

THIS IS A WORKING DOCUMENT AND WILL CHANGE OVER TIME

Please always check that you are reading the most up to date version from the Heart of the Village website

	DESCRIPTOR	NARRATIVE	LOCATION	PROS	CONS
1.	<p>Morgan's Field - no amenity</p> <p>(Proposal from Heart of the Village team)</p>	<p>- Morgan's Field would contain facilities for outdoor recreation.</p> <p>- A plaque erected to explain the connection between Peter and Heather Morgan and the field.</p> <p>Comments & Questions :</p> <ul style="list-style-type: none"> - What's the difference to how it is now? - any landscaping should improve flood zone - needs a path direct to Pound Bridge - no purpose - use cash from sale of chapel lane chapel lane for purchase of part of beanfield & build a community centre - parking is important - why do we have to buy the lease? Could we reach an arrangement with Perkins 	Morgan's Field	<ul style="list-style-type: none"> - easy - minimal cost - land secured for community (historically used for parking during village fetes) - no impact on strategic gap - nice to keep as a village asset - should be purchased whatever other options result - Options in the future - Village owned - should be done 	<ul style="list-style-type: none"> - no amenities - not a meeting place - high risk of flooding - not safe to get to - no pavements - maintenance issues - no income generation - no change for limited gain - doesn't achieve anything - already have recreation fields - flood plain - Changing character - Does not work without - Can't walk to it - no carparking – if not a car park - no access - leave as it is - danger of stream/river for kids playing

<p>2.</p>	<p>Morgan's Field - modular building</p> <p>(Proposal from Heart of the Village team)</p>	<p>- A shop & small café area within a modular building, in addition to facilities for outdoor recreation, on Morgan's Field.</p>	<p>Morgan's Field</p>	<ul style="list-style-type: none"> - relatively easy to establish - some amenity - some social centre - could incorporate ground source heat pump, water recycling and solar - central location could enable more people to access on foot - central location - no large development attached to the scheme - central location - Village owned - has good feel - uses benefactors gift - community action - in heart of village - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - limited amenity - limited social centre - impact on strategic gap - challenge of flood plain - power line in highest point of field - modular buildings unattractive - planning permission is often limited to 1-3 years on modular buildings - theft risk - serious flood risk - permanent preference - not safe to get to - poor access / no footpath - trying to raise the bar not lower it - not attractive - a temporary feel - not very attractive - not keen on a temp building - flood plain - Is there a need for a second shop? - don't increase flood risk - don't want a portacabin as they're cold in winter, hot in summer - planning cost for 3yrs - building could be unsightly - sewage an issue - Further away for people who really need it
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<p>3.</p>	<p>Morgan's Field – building</p> <p>(Proposal from Heart of the Village team)</p>	<p>- A custom-built shop & café, in addition to facilities for outdoor recreation, on Morgan's Field.</p> <p>Comments & Questions :</p> <ul style="list-style-type: none"> - how much will it cost to prepare development plans? - study flood impact of building only in top corner? 	<p>Morgan's Field</p>	<ul style="list-style-type: none"> - excellent amenity - true social centre - could incorporate ground source heat pump, water recycling and solar - central location could enable more people to access on foot - permanent building - central location - could create improvement to access + roads, footpaths, pavements - permanent building preferred - preference for a permanent - Looks better than #2 - has good feel - uses benefactors gift - community action - in heart of village - on the bus route - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - impact on strategic gap - challenge of flood plain - power line in highest point of field - planning and fundraising would take time - costly to establish - theft risk - serious flood risk - permanent preference - not safe to get to - poor access / no footpath - too close to butchers - proximity to existing shop - traffic flow - access - flooding concerns - flood plain = costs involved in all the plans involving this field - Impacts on s/gap - Urbanization - Hedgerow is protected - shop needs parking – where will this go? - sewage an issue - Further away for people who really need it
