

Category	Question	Council's answer
Cost 3 likes	Why was one position of the building £30k more than the other ?	One building was further away from the Village Hall than the other, so it would cost more to put the services in with longer trenches and cable runs.
Design 15 likes	<p>Why put ugly porter cabins on a lovely grass green area - I last saw these in high school !</p> <p>The track where kids like going round on there scooters , losing space for outdoor activities, Broomfield fc own the pitches so have to respect they don't want people smashing up there pitches in winter months.</p> <p>The noise for Ridley road residents have BPC ask them?</p> <p>There working on the play area now - why not expand that for zip lines like paradise park in Writtle ???</p> <p>Explain Muga for more outdoor activities including tennis football hockey netball etc this will be more use for public of all ages and promoting mental and physical health</p>	<p>Thanks for letting us know your views on this. As a result, we're now investigating other locations – not on the green grass. Demountables are much cheaper than 'bricks and mortar' but can be made to look quite attractive nowadays by adding a nice exterior surface. We're looking into that too.</p> <p>The two fields near the Hall actually belong to the Parish Council and the Village Hall Charity', but we take your point about space for outdoor activities nonetheless. That's why we're now investigating other locations – not on the green grass.</p> <p>Yes we have and we're bearing their comments in mind as we investigate more options.</p> <p>That's an interesting idea – thank you. The specification for the new play area was agreed a while back, but we'll bear it in mind for the future. A different location might be needed, as we wouldn't want to obstruct access to the Angel Pavilion.</p> <p>Another interesting idea – thanks. We'll also bear that in mind, though it would be a pretty big project so would need careful thought and research. It would also mean extending the MUGA on to the grass and the cycle track, so it may not be popular with everyone</p>

<p>Facilities 5 likes</p>	<p>Car park- does it make sense to dig up a newly laid car park, all because of a demountable for a youth club? Especially knowing that from the survey conducted, will not be used much. I am going by the survey results for this</p>	<p>Any kind of new built facility would affect either the car park or the grass area, though you're quite right that we should keep any impact to a minimum. Any work done on the car park would include making good. The CVHS survey suggested a solid group of young people would use a club, but we're continuing our research with other schools.</p>
<p>Cost 4 likes</p>	<p>How much is allocated with regards to planning application costs? If the plans were rejected, I am just wondering how much will have been wasted trying for a successful application</p>	<p>Agreed – we wouldn't want to lose any money on an unsuccessful planning application. So, we will get 'pre-application advice' from the City Council planners, when we've finished looking at the best options. That is relatively cheap and reduces the risk of an unsuccessful application.</p>
<p>Research 23 likes</p>	<p>What is the reason for not trialling the youth club in one of the existing premises in Broomfield to see what the uptake would be before committing £200k upwards to a permanent building?</p>	<p>The working group looked at all the possible options in Broomfield before concluding that a building was needed. There is more detail in the Chairman's Blog (the blog before the most recent one) on our website. However, we're continuing to keep an eye out for any new possibilities in the Village.</p> <p>The cost of the original Option A was actually £170k, but we know that is still a lot of money. That's another reason for investigating locations closer to the Village Hall, not on the Field.</p>
<p>Environment 15 likes</p>	<p>What consideration has been given to the environmental impact of digging up a large area of green open space to place a building on a site where 2 buildings already stand.</p>	<p>It's a very important point, so a lot of consideration is being given to the environmental impact. That's why we're now investigating other locations – not on the green grass.</p>

<p>Environment 6 likes</p>	<p>What consideration has been given to the aesthetics of the building in relation to its location in the middle of a park, and of the surrounding woodland/trees.</p>	<p>Another very important point, so again a lot of consideration is being given to aesthetics. While it was never going to be in the middle of the Field (despite reports on social media!), it is another reason why we're now investigating other locations – not on the green grass. Also, if we can find a cheaper location (nearer to the Hall), we could use some of the saving on a better exterior finish, more in keeping with the setting.</p>
<p>Users 6 likes</p>	<p>What is the intended age range of the user? is it limited to years 6-13 or would consideration be given to widening that age bracket to include year's 3-5 and even pre-schoolers during the day.</p>	<p>We want the building to be as multi-use as possible, so that the benefits can be shared with as many groups as possible. Thanks for the specific suggestion about Years 3-5 and preschoolers – noted!</p>
<p>Facilities 18 likes</p>	<p>Why add a cafe element just for youths when there is a perfectly good cafe already on the same site, which they will probably go to if it appeals to them to do so, its doubling up of facilities.</p>	<p>The idea here isn't so much about providing a service for the general public. As you say, they already have delicious treats on offer at Cheerful Chai!</p> <p>Rather it's about involving young people in creating, managing and operating the service. We hope to give them experience, responsibility and enthusiasm, so any edible products will be a bonus! Who knows – if we can create confidence and a passion for hospitality, the young people may want to go on to work at other local venues, such as Cheerful Chai, as well as developing valuable life skills.</p>

