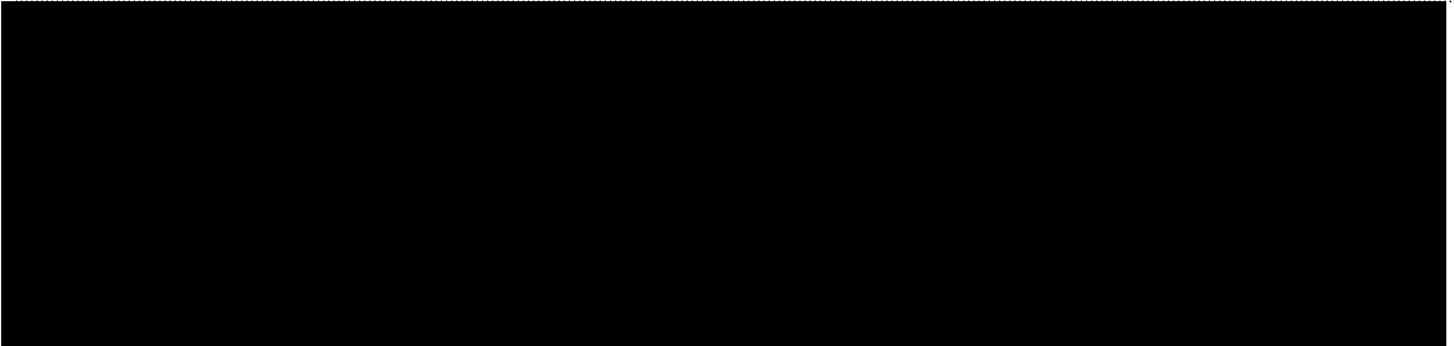



From: Andy Pepler [REDACTED]
Sent: 09 August 2017 11:43
To: Michael Eastham
Cc: Delwyn Jones; Edmund Carmerer Cuss; Suzanne Clark
Subject: Walberton Parish Council Sec 106 application.

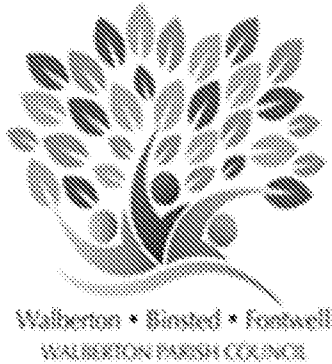
Dear Michael,

Further to your email of the 12 July 2017, Walberton Parish Council is grateful to be asked to put forward its proposal for the Sec 106 funding of necessary local facilities in respect of planning application WA/44/17/OUT. Please see our proposal attached. I look forward to our comments in due course.

Regards,

Andy.

Andy Pepler - Clerk - Walberton Parish Council
[REDACTED]



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

www.arun.gov.uk/walberton

Mr Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Sent by email to: Michael.Eastham@arun.gov.uk

9th August 2017

Dear Mr Eastham

Planning Application WA/44/17/OUT – S 106 application

Further to your email of the 12th July Walberton Parish Council (WPC) is grateful to be asked to put forward its proposal for the s106 funding of necessary local facilities in respect of the above planning application.

Need for Facilities

The parish facilities – as judged by responses to the WPC parish survey used in the preparation of our Neighbourhood Plan, (see the WPC Neighbourhood Plan evidence base) lacked provision for young adults and teenagers, hence some of the below suggestions.

This comes before the increase in population for WPC and adjoining parishes, including the developments at Fontwell, Eastergate and Barnham. Arguably, the Wates development will be occupied by those with children and with a lower average age than WPC's current above-average age, reinforcing the requests that we are making.

We have identified several projects that, with an increase of 175 homes with a mixture of age groups, the following facilities, which are not being provided on the site, will assist in alleviating some of the pressure on our parish.

Sports pavilion

This building was second hand when erected in 1976 and is in desperate need of modernisation. The PC has already upgraded some windows but we need to do far more to bring it up to an acceptable standard, particularly as it's use will be increased. Work required includes full double glazing, repainting in and outside, replacement guttering, retiling the showers & toilets, loft insulation, new flooring and curtains, new tables and chairs, upgraded lighting and heating - both to be far more energy efficient. All of these will create a far better environment for the many village groups and sports clubs who utilise it.

The Pavilion is currently unsuitable for some groups due to the cold, draughts, antiquated changing rooms and lack of modern facilities.

