



Great Denham Parish Council

Great Denham Parish Council was created in 2007 to serve the needs of the local community. The initial 249 houses will gradually be increased by another 1500 over the coming years. We aim to represent your views and concerns as the community grows. This council exists to ensure that as developments in Great Denham progress everybody in the community has the opportunity to keep themselves up to date with the latest news – have your say, sound off, give your views, express your concerns become interactive and have some impact! Members of the Parish Council want to change the way traditional councils work. We want to truly act for all the parishioners and give honest and best judgment by being informed and in touch with all views.

Great Denham Newsletter

August 2014

Public Meeting 8th September Great Denham School

Facilities in Great Denham – 106 proposals from David Wilson Homes

As you will be aware from the June newsletter, David Wilson Homes were proposing a number of changes that would reduce or remove a number of facilities that have been promised as part of the growing community. We outlined the proposals in the June newsletter and we were asked to submit the parish council's response to these proposed cuts before 21st July (which we have done). The detailed response can be found on the PC's web site @ www.greatdenham.bedparishes.gov.uk

The decision by the Planning Committee of Bedford Borough Council was made on 18/08/2014. After hearing those opposed, and those for the recommendation made by planners, to accept DWH proposals in full, the committee voted to defer the decision. It decided that proper consultation and negotiation should be undertaken by the developer and the parishes involved, Great Denham, Kempston and Kempston Rural. This will give the parishes a month or perhaps two months to enter into discussions about these facilities/amenities.

In order to ensure the Parish Council is properly representing the views of residents we urge you to come to the public meeting and share your views. We as a community have to make some difficult decisions as to what we see as crucial to our community and what we feel we can let go.

District Centre

The District Centre was set out in the design brief for Great Denham and highlighted what should be included. It mentioned a pub, a gym, commercial units and offices – all of which were seen as desirable. However the only legally binding facilities which had to be supplied under the S106 agreements are;

Community Hall, Library, Nursery, CCTV (two cameras in DC), Convenience Store, Ecumenical Centre, Public Art Money, Recycling Centre, A Meeting Place, Park & Ride, Youth Facility. They also had to provide a pedestrian bridge into Hill Grounds Kempston. DWH want to remove the Library, Ecumenical Centre, Public Art Money **and they are only obliged to**

give us (in addition to the nursery) a Convenience Store, Community Hall, and A Meeting Place. They have also thrown in 3 x 1000, sq. ft. retail units. This will be the District Centre in its entirety.

The recycling facility will be located on the park & ride; the youth facility will be play equipment in the country park. This will save DWH approx. **£1.2m**

The proposal to drop the library had been made by DWH almost 2 years ago. When the PC objected to this DWH and the Borough came up with an alternative which was to build a second floor on the community hall and use that space as a library. Detailed plans were drawn up and the PC shared these with the community at a number of meetings and everyone agreed that this was a good compromise. If DWH "financial viability" proposals do go through unchanged then they will revert to a one storey basic community hall.

Other reduced facilities

In addition to the district centre other s106 commitments had to be given and these affected the open space and country park budgets. In these areas DWH plan to make savings on the Park & Ride, Open Space, Country Park and Sports Pavilion of **£3.5m**.

In 2013 the Barratt Group (of which DWH is a member) increased profitability from £192m to £390m.

Bedford Borough – Local Plan (Potential impact on Great Denham) *Do we need an additional 482 houses!?

Bedford Borough is collecting data from land owners who wish to submit land they own that is – in their view - suitable to be used for housing. The Borough has published a parish by parish listing on their planning web site showing the land involved. With regard to Great Denham the landowner Wingfield and their agents Biddwells have submitted four parcels of land. Two relate to the sites on either side of Mercia Road (127 houses) which were originally intended for a Lower and Middle school before the primary school was built.

The other and more worrying sites are the sites on the country park where they have already tried to get 300 extra houses. They have submitted this again but now say they can build 355 houses on these parcels! This would mean moving the sports pitches into the flood plain and losing some 16.9 acres of Country Park! In addition there are several parcels of land which are sited in the South of Biddenham Parish and adjoin Great Denham. There are proposals for another 55 units on this land thus further reducing the open space around the parish. We have until September to protest or agree to this submission.

Date for your diary 7.30pm 8th September 2014 Great Denham School to discuss the above!

Community summer festival was a great success, thanks to everyone involved and especially to the Residents Association members for their planning and hard work. Thanks also to all the volunteers who worked so hard to make it happen. Despite the weather interruptions towards the end everyone had a great time and many painted and happy faces on bouncy castles and penalty shoot outs were a joy to see. Thank you to all involved.

Monday 8th September 2014 Parish Council & Public Meeting

19:30 – 21:00 Great Denham Primary School

Councillor Contacts

Jim Weir 01234 270990

jrweir@btinternet.com

Kevin Cawood 01234 261029:

kevin@battlereadygroup.com

Tony Harrison 01234 212233:

tony.harrison5@gmail.com

Alan Davis 01234 215057:

alaned163@gmail.com

Paul Stonebridge

p_stonebridge@hotmail.com

Roz Buchanan

gdclerk@hotmail.co.uk