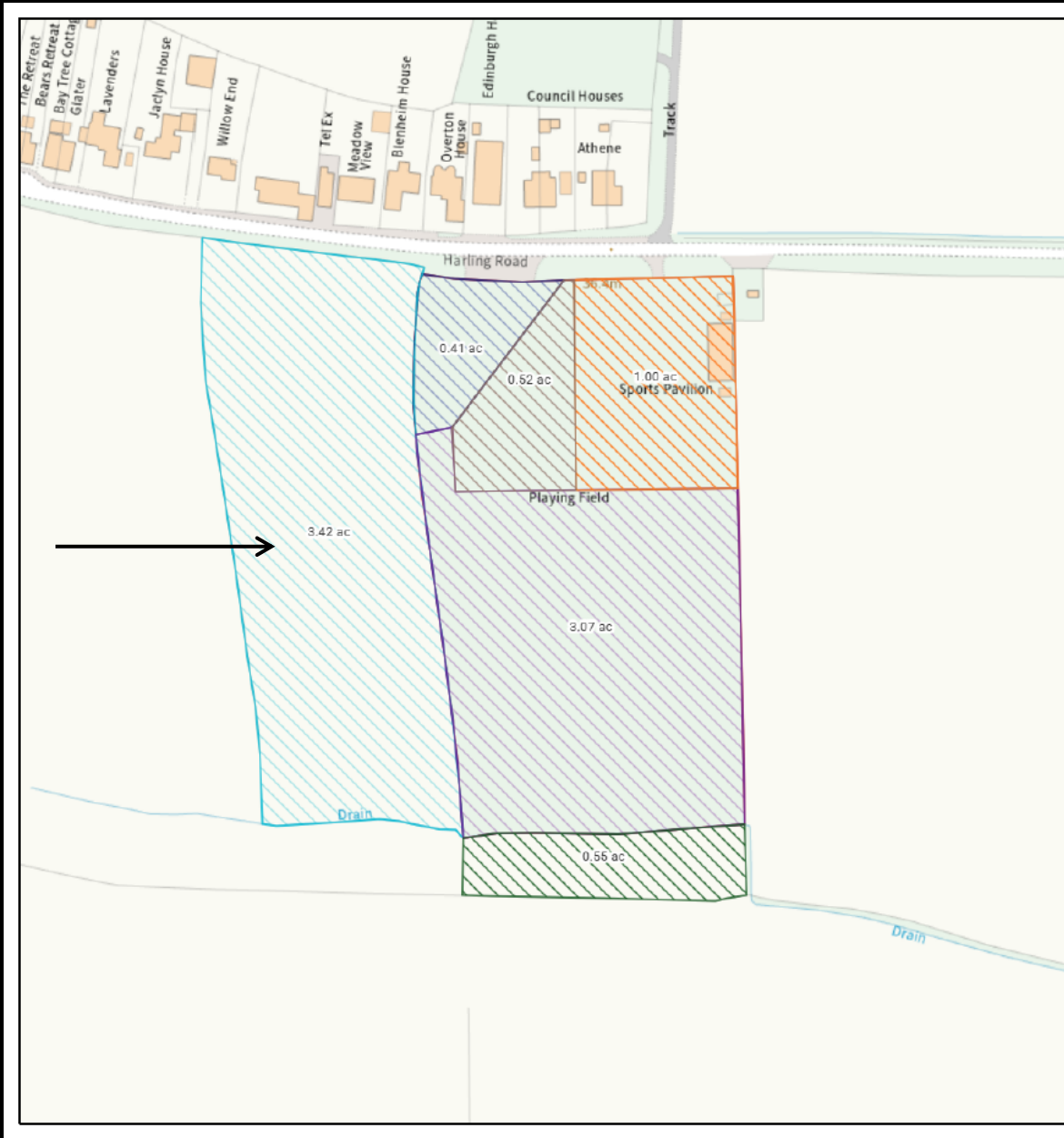
- The initial plans and drawings have been shared with representatives from Breckland District Council, including Simon Wood – Director of Planning and Building Control, Sarah Suggitt – Deputy Leader and Executive Member for Housing and Planning, and Phil Cowen – our local District Councillor. All three expressed their support for the project.

