

THUNDRIDGE PARISH COUNCIL

LAND NORTH AND EAST OF WARE

Section 106 funding

OBJECTIVES

Thundridge Parish Council (TPC) has considered its future development of services and facilities. This is a review which will continue to evolve as EDHC plans develop for Ware and the surrounding neighbourhoods. The TPC current plans have determined that it will be seeking to enhance certain services which pursue:

- Health and Welfare - there will be an emphasis on improved sports facilities and children's play areas.
- Green agenda - the TPC focus will be on improved cycle routes and footpath links with Ware.
- Support to the employment agenda –the employment opportunities in the neighbourhood require family support services such as day nursery and child care.

The proposed Ware North development will expand the local population significantly and bring a substantially increased demand for facilities in our parish which focus in particular on younger people. This has influenced the parish proposals below which are a first draft.

HEALTH & WELFARE

Thundridge has excellent and well used community based sporting facilities on its parish sports field close to the boundary of the Ware North development. This provides football pitches currently used by boys teams from the neighbourhood including Ware, and children's play and activity area with swings etc. The parish forecasts for the future are that it will be seeking to transform these facilities into a Multi Use Games Area (MUGA) and will explore within its community the demand and priorities. In the meantime the parish considers it will need:

- (i) **Greater space for football pitches** as more teams require their use. –There is already a growing demand for such sports pitches - they are all full at weekends. The Parish Council will seek to develop this facility which is likely to focus in particular on children from 4 years up to adult age. This will be a key benefit to local children with much greater access to sports teams using the facilities encouraging and enabling them to participate in team sports.
- (ii) **Additional children's play facilities** – this would include a larger play area with both structured and natural play areas and a greater depth of play equipment which will be a substantial benefit to local parish children as well as those visiting with football teams.

- (iii) **Cycling** – see green issues below.
- (iv) **Outdoor adult fitness** facility – the parish is keen to develop an adult fitness course which some adults can use whilst children use play or sports facilities.
- (v) **Running** – recent years have seen a huge increase in local people undertaking running and TPC considers this will be a continuing evolution. TPC intends to explore how its facilities can be developed to provide running events within the parish such as those organised under the Park Run banner.

The parish considers all of the above facilities will complement those provided at the Wodsons centre and those adjacent to or within the new estate. The growing TPC facilities will provide the cross community cohesion between Ware North and Thundridge parish sought by EDHC. and also enhance cohesion within the Thundridge community. The TPC considers this outcome will be important for both communities as the Ware development evolves. In order to create additional sports (football) pitches it will in time be necessary to increase the size of the estate. This is discussed below in the Site Issues section.

GREEN ISSUES

- (i) **Cycle Routes** - Thundridge is very keen to establish much improved cycle routes within the parish. The parish currently has limited cycle lanes on the (old A10) but needs to develop this as a top priority to link the parish to the new development with its new cycle routes into Ware. This will provide excellent and safe cycle routes into Ware and onto cycle routes in the Lea Valley which will be a key benefit for Thundridge residents. Such an expansion will also enhance the fitness benefits for the community and provide a key cycle link from the development to the sports facilities at Thundridge described above.
- (ii) **Footpaths** – there is a reasonable network of footpaths within the parish but there will be a need to develop footpath links to the new development especially as the estate will have its own footpath network into Ware centre so Thundridge needs to link into this.

EMPLOYMENT

The parish currently has a pavilion on the site of the football pitches in use as a day nursery providing child care services to the local community. This is a well used and established service to the community. The adjacency of the play area is of benefit to the day nursery.

The parish considers with the significant expansion of the neighbouring population that it will need to provide:

- (i) Expanded day nursery services – the number of children has been increasing and is an important feeder service to the two primary schools in the parish. It is currently the only day nursery within the parish and TPC considers its retention and development as important to the community.
- (ii) Child care support – the TPC considers that the development of additional child care support services will become an essential part of the family services provided within the parish.

SITE ISSUES

The parish will be undertaking a review of the forecast expansion of demand on its facilities as outlined above. Clearly it will be necessary to relate this to the phasing of the new development and this will be done as soon as more detailed plans emerge. Eventually as the development grows the parish forecasts it will be necessary to:

- (i) Car Parking – increased capacity to avoid blocking of the Cold Christmas Lane access road.
- (ii) Pavilion – as service demand increases an enlarged pavilion will be required.
- (iii) The car parking and pavilion size increase will require an expansion of the estate. The Council will explore potential to acquire adjacent land to facilitate this and considers this request should be viewed in tandem with the land within the parish being taken over and used by this development.
- (iv) The existing building on site is approaching its end of life and its replacement will need to be planned.

FUNDING

The Parish Council will explore:

- (i) Any **grants of land** that may be possible to obtain, to increase the ability to provide community services. It may emerge there is a possibility to combine grants with funding to acquire also.
- (ii) Funding from **donations or other sources** the Council will explore any possibilities which arise.
- (iii) **Future income** – the Council will explore how much of on going revenue costs can realistically be recovered from users and this will be included in later papers on this subject.
- (iv) **Costs** – a full costing of the service expansion noted above.
- (v) The Parish Council work on items (i) – (iv) above will be incorporated into a future edition of this paper.

CONCLUSION

The Parish Council has prepared this paper as an initial draft of its expected service demands as the neighbouring development expands. It has shown its needs as:

- Health and Welfare – sports and leisure
- Green agenda – cycle routes and links and footpaths
- Employment support services

The Council has reported it will be reviewing costs and income potential. It considers the facilities under discussion in this paper are located on the periphery of the development and will be a key feature of moulding cohesion of the joint communities of Thundridge and Ware North.

The Council therefore seeks initial support for the schemes outlined in this paper and looks forward to working with EDHC to develop the plans as part of the Masterplanning Framework.