



## Woodlands Park Ravensden Funding Consultation

Prepared for



by the Woodlands Park Working Group

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## CONTENTS

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<b>Introduction</b>	<b>4</b>
Background	4
Woodlands Park Working Group	4
<b>Consultation</b>	<b>5</b>
Process	5
Response rate	6
Data entry	6
Count method	6
Consultation assets	7
Consultation findings	7
Post-consultation co-funding of projects	8
Subsequent communications	8
Funding priorities	9
Funded project locations	10
Green gym location	10
Dog/waste bin locations	10
Play area improvement locations	10
Bench locations	10
CCTV camera locations	11
Picnic table locations	11
Country Park gate locations	11
Community orchard/herb garden location	12
<b>Recommendations</b>	<b>13</b>

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<b>Appendix A - Working Group Membership</b>	<b>15</b>
<b>Appendix B - Co-funding Pledges</b>	<b>16</b>
Appendix B.1 – Borough Council Co-Funding Pledge	16
Appendix B.2 – Bedford Borough Council Pledge Bins Query	16
Appendix B.3 – bpha Limited’s Co-funding Pledge	17
<b>Appendix C - Section 106 Query</b>	<b>18</b>
Appendix C.1 – Mr Macey’s Email	18
Appendix C.4 – Request for Clarification to Borough Councillors	18
<b>Appendix D</b>	<b>19</b>
Appendix D.1 – Proposed Location of Green Gym	19
Appendix D.2 – Proposed Location of Dog/Waste Bins	20
Appendix D.3 – Proposed Location of Play Area Improvements	21
Appendix D.4 – Proposed Location and Style of Benches	22
Appendix D.5 – Proposed Location of CCTV Cameras	23
Appendix D.6 – Proposed Location of Picnic Tables	24
Appendix D.7 – Proposed Location of Community Orchard/Community Herb Garden	25

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## Introduction

The Woodlands Park Working Group was convened by Brickhill Parish Council to collect suggestions for community improvement projects, to consult with Woodlands Park residents and to form a set of prioritised funding recommendations for the committing of the available funds. This report sets out the process by which the Working Group has discharged this responsibility and provides a robust set of recommendations for the consideration of the 2013-2014 and 2014-2015 precept monies collected by Ravensden Parish Council and transferred to Brickhill Parish Council on 1 April 2015.

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## Background

Woodlands Park was built on land that was historically within the parish of Ravensden. Precepts were paid by Woodlands Park residents for a number of years without the ability for Ravensden Parish Council to commit funds to land still owned wholly by the developer consortium.

In 2012-2013, a four-stage Community Governance Review was held across Bedford Borough to establish whether the parish and ward boundaries continued to meet the needs of the residents. Residents of Ravensden, Woodlands Park and Brickhill were given the opportunity to express their preference for future parish arrangements.

Following concerns from residents and recommendations from Ward Councillors, Ravensden Parish Council resolved to set aside all precept payments for the years 2012-2013 and 2013-2014 into a ring-fenced account to be transferred to those providing governance for Woodlands Park following the 2015 Elections.

The Community Governance Review concluded that Woodlands Park was to be amalgamated with Brickhill Parish, and that governance would be provided by Brickhill Parish Council. In recognition of this, two Parish Councillor positions were to be made available to Woodlands Park residents.

On the formal transfer of Woodlands Park into the parish of Brickhill on 1 April 2015, a sum of £20,177.90 was transferred from Ravensden Parish Council to Brickhill Parish Council for the sole benefit of Woodlands Park. Brickhill Parish Council resolved to ensure such funds were spent in the interest of Woodlands Park and its residents.

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## Woodlands Park Working Group

A request for suggestions for the use of the Woodlands Park funds was placed in the May 2014 edition of Brickhill News. A total of 30 recommendations were received and the chairman of the Parish Council contacted each respondent and invited them to join a working group to provide a set of recommendations to the Parish Council.