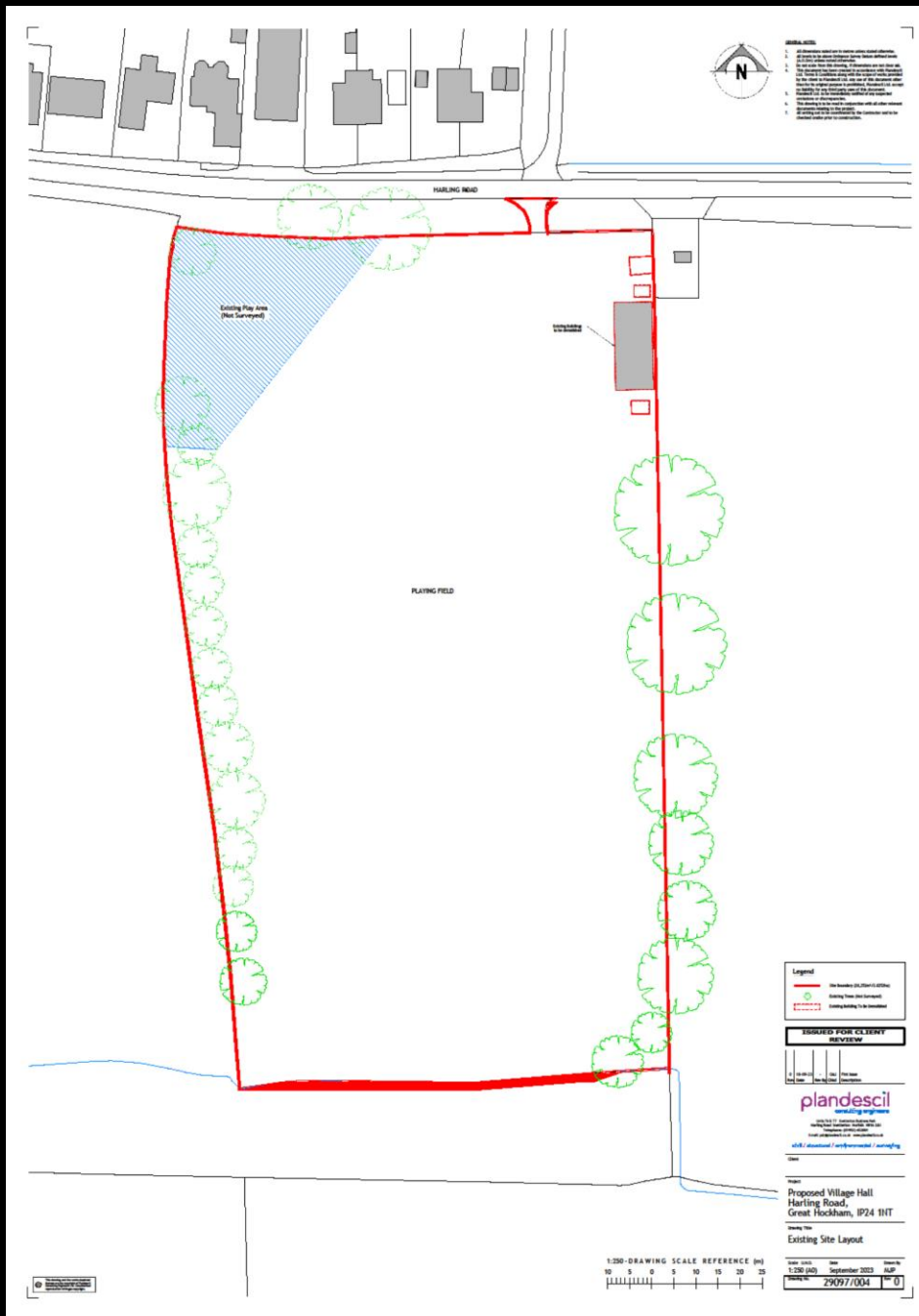


HOCKHAM ESTATE

- We have met with both John & Simon Trappes-Lomax and representatives from their land agent, Savills.
- John Trappes-Lomax has very generously offered to gift 1 acre of the Playing Field to the project (the maximum acreage that can be gifted as stipulated in The Settled Land Act 1925, Section 55).
- We are in negotiations with Hockham Estate to purchase a further 1 acre, which would provide a total of 2 acres.
- A new 50 year lease would then be drawn up for the remaining 3.6 acres of the Playing Field (the maximum length of lease as stipulated by The Settled Land Act 1925 Section 41).
- Hockham Estate have also offered to lease some additional land to the west, which would also allow the village to significantly increase the size of the Playing Field.