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4.	<p>Buy the old shop</p> <p>(Discussed with Nigel Thomas)</p>	<p>- A shop & café and facilities for outdoor recreation are reinstated at the old shop by using the grounds and developing the storage barns behind the shop.</p> <p>note: storage barns have permission to be converted to residence but work has not yet begun.</p> <p>Comments & Questions :</p> <ul style="list-style-type: none"> - is it possible to rent not buy? - reduction of PO services + new location of school impacted old shop + it was mismanaged - parking still an issue but there's more here than at Leigh Sinton which is a thriving shop 	Brookside	<ul style="list-style-type: none"> - relatively easy to establish - some amenity - some social centre - quaint and fulfils expectations of what a village shop should look like - villagers are used to the location - includes a 4-bed residence - has some outdoor recreation space - opportunity for local people to have a share - lovely building - heritage / continuity - income options or rental - cost is more of a known quantity - least potential for losing money – an asset to be sold - Sell flat above/behind or rent - Serves that side of village - limits development elsewhere in countryside - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - listed building limitations - expensive (£500-550k to purchase + renovation) - would need to be made wheelchair accessible - lots of updating needed - maintenance issues - large financial concerns - parking & access concerns - why would we buy a failed business - limited size of the shop - listed building - large sum of money - parking concerns - road floods - 417 bus - Massive cost - no longer ideal site - no community spirit - 'listed' limitations - wheel chair access - bad vibes for history - floods - £500k is too much - shop is too small - shop "has had its day"
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5.	Inside the church (Discussed with Robert Ward)	- A self-contained, part-time shop & café inside the church building Comments & Questions : - who would profit? - people need some sort of plan / concept to understand what is possible - discuss using space for much more than shop Can we discuss with British Legion?	Rectory Lane + Rowberry's parking area	<ul style="list-style-type: none"> - some amenity - some social centre - parking could be available - the church are open to the possibility - would get more people into a beautiful building already in the parish - can be done well - mutual benefits - potential opposition - tested scheme that has been showed to work elsewhere - Improve sustainability of church + income - Uses existing HoV! - church more used - don't want to lose - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - very small space available for amenity - limited outdoor recreation space - would need denominational consent - hidden, so would not attract passing trade - poor access for shop deliveries - heritage building limitations - heating would need to be upgraded - would have to be part-time to fit in with church - both faith based and non-faith based residents could have issues with trading inside a church - how to split utilities - storage - security - impact of noise between church and shop - location - limited access - limiting clientele because of church location - neither this nor that – doesn't achieve either well - not central to village - limited for cafe - no possibility of passing trade
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<p>6.</p>	<p>Stoddard's Project – A</p> <p>(Proposal from Stoddard Family)</p>	<ul style="list-style-type: none"> - Stoddards would build a development of 25 houses, plus 7 affordable units on 2 parcels of land that are either side of existing driveway to Stoddard's property. - Stoddards would build an additional two-storey unit incorporating a shop & café on the ground floor with a car park and recreation garden area, and offer a lease on the shop to the BenComm for a peppercorn rent. - On first floor would be self-contained flats for private rental to be retained by Stoddard family. - The family would retain the freehold on both units with a built-in "First Refusal Option" for the BenComm to purchase the freehold of one or both units, at the cost of the build to the Stoddard Family, over and above the Community Infrastructure Levy if allocated, not its market value. <p>Comments & Questions :</p> <ul style="list-style-type: none"> - Parking may not be enough for extra business - input to shop/café design required - size of parking unclear - parking question: will there be sufficient parking? 	<p>Stoddard's Field</p>	<ul style="list-style-type: none"> - some amenity and social space at minimum rent - no infrastructure cost to community - site convenient for The Leys and school run - close to A4103 - concentric to the parishes of Cradley and Storridge - no impact on strategic gap - extra car parking - good for traffic - good location for school - good parking for school - less impact during build phase - better for passing trade - can walk via church - least financial risk - lot of use - more existing houses - Immediate access to a shop/café facility - Location is good – close to school - Beginning of village reflection with butcher on other side - Retains the green heart of village as it is on the edge - parking used by school mothers - not flood plain - piggy back on existing project - close to A4103 - walk in from West Malvern, could be a walkers hub - handy for school - not on a flood plane - parents from school able to visit the facility - potential to own flats would bring income - opportunity