The Woodlands Park Working Group convened a number of times in 2014-2015, providing an interim set of recommendations to the February 2015 meeting of Brickhill Parish Council. At this juncture, a number of projects had been nominated and costed. A number of residents expressed a range of views regarding the interim consultation and it was resolved in the March 2015 Brickhill Parish Council meeting to reconvene the Woodlands Park Working Group with additional members and to complete the consultation process.

Please see appendix A.1 for a list of Woodlands Park Working Group members.

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# Consultation

The subsections below outline the important features of the consultation.

## Process

The reconvened Woodlands Park Working Group organised a community kick-off event on 23 May 2015, supported by bpha Limited, Grant Palmer Ltd and a several local businesses from Woodlands Park. A number of displays were created to introduce each of the proposed projects, and representatives of both the Working Group and Brickhill Parish Council were on hand to discuss the various projects and collect the views of the residents who attended.

The consultation kick-off event formally marked the beginning of a 21-day consultation process that concluded on 14 June 2015. Every household within the Woodlands Park estate received at least one voting card, see below.

### Woodlands Park Consultation (possible options for the use of the £20,000)

In April 2015, a sum of £20,117.90 was transferred to Brickhill Parish Council for the benefit of Woodlands Park residents. The Woodlands Park working group is seeking the views of the residents for how best to commit these funds, as well as investigating alternative sources of funding/co-funding for some of the options.

**We need to get your opinions and preferences for improvements around Woodlands Park.**



<i>Option</i>	<i>Approx. cost</i>	<i>Priority</i>
2 x CCTV cameras	£11,000 + £500/yr	.....
Play area improvements	£8,000	.....
Multi-use games area	£32,000	.....
Orchard/herb garden	£250	.....
4 x waste/dog bins	£2,000	.....
6 x benches (3 in country park, 3 on estate)	£1,500	.....
2 x picnic tables (1 in country park, 1 on estate)	£800	.....
2 x country park gates	£1,200	.....
5 x interpretation signs/ finger posts	£2,500	.....
Green gym (outdoor fitness equipment)	£5,000	.....
Outdoor table tennis table	£5,000	.....

**Q1. Please rank your top 5 choices in order of preference (1=highest priority, 5=lowest priority)**

**Q2. What is your name?**  
.....

**Q3. What is your street address?**  
.....  
.....

**Q4. What is your email address?**  
.....

**Q5. Would you like Brickhill Parish Council to retain your email for the purposes of communicating with you?**  
YES / NO

**Q6. Do you have any other suggestions, comments, questions or concerns?**  
.....  
.....  
.....

The Borough Council will be adding some improvements to Woodlands Park, so the above items would be in addition to the following:

- > safety gates or barriers to the Owl Park once it has been adopted.
- > more bins and new benches in the country park and more formal gates to provide access to the park in preferred locations (residents to be consulted).

Roads, parking and general country park issues are undergoing separate consideration by the Borough Council.

Two additional notice boards will be provided free of charge by Brickhill Parish Council at the following locations:

- > the post box on Ashmead Road
- > the end of Ashmead Road where it meets Westrope Way.



Residents were asked to complete the survey and return it to one of four local addresses distributed across the Woodlands Park estate.

In addition, the consultation was advertised widely on the Woodlands Park Facebook group and an electronic version of the survey was created via SurveyMonkey to enable residents who preferred an electronic survey to participate.

In order to address a consistent set of misunderstandings across a small number of written responses, an exemplar was posted on the Woodlands Park Facebook group and regular reminders were also posted as the consultation drew to a close.

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## Response rate

The consultation generated a total of 159 valid responses from an electorate of a little over 1,000, representing 15.2% of the residents declared on the electoral role. 86 respondents preferred to return a written survey, while 78 respondents preferred to complete an electronic version of the survey. Of the responses, four written responses were invalid due to incorrect completion (multiple use of each rank or ticking favoured options), and one electronic survey was rejected as a duplicate entry.

In order to assess the validity of the rate of response, and challenge any associated claim of poor legitimacy leading to unsound decisions, this consultation was compared to the Community Governance Review of 2013-2014. During this similar consultation, a total of 153 responses were received from the residents of Woodlands Park (polling district NP) from an electorate of 1049, a representation of 14.6%.