Potential Playing Field Expansion





Current Playing Field Layout



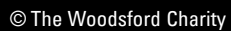
New Village Hall Orientated North/South

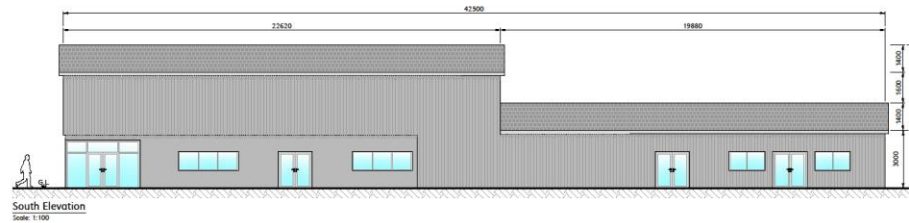
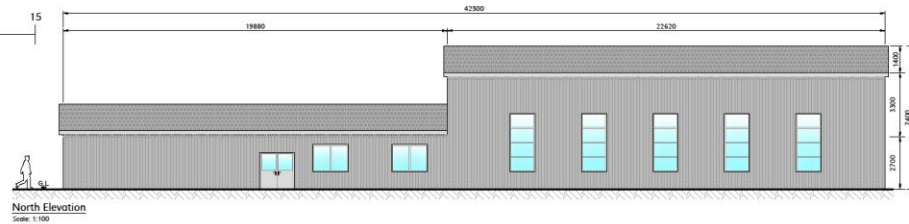
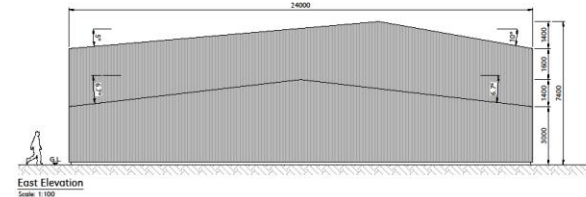
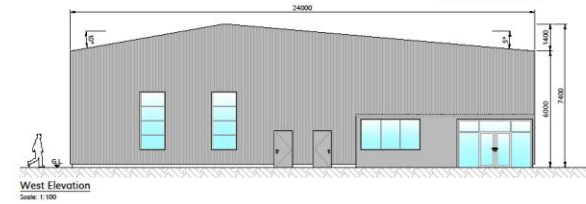
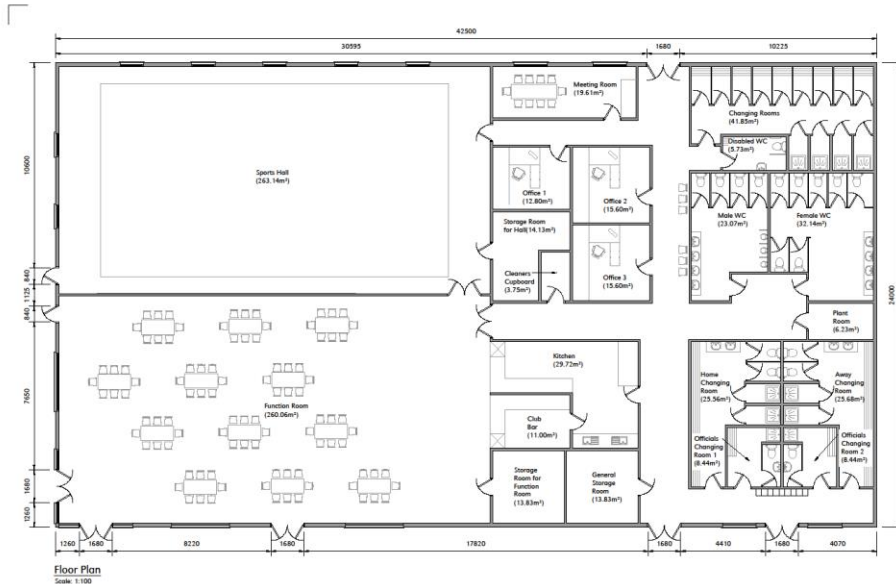
Football Pitch Orientated North/South





Football Pitch Orientated East/West





- GENERAL NOTE:**
- All dimensions noted are in millimetres unless stated otherwise.
 - All levels to be above Ordnance Survey Datum defined levels (A.O.D.M) unless noted otherwise.
 - Do not scale from this drawing. If dimensions are not clear ask.
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 - Plandescil Ltd to be immediately notified of any requested amendments or discrepancies.
 - This drawing is to be read in conjunction with all other relevant documents relating to the project.
 - All settings are to be coordinated by the Contractor and to be checked onsite prior to construction.

ISSUED FOR CLIENT REVIEW

Rev	Date	By	Chk	Description
0	18-09-23		OK1	First Issue

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civil / structural / environmental / surveying

Client:
The Woodsford Charity

Project:
**Proposed Village Hall
Harling Road,
Great Hockham, IP24 1NT**

Drawing Title:
**Proposed Village Hall
Floor Plan & Elevations**

Scale	U.N.D.	Date	Drawn By
1:100 (A1)		September 2023	MJP
Drawing No.	29097/050	Rev	0

WHERE DO WE GO FROM HERE...

- Complete the land gift and purchase with Hockham Estate so the village owns the northern part of the current Playing Field, this supported by a new Playing Field lease allows the Woodsford Charity to progress funding and grant applications.
- Gather verbal and written feedback from the village consultation and current Village Hall users.
- After the consultation period closes in mid-November, review the feedback, agree any changes to the concept drawings, update the drawings, and discuss them with Breckland Planning before applying for planning permission.

Note: This presentation and a feedback form are available on the village website