Community Centre Redevelopment Update

17/09/2026

This document seeks to provide an update regarding the progress of this project. Including, for the benefit of the wider Council, actions to date, re-caps and future considerations.

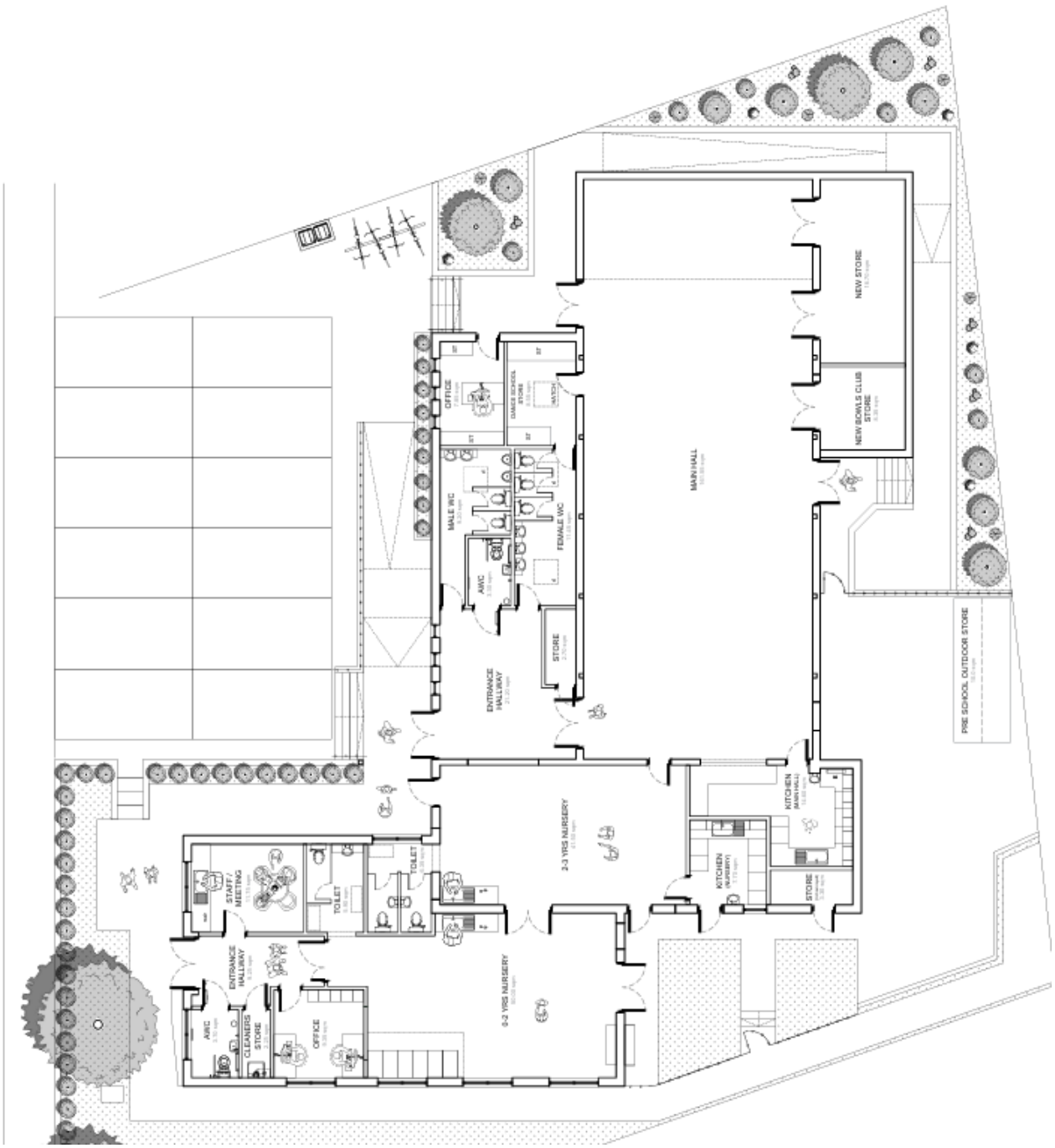
1. **A review with PHP Architects regarding the resident's feedback regarding noise, parking and design**. It should be noted that all the points raised have been specifically referenced in the pre-app response and require expert assessments and mitigations for the full submission. Key points highlighted below:
    a. **Noise Issues** – To be addressed by specialist (Including Construction and Regular Use phase) which will identify risks and mitigations. A Specialist has been identified, and quotes have been obtained - awaiting advice on next steps.
    b. **Traffic / Parking Issues** – Transport Statement completed May 2024. Will need revalidating with lates design / usage plans.
    c. **Sustainability and Environment Impacts** - To be addressed by a specialist (Including Construction and Regular Use phase) which will identify risks and mitigations. A Specialist has been identified, and quotes have been obtained - awaiting advice on next steps.
    d. **Current Main Hall Roof Height Increase (over-looking 54 High Street)**. At this end of the Hall the roof height can be lowered to be in line with the current elevations.
    e. **Options of reducing the scale of the re-development** – Draft plans have been produced for a single storey version which could keep the pre-school element and keep a PC Clerk Office (See Appendix 1). It should be noted that there is less community space and rooms and the pre-school is required to realise S106 funding. An estimate has yet to be obtained, but it would be considerably less expensive than the current plans and may allay some of the raised concerns and reduce the risk of not obtaining planning permission.
    f. **Moving to Planning Approval** – PHP have advised that they believe we can mitigate the above issues to a reasonable degree. However, they also advised that achieving planning approval, whilst achievable, will be challenging. They have also advised that the estimated cost to progress to a full planning application will be £32k (inclusive of above surveys).

2. **In conjunction with the above the Community feel it prudent remind Counsellors regarding the indicative costings shared as part of the consultation:**
    a. The project is estimated to cost £1.2 Million -
    b. An indicative funding model is shown below:

Funding Source	Value	Comments
S106 Contribution	£450,000	1st Stage Approval Achieved
Local Business Contribution	£100,000	Some commitments already made
Parish Council Reserves	£150,000	Accrued over project timeline
Long Term Loan	£500,000	Via Public Works Loan Board

    c. It is estimated a 50-year loan will cost approximately £30,000 pa
    d. This will be offset by reduced energy & maintenance costs (est. £7k pa), parish council office rent (£5k pa)
        i. N.B. It should be noted that for the last 4 years the Parsh Council has been accruing circa £20k pa (via the annual precept). Therefore, combined with the cost mitigations, an increase would not be required to finance the loan.
        ii. N.B It should also be noted that the S106 monies are index linked so will increase over time.
3. **Discussions with The Duchy regarding the current NHP consultation:**
    a. The Duchy has submitted 2 plots of land for evaluation by NNC as part of the above consultation (1 behind Summers Grange and 1 at the bottom of London Rd)
    b. The Committee has asked for the Duchy to complete a feasibility study regarding the inclusion of a fully funded Community Centre as part of their proposal. This has not yet been received.
4. **Conclusion**

Hopefully this document provides context for consideration and debate. The Parish needs to consider the next steps, and an agenda point will be proposed for resolution at the next meeting. The key options can be summarised as follows:

1. Proceed with the existing plans through to full planning application
2. Consider a single storey re-development
3. Understand the potential of a funded Duchy Community Centre facility to be considered in conjunction with option 2

Appendix 1 – Example Single Storey Floor Plan