

# Chichester District Council

CABINET

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## S106 Community Facilities allocation – Graylingwell Chapel

### 1. Contacts

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### 2. Recommendation

- 2.1 That the Cabinet recommends to the Council the release of £221,131.76 Section 106 Community Facilities monies plus interest accrued to the date of release to Chichester Community Development Trust for the conversion and extension of Graylingwell Chapel for community use.**

### 3. Background

- 3.1 The Council has historically received S106 Community Facilities contributions from two major sites in the north of Chichester, Roussillon Barracks and Land South of Graylingwell Drive. The two balances are currently £106,763.76 and £114,368.00 respectively.
- 3.2. From the time of the original masterplan, considered in 2008, it was anticipated that Graylingwell Chapel (a redundant building at the centre of the Graylingwell housing development) would be converted to community use, with some capacity to serve the neighbouring developments to the west and south. The form and function of that building has subsequently been defined by Chichester Community Development Trust (CCDT), an entity formed as part of the Graylingwell development for the community ownership of assets including the Chapel.
- 3.3. Since the inception of CCDT, officers have been working closely with the Trust to encourage and support community ownership and understand how the Chapel (and other proposed assets) could be repurposed to meet the needs of the community. Over time, the initiative has moved from a developer led approach, to a firmly community led approach, culminating in the planning application (18/02460/FUL) and listed building consent (18/02461/LBC) approved by this Council in December 2018.
- 3.4. CCDT is an established organisation currently offering community development activity through the use of three small venues: the Community Hall at Roussillon Park and The Lodge and The Watertower at Graylingwell. A pavilion is currently under

construction at the Lower Graylingwell site and is intended to pass into the Trust's ownership later this year. However, the plans for Graylingwell Chapel have the potential to supplement these smaller venues for the benefit of all three neighbourhoods.

- 3.5. The permitted scheme would see the conversion of the existing Chapel to facilitate a range of community based activity. Significantly, and following extensive local consultation, the Chapel is intended to celebrate the heritage of Graylingwell and its long association with mental health care. While well supported by the community, these ambitious plans could not be achieved by developer contributions alone, and a stage 2 application to National Lottery Heritage Fund has been submitted, and a verbal update on this will be provided at the Cabinet meeting. CCDT have already received stage 1 funding to employ a range of professionals to develop the heritage elements of the scheme and achieve the planning permission.

#### **4. Outcomes to be Achieved**

- 4.1 In receiving the S106 Community Facility contributions outlined in 3.1, the Council is obligated to facilitate improvements to community facilities in the vicinity of the respective sites. Any proposal for spend should create additional built capacity for community activity, as close to the new housing as can reasonably be achieved.
- 4.2. In re-designing Graylingwell Chapel, CCDT were required to balance the need for functional and sustainable community space with the desire to celebrate the heritage of the place within the constraints of a listed building and its relative proximity to as yet unconstructed housing units. Specific requirements could only be achieved by extending the building, which has particular sensitivities.
- 4.3 A key requirement for the National Lottery Heritage Fund is the demonstration of viability for the scheme. The project has therefore developed significant detail regarding the likely activity and costs in the first two years of operation.

#### **5. Proposal**

- 5.1 With the support of National Lottery Heritage Fund, CCDT would like to proceed with the permitted scheme to convert and extend Graylingwell Chapel. The body of the Chapel would be a number of very flexible spaces that would accommodate a range of activities or uses, as well as house exhibition and other materials that celebrate the heritage of the Graylingwell Asylum. The proposed extension from the existing west door would create a community café, providing a distinct community offer as well as servicing the wider catering needs of the main building. The project has already identified existing deficiencies with the building and expenditure is planned towards roofing and heating.
- 5.2. CCDT has yet to tender works but will secure best value through that route. At this stage they are seeking confirmation that the S106 funding is available for the project before proceeding. Costs to inform this request are based on Quantity Surveyor and other estimates from professionals recommended by Heritage Lottery (due to their experience with similar projects). It is possible that following tendering, detailed costing may be higher, and therefore those provided at this stage are indicative. A summary of projects costs, and funding sources, can be found in Appendix 1 (Part II exempt). Monies will only be released on evidence of spend.

## **6. Alternatives Considered**

- 6.1 During the consideration of the planning applications for the two developments referenced in 3.1, the respective community buildings proposed by the applicants were considered smaller than required for each development. Larger provision could have been pushed for on both sites, but the knowledge of other facilities planned in the local area justified accepting partial S106 contributions in lieu.
- 6.2. The proposed scheme is particularly ambitious, with heritage credentials beyond the scope of the typical community building. The project is unlikely to proceed without Heritage Lottery funding, and this report will be deferred in that eventuality. However, if successful it will demonstrate the value of significant community involvement in the development of the scheme, with Graylingwell Chapel becoming the building that local residents want it to be, beyond the expectations of the master planning at the beginning of the decade.
- 6.3 The project as outlined contains a number of elements (particularly revenue items) which are beyond the scope of extending/improving the fabric of the building. Given the use of S106 Community Facility contributions, the capital elements alone could have been outlined in this report. However, it is positive that CCDT have given such significant consideration to the likely use of the building in the first few years, which gives greater reassurance that the facility is likely to be well used by local residents, and run sustainably in the longer term.

## **7. Resource and Legal Implications**

- 7.1 As with other spends of this type, the implementation of the proposed projects will be undertaken by the facility owner, in this instance CCDT. It is expected that the decision to fund will enable the CCDT to proceed with tendering and subsequently instruct their preferred contractors, but implementation will be monitored by officers to ensure best value has been achieved, and monies released on evidence of spend.
- 7.2. Once received, the Council is obligated through the S106 Agreements to spend the contribution within 10 years of receipt (by April 2021 for the first element of the identified funds). The interest accumulated by these S106 receipts has been estimated by Finance as £3,711.02 and £2,990.49 respectively (as at 31 January 2019).

## **8. Consultation**

- 8.1 A draft version of this report has been shared with ward members for Chichester North. Their comments will be updated here or reported verbally to Cabinet at the meeting.
- 8.2 Cllr Pam Dignum is the Council's appointed representative on the Board of CCDT. She has commented on this report: "I fully support the proposed expenditure as it helps progress this valuable development central to the Graylingwell community. Years of careful planning have led to this exciting moment when plans to showcase the rare historical heritage of mental health will sit happily and discreetly amid a

flexible, spacious, airy, multi-purpose area suitable for all ages and uses, with new café too.”

- 8.3 The planning and Heritage Lottery applications were heavily supported by the outputs of resident and wider community consultation developed over an extensive period of time. This has included current users of the temporary building “The Lodge” at Graylingwell which will in part be superseded by the Chapel in due course.

## 9. Community Impact and Corporate Risks

- 9.1 The proposed allocation of Section 106 community facility contributions demonstrates direct benefit both to residents of the relevant developments and the wider community of north Chichester. The proposed project also pays particular regard to the legacy of Graylingwell Asylum, which will have resonance for residents in the wider District.

## 10. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime and Disorder</b>	While the activities to be hosted in Graylingwell Chapel in the future cannot be fully anticipated, it is likely that many of them will have positive outcomes in some or all of these impact areas.	
<b>Climate Change and Biodiversity</b>		
<b>Human Rights and Equality Impact</b>		
<b>Safeguarding and Early Help</b>		
<b>Health and Wellbeing</b>		
<b>General Data Protection Regulations (GDPR)</b>		x

## 11. Appendices

- 11.1 Appendix 1: Summary of project costs and sources of funding (Part II).