

Dear Fritwell Resident,

We last wrote to you in May this year, to advise you that the Fritwell Village Hall Committee had been approached by Cornerstone Land Ltd, the property Company managing the development of the old George and Dragon site on East Street.

Cornerstone Land Ltd had proposed discussion of an additional arrangement which would involve them building a new Village Hall on a site to be decided (but most likely to be on land currently owned by the Playing Fields Trust). In return, the current Fritwell Village Hall site would be made available in entirety to Cornerstone Land Ltd, for them to develop for housing.

In our last letter we asked you and fellow Villagers to tell us whether you wished the Village Hall Committee to meet with Cornerstone Land Ltd and get more details from them on their proposal. A majority of Fritwell residents who responded to our letter voted for those further discussions to take place.

We have now met with Cornerstone and as a result the Village Hall Committee have come to a view on the Cornerstone proposal and a recommendation which we are now able to put to you and your fellow Villagers.

### **Village Hall Committee Recommendation on Cornerstone Proposal**

After very careful consideration, the Committee has decided that we should recommend to the Village that we do not progress further with the Cornerstone proposal at this time.

Our main reasons for that decision are as follows:

1. We do not believe that the value Cornerstone have indicated for the land would be sufficient to build a Community asset that would meet the Village's future needs without significant additional funding (not planned at this time). This takes into account:
  - a. The fact that the proposal does not make any provision for the cost of the Playing Fields land asset, either in direct financial recompense or in the form of additional sport facilities within a future Community facility.
  - b. Cornerstone said that the proposed value is also predicated on them being able to efficiently utilise their building resources by working simultaneously on a Village Hall construction and on the planned housing. This would mean, in practice, that we would not have a Village Hall for a significant period of time during the full construction programme. We do not believe that this is in any way a practical proposition for us currently.
2. There are a number of housing developments either currently underway in the Village, or being proposed. We think the Village is possibly suffering from "development fatigue" so we do not feel that adding a further development on Village Hall and Playing Field land is appropriate for the time being.

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3. We believe that the Village Hall's land asset will essentially continue to hold its value – so we do not have to embark on a development plan at this time. We have the opportunity to use the time left in the life\* of the current Hall to construct a vision for a Community facility that meets the Village's future needs; and to plan out a fund raising campaign to either fully meet the cost of that facility, or to provide a beneficial "top up" to make an aspirational building plan realisable. We believe that the Village should be given the chance to help create a vision for such a future Community asset and be part of a campaign to deliver it.

We have said all along that all the decisions on whether we continue to progress discussions with Cornerstone Land Ltd, or any other developer, will be taken by Villagers through consultation.

I would therefore be grateful if you would complete the form overleaf and return it to Wrighton's Shop, on East Street by **21<sup>st</sup> January 2020**. The form simply asks if you:

1. Agree with the Village Hall Committee' recommendation NOT to progress a development project at this time & continue to explore funding for a new hall on the current site...

Or

2. Want the development of the Village Hall site and the building of a new Village Hall to go ahead as soon as practically possible.

If the majority of people responding to the consultation agree with our recommendation, we will reject the current Cornerstone Land Ltd approach. However, if people vote for a development project to continue now, we will hold an open public meeting to fully understand what you and your fellow Villagers want, how you want the project to continue, and how you want to contribute to, and be involved in, the project as it progresses.

The Village Hall Committee believe strongly that we should positively use the time left in the life term\* of the current Village Hall to properly plan out what Fritwell Villagers want as a future Community facility and to identify the best means to finance that build.

\*Possibly 10+ years, with appropriate maintenance given that an unforeseen major issue with the building does not become apparent in that timeframe. Also we want you and your fellow Villagers to be actively involved in every aspect of that project. I hope that you will agree with us and support our recommendation to reject the current Cornerstone Land Ltd proposal.

Finally, if you have any questions please Email them to [info@fritwellvillagehall.co.uk](mailto:info@fritwellvillagehall.co.uk)

With very best wishes, Helen Metcalfe, Secretary of Fritwell Village Hall Secretary

On behalf of Fritwell Village Hall Committee

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## CONSULTATION ON A CORNERSTONE LAND DEVELOPMENT PROPOSAL – December 2019

TO: FRITWELL VILLAGE HALL COMMITTEE:

I agree with the Village Hall Committee's recommendation not to hold further talks on developing the Village Hall site for housing and building a new Village Hall elsewhere with Cornerstone Land Ltd, or any other developer at this time & continue to explore funding for a new hall on the current site.

I want the Village Hall Committee to continue to hold talks with Cornerstone Land Ltd, or another developer and to institute a project to develop the current Village Hall site for housing as soon as practically possible; and build a new Village Hall on alternative land using the funds made available from the sale of Village Hall land.

Please tick the box which shows your preferred option.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EMAIL: \_\_\_\_\_

(If Available)

Please return your completed form to Wrighton's Shop, East Street, by the end of **21<sup>st</sup> January 2020**

Thank you for taking part in the consultation and for giving your views.