<p>Costs 9 likes</p>	<p>If the youth club didn't go ahead, what could that money be legally spent on? Library made better? Build a doctor's surgery? a skateboard park?</p>	<p>Councillors are passionate about getting better facilities for all sections of our community. One-off capital money (such as the CIL money arising from new development) is important but not the only factor. All new projects need careful research and planning and consideration of the likely benefits.</p> <p>To pick up your specific suggestions:</p> <p>We have started a dialogue with the CCG (which is responsible for primary care) about getting a GP surgery in Broomfield. We're on the case, but it will be a very long haul due to NHS processes and the current need for them to prioritise Covid. At the moment, money isn't the issue.</p> <p>We've also discussed a new library with the County Council Library Service. In principle, they're willing to consider a proposal for a new library building next to the Village Hall. Do you think that would be a good idea? If so, please tell us, as there are a range of different views at the moment.</p> <p>A skateboard park was considered a few years ago, but most people seemed to prefer the Adventure Cyclepath instead. That was probably the right call, as it seems to be well used. A skateboard park would have quite a big visual impact on the green space, so a lot of people would be concerned about that.</p> <p>As a matter of fact, all new facilities tend to mean a loss of green space to some extent – another important factor to consider when planning them.</p> <p>Thank you for raising these ideas. Please keep telling us what you would like us to use CIL money on so that councillors can investigate the possibilities.</p>
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<p>Function 8 likes</p>	<p>What is the point of this building? Like seriously, it would be an eyesore and there are already two perfectly good buildings that can be used for organised youth activities.</p>	<p>We certainly don't want to build an eyesore! We've listened to the comments about the visual impact of a building on the edge of the Field – thanks again for raising these concerns. That's why we're now investigating other locations – not on the green grass.</p> <p>The idea of extending one of the buildings (rather than building a separate one) is good. If we were to use public money, it would need to be kept in public ownership, i.e. the Village Hall.</p> <p>Before lockdown, the Hall was choc-a-bloc with village activities and has no small rooms to offer. So an extension to offer that kind of much-needed modern facility is certainly worth exploring further.</p>
<p>Design 11 likes</p>	<p>Has extending the existing village hall (or building right next to it if money can't be used for "renovations") been evaluated as an alternative to building on green space?</p>	<p>An excellent idea – thank you. See the answer above. There is so much pressure on our valued, tranquil green spaces – just when high stress levels make tranquil spaces so important for relaxation. It is certainly better to extend/co-locate where possible and leave green space to be enjoyed.</p>
<p>Running costs 2 likes</p>	<p>Presumably someone or some people will need to be employed to run, maintain the youth club. Also maintenance and equipment. What are the annual running costs?</p>	<p>No the expectations that the facility will be largely run by volunteers and overseen by BPC and Village Hall staff.</p>
<p>Longevity 3 likes</p>	<p>Although the initial building cost is council funded, I understand any other costs will be generated by grants as it is a not for profit venture. If habits and desires change and the youth club becomes unviable and disbands, or due to lack of volunteers, can the building then be used for profit so it doesn't get left to sit and rot? If this occurred what is its intended use?</p>	<p>A very good point - life changes so fast nowadays, and with it people's leisure activities. Our vision is to create multi-purpose rooms that can be adapted to meet a range of community needs, now and in the future. It would be good to offer smaller rooms and space that can accommodate 'messy activities' (e.g. not with expensive wood flooring) - for any age group that needs to create the occasional mess!</p>