When counted alongside the votes from the Brickhill and Ravensden residents, this was deemed sufficiently robust to be defended against legal challenge and as a result the parish boundaries of Ravensden and Brickhill were redrawn. It is argued if the Community Governance Review response was deemed sufficient to stand up to scrutiny, then a higher response rate for this consultation would also withstand any claims in respect of insufficient legitimacy.

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## Data entry

It was necessary to transcribe data manually from both the written responses and the electronic survey into a results spreadsheet. In order that human error was eliminated, the data was separately entered by Chris Bailes, Gaius Manser and Mark Bowler and the results compared.

In the event of a discrepancy, a majority vote was taken of the individual datasets to produce a master validated dataset, from which the results were generated. The majority voting method did not produce any ambiguities (situations where all three entries differed).

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## Count method

The chosen count method was a rank-score method favoured by marketeers. Using this method it is possible to ascribe a score to each project by applying a set of criteria, specifically the number of votes and the average rank. For the purposes of the consultation, projects that had a high number of votes and projects that were frequently ranked as the most important were promoted over the projects with fewer votes or ranked as less important.

In order to rank, the number of times a project had been voted for (in absolute terms) and the average of the rank (between 'one' and 'five') were recorded. To ensure that the most popular result produced the highest score, the average rank was reversed such that the most popular projects tended toward five rather than one. The score was arrived at as a simple multiple of the number of absolute votes multiplied by the reversed average score.

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## Consultation assets

Along with a weighting for each of the projects, the consultation was also designed to provide residents with the option to elect (via opt-in) to allow Brickhill Parish Council to retain their contact details for the purposes of communicating community matters, and also an opportunity to raise any additional suggestions, comments, questions or concerns.

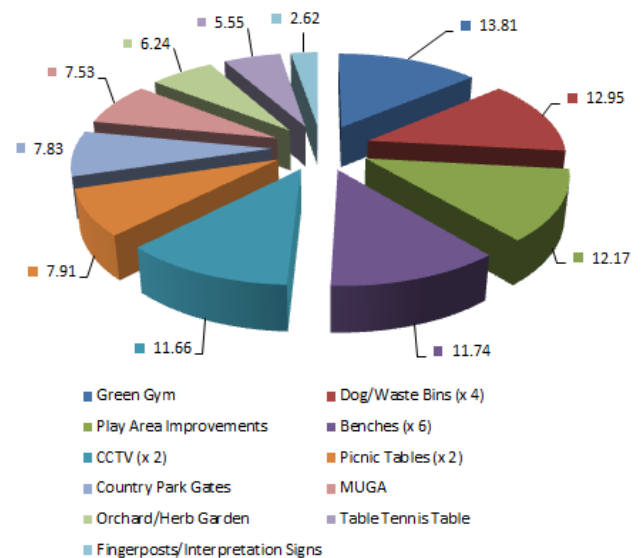
A list of 74 addresses for which residents had provided authorisation for retention was generated by this consultation process, 46.5% of respondents. In addition, 64 comments were generated, 40.3% of respondents.

Owing to the desire to keep this report free of personally identifying information, and to ensure no additional Data Protection Act 1998 considerations, the address list and comments list remain in a separate spreadsheet that is to be forwarded to the Data Controller for the Parish Council. This ensures that this report can legitimately be released into the public domain without the need to redact material that may provide means for personal identification of the respondents.

## Consultation findings

The findings of the consultation are presented below:

Option	Weighting (%)	Votes	Average Rank	Score
CCTV (x2)	11.66	70	3.87	271
Play Area Improvements	12.17	91	3.11	283
MUGA	7.53	54	3.24	175
Orchard / Herb Garden	6.24	64	2.27	145
Dog/Waste Bins (x 4)	12.95	94	3.20	301
Benches (x 6)	11.74	91	3.00	273
Picnic Tables (x 2)	7.91	72	2.56	184
Gates (x 2)	7.83	63	2.89	182
Interpretation Signs / Fingerposts (x 5)	2.62	26	2.35	61
Green Gym	13.81	94	3.41	321
Table Tennis Table	5.55	50	2.58	129



During the consultation, Bedford Borough Council Rights of Way department funded a number of way markers and arranged their installation in the Country Park. The 'interpretation signs/finger posts' project had originally included a budget to provide such signage, and as a result this project has evolved into a general provision of signage.

