

Southbourne Parish Neighbourhood Plan

Pre-Submission Modified Plan 2014 - 2029

Policy SB10 Employment Land

Supporting Evidence SB10.EV6 - Chichester Community Development Trust (CCDT), Graylingwell/Roussillon Chichester (2019) (September 2022)

Meeting: 1st August 2019

Location: Office – Water Tower, Bloomfield Drive, Chichester, PO19 6BZ. 01243 537526;

Present: Clare de Bathe, Trust Director; Angie Bacon, Community Development Officer; Geoff and Sue Talbot (SPNP volunteers)

INFORMATION GATHERED

Development: Commenced 2010. Approximately 1500 dwellings constructed/under construction in Roussillon Park, Graylingwell Park, Lower Graylingwell/Keepers Green. 40% affordable housing.

Further 2,500 dwellings planned at Whitehouse Farm within 3 mile radius of Graylingwell/Roussillon complex.

Registered Charity: 1140014; **Limited Liability Company:** 7114119

Established: CCDT set up in October 2009 as a result of three S106 agreements covering Graylingwell Park/Lower Graylingwell/Keepers Park/Roussillon Park development area. CCDT has been on site since 2013, initially in temporary accommodation and more recently in an extension to the Water Tower.

Organisation framework:

Trustees: 8 – includes Linden homes x2; Clarion x1; CDC 1;

Management Group: 11; includes Trust Director; 2x permanent staff; 2x trustees; 2x residents; 1x CDC.

Property: Land and assets transferred to CCDT on 250 year lease:

- **Havenstoke Park and Chapel Green:** 4.3ha/11 acres open space;
- **Chapel** (listed building) – 4,478sq ft/416sq m floorspace; developer to refurbish before hand over to CCDT;
- **Stables:** (Marchwell Studios) – 10,280sq ft/955sq m floorspace – developer to refurbish before handover to CCDT in 2021; refurbishment to provide 20 x 2,000sq ft/186sq m artist studios; 5 x 1,000sq ft/93sq m “social enterprise” units; 4 x 250sq ft/23sq m “incubator units”;
- **Water Tower:** developer to refurbish and has provided 2 storey front extension for use as CCDT Management space together with hot desk/co-working opportunities – 440sq ft/41sq m; part of original tower building houses chimneys for Graylingwell Energy Ltd which burns locally produced biomass pellets for Graylingwell district heating and hot water supply distributed to relevant residents. Ultimate floorspace available depends on accommodation of chimneys and number of floors used (up to 6) – including new build extension up to 2,325sq ft/216sq m total floorspace; on completion of refurbishment available for community enterprise use e.g. micro brewery etc;

- **New Build:**

1. within Roussillon Park development on ground floor of block of 13 flats provision of community facility of 1,031sq ft//96sq m floorspace with capacity of 50 standing/30 table seated – used for small community events e.g. small meetings (20 or less), mum/toddler group, children's parties, coffee mornings, CCDT advice and information sessions, CCDT education sessions, external education sessions; restricted hours of use due to residential occupation above;
2. The Pavillion 3013sq ft/280sq.

Finance: £50 annual payment per household collected from developers' management companies; donations obtained from grants and trusts provides additional charitable funds for capital builds, and delivers projects – sources include National Lottery, CDC and WSCC. Residents: benefit from half price hire of Facilities and some free use is provided to help establish small new voluntary groups and to provide free facilities and activities at venues including internet café, community café and for youth work. Running costs of facilities approximately one third of hire income.

Parking: on site but restricted; most facilities are within walking distance.

Open: Community facilities 24/7 between 09:00 and 22:00. Access by key code.

Staff: 3 x permanent staff (2.5 full time equivalents); in addition to contacts listed above includes a Facilities Co-ordinator 07739 649; 26 volunteers.

Facilities provided:

Water Tower: open 08:00-23:00; Ground Floor 26sq m layout capacities: main room/board room 10 persons; party 40; fully equipped kitchen with crockery etc for 60 adults/crockery etc for 30 children; free WiFi; additional hire charge provides access to projector/screen, printer, 10x laptops. Mezzanine Floor 15sq m co-working space.

Community Hall, Donegall Ave, Roussillon Park (96sq m/1,031 sq ft); ground floor; layout capacities: 120 persons standing; theatre style 60; u shape 60; board room 60; party 60; fully equipped kitchen with crockery etc for 50 adults/crockery etc for 30 children; access to printer; retractable screen; additional hire charge for projector, 10 laptops; multiple users.

The Lodge: (2015) (72sq m/775sq ft); ground floor with full DDA facilities; layout capacities: 60 standing; theatre style 50; u shape 30; boardroom 18; party 42; fully equipped kitchen with crockery etc for 30 adults/crockery for 30 children; multiple users including "Little Learners" pack up and play pre school 09:00 to 15:00 – charged by hour. Free after school club from 16:15 onwards.

Usage: 70% to 90%.

Recent funding for:

Discovering your future: IT/business course for women .

Lords Taverners: street cricket hub – walking cricket/therapy.

Additional Facilities: with the forthcoming development of the South Graylingwell/Keepers Green complex will be the retention, restoration and improvement of the existing sports pitch to create a new adult recreational cricket pitch and a new combined sports changing and community pavilion (175sq m of which 130sq m community use), 0.15 ha play space and 627sq m of allotment space/community garden.