<p>Design 2 Likes</p>	<p>What consideration has been given regards vandalism and fireproofing. This area has had its fair share of damage and these types of buildings are not particularly good in this area. I worked on trafalger Sq when the poll tax rioters set fire to our site cabins- causing lots of them to burn down.</p>	<p>Security will be fully considered and incorporated into the exist facilities.</p>
<p>Governance 4 likes</p>	<p>Is there a conflict of interest in a Parish Councillor voting for a large sum of money to be awarded to a project that they themselves are chair of?</p>	<p>Councillors have to be careful when they stand to gain personally from a decision, but when the money is being spent for something that will be of benefit to the community, there is no personal gain</p>
<p>Governance 5 likes</p>	<p>Is there a conflict of interest in other Parish Councillors voting for a large sum of money to be awarded to a project that their fellow Councillor / Colleague / friend is the chair of?</p>	<p>All council decisions involving money have to be considered carefully and there are rules to stop councillors making a personal gain. For a project like this, you would expect many of the councillors to take a strong interest in promoting the idea.</p>
<p>Environment 6 likes</p>	<p>BPC make a statement on why they feel it is justified to put a building in the middle of the park, on precious green public space in the village? As more green space in the area is developed for housing, how can it be justified to lose public land in the already not large field?</p>	<p>Absolutely – green space should be protected as much as possible, not just here but throughout the village.</p> <p>That’s why we’re now investigating other locations – not on the green grass. Please see answers above that expand on this point.</p>

<p>Cycle track 7 likes</p>	<p>How will the proposed building impact the cycle track that currently runs around the field? Will it have to be rerouted or made shorter? Or will it run around the building, making it difficult for parents to safely keep view of their young children as they go around it?</p>	<p>A good point. It could be re-routed, but people seem to like it where it is. That's a further reason why we're now investigating other locations – not on the green grass near the track.</p>
<p>Equipment Cost 1 like</p>	<p>How will all the equipment be funded? Councillors have mentioned online that they are planning to provide gym equipment and a recording studio. It was stated that "the furniture and the equipment will be provided by the lottery funding" but then that no funding applications could be put in until the building was erected. Has any funding been guaranteed to date? Or is this just hoped for? How will the building be equipped if lottery funding applications are not successful?</p>	<p>There are no immediate plans for the Council to fund furniture and equipment. The volunteer team are confident that this can be funded by grants from various sources.</p>
<p>Equipment 3 like</p>	<p>Will a gym, a recording studio and a cafe space for 40-50 teenagers fit within one demountable?</p>	<p>We won't be able to do everything – these are just ideas at present. The main thing is to involve the young people themselves in deciding what the priorities should be, what is feasible etc. Learning how to balance priorities/expectations and to take difficult decisions is an important part of citizenship – and growing the next generation of parish councillors!</p>