to create more parking to take away parking @ the school for all of Stoddard's options - close to leys + need a shop - spec on shop is to be discussed and flexible 	<ul style="list-style-type: none"> - limited input on shop spec - limited outdoor recreation space - location not central - could encourage more people to drive and may increase traffic through village - development within AONB - dealing with a developer and Hereford Planning for Section 106 - lease length not specified - shop not owned by community - road safety - increase in traffic through village - walking hazardous - not HoV - cost of running - service charges unknown - don't own facility - location not central - traffic hazard through village - Traffic level higher / tight - AONB – real issue on protected area - Not meeting the brief – not centre - tied into a planning application with Stoddard - can roads support the traffic - development precedent for building in AONB - not much space to "play" - flat roof building unpleasant to look at - limited space in the plans for the facility (no outdoor space) - unattractive shop staring at you from the estate - not central for other side of village (pixiefields) - safety issue children crossing to get to shop at a bend in the road - design issue: Character of building is not preferred (not attractive) - no children's play area adjoining project - parking provided would be for the shop but would get used during school run, extending
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					<p>existing bad congestion problems and impeding access to shop</p> <ul style="list-style-type: none">- sets a very dangerous precedent for creeping development towards the highly valued Lumbridge Woods area- If this gets planning then there would be no reason not to build 10 houses on Mr. Les Darrell's land in addition to the 2 that he has recently applied for (Queenswood). There would also be no reason not to build about 60 houses in the area between the Old Village Stores, Bandini and Stoddards land.
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7.	<p>Stoddard's Project – B</p> <p>(Proposal from Stoddard Family)</p>	<ul style="list-style-type: none"> - Stoddards would build a development of 25 houses plus 7 affordable units on 2 parcels of land that are either side of existing driveway to Stoddard's property. - Stoddards would gift a building plot adjacent to road, plus a contribution to the build cost for a stand-alone community facility. - Offer would be in lieu of Section 106. <p>Comments & Questions :</p> <ul style="list-style-type: none"> - is this a facility or a shop? - how much to build, etc? - Parking may not be enough for extra business - No portacabin (do it properly) - Slightly better than option 6. - option 6 could happen sooner than option 7 - option 7 needs additional funding and will take time - could option 6 have a facility designed by the community? - it would be overall cheaper to have the facility built at the same time as the rest of the project 	Stoddard's Field	<ul style="list-style-type: none"> - a site and some funding toward full amenity project - site convenient for The Leys and school run - close to A4103 - concentric to the parishes of Cradley and Storridge - no impact on strategic gap - Lower impact on build - community have control - already have recreational area in village - having butchers other side of village balancing choice - Location is good – close to school - Beginning of village reflection with butcher on other side - Retains the green heart of village as it is on the edge - close to 'old people' - convenient for elderly + mothers - more control over the look of the premises - offers more control in design of the facility – possible living space for employee above facility - exciting potential - location doesn't matter as people drive anyway 	<ul style="list-style-type: none"> - limited outdoor recreation space - location not central - could encourage more people to drive and may increase traffic through village - development within AONB - dealing with a developer and Hereford Planning for Section 106 - unknown plot size - unknown facility - road safety - increase in traffic - AONB - Traffic level higher / tight - AONB – real issue on protected area - Not meeting the brief – not centre - committee decision to decide on the look of the premises - not easy to walk to the location off-road (footpaths would need to be much improved) - need to find capital cost - would take time and money to achieve - needs the Stoddard financial contribution to be fully understood - many unknowns - too far away from Mathon - parking provided would be for the shop but would get used during school run, extending existing bad congestion problems and impeding access to shop - sets a very dangerous precedent for creeping development towards the highly valued Lumbridge Woods area - If this gets planning then there would be no reason not to build 10 houses on Mr Les Darrell's land in addition to the 2 that he has recently applied for (Queenswood). There would also be no reason not to build about 60 houses in the area between the Old Village Stores, Bandini and Stoddards land.