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## Post-consultation co-funding of projects

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Once the residents' funding priorities had been identified, the Working Group sought to exhaust all avenues of co-funding, grants or other sources of funding. Both bpha Limited and Bedford Borough Council Environmental Services departments had indicated an interest in co-funding some of the projects.

Bedford Borough Council Environmental Services department pledged to fund the balance of £5,022.10 to allow the procurement of the top six projects over the available funding of £20,177.90 transferred from Ravensden. All projects other than CCTV were eligible from the Environmental Services departments' funding. This funding is subject to final approval by the portfolio holder for Environmental Services, and all final detail is subject to approval from the Borough as the ultimate owner of the areas post adoption. Like the CCTV option, the additional bins will also attract an annual cost to be met by the parish. Please see appendix B.1 for the pledge from Bedford Borough Council Environmental Services department and appendix B.2 for the request for clarification as to the likely annual burden for the servicing of the four additional bins on the estate.

bpha Limited pledged to provide £2,500 as a contribution to play area improvements, and would like to be kept apprised of the use of its contribution. bpha Limited was keen to stress that such a contribution is a donation and it is not expecting to become liable for the upkeep of any assets purchased with monies it had provided. Please see appendix B.3 for the pledge from bpha Limited.

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## Subsequent communications

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A communication was received from Working Group member Mr Macey to remind the group that he believed the original Section 106 agreement to include Country Park gates, however a subsequent edition of the Section 106 agreement did not include Country Park gates. Mr Macey requested that the Working Group ascertain whether the Country Park gates remain an obligation under the Section 106 agreement, and if so whether any of the Section 106 monies remained in order to fund the gates. An email was forwarded to Cllr Stephen Moon and Cllr Sheryl Corp with a request that they obtain an update on any Section 106 monies remaining. See appendix C.1 for Mr Macey's request, and C.2 for the requests for clarification as sent to the Borough Councillors.

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## Funding priorities

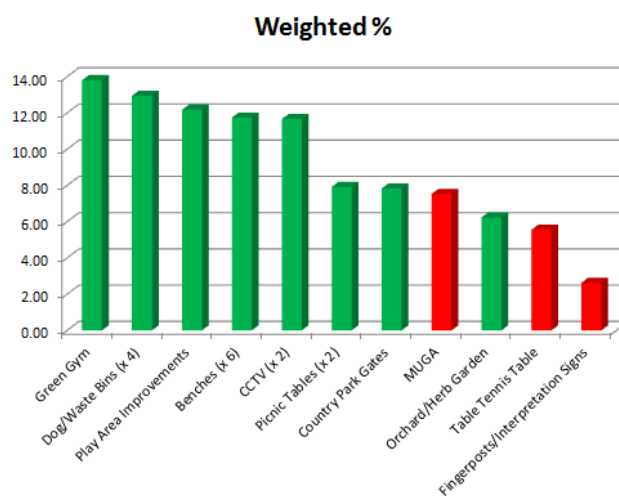
The Woodlands Park Working Group unanimously agreed in its meeting of 22 June 2015 that only projects that can be funded in their entirety are to be put forward as recommendations. The spending of any residual monies and the associated prioritisation would be best decided by the Parish Council, on the express understanding that the funds would be spent entirely for the benefit of the Woodlands Park estate.

