



S106 Funds Request Form - Town/Parish Councils

Please read the Guidance Notes on page 4 before completing this form

General details

Organisation: Willersey Parish Council

Address: Village Hall, Main Street, Willersey WR12 7PJ

Contact person: Kevin O'Donoghue

Position held in organisation: Parish Clerk

Contact email/telephone number: clerk@willerseyparishcouncil.org.uk

Project details

Please provide the following information regarding your project. You should attach supporting documents to this request such as quotations, etc.

1.
 - a. Planning application number from which you are requesting funds:
25/02687/FUL Terrafy Willersey
 - b. Name and purpose of the contribution in the S106 agreement:
Extension of village hall, improvements to recreation ground, improvements to cemetery
2. Please provide a brief description of the project:
 - 1.Village Hall extension & upgrades
 - 2.Recreation Ground improvements
 3. Cemetery improvements
 4. Land allocation for village shop or a financial contribution.
3. Please provide the location/address of the project:
 - 1.Village Hall, Main St. Willersey WR12 7PJ
 - 2.Recreation Ground, Badsey Lane Willersey WR12 7PR
 - 3.St.Peters Church, Church St. Willersey WR12 7PN
4. How will the project mitigate the impact of the development that these S106 funds were secured from?

1) Allotments

- This development is on former glebe land which, until this application, had been used for ages by villagers as allotments. In recent years residents have been discouraged from taking up the leases due to the classification of the land for development and the imposition of short term leases by the applicant.
- Nevertheless it has been a valuable community asset and an opportunity for the improvement of health and social well being of the community and its loss represents a significant reduction in local green infrastructure and community growing space. The land

allocated for biodiversity increase on the other side of the railway line in no way compensates for this loss.

- Willersey has a thriving Horticultural Society that holds a well attended annual show. The PC also regularly receives requests for the provision of allotments which it is unable to meet despite its statutory duty to do so.
- The loss of this land as a valuable community asset is contrary to Dec 2024 NPPF para 98c and also 98a & b which requires planning policy to provide the social, recreational and cultural facilities and services the community needs.
- This development will have a negative effect on the recreational facilities and the green infrastructure of the village contrary to INF7.
- We reference INF3 which supports the use of planning obligations to secure infrastructure facilities necessary to mitigate the impact of development.
- Policy EN2 which encourages developments that contribute positively to the character and sustainability of the area, including green infrastructure.
- Policy EN8 which promotes the protection and enhancement of biodiversity and natural assets, which allotments support.
- NPPF 96c which specifically mentions provision of allotments to enable and support healthy lives - planning policies and decisions should aim to achieve healthy, inclusive and safe places.

- We request the replacement of these allotments and suggest a reduced area be made available for rent by the PC e.g. 2 acres, provided it was suitably prepared i.e. fenced, car parking, water provision etc. with road access, 1 acre would be for cultivation. The applicant owns the adjacent land and is in a position to accede to this requirement.
- If the site is not fully prepared and available on a long term lease then we would request ownership of the land as it would make little sense for us, or users, to invest in land which could be removed from our control at relatively short notice.

2) Village Hall

- An increase of 60 dwellings represents an increase in village population of 150-180 residents i.e. an uplift of 15-18% v 2021 census.
- The village hall has been refurbished in the last few years but the main hall size is the same as when it was built in 1968 and is only just able to handle many village events. The kitchen and toilets are also outdated.
- The capacity with the stage in use is 95 people and the extra demand from this housing is a tipping point which will necessitate an expansion if the hall is to fulfil its purpose.

- Without this development the expansion & improvements are not necessary but with it the need becomes immediate and unavoidable.
- Therefore it is fair and reasonable that CDC secures the maximum possible contribution from the developer towards the cost.

Project Costing

Current footprint 346 sq.mtrs. ref. **17/01544/FUL**, 15% increase is 52 sq.mtrs.

The cost of a 15%, 52m² increase as calculated by Chat GPI for the Cotswolds is shown below.

Category	Mid Estimate	High Estimate
Construction 52m2	£135200	£166400
Professional fees	£16900	£24960
Surveys	£3500	£6,000
Planning Building Regs,	£2500	£4000
Contingency 10%	£15810	£20136
Total excl VAT	£173910	£221496

We have been informed by Newlands Homes that they will be applying for planning on W4B & there is also a current application for 30 homes 25/02983/FUL Folly View.