<p>Research 4 likes</p>	<p>What research has gone into consulting with Broomfield's teenagers about what they would really like to see public money spent on? Have they been consulted on a range of options, or just asked do you want a youth club yes or no? The Chairman's blog stated that it has been "extensively researched" but personally I have only seen the survey sent to CVHS parents in Nov 2020, that only asked about a Youth Club. From what I can see from that survey - of the 10% of people who cared enough to respond, the vast majority said that they did not want a youth club open more than three days a week. Yet the decision was then made to have a dedicated building open every day. Has there been further consultation with local teenagers than this survey? If so it would be great for local people to see the results/findings of these please.</p>	<p>The idea is based on the success of the project in Springfield, members of that team will be involved in setting up the Broomfield facility.</p> <p>Speaking with the young people in the area. Asking the 20% of young people who attend Springfield who live in Broomfield for their input.</p> <p>Discussions regarding the idea have been had with Essex County Council, Chelmsford City Council, Chelmer Valley High School a charity know as Lads Need Dads, and V Ford MP for Chelmsford and Parliamentary Under-Secretary (Department for Education) all have been very positive and very supportive. Details of discussions have been circulated to Councillors and are publicly available.</p>
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<p>Building 5 likes</p>	<p>If this youth club project has been in the planning stage for several years, plus the village hall is consistently fully booked, why did BPC not purchase the old football club when it was for sale? This location tucked in the corner of the park is much less invasive to the park, than putting one in the middle of the park, taking up well used green space and causing an eyesore of a building to block the view of the lovely countryside beyond.</p>	<p>We tried, but as a public body we had to take advice from the District Valuer and others about its actual value. In the end, it sold for nearly 7 times that value!</p> <p>However, it has worked out for the best, as Myra has done a great job on it and the new café is a wonderful local resource.</p> <p>We certainly don't want to build an eyesore! We've listened to the comments about the visual impact of a building on the edge of the Field and on the lovely countryside beyond. That's why we're now investigating other locations – not on the green grass.</p>
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<p>Building 9 likes</p>	<p>Is it an option to locate the demountable on one of the sides of the existing village hall? This would be less of an eyesore in the park. Even if more parking was added beyond the MUGA, the lovely views of the park would not be obstructed. I think so many more people would be supportive of this project if the building was not located on the field. To me, this is my biggest concern.</p> <p>I am not at all opposed to a youth group, in fact I think that this would be an excellent use of public money. I just find so many problems with the proposed location of the building.</p>	<p>A very good suggestion – please see the answers above for our response.</p> <p>Thanks for this comment. It’s really helpful to get clear, prioritised views like this.</p>
<p>Volunteers 4 likes</p>	<p>How many volunteers would be needed to keep this running? If its open every day and I'm guessing you would need a minimum of 2/3 volunteers per evening. I know from personal experience running a youth project, that it is quite difficult to find volunteers who will commit to helping one day a week for a long term period. We had three members of paid staff and a handful of volunteers who came and went. If one of the main volunteers overseeing the project wanted to step down in a few years' time, will someone else be willing to give up so much of their time for free?</p>	<p>We already have bank of volunteers ready and waiting to start, We are able to have access to volunteers if needed via the Essex Voluntary services.</p> <p>Once we are ready to open we will of course advertise for new volunteers, if anyone is interested please get in touch.</p>

<p>Maintenance costs 4 likes</p>	<p>Who will fund ongoing costs such as building maintenance and cleaning, water and electric supplies etc?</p>	<p>This is detail that has not yet been explored in full but as the property will be owned by the Village Hall Charity it is logical that at least maintenance will be the responsibility of the charity and therefore ultimately the Council.</p> <p>Contributions towards amenities will be discussed nearer the time of completion</p>
<p>Alternatives 4 likes</p>	<p>What other options have BPC looked at to spend the pot of money available? Or has only a youth club building been pursued?</p>	<p>Investment has already been made in resurfacing the Village Hall car park and the total refurbishment of the children's playground. Over a long period of time whenever surveys and open evenings have been held the provision of facilities for young people has always come out highly. For that reason, the Adventure Cycleway was built, the kick wall moved to a far better location and the table tennis table installed. BPC will continue to consider other projects as they arise.</p>

<p>Antisocial behaviour 7 likes</p>	<p>Many people have concerns about a large number of teens exiting a youth club building late in the evening, into the park. After the volunteers have left, how will any possible anti-social behaviour be managed? Will this be a turn off to other people using the park in the evening - eg older people walking in the park. I know most teenagers are completely harmless, but when they are in large groups it can be very intimidating to vulnerable people such as the elderly or younger children. Will other groups of people start using the park less?</p>	<p>We expect all 'younger youths' to be collected by their parents once the session is over. 'Older youths' will either be collected by parents or, if not, will be escorted from the carpark. Our staff will be available on the carpark to see them away from site.</p> <p>Of course this is an issue for any youth facility, including the proposed one at the Angel Pavilion, so has to be properly managed wherever it is offered. However, the main point is we want to make 'being young' a more positive experience for all our young people, especially those to who don't have the good start in life that everyone would like.</p> <p>If we succeed, it will be great for the whole Broomfield community, young old and in between! We want to provide positive experiences where young people can grow and learn whilst also enjoying themselves. That should also reduce the need for groups of youngsters to hang around in various places around the village, which, as you say, can seem intimidating for others</p>
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<p>Costs 8 likes</p>	<p>Can the available pot of money not be spent on hiring an existing building 1-3 nights per week? Are there rules stating that it cannot be spent renting a privately owned building, or is this a decision BPC have made? Angel Pavillion was considered "too expensive" to rent, but surely it would be substantially less than a brand new building? Or the timetable of the Village Hall on BPC's website shows that currently both halls are vacant on Wednesdays, Saturdays and Sundays. Why could the youth club not be trialled at the Village Hall 1-3 evenings a week for a short period of time to decisively prove that there is enough demand to have a dedicated building open every evening? If there is proven need to provide a youth club every evening of the week then I think more people locally would be supportive of a new building.</p>	<p>The money we have available is capital – it's funding that developers have to contribute towards the cost of infrastructure. If we don't spend it within a certain time, we might lose it.</p> <p>If we rent other buildings instead, it's an ongoing cost that has to be met from our share of the Council Tax ('the Parish Precept') year on year. So it makes sense to fully utilise developer funding to invest in new buildings and the like. That reduces the need to rent premises in the future, so helps to keep the Council Tax down.</p> <p>Re: other buildings, the working group looked at all the possible options in Broomfield before concluding that a building was needed. There is more detail in the Chairman's Blog (the blog before the most recent one) on our website. However, we're continuing to keep an eye out for any new possibilities in the Village.</p>
<p>Timing</p>	<p>Why is the decision being made to proceed with the new building now, in the middle of a global pandemic when groups of people are not allowed to meet up indoors? Would it not make more sense to wait until we are out of the pandemic and we know that youth groups can even go ahead in the near future? It could be years before large groups of people can congregate indoors without social distancing measures in place. No-one knows.</p>	<p>In local government, nothing happens fast!!</p> <p>Even if we go full steam ahead now, a new building won't be ready until well after the current lockdown ends and everyone is vaccinated.</p>