The Working Group recommends the following ordered funding priorities:

Option	Weighting (%)	Votes	Average Rank	Score	Cost (£)	WP £20k (£)	Borough (£)	bpha (£)	Funders
Green Gym	13.81	94	3.41	321	£5,000	£5,000	-	-	WP
Dog/Waste Bins (x 4)	12.95	94	3.20	301	£2,000	-	£2,000	-	Borough
Play Area Improvements	12.17	91	3.11	283	£8,000	£5,500	-	£2,500	WP/bpha
Benches (x 6)	11.74	91	3.00	273	£1,500	-	£1,500	-	Borough
CCTV (x2)	11.66	70	3.87	271	£6,500	£7,250	-	-	WP
Picnic Tables (x 2)	7.91	72	2.56	184	£800	-	£800	-	Borough
Gates (x 2)	7.83	63	2.89	182	£1,200	£477.90	£722.10	-	WP/Borough
MUGA	7.53	54	3.24	175	£32,000	-	-	-	Not funded
Orchard / Herb Garden	6.24	64	2.27	145	£250	£250	-	-	WP
Table Tennis Table	5.55	50	2.58	129	£3,000	-	-	-	Not funded
Interpretation Signs/Fingerposts (x 5)	2.62	26	2.35	61	£2,500	-	-	-	Not funded
<b>Total</b>					<b>£63,500</b>	<b>£18,477.90</b>	<b>£5,022.10</b>	<b>£2,500</b>	
<b>Remaining</b>					<b>-</b>	<b>£1,700</b>	<b>£0</b>	<b>£0</b>	

The above recommendations ensure that the monies pledged by the Borough and by bpha are committed entirely and in accordance with their instructions.

A residual £1,700 remains from the Woodlands Park fund, and is to be retained to account for any potential underestimates or unforeseen necessary additional spending required to fulfil any of the funded projects before being considered for additional projects.



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## Funded project locations

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The following locations and additional considerations are recommended for each of the projects.

### Green gym location

The green gym is to be located in a position that is easily accessible to the estate, and not sufficiently close to any adjoining property that the use thereof could reasonably be expected to cause a nuisance. As there is a precedent for the sports field, the Working Group believes that the location behind the lower football pitch on Ashmead Road (opposite the changing rooms) and nearest the storm relief pond to be most suitable for the green gym. Please see appendix D.1 for the proposed location of the green gym.

### Dog/waste bin locations

Dog/waste bins must be located adjacent to a road or other point that is easily accessed by the refuse collection vehicle.

It is recommended that one is placed opposite the postbox at the junction of the bridleway and Ashmead Road and one is located at the changing rooms, to support the changing rooms and also the proposed location for the picnic bench behind Anjulita Court in the Country Park. Please see appendix D.2 for the proposed location of two of the four dog/waste bins.

The remaining two bins are to be located following additional consultation with the residents of Woodlands Park.

### Play area improvement locations

Improvements to the play areas should provide equipment and facilities that are otherwise lacking in the existing parks and make the parks, as a whole, more inclusive.

It is recommended that the play area improvement funds be used to provide an infant/toddler inclusive mini-park within the Owl Park (on the uncommitted green area immediately behind and to the left of the right hand side entrance gate), and any residual funds to provide additional equipment in the Ashmead Road/Westrope Way (Pizza) Park. Please see appendix D.3 for the proposed locations of the play area improvements.

### Bench locations

Benches are to be located in the Country Park area, along major thoroughfares and at points of interest (such as a viewpoint, a lakeside view or a park). Such locations should not be sufficiently close to any adjoining property such that the use of the bench could reasonably be expected to cause a nuisance.

It is recommended that two 'slab' benches are provided along the grassed section of the main Country Park bridleway leading north of Anjulita Court, one at the midpoint and one at the edge of the development. One standard bench is to be located at the entrance to the Country Park from Anjulita Court next to the existing map. One 'feature' bench is to be located along the paved section of the Country Park bridleway between Anjulita Court and Ashmead Road facing away from the properties on Bramley Way. One 'standard' bench is to be located along the bridleway along the longest side of the large pond at the end of Pomeroy Close, facing towards the pond. Please see appendix D.4 for the proposed location of the five allocated benches.

The location of the remaining 'feature' bench is to be decided at a later date as requested by the residents of Woodlands Park.

