

Dear Jackie,

I will not be at tonight's general meeting for WFAC members as I am hereby tendering my resignation as a WFAC member with immediate effect. In this open letter to you, WFAC Members, Parish Councillors and the wider Adderbury Community I wanted to explain why.

I was saddened yesterday to read Philip LeMare's WFAC resignation statement. I believe the key reasons he has chosen to want no further involvement with WFAC come down to breaches of the basic level of civil operation with the group which we had always agreed were:

- Offering respect to others
- Work for the positive outcome of the Mission Statement
- Operate with integrity
- Be independent of political lobbying

I spent most of my year as Chairman trying to defend these basic values where members had concerns and it was one of my main reasons for resigning as WFAC Chairman. (A copy of my AGM Statement is attached for those cc'd in who, like me, haven't yet seen the AGM Minutes.)

Political lobbying appears to be one of WFAC's key problems and is evident in the email sent by Pam Haynes to WFAC Members (below). I will take each point in turn.

Following the meeting of Trustees on 14th November, a decision was made to recommend an East/West orientation of the sports pitches on the proposed Milton Road site.

WFAC Members have already voted on this at a full members meeting on 2nd May 2018. Prior to this meeting the Trustees viewed all the evidence and had agreed to recommend a north-south pitch orientation (also recommended by the architect you asked to prepare some ideas).



You will recall, of all the members present only two voted against this plan and there was one abstention. All others present, including some Parish Councillors, voted in favour of the north-south orientation as shown above.

No reference has been made as to this earlier vote, which rather smacks of “you didn’t give us the right answer last time, so we are going to ask you again”. We are seeing rather a lot of that in political circles at the moment!

I also wonder whether these problems have been created by those on the Parish Council who chose to submit the planning application. Not waiting for agreement by the partner WFAC Trustees could be seen as acting prematurely; in accepting this was a full rather than outline application may have resulted in WFAC now being semi-forced into accepting the Parish Council [APC] created plan for avoidance of having to reapply for planning permission.

For the avoidance of doubt when I refer to the APC Plan I am talking about the layout plan as submitted with APC’s planning application for the Milton Road site. Whether or not this is the work of Councillors remains unclear to me. I first saw this plan when produced by Rowland Bratt during a WFAC finance meeting at Keith Mitchell’s house. From the onset I was clear as WFAC Chairman that this was simply an example and not the agreed layout as it hadn’t been considered by WFAC Members. I assume Parish Councillors viewed and agreed the APC Plan before it was submitted with the planning application; I don’t believe it had ever been discussed by all WFAC members or the Trustees.

The key reasons for this decision are as follows:

1. It is based on the STRI (Sports Turf Research Institute) Report prepared for APC Oct 2017. This is a national, highly regarded and widely used body. It was recommended to APC by CDC and is acceptable as an authority by the FA and Sport England.

The new recommendation from Trustees is based on one opinion in one APC commissioned report. What about the bigger picture which supports the north-south orientation with much greater all-community benefits:

- ball intrusion into surrounding properties is vastly lessened by a north-south orientation
- neither team plays with the sun in their eyes
- adult players and supporters are at the furthest point away from housing mitigating issues of foul language and lighting which has been a major concern for locals
- pitch goal movement allowance each year is built in which is a requirement of the FA but ignored by the east-west plan you are now proposing
- north-south orientation matches with the FA’s own preferred orientation
- north-south provides 1 adult pitch and 1 properly sized youth pitch. The plan you are now recommending provides two adult pitches. The argument that one of the adult pitches can be split in half for two youth teams is pure fiction as there simply wouldn’t be enough room.
- The original WFAC plan includes room for a swale which can also double as a “natural pond” area to make the site more inclusive. Potential flooding remains a concern to locals and despite the APC-Commissioned report advising that it is

not an issue I still feel WFAC should go further than the defence line of one report saying "it will be fine". The belt and braces approach of including a swale gives extra protection and peace of mind for those living nearby and further down the flood plain. If thought out properly it might even reduce the potential of flooding for those living nearby, in Round Close Road and Dog Close. Of course a natural pond could be used by youth groups and the primary school for nature activities giving wider-community benefit from the site.

- North-South includes more room for options for other sports including a trim trail, skate ramps and MUGA. Less space is used for football and there is more room for a larger community building.

