Whitnash Community Hub

Scope for Development Contributions

Brief Description of Project

The re-provision and improvement of facilities at Acre Close Community Hall to include meeting space, community hall (2 badminton court size), library and café etc. Capital costs circa £1.6m

Future Section 106 Agreements

There are two Local Plan allocations within Whitnash that are yet to receive outline consent in which planning section 106 agreements may provide funds specifically for the Whitnash Community Hub:

- H03 - South of Sydenham / Whitnash East – 500 units
- H45 – Hazelmere and Little Acre, Golf Lane – 59 units

Any obligations will have to be in accordance with Regulation 122 of the CIL Regulations 2010. Regulation 122 provides that a planning obligation may only constitute a reason for granting planning permission if the obligation is:

a) necessary to make to the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related to the scale and kind to the development.

Taking in each criterion in turn:

a) it should be simple to construct a case that there is a need to improve community facilities; tie this back to the need for these in planning terms by citing NPPF etc.
b) both allocations are within the parish and approximately 1 mile as the crow flies. There may be more of a case to make for H03 given the severance of the railway line but it is still accessible by walking cycling etc. and appears reasonable.
c) The obligation sought would need to be proportionate to the impact/demand new residents would have on the facility. For example the population of Whitnash is 9746 (ONS Mid 2014 Population Estimates). If H03 came forward this would house approximately 1180 additional people (based on 2.36 average household size). The new population for Whitnash would be 10926 and H03 would represent approximately 10.79% of the resident population. This proportion would be reasonable to apply to the capital costs, which would equate to **£172,640** or £146.44 per person or £345.60 per dwelling. On this basis H45 would yield **£20,394.**

In terms of timescales, the latest Housing Trajectory estimates the start of completions on H03 to be 2019/20 to 2023/24 with H45 between 2020/21 and 2021/22.

Community Infrastructure Levy

Whitnash Parish boundary covers three different areas in the latest CIL Draft Charging Schedule 2017[1]. However, site H03 is within Zone A and deemed a strategic residential site given it is over 300 units, this means there is a nil value for the scheme as it is in an area where land values mean there are potential viability concerns. This would lead to the assumption of section 106 route outlined above being the most appropriate route.

Site H45 is technically within Zone D with rest of Whitnash is Zone B, although the rates are the same. The rate here is proposed at £195 per sqm. At an assumed average unit size of 100 sqm with a net additional floor space of 90%, and 40% affordable housing, this would render in total £621,270 in CIL charge to the LPA. The District Council is obliged to transfer 25% of this to Whitnash Town Council as it has a Neighbourhood Plan in Place. This equates to **£155,317**.

There are limitations on what the Town Council can spend this funding on (as a consequence of development pressure) and it has to be within 5 years of receipt. However, the rules over 'double dipping' from section 106 do not apply (although it would not appear reasonable to seek an obligation from H45 for the community hall). This means that the potential s106 funds from H03 and CIL receipts could be both utilised towards to the community hub. This is provided that the LPA does not itemise Whitnash Community Hub on its Regulation 123 list.

Finally, there is some potential for windfalls to contribute to CIL, although given the nature of the town it is likely to be limited. If say over the scope of the plan 20 additional units were created and subject to CIL this would equate to £210,600 in total, of which **£52,650** would go to the town Council.

Summary

Therefore, estimates of funding are based on future schemes.

H03 – Section 106	**£172,640**
H45 – Neighbourhood Proportion of CIL	**£155,317**
Estimated CIL windfalls in Whitnash	**£52,650**
Total	**£380,607**

[1] https://www.warwickdc.gov.uk/info/20409/local_plans/266/community_infrastructure_levy