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## CCTV camera locations

The primary purpose of the CCTV cameras is to provide an overview of vehicular traffic entering and leaving the estate. It is not to be permanently monitored but is intended that in the event of an incident the video footage could be readily retrieved and reviewed. For cost-benefit reasons, two of the three cameras are to be pan-tilt-zoom. Where there is a possibility that views of private residential property may be captured, the cameras must either be prevented from steering to, or otherwise mask the video from, any non-public land or property using the functionality of the camera's in-built software. This should be readily demonstrable at the Council's monitoring office, on demand, to any concerned member of the public.

It is recommended that a combination of a fixed camera, a pan-tilt-zoom camera and the associated microwave link be mounted to the lamp-post nearest the right hand entrance to the Owl Park along Ashmead Road. A pan-tilt-zoom camera and the associated microwave link will also be mounted to the lamp-post opposite the Parish Council Noticeboard at the Ashmead Road/Westrope Way 'bus gate' entrance. The pan-tilt-zoom cameras will prevent viewing of the properties along Ashmead Road using a combination of blocks and masks within the camera software. Please see appendix D.5 for the proposed location of the CCTV cameras.

## Picnic table locations

Picnic tables are to be located in readily accessible parts of the Country Park, in areas that are sufficiently close to adjoining properties that there is a reasonable likelihood that the area is overlooked and does not become a focus for antisocial behaviour.

It is recommended that the first picnic table is located along the section of Country Park behind Anjulita Court that widens into an open space between two planted areas. The second picnic table is to be located between the proposed location for the green gym and Ashmead Road behind the lower football pitch. Please see appendix D.6 for the proposed location of the picnic tables.

## Country Park gate locations

The Country Park gates are to be provided in locations that residents have indicated the desire for boundary crossing, and in such locations that the use of the gates cannot be reasonably foreseen to cause a nuisance to neighbouring properties.

There are currently two locations where local residents have modified fencing to create an informal gate; at the junction of Crispin Drive and Egremont Mews, and at the end of Saltcote Way. The 'gate' at Crispin/Egremont is in the optimum position to minimise the nuisance to neighbouring properties, being immediately opposite the continuation of Crispin Drive. The 'gate' at the end of Saltcote Way should be moved to immediately opposite the continuation of Saltcote Way toward the main estate (next to the existing lamp-post) to minimise the nuisance to neighbouring properties. Please see appendix D.7 for the proposed location of the Country Park gates.

For each proposed location, it is recommended that the residents of affected properties are consulted in writing and provided with an opportunity to raise any concerns that they may have.

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### **Community orchard/herb garden location**

A community orchard or community herb garden provides residents the opportunity to grow and harvest fruit and/or herbs. Such an initiative should be placed in an area overlooked by neighbouring properties to enable unfair wholesale harvesting to be reported, but sufficiently away from major thoroughfares to discourage non-local residents from abusing the facility.

It is recommended that the open land between Egremont Mews and the planted area to the north be used for the community orchard/community herb garden. This area is sufficiently away from the area of special archaeological significance, and benefits from good all-year-round sunlight and adequate drainage. Please see appendix D.8 for the proposed location of the community orchard/community herb garden.

## Recommendations

Having conducted a true and legitimate consultation, the Woodlands Park Working Group commends the following to Brickhill Parish Council.