Charges are made for local groups to simply cover costs and not to make a profit.

Sports area

Our playing field, which serves all 3 villages in our Parish is extremely well utilised already and we identified in our Neighbourhood Plan a need for more sports options for all ages.

There is insufficient space for our ideal solutions.

The Wates development as presented does not provide any sport facilities and WPC consider this to be an important omission.

We propose a MUGA (multi-use games area), these have taken over as the preferred surface for many sports activities, having the advantage of fast-drying surfaces that improve usability time, and have far lower maintenance costs. Well-lit, they also make safe playing areas after dark which conventional soft surfaces do not. Even professional football and rugby are adopting artificial surfaces.

Benefits of MUGAs over conventional soft surfaces that particularly attracted WPC councillors as suitable for their own parishioners were that they:

- Appeal to a wider demographic due to the range of different activities.
- Attract girls as the activities provided reach far beyond football and basketball.
- More inclusive as it provides a mix of team and individual activities.
- Attract families and senior citizens due to the available use and nature of the equipment and activities.
- Are sustainable as the varying levels of challenge keeps users coming back.
- Reduce anti-social behaviour due to the challenge, risk and physical exertion needed to master the equipment.

In addition, WPC is convinced that a MUGA will improve our social cohesion, which given three separate villages is an issue for us, and it will involve younger parishioners

in the social life of our parish by being placed centrally and widely accessible. Its all-weather surface and floodlighting will allow after-school use in winter.

The tennis courts which used to serve our residents have gone and we would also like 2 to be considered. We have had a presentation from a young resident – 13 years old, asking us for tennis courts. All ages and sexes would play.

Please note that WPC has funding for a basic MUGA, so are only seeking additional money to be able to upgrade to a superior larger version and land on which to construct it.

We wonder if the developers might consider permitting these items to be placed on the site, to the north of the playing field, and east of the school, as we do not have sufficient space on the playing field?

Village Hall

Walberton village hall was built in 1989 and is now showing its age. The hall is run as a registered charity, but is on Parish Council land beside the playing field.

A complete upgrade is needed including internal painting, upgraded kitchen, lighting and central heating, a proper sound system, new window and stage curtains and a paved patio area. Again, with even more use, this is becoming more urgent.

Village car park

We believe that with professional guidance that better use could be made of this. It is also in need of new tarmacking, line painting and a new emergency access barrier gate.

Avisford Park Road - footpath FP 333

Part of this footpath crosses a private unmade up road. Access to the village shops from the development site is proposed using this path. We would like to see the complete path from Yapton Lane through to The Street properly tarmacked and a budget for hedge and tree pruning over the years.

Allotments

At the public consultation exhibition Wates identified the need for allotments which is noted in our Neighbourhood Plan. The current allotments are an easy walk from the site and are on land which is leased by the PC.

The allotments occupy a privately-owned piece of land, .64 hectare, which is now classified as Local Green Space.

There are two options for consideration in terms of the land

- Money to buy the land, should the owner be willing to sell.
- Payment of the annual rent for a number of years and a sum to cover maintenance such as boundary hedges, water supply and insurance

We also need to upgrade the car parking area and install an extra water supply and trough

Timescales for Identified Facilities

We anticipate the works being carried out when the funds are made available, which should be once a year to be agreed number of the dwellings are built, and very certainly within the five years permitted.

The Parish Council is not aware of any impediment to our arranging for the works to be carried out once funds are available, except the following of contractors' advice as to seasonal factors and the need for any planning permission.

Please note that our Neighbourhood Plan contains a Dark Skies policy, being on the edge of the South Downs National Park.

We discussed the foregoing various possibilities with Mr Delwyn Jones, Planning Solicitor and Deputy Monitoring Officer who suggested that we put forward all of our requirements in the hope that they may be accommodated.

We would be very happy to attend a meeting with all parties to discuss these requests.

In the meantime, should you have any questions, please feel free to contact me or our Parish Council Chairman, Mrs Suzanne Clark. [REDACTED]

Please note that our Parish Office is open on Tuesday and Thursday mornings between 0900 and 1230.

Yours sincerely

Andy Peppler
Clerk to Walberton Parish Council

cc Mrs Suzanne Clark – WPC Chairman
 Mr Edmund Camerer Cuss – WPC Planning Chairman
 Mr Delwyn Jones - ADC