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8.	<p>Stoddard's Project – C</p> <p>(Proposal from Stoddard Family)</p>	<p>- Stoddards would build a development of 25 houses plus 7 affordable units on 2 parcels of land that are either side of existing driveway to Stoddard's.</p> <p>- Stoddards would gift the value of building plot adjacent to road, plus a contribution to the build cost for a stand-alone community facility on Morgan's Field.</p> <p>- Offer would in lieu of Section 106</p> <p>Comments & Questions :</p> <ul style="list-style-type: none"> - How much money would this release? - selling our souls but if it's happening then let's get involved - Would like to know more about the project - is the financial contribution worthwhile money? - parking at Morgan's Field needs to be discussed & funding to community not necessarily shop 	<p>Stoddard's Field + Morgan's Field</p>	<ul style="list-style-type: none"> - some funding toward full amenity project - combine contributions from multiple builds - more central location - The financial contribution gives high flexibility to develop different location - Location is good – close to school - Beginning of village reflection with butcher on other side - Financial support can be used at another location (not only Morgan's field) - more control to define the geographic location 	<ul style="list-style-type: none"> - development within AONB - impact on strategic gap - dealing with a developer and Hereford Planning for Section 106 - flood risk - flood issue - Unknown build costs - Traffic level higher / tight - AONB – real issue on protected area - Not meeting the brief – not centre - Trojan horse? - feels like the developer is making a payoff to the community - would need to get separate planning permission - seen as a sweetener - sets a very dangerous precedent for creeping development towards the highly valued Lumbridge Woods area - If this gets planning then there would be no reason not to build 10 houses on Mr Les Darrell's land in addition to the 2 that he has recently applied for (Queenswood). There would also be no reason not to build about 60 houses in the area between the Old Village Stores, Bandini and Stoddards land.
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<p>9.</p>	<p>Behind the scout hut - modular building</p> <p>(Discussed with Robert Ward)</p>	<ul style="list-style-type: none"> - A shop & small café within a modular building on what is currently Lowder's allotment. - Parking facilities on land currently leased to Rowberry's. - Church owned land and leased to Lowder's and Rowberry's <p>Comments & Questions :</p> <ul style="list-style-type: none"> - diocese question, parish may want to use the site - can the scout hut be knocked down to redevelop the site? - can finances from Stoddard development be used to develop the site? - who owns the building after 25 years if the land is not owned by community? - more info on availability of land - what about scout hut for shop – would scouting association sell it? 	<p>Lowder's allotment + Rowberry's parking area</p>	<ul style="list-style-type: none"> - relatively easy to establish - some amenity - some social centre - parking could be available - no impact on strategic gap - central location could enable more people to access on foot - used to be stables there - benefits construction - less building work - accessible on foot - close to village hall - could see if it worked and then build permanent building -enhances the historic heart of village - church used to draw the people together now shop & café - not beholden to developer - park at the church & improve it - opportunity to open up the space and use it - infill of “unused” land - brownfield location - central location - infrastructure (electric and water) already exists - opportunity to maximize the whole site potential - located close to the church/village hall - location is ideal - close to church and village hall - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - limited amenity - not a true social centre - modular buildings unattractive - hidden, so would not attract passing trade - poor access for shop deliveries - limited outdoor recreation space - wildlife sensitive site - planning permission was turned down on the site in 1980’s because of poor access - Lowder’s allotment area may be needed for new graveyard in the long term - diocese would not allow village owned facility to be built on glebe land - parking could clash with weddings, etc - ltd amount of people - not passing tade - poor access - access & parking worst location - very hidden - no financial help to develop site - poor access - unattractive building, not acceptable - traffic - small area - temporary structure - glebe land could be taken back