1. The results of the consultation are accepted as sufficiently representative at 15.2% of the electorate. The comparison to the Community Governance Review response rate is favourable and sufficiently robust to demonstrate that decisions arising from the consultation are sound and legitimate.
  2. Only projects that can be funded in their entirety should be considered for funding.
  3. Funding from Bedford Borough Council Environmental Services department is accepted and distributed to projects in accordance with its instruction.
  4. Funding from bpha Limited is accepted and distributed to projects in accordance with its instruction.
  5. To request that the Brickhill Community Association consider making a request to the Wixamtree Trust for the sum of £5,000. If the Association agrees and the application is successful, this sum will fund the majority of the remainder of the play area improvements after bpha Limited's contribution. The funds freed up, along with the uncommitted funds, should be used to fund the following additional projects:
    - a. Table tennis table at Ashmead Road/Westrope Way play area (Pizza Park)
    - b. Interpretation signs / additional signage as required by the residents of Woodlands Park.
  6. The following projects should be funded immediately:
    - a. CCTV.
  7. Permission is sought from the consortium, via the Bedford Borough Council Environmental Services department (in accordance with Simon Fisher's email in appendix B.1), to proceed with the following projects ahead of adoption. The subsequent projects are to be funded either as soon as permission is granted from the current asset owner (the consortium), or the appropriate asset has been adopted by Bedford Borough Council:
    - a. Green gym
    - b. 4 x dog/waste bins
    - c. Play area improvements
    - d. Benches
    - e. 2 x picnic tables
    - f. Orchard/herb garden
  8. If permission from the consortium is not forthcoming, the Parish Clerk is to write to the consortium and to the Borough Council to identify the projects for which funding is allocated. The Clerk is to formally request that priority is given through the adoption process for assets whose adoption status prevents allocation of the available funding.
  9. Residents of neighbouring properties should be consulted on the proposed location of Country Park gates, and barring any significant objection the following project is funded:
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- a. 2 x Country Park gates
- 10. The remaining funds should be held in reserve as a risk budget until all higher priority funding options have been allocated. Thereafter consideration should be given to funding remaining or new projects as the Parish Council deems appropriate.




## Appendix A – Working Group Membership

The Woodlands Park Working Group has enjoyed the support of the following people (listed in surname alphabetical order):

- Chris Bailes - Woodlands Park Resident and latterly Brickhill Parish Councillor
  - Steve Bambury - Woodlands Park Resident
  - Trevor Bodsworth - Woodlands Park Resident
  - Gary Burchmore - Bedford Borough Council
  - Tim Blunt - Woodlands Park Resident
  - Emma Betteridge - Woodlands Park Resident
  - Aasem Chaudry - Woodlands Park Resident
  - Alex Chrusiack - Brickhill Parish Councillor
  - Alan Curtis - Woodlands Park Resident
  - Mark Fitzpatrick - Brickhill Parish Councillor
  - Ria Greenwood - bpha Ltd
  - Malcolm Jones - Woodlands Park Resident
  - Michael Jarmin-Webb - Woodlands Park Resident
  - Antonie Koch - Woodlands Park Resident
  - Kevin Sykes - Woodlands Park Resident
  - Sue Bottoms - Brickhill Parish Clerk
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## Appendix B - Co-funding Pledges

### Appendix B.1 - Borough Council Co-Funding Pledge

 **Simon Fisher** Jun 24 (4 days ago) ☆  

to Paul, Gary, me, Mark, Mark, Gaius ▾

**Bedford BC - OFFICIAL-Unsecure**

Hello Chris,  
Thanks for sending me the results – it's always very interesting to see these sort of preferences expressed. How many people did you get to respond – I imagine that people were invited to vote on 2 or 3 options rather than one per person?

Subject to Charles' agreement as noted in my email below I am happy to confirm that I would be able to meet the shortfall indicated on the spreadsheet with the exception of a contribution towards the CCTV which as you know is dealt with elsewhere within the Council. Matters such as the gym and play equipment would have to be subject to confirmation of the final detail. However the overarching proviso is the completion of the land transfers and payment of the commuted sums. We have an active ongoing dialogue with Persimmons over transfer matters and can complete as soon as they are ready although unfortunately we don't have any say on their programme.

If the group is prepared to commit some of the £20k I would imagine that Persimmon may be receptive to installing the benches and dog bins prior to transfer. We would have to ensure that collection arrangements are in place for the dog bins beforehand though. I would be happy to ask Persimmon about this if you think it worthwhile – this sort of arrangement worked well for the information boards that were put up through the parish council.




I hope that this helps but please let me know if any further information is needed at this stage.