<p>Communication</p>	<p>Why are local residents with sensible questions and legitimate concerns being treated with such disdain and made to feel that we are being a nuisance?</p> <p>Personally, I found the comments in the Chairman's blog quite offensive and condescending "Regrettably our meeting was followed by chain of events on social media which appears to have got totally out of control, singling out some of our councillors and making inaccurate and unfair accusations against them. Social media can be very powerful but can also be very destructive. It might be useful to fact check some of the things being said."</p>	<p>We sorry that you feel this way and certainly don't mean to give that impression. We're very pleased to get sensible questions and concerns from residents – it's never a nuisance!</p> <p>As recently stated on our website, we're anxious to find new ways of communicating more effectively. We're aware that most people don't read our published minutes and maybe don't read the Broomfield Times either. If so, people may be unaware that the youth club has been discussed at every meeting since July and was the subject of a unanimous vote in favour of proceeding with the idea in November. We need to get better at communicating and welcome ideas for how we can do that.</p> <p>Like volunteers everywhere, most parish councillors spend many hours every week trying to do the best for our community, all completely unpaid. We often get things wrong (which is why we need your constructive input), but it's rarely conspiracy - just that we're human beings!</p> <p>As the job is so time-consuming and unpaid, we can get a tad sensitive to things we read on social media. In relation to the youth club, we have sadly read some comments which suggest we're corrupt, haven't put the project out to tender, haven't taken advice, haven't considered other options, haven't communicated plans, have already decided where the building would be sited, that it was going to be in the middle of the field, that it was going to cost £300,000 etc., etc. – all completely untrue. Even a few comments like that can be extremely discouraging, especially if read after a necessary but long and dull council meeting or a few long hours typing away on the computer.</p>
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All of the online threads and comments I have read are 99% full of polite and concerned people who love Broomfield, love the park and have reasonable questions and concerns.

The serious point here is about volunteering in general. If we want a healthy society in which many people volunteer their time and energy, we need to look after them! Social media often seems better at pulling things down than building them up – but that’s a much bigger story!

Anyway, we are very grateful for constructive criticism. Compliments are even better – but don’t feel you have to! And we’re particularly grateful to Rosie Younghusband for pulling your questions together in this really helpful way, so that we can respond efficiently. We hope you find it helpful too.

Attendance	What level of attendance per session would be classed as a “success”	A success is when we are able to support a young person, you unfortunately cannot put a number on that.
Uniqueness	How can we make the offering of teenagers for future generations different/fill life skill gaps i.e. simple woodwork, make do and mend workshops, cookery, growth mindset etc	<p>We have plenty of exciting ideas to offer our young people, ultimately, we will work with our young people to support their own ideas.</p> <p>We would be looking to provide first aid courses, cooking skills, self-defence, bike maintenance, hair styling.</p>