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<p>10.</p>	<p>Behind the scout hut – building</p> <p>(Discussed with Robert Ward)</p>	<ul style="list-style-type: none"> - A custom built shop & café on what is currently Lowder's allotment. - Parking facilities on land currently leased to Rowberry's. - Church owned land and leased to Lowder's and Rowberry's <p>Comments & Questions :</p> <ul style="list-style-type: none"> - diocese question, parish may want to use the site - can the scout hut be knocked down to redevelop the site - can finances from Stoddard development be used to develop the site? - who owns the building after 25 years if the land is not owned by community? - more info on availability of land 	<p>Lowder's allotment + Rowberry's parking area</p>	<ul style="list-style-type: none"> - good amenity - true social centre - no impact on strategic gap - central location could enable more people to access on foot - nicer facility - controlled -enhances the historic heart of village - church used to draw the people together now shop & café - not beholden to developer - park at the church & improve it - opportunity to open up the space and use it - infill of “unused” land - brownfield location - central location - infrastructure (electric and water) already exists - opportunity to maximize the whole site potential - located close to the church/village hall - location is ideal - close to church and village hall - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - church own land and leased to Lowder's and Rowberry's - hidden, so would not attract passing trade - poor access for shop deliveries - limited outdoor recreation space - wildlife sensitive site - planning permission was turned down on the site in 1980's because of poor access - Lowder's allotment area may be needed to new graveyard in the long term - diocese would not allow village owned facility to be built on glebe land - Would diocese let this be built? - money? - access & parking worst location - very hidden - no financial help to develop site - poor access - need finance to build attractive building - shop space needs to provide more products - concerns about people driving up by the church – most would go to Malvern - HoV has to be near school for passing trade to make shop viable
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<p>11.</p>	<p>Harrison's Project – A</p> <p>(Proposal from Phil Thomas, Harrison's agent)</p>	<p>- The Harrisons would build 25 houses and 5 affordable houses on Dilwyn's Field</p> <p>- The Harrisons identify BenComm as recipient of part of Section 106 funds to erect a stand-alone community facility on Morgan's Field.</p> <p>Comments & Questions :</p> <p>- Development not necessarily on Morgan's Field?</p> <p>- If Dilwyn's has to be used, preferable to other fields being looked at</p>	<p>Dilwyn's Field + Morgan's Field</p>	<ul style="list-style-type: none"> - some funding toward full amenity project - true social centre - development within centre of village rather than periphery - central location could enable more people to access on foot - no flood risk in Dilwyn's - Less money - central - walkable - footpath - more development should mean better facilities from Severn Trent, etc - housing development not close to many existing houses - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - impact on strategic gap - development within AONB - challenge of flood plain - power line in highest point of field - dealing with a developer and Hereford Planning for Section 106 - flood zone - access - building traffic - more traffic inc building - no volunteers - existing operations - flood plain - AONB - is there a need for extra housing? - infrastructure - contra to VDS - flood risk - must provide flood pounding - sewage management - dependent on developer - working with planners - flooding - AONB - access/road - would we get the necessary road improvement schemes and other services, etc - density of housing - narrow lanes nearby
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<p>12.</p>	<p>Harrison's Project – B</p> <p>(Proposal from Phil Thomas, Harrison's agent)</p>	<ul style="list-style-type: none"> - The Harrisons would build 25 houses on Dilwyn's Field and 8 affordable houses on the Beanfield. - The Harrisons would give remaining Beanfield to BenComm on long lease - They would put in road and utilities to site on the Beanfield for BenComm to erect a stand-alone community facility. - Facilities for outdoor recreation on Morgan's field. <p>Comments & Questions :</p> <ul style="list-style-type: none"> - money not necessarily for shop – poss for other facilities as well? - nobody wants to affect the butcher if possible - If Dilwyn's has to be used, preferable to other fields being looked at 	<p>Dilwyn's Field + Beanfield + Morgan's Field</p>	<ul style="list-style-type: none"> - all infrastructure taken care of by developer - excellent amenity - true social centre - development within centre of village rather than periphery - central location could enable more people to access on foot - long term protection of strategic gap - custodianship of beanfield - Protect beanfield - use of beanfield - more development should mean better facilities from Severn Trent, etc - Shop on Bean Field would need a footbridge over the river to link to paths to Old Post Office and Buryfields areas. This would be a "pro" if provided by developer. - sports field possibility? - housing development not close to many existing houses - opportunity for wildlife conservation on "Bean Field" - could be a walkers hub from Mathon and West Malvern etc 	<ul style="list-style-type: none"> - impact on strategic gap - development within AONB - dealing with a developer and Hereford Planning for Section 106 - who would pay for the building? - who pays for building? - AONB - is there a need for extra housing? - infrastructure - contra to VDS - flood risk - must provide flood pounding - sewage management - dependent on developer - use of the bean field for the village might allow the rec ground on chapel lane to be shut down - would we get the necessary road improvement schemes and other services, etc - off the road - large field (Bean Field) could be burden on community to maintain (although wouldn't necessarily need to be mown etc). - affect wildlife corridor along river? - shop not very visible from road - not convenient for buryfields area unless path/bridge built - density of housing - narrow lanes nearby