We expect to make additional S106 requests for these sites and any monies received will be used either singly or combined for a building expansion and upgrade of facilities including the kitchen, toilets and car parking.

3) Recreation Ground

- We note the intended provision on the development of a few pieces of equipment, however the age range catered for in our ground is far wider and the equipment more complex.
- The ground is within easy walking distance and it is clear there will be increased usage and demand directly resulting from the increase in population. This will require upgrading of surfaces around the equipment and more complex equipment.
- The ability to play ball games as well as play on the equipment will mean our ground continues to be the centre of recreational activity and will need improvements.
- We request £30k which is a sum compatible with previous S106 agreements.

4) Village Shop

- The village is in need of one since the two previous were closed, one due to the Post Office scandal and the other as a result of Covid. Both were otherwise financially viable. Demand is directly linked to the increase in population, especially of the elderly, and we note the number of bungalows in this application.
- The additional 30 dwellings will significantly increase demand for everyday goods.
- To make the development sustainable, we request that the scheme provides either (a) land for a community shop unit within or near the development, or (b) a financial contribution towards establishing such a facility elsewhere in the village by the PC which we estimate will cost £250k.
- If not through a planning application, then how will the village ever get one. The village garage has made an approved application 22/00237/FUL on the basis of the acknowledged demand but was unable to proceed due to the difficulties of the current usage.

5) Cemetery & other village infrastructure

- Residents tend to opt for internment in the cemetery and we see a direct link between an increase in population and an increase in long term demand on cemetery facilities.
- The PC has in the last few years spent considerable sums on expanding the cemetery, however to make the extension usable it requires an 85mtr tarmac path.

Project Cost

Chat gpt estimates £10k

1. Preparation (excavation, sub-base, edging): £25–£40 per m²
 2. Tarmac surfacing (base + wearing course): £35–£60 per m²
 3. Finishing (edgings, compaction, disposal): £10–£20 per m²
- Total typical range: £70–£120 per m² (excluding VAT).

Calculation for 85 m²

Low estimate (£70/m²): £5,950

High estimate (£120/m²): £10,200

The path would ensure that the extended cemetery is accessible and fit for purpose for both existing and new residents.

a. Total cost of project:

b. Amount of S106 funds you are requesting:

(if your organisation is able to reclaim the VAT please do not include any VAT costs in the amount you are requesting - please see guidance note 4)

Project costs of necessary infrastructure improvements resulting from the development

Allotment provision	Land or lease
Village Hall expansion & upgrades	£175k
Recreation Grd improvements	£30k
Village Shop provision	Land or £
Cemetery paths	£10k

5.

c. Please list your secured match funding, including the funds your own organisation will provide.

The Parish Council has reserves of c.£50k and is able to access PWLB loans. The funds from the S106 agreements with the potential 3 housing developments in the village will furnish the remainder.

N.B. Similar agreements:

- **17/00890/FUL Willow Green 2016 a voluntary agreement in lieu of S106, £60k for improvements to the Village Hall & £20k for the recreation ground.**
- **16/01572/FUL Folly View 30 homes in 2016 £40k for V.Hall & recreation ground.**
- **Construction costs have risen by 44% since 2016.**

Until we know which housing developments are proceeding we will not incur the costs of speculative architects work, QS costings etc. as the details of the required expansion are unknown.

d. Please list any match funding that has not yet been secured.
The Parish Council has funds, no other agency has been approached.

6. Please provide the estimated start and end dates of the project.
Start date: 2027
End date:2028
7. Please provide your planning permission reference (if applicable). See note 6 on page 4.

N/A
8. Please provide details of who will carry out the works
Willersey Parish Council
9. Please provide details of who will be responsible for future maintenance
Willersey Parish Council

Supporting documentation and Declaration

Please tick the boxes below to confirm that these documents have been included with your application:

- Bank statement showing the bank details (account and sort code) to transfer the funds. Note that the account has to be in the organisation's name. This documentation is not required if these details are already registered on our finance system.
- Quotation that matches the project costs given on this form. VAT must be listed separately.

I declare and confirm that (please tick the boxes below):

- I am authorised to make this application on behalf of the applicant organisation.
- The information given on this form and supporting documentation is correct to the best of my knowledge and belief.