Sadly, despite the promises we made that it is not all about football, the plan the Trustees are now recommending is all about football.

2. This follows the topography of the land which allows for an East/West orientation. It is within FA tolerance to play on a slope of 1:40 across the pitches but this is not possible along the line of play (goal – goal) which the FA requires to be 1:100 minimum.

I believe you are quoting figures for the best high-grade pitches. This is village football. You should be focused on creating a sports field for all, not working to use public funds to create a premiership standard pitch for the Adderbury Park male adult A team. What is the minimum requirement for youth teams? This should be your focus – not the adults. Additionally, as stated above, there is far too much focus on football; this is a sports field with a community building, not a football field with a clubhouse.

3. East/West avoids large scale earth movement which contractors have advised would take between 8 to 10 weeks in good weather and cause local disruption and disturbance to neighbours.

You have not supplied us with the evidence of these statements, however I suspect the locals will be expecting disruption and disturbance whatever happens. It is highly unlikely a new community centre could be built without them noticing any noise, extra traffic or people! I would guess they would prefer a little short term disturbance for the long term gain. For example eight to ten weeks disturbance whilst any levelling takes places, or supporters and players directly the other side of their fence every Saturday afternoon shouting what they think of the match and the referee, for evermore.

I also question (as did Philip LeMare who has knowledge in this area) the inference of vast amounts of soil being bulldozed from one part of the field to another. In reality when the building and car park are created vast amounts of earth will have to be taken off site. This could be used for levelling without the need for disturbing the surface in other areas. I believe you are also overplaying how much levelling is needed in the north-south orientation as this plan does not use as much land for pitches as the APC plan, and requires a lower lying area for the swale anyway.

4. The costs for such movement for the sports pitches area only, range from £48,000 to £85,000. For the entire field the costs are £65,000 to £140,000. These figures are based on 2 estimates from reputable companies.

Again you have not supplied us with the evidence of these statements. However when Mr LeMare offered an alternative verbal quote he was chastised for not providing the written evidence. I trust those at the meeting tonight will be given sight of these quotes and importantly the brief to ensure it is an accurate portrayal of what would be needed for a north-south orientation.

5. There are no funds available for excavation work to level the field from either the S106 monies or the FA. This was confirmed by these authorities at the meeting on 1st August 2018 (Please let me know if you would like a copy of the meeting notes from this meeting).

I agree there is no money available from the FA as I was told by them we couldn't have any funding because the work had already started by submitting the planning application. They felt this was premature.

I do not agree with the statement on Section 106 funds. A few months ago the following amounts were held:

Specified Use	£	Note
	54,509.74	
	625.60	<i>Used for STRI Survey I think</i>
Towards the enhancement of existing community facilities within Adderbury, and/or the provision of a new community facility on the Milton Rd Land.	15,158.20	
Towards enhancements and improvements at Lucy Plackets playing fields in Adderbury, and/or the provision of new sports pitches on the Milton Road Land.	37,405.74	<i>See below</i>
Towards the provision of two junior football pitches, one mini football pitch, and two cricket pitches in the north area (including Adderbury) of the District Council's area.	64,687.74	<i>Proposed by APC Chairman to use this towards Groundworks with rest of £86,000 from line above</i>
To be used for the purposes of providing sports and community facilities on the sports and communities	450,000.00	

There is over half a million pounds here that could be used for this project. In addition how is "excavation work" any different to "groundworks" which, as you see above, it is intended by the APC Chair will be using all the money allocated for the provision of "two junior football pitches, one mini football pitch, and two cricket pitches".

6. The Chairman of APFC is happy with the East/West orientation as being the most sensible and cost-effective option that the FA would support.

I suspect the Chairman of the football club will always be keen to take the speediest route to the best facilities. However his opinion represents a tiny proportion of the potential beneficiaries of this project. Adderbury Park Football Club represents just two adult male

teams and a few supporters. WFAC should be considering sports more than simply football and a far wider spread of ages and both sexes, not just male, adult football.

7. The Planning Permission includes a condition on levelling, so CDC will have to agree any scheme put forward. If officers think it is major excavation, they may see it as something needing a full planning application. Even if they leave it as a condition it will take time and effort and possibly further reports from consultants, for which we will not be able to use S106 funds.