With regards

**Simon Fisher**

Parks and Countryside Manager  
Environment Services  
Bedford Borough Council  
Borough Hall  
Cauldwell Street  
Bedford, MK42 9AP  
Tel. 01234 718453 (ext. 47453)

### Appendix B.2 - Bedford Borough Council Pledge Bins Query

 **Chris Bailes** <cbailles78@googlemail.com> Jun 24 (4 days ago) ☆  

to Simon, Mark, Gary Burchmore ▾

**Hi Simon,**

There were a total of 159 valid responses; 86 printed (four invalid and being queried) and 78 electronic (1 duplicate). Please accept my apologies, I had believed that Mark had forwarded the printed copy to you, please see included. Each respondent was asked to rank their favourite 5 options in order of priority. Responses were invited per elector so most properties received multiple printed blanks to complete.


Many thanks for your most generous offer of funding the shortfall amount. With your blessing, I would prefer to provisionally allocate funds to the amount you have suggested against specific items in line with your instruction. This makes the tracking a little easier. In addition, bpha have asked to contribute toward something for the playpark improvement, in addition to your very generous offer means that we are able to fund the top 8 items on the list, subject to final approval from Charles.

We will, of course ensure that you are happy with the final placements of all items as they will be situated on land that will ultimately become Borough-owned. Are you able to estimate what the cost of emptying 4 additional roadside bins would be annually to the parish council, in order that I accurately report that additional burden?


Thank you for your suggestion of asking Persimmon if they would permit installation of some or all of the items. We would appreciate your guidance and support with these issues. Please allow me time to finalise the report and put it before the parish council for approval and then we will be in a better position to negotiate with the consortium.

Many thanks once again for your kind offer, and your invaluable ongoing support.

Kind regards,  
Chris.



## Appendix B.3 - bpha Limited's Co-funding Pledge

 **Ria Greenwood** <Ria.Greenwood@bpha.org.uk>  
to me ▾

Jun 23 (5 days ago) ☆ ↶ ▾

Hi Chris,

Thank you for the meeting last night and all the work that you have done.

I have spoken with my manager and **bpha** Limited are delighted to be able to donate £2,500.00.

I need to be clear that this is a donation. We would request that this money go towards the play area improvements and except no liability for any of the improvement works.




Could you please keep me informed of the progress of this.

Thanks,

**Ria Greenwood**  
Housing Officer  
Direct Dial: 0330 100 0272  
Email: [info@bpha.org.uk](mailto:info@bpha.org.uk)

## Appendix C - Section 106 Query

### Appendix C.1 - Mr Macey's Email

 **STEVEN MACEY** Jun 18 (9 days ago) ☆  

to me ▾

Hi Chris

I have asked Councillor Fitzpatrick to seek confirmation on this from the Borough a number of times now as they were on the original plan for the estate outline but as you'll see from the Planning Portal there's been a plethora of changes and documents <http://www.publicaccess.bedford.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=00108PCULI000> **They were still on the plans here** <http://www.publicaccess.bedford.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=0403042AOC> (there are 4)

One thing I would say though when reading the open space provision - (same link) the outdoor play areas do not appear to reflect what was put forward for teenagers in the slightest Also I would question if the number of dog bins on the estate are reflective of the plans as well.




Of course all this is assuming that any section 106 monies are still left/available if they haven't been spent on subsidising the bus service into the estate - interesting that they cited the reason for ditching the bus gate was that Westrope way wasn't wide enough and yet the approved plans had funding put aside to widen the road to accommodate buses!

Let me know if you get anywhere getting an answer from the council before Monday

best wishes

...

### Appendix C.4 - Request for Clarification to Borough Councillors

 **Chris Bailes** <cbailes78@googlemail.com> Jun 17 (10 days ago) ☆  

to Cllr, sheryl.corp ▾




Hi Stephen,

Can you shed any light on whether the original s.106 agreement included country park gates that have not yet been provided as per Steve Macey's email?

Many thanks.

All best,  
Chris.

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 **Chris Bailes** <cbailes78@googlemail.com> Jun 18 (9 days ago) ☆  

to Cllr, sheryl.corp ▾