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13.	<p>Harrison's Project – C</p> <p>(Proposal from Phil Thomas, Harrison's agent)</p>	<ul style="list-style-type: none"> - The Harrisons would build 25 houses on Dilwyn's Field and 18 houses, including 10 affordable houses, on the Beanfield. - The Harrisons would build shop & cafe set into the bank above the brook in the Beanfield, complete with road and utilities - The Harrisons would give remaining Beanfield to BenComm on long lease - Facilities for outdoor recreation on Morgan's field. <p>Comments & Questions :</p> <ul style="list-style-type: none"> - money not necessarily for shop – poss for other facilities as well? - nobody wants to affect the butcher if possible - layout of proposal needed - If Dilwyn's has to be used, preferable to other fields being looked at - widening Kingsbridge Lane needed? - Could some of the Bean Field still be rented out for agricultural purposes? - In order for proper consideration of the Harrisons' options, then layout of proposed housing would be needed 	<p>Dilwyn's Field + Beanfield + Morgan's Field</p>	<ul style="list-style-type: none"> - excellent amenity - true social centre - all building and infrastructure taken care of by developer - development within geographical centre of village rather than periphery - central location could enable more people to access on foot - long term protection of remaining undeveloped strategic gap - more for the village - Shop & café - Protect beanfield - Houses down side of road - better building - more development should mean better facilities from Severn Trent, etc - Shop on Bean Field would need a footbridge over the river to link to paths to Old Post Office and Buryfields areas. This would be a "pro" if provided by developer. - housing development not close to many existing houses - opportunity for wildlife conservation on "Bean Field" - could be a walkers hub from Mathon and West Malvern etc - The parkland will link the two halves of the village, good for walkers and cyclists 	<ul style="list-style-type: none"> - impact on strategic gap - development within AONB - dealing with a developer and Hereford Planning for Section 106 - too many houses - AONB - is there a need for extra housing? - infrastructure - contra to VDS - flood risk - will threaten to cause coalescence of the two parts of the village - must provide flood pounding - sewage management - dependent on developer - less of beanfield - reliability of developer - would we get the necessary road improvement schemes and other services, etc - large field (Bean Field) could be burden on community to maintain (although wouldn't necessarily need to be mown etc). - affect wildlife corridor along river? - shop not very visible from road - not convenient for buryfields area unless path/bridge built - density of housing - narrow lanes nearby
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<p>14.</p>	<p>Inside the village hall</p> <p>(Discussed with Jan Dampney)</p>	<p>– A part time shop & café are provided inside the village hall</p> <p>This is no longer a valid option because the Village Hall committee does not support the idea</p> <ul style="list-style-type: none"> - it wants the building to remain as a Village Hall - and trading is not allowable within the Village Hall Charitable Trust’s constitution. <p>Comments & Questions :</p> <ul style="list-style-type: none"> - this is a possible option and VH committee should explain their position to village – not objective 	<p>Rectory Lane</p>	<ul style="list-style-type: none"> – some amenity – some social centre – central location could enable more people to access on foot 	<ul style="list-style-type: none"> – limited amenity – hidden, so would not attract passing trade – poor access for shop deliveries – listed building limitations – would have to be part time to fit in with village hall activities – could impact charitable status of VH – storage – security – split utilities – limited outdoor recreation space
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Additional comments – not option specific:

- Comments depend on where people live (location)
- pub creates community spirit and brings people in ie. Common community centre – to bbq or picnic communal area – not shop!
- How could this also support the school? School growth – more kids, etc. Drs also. Impact on roads.
- build on Chapel Lane Recreation Ground and use money for community facilities?
- use money from developments to rehouse scouts?
- redevelop the scout hut so that it is dual use - shop and cafe, plus it can still be used by scouts
- what about building a shop/cafe on Chapel Lane playing field?