



# Great Denham Parish Council

# Great Denham Newsletter

## June 2014

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.

### Latest News on S106 Agreements

The “financial viability” proposal by David Wilson Homes (DWH) has now been put before Bedford Borough planners. Planners have consulted their experts/consultants to test the financial arguments put forward and have responded with requests for clarification on some things and push back on others. Before any final agreements are reached, the proposals – when finalised – will go out to a further public consultation so Great Denham community will be able to

respond and challenge by asking for changes or indeed accept the proposals.

In DWH “financial viability” proposals they have listed a number of changes they wish to make that directly affect Great Denham which we have **highlighted**. There are several more but these would alter issues relative to Kempston and Kempston Rural. The proposals and explanations from DWH are as follows;

### Affordable Housing

<u>S106 Element</u>	<u>Provision</u>	<u>Changed to</u>
Affordable housing – remaining	30% (67/33 split between affordable rented & intermediate tenures)	15% (60/40 split between affordable rented & shared ownership)

### S106 Payments/Provision

<u>S106 Element</u>	<u>Explanation</u>	<u>Saving £</u>
Bus Sums	Corrected Indexation	179,685
Park & Ride	No longer needed by Transport Dept. – not viable	2,092,466
S278 Shakespeare/Ashburnham	No longer needed by Transport Dept. as a result of provision of western bypass.	381,000

Community Hall West of Kempston	Existing provision already in other local parishes. (£25k to be made available to local parishes)	947,622
Library	No longer required	777,169
Public Art	No longer required	256,696
Open Space	Changes to type of path surfacing, fences & tree planting	177,581
Facilities (Sports Pavilion)	Reduce from 6 to 4 changing rooms and one tennis court	125,000
Open space maintenance sum reduction	Accounting for income from visitor centre (pavilion) & service charges from residents.	1,181,203
CCTV	Overprovision, no longer needed (£50k to be made available by DWH)	137,566
Total		£6.25m

### So what does this mean if these proposals are accepted in their entirety?

- It means that the community hall is still going to be built but the specification will go back to single storey building.
- DWH think the borough will concede the requirement for a library and public art.
- CCTV spend is being reduced and this is because wireless technology has been introduced and not a reduction in coverage.
- The remaining land that originally had plans for the much bigger Park & Ride will not now be developed into parking. The question regarding what will happen to this land has been asked of DWH but as yet no answers have been forthcoming.
- The sports pavilion will go ahead with the only changes being a reduction in changing room facilities. It will still have the ranger station and café etc. One tennis court will go but the MUGA (multi use games area) will be marked out with tennis court layout.
- Affordable housing will go from 30% - which is what has been provided in the development to date - to 15% in the remaining build programme.
- The "open space maintenance sum reduction" (maintenance of the Country Park and green areas in the parish) is significantly down on the original proposals. Income from the café etc. won't make up that difference and it is still not clear what is meant by the reference to "service charges from residents"?

One surprising aspect is that the requirement for a foot bridge over the river is still in the proposal! This would be at a cost of £422,065. The parish council has suggested an upgrade of the concrete bridge at Kempston Mill at a much lower cost and use the residual sum for other community needs?

At a meeting between the parish council and BBC planners on the 10<sup>th</sup> June;

*BBC planners said "Their (DWH) application has been confused by the fact they have included items which are not covered by the S106 agreement e.g. the bypass. There is no*

*statutory obligation to accept the changes and but there is a right of appeal by the applicants, BBC must decide whether or not to accept each individual proposal taking into account*

*what planning purpose the original obligation served and whether the proposed modification would serve as well as the original”.*

*“It is important to get a balance between the S106 and the overall scheme and we are assessing if the proposals made by DWH will have the financial impact they claim. The original list of proposals submitted by DWH had been longer, but had now been distilled down to the 14 proposals now under consideration”. It was also pointed out that in some*

*areas e.g. the CCTV provision; the community would get increased provision despite a cut in finance due to changes in technology.*

*They went on to say that “the two biggest cost elements to the scheme were the bypass and the affordable housing. Reducing the affordable housing proportion has the greatest single impact on the overall viability. The consultants have confirmed that something will have to give and it is a case of agreeing the least damaging option”.*

## **Latest News on Shop! Hooray!!!**

DWH and BBC planners met on Thursday last week to discuss the design and elevations of the new shop to go into the District Centre. A contract for the new store will be signed next month after which building will get underway, allowing for the appropriate planning permission.

### **Superfast Broadband**

The arrangements for superfast BB within the new development of the parish are now well underway. Two cabinet upgrades have been agreed with a third cabinet to be fitted two thirds along Greenkeepers Road. DWH has agreed to fund these cabinets and a contract should be signed imminently. We don't have any fixed dates from BT but they have always said 7/9 months following signing of contracts. Despite lots of communication from the parish council to BT asking for a solution for the original 250 homes in the parish we are still waiting for some meaningful response.

### **Co-option of Parish Councillor**

Following notice board postings and notification on the parish web site we had three people show an interest in the vacant position on the parish council. Two of those followed up with additional information the PC had requested so we will be introducing a new parish councillor at our meeting on 7<sup>th</sup> July.

### **Dog Fouling**

It's very sad to have to continue to report that instances of dog fouling are on the increase – this despite more dog bins being provided. As the development grows we obviously have more of our canine friends moving into the parish. Please, as a member of the community wherever you walk your dogs please clean up after them. It's unfair to everyone if you don't!

*All instances of dog fouling which are witnessed should be reported to 01234 718060 or emailed to [callcentre@bedford.gov.uk](mailto:callcentre@bedford.gov.uk)*

*The report should include*

- *Location, date, time frame e.g. 2-4pm, description of dog, description of person with dog*

*If the fouling is not witnessed, but an area is affected by it then this should also be reported as the area will be cleansed. However, cleansing takes place when a vehicle is visiting the area rather than a specific crew being sent out to deal with the issue. Also, a single instance will not lead to immediate cleansing. If we all play our part in reporting irresponsible owners and badly affected areas it is to be hoped the situation will gradually improve.*

### **Great Denham Summer Festival**

Working with the Resident's Association and the Friends of Great Denham, the Parish Council was pleased to be able to support this fantastic event last year.

The festival presents a great opportunity to meet your neighbours and to get involved in the local community, whilst having a fun and a relaxing afternoon in the sun (hopefully)!

Many thanks to all of those who worked to ensure the success of the Festival last year and we are again seeking volunteers to help organize and run this year's. Time is running out to be able to organize this event if there are no volunteers coming forward. If you can lend a hand please contact Roz Buchanan GDPC Clerk on [gdclerk@hotmail.co.uk](mailto:gdclerk@hotmail.co.uk) she will pass on your details to those already involved.

#### NEXT PARISH COUNCIL MEETING - COME AND HAVE YOUR SAY IN YUR COMMUNITY

Monday 7<sup>th</sup> July 2014

19:30 – 21:00

Great Denham Primary School

## Councillor Contacts

Jim Weir 01234 270990	<a href="mailto:jrweir@btinternet.com">jrweir@btinternet.com</a>
Kevin Cawood 01234 261029:	<a href="mailto:kevin@battlereadygroup.com">kevin@battlereadygroup.com</a>
Tony Harrison 01234 212233:	<a href="mailto:tony.harrison5@gmail.com">tony.harrison5@gmail.com</a>
Alan Davis 01234 215057:	<a href="mailto:alaned163@gmail.com">alaned163@gmail.com</a>
Roz Buchanan	<a href="mailto:gdclerk@hotmail.co.uk">gdclerk@hotmail.co.uk</a>

[www.greatdenham.bedsparishes.gov.uk](http://www.greatdenham.bedsparishes.gov.uk)

PS: If you want to be kept up to date with all the parish news please forward your email address to Roz Buchanan our Parish Clerk and she will include you in any information she sends out.

[gdclerk@hotmail.co.uk](mailto:gdclerk@hotmail.co.uk)