Again this statement is incorrect in its assertion with regards funding. With regards the comment on planning permission, I'm afraid that is a problem of the Parish Council's own making. It is evident now a planning application should only have been submitted when all the research was in place. Councillors should not have agreed to the planning application being submitted.

8. The county archaeologist may want further excavations if we decide to embark on large scale earth movements. His condition so far is based on the work already planned. Again, there would be no S106 funds for this.

Once again this statement is incorrect with regards funding and as mentioned above the inference of large scale earth movement is misleading.

9. This amount of earth movement is not a sustainable activity. The National Planning Policy Framework (NPPF) requires any development to be sustainable and having machinery moving large amounts of earth for 8-10 weeks isn't. We should only be doing this if there is no alternative.

Again the inference of large scale earth movement is misleading.

I hope those WFAC members attending tonight's meeting who vote in favour of these latest proposals from the Trustees will be willing to put their names to the decision in a recorded vote. I for one can not support this as the result, in my opinion, will not benefit the wider Adderbury Community. I am therefore resigning so as to distance myself from the direction WFAC appears to be taking.

I am also concerned by these statements in the message from Trustees:

A Usage Survey had been sent to approximately 32 organisations of which 5 had replied positively to date.

Membership has remained fairly static over the last 12 months.

I fear WFAC has become focussed on delivering the adult football element of this project. I fear what villagers would think if WFAC ended up backing a plan that saw a phased approach to work whereby a football pitch and a small club house were developed initially, so football could move to the site, with the other community elements to follow in due course, when funding became available. There is no indication this is what the WFAC Trustees are planning, but the two statements taken together indicate WFAC is failing to

generate much interest other than a desire by some to get football moved to the Milton Road site.

With both myself and Mr LeMare resigning I hope you have two new members to take our places so the words "fairly static" are accurate.

Best of luck in taking the project forward.

Kind regards.

Andy

From:

Sent: 19 November 2018 20:58

To:

Subject: Report to Members - 21.11.18

Dear Andy

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2. This follows the topography of the land which allows for an East/West orientation. It is within FA tolerance to play on a slope of 1:40 across the pitches but this is not possible along the line of play (goal – goal) which the FA requires to be 1:100 minimum.
3. East/West avoids large scale earth movement which contractors have advised would take between 8 to 10 weeks in good weather and cause local disruption and disturbance to neighbours.
4. The costs for such movement for the sports pitches area only, range from £48,000 to £85,000. For the entire field the costs are £65,000 to £140,000. These figures are based on 2 estimates from reputable companies.
5. There are no funds available for excavation work to level the field from either the S106 monies or the FA. This was confirmed by these authorities at the meeting on 1st August 2018 (*Please let me know if you would like a copy of the meeting notes from this meeting*).
6. The Chairman of APFC is happy with the East/West orientation as being the most sensible and cost-effective option that the FA would support.
7. The Planning Permission includes a condition on levelling, so CDC will have to agree any scheme put forward. If officers think it is major excavation, they may see it as something needing a full planning application. Even if they leave it as a condition it will take time and

effort and possibly further reports from consultants, for which we will not be able to use S106 funds.

8. The county archaeologist may want further excavations if we decide to embark on large scale earth movements. His condition so far is based on the work already planned. Again, there would be no S106 funds for this.
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OTHER ITEMS

The application for Charity Status is progressing and should be in place by early 2019.

A Usage Survey had been sent to approximately 32 organisations of which 5 had replied positively to date. Help was needed in completing this.

Membership has remained fairly static over the last 12 months. In order to boost this and provide more help for various projects, a free Cheese and Wine evening has been planned for Saturday 12th January 2019 from 7.00pm onwards in The Institute.

Fundraising events 2018/19

2018

WFAC Autumn Ball - 24th November – Bo Peep.

Adderbury Christmas Market 1st December in St Mary's Church

Aunt Agatha's Christmas Afternoon Tea - 16th December - 2.30 to 5.00pm – Adderbury Institute.

2019

Aunt Agatha's Afternoon Teas at Adderbury Institute:

Sunday, 10th February

Sunday, 14th April

Sunday, 16th June

Valentine/Disco/Karaoke – Saturday, 16th February – Adderbury Institute

WFAC Giant Music Quiz and Curry Night – Saturday, 30th March

WFAC Community Day and Treasure Hunt Saturday, 21st September