

# East of Leighton Linlade

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Community Facilities-Workshop report

**Held Wednesday 8 January 2014 at Leighton Linlade Town Council**

**Land East of Leighton Linlade : Community Facilities  
Workshop held  
Wednesday 8 January 6 - 8pm at Leighton-Linslade Town Council**

**Attendees**

<b>Councillor</b>	<b>Council</b>	
Cllr Hopkin	CBC	√
Cllr Bowater	CBC/LLTC	√
Cllr Shadbolt	CBC/LLTC	√
Cllr Dodwell	CBC/LLTC	√
Cllr Johnstone	CBC	√
Cllr Berry	CBC/LLTC	√
Cllr Young	CBC	√
Cllr Westbury	Eggington	√
Cllr P Moore	Eggington	√
Cllr Alan Brandham	LLTC	√
Cllr Gordon Perham	LLTC	√
Cllr Mark Freeman	LLTC	√
Cllr Mike Bishop	LLTC	√
David Hale	CBC Planning	√
Vicki Davies	CBC Planning	√
Sarah Hughes	CBC Community Engagement	√
Mark Saccochio	LLTC Acting Town Clerk	√
Mark Penton	LLTC Astral Park	√

**Agenda**

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|--|--------------------------------|
| <b>1. Welcome and Introduction</b>           | <b>Councillor Hopkin</b>       |
| <b>2. Background</b>                         | <b>Vicki Davies/David Hale</b> |
| <b>3. Discussion on Community Facilities</b> | <b>Jon Boswell</b>             |
| <b>4. Summary and Conclusion</b>             | <b>All</b>                     |

## Report

### Welcome and Introduction

Cllr Hopkin opened the workshop and welcomed delegates who introduced themselves. Cllr Hopkin explained the reason for the workshop was to gain feedback on proposals regarding community facilities contained in the planning applications. The outcome of the meeting would feed into the report to Development Management Committee which is planned to meet on 28 February and which will decide the outcome of the applications.

A key aim for the workshop was to get an indication of preferences for the type of community facilities needed as part of this development. Jon Boswell from the Bedfordshire Rural Communities Charity had agreed to facilitate the meeting and encourage discussion regarding -

- The need for and the type of community facilities that are required to support the new development e.g community hub.
- Options as to how this might be achieved (developer led new build / extension/ community development funding) and when
- Consider the impact on existing communities and facilities
- Sustainable ownership, management and governance arrangements.

### Background

**Vicki Davies** explained the planning context. The area under development comprises 3 parts-

- Chamberlains Barn 950 dwellings
- Stearn Land 270 dwellings
- Clipstone Park ( the largest) 1210 dwellings (including 70 assisted living units) + 70 bed care home

The development timetable is 2015 – 2031. Population approx. 5,500

Current plans propose 1 large and 2 small halls

- Clipstone Park contains a proposal for a large multi purpose community hall (760m<sup>2</sup>) ( also suggested as a community hub)
- a small hall circa 295m<sup>2</sup>
- Chamberlains Barn also initially proposed a temporary community house.

**David Hale** explained some of the external forces that can affect the speed of development and which in turn determine when community facilities realistically can become available. Approximately £1.7m is available for community facilities , in addition to the land itself. In relative terms Astral Park has cost £1.6m to build and fit out which gives some indication as to what is possible with £1.7m.

Trigger points are currently the delivery of a small hall in the local centre by the 200<sup>th</sup> occupation and a larger hall in the neighbourhood centre by the 900<sup>th</sup> occupation. David also requested consideration is given to management costs and how this is accommodated as well as what is provided prior to a community facility (200<sup>th</sup> house)

## **Ward Town & Parish Councillor discussion**

After some points of clarification Jon Boswell highlighted a few issues already emerging

How much is actually available

Short and longer term timescales influencing what facilities are needed, by whom and when

External factors such as market forces determining rate of house building and purchase

Nature of the development primarily an urban extension rather than a new settlement.

Discussion began with confirmation that community facility means a hall / centre that is used for a range of social and community activities that encourage a spirit of community wellbeing. Delegates created a list / mini audit of existing facilities -

- Astral Park
- Meadow Way Community Centre
- Brooklands Club
- Hornbeam Close
- 4 school halls
- Eggington Village Hall
- Linslade Community Hall
- Paynes Park
- Bossard Hall
- Scout Halls
- LB Theatre / library
- Stanbride Village Hall
- Tilsworth Village Hall
- Duncombe Drive Day Centre
- Royal British Legion Club

Prior to breaking into two groups for more detailed discussion It was acknowledged that a full audit of existing facilities, their function and capacity was required to help to understand current and future gaps in provision.

In two breakout groups delegates considered the following

- a. What are the gaps / unmet needs
- b. How should these and new needs be met

### **Group 1 – Small meeting room**

- Maximise and expand existing facilities on edge of / nearby new development area
- Dual use of existing and new educational facilities
- Combine community facility for new development north of Hockliffe Rd with existing at Meadow Way to provide for first residents of East Leighton.
- Daytime use of Vandyke rd Youth Club for community facilities for Chamberlains Barn
- Large facility to be multi functional to incorporate community use health office etc ( similar to Rufus Centre)
- Potential for shared use of staff and experience by LLTC between Astral Park and any future facilities.

## **Group 2 – Chamber**

- gap – comprehensive audit as to function / use of current facilities
- gap – understanding needs of new communities - what are they likely to need /want
- gap- a youth / scout club
- need- facilities should be within walking distance
- facility must be a hub for a range of activity and therefore multi functional.
- Must be able to serve young people with families ( likely to be majority of new residents)
- Location - must be more central within the development
- Eggington will need a parish office / information point in order to serve a larger population.
- Fitness facility could generate much needed income to sustain the running of the facility
- Need a co-location of facilities / services e.g Stantonbury in MK
- Refurbish Meadow Way to serve early inhabitants
- 'hub' could be around the garden centre which also has a nursery.

## **Ownership, governance and management arrangements**

- Parish Council ownership
- Would require a full business plan
- Separate management arrangements e.g independent Trust
- Would the precept cover the cost?
- Capacity and skills to manage the building or a contract (gap)
- Largely dependent on size and function of building
- Local authority
- Management of risk.

## **Summary and Conclusions**

Current proposals in the planning applications do not fit the need.

Preference for flexible use of the monies available

Early win / investment needed to serve initial inhabitants

Like the hub concept offering multi functional space and co location of services and facilities.

The workshop attendees agreed that CBC should secure the financial contributions offered rather than requiring the developers to build the halls as currently proposed in the applications.

## **Ongoing discussion / participation**

Working group involving CBC/ LLTC and Eggington Parish Council will continue to be available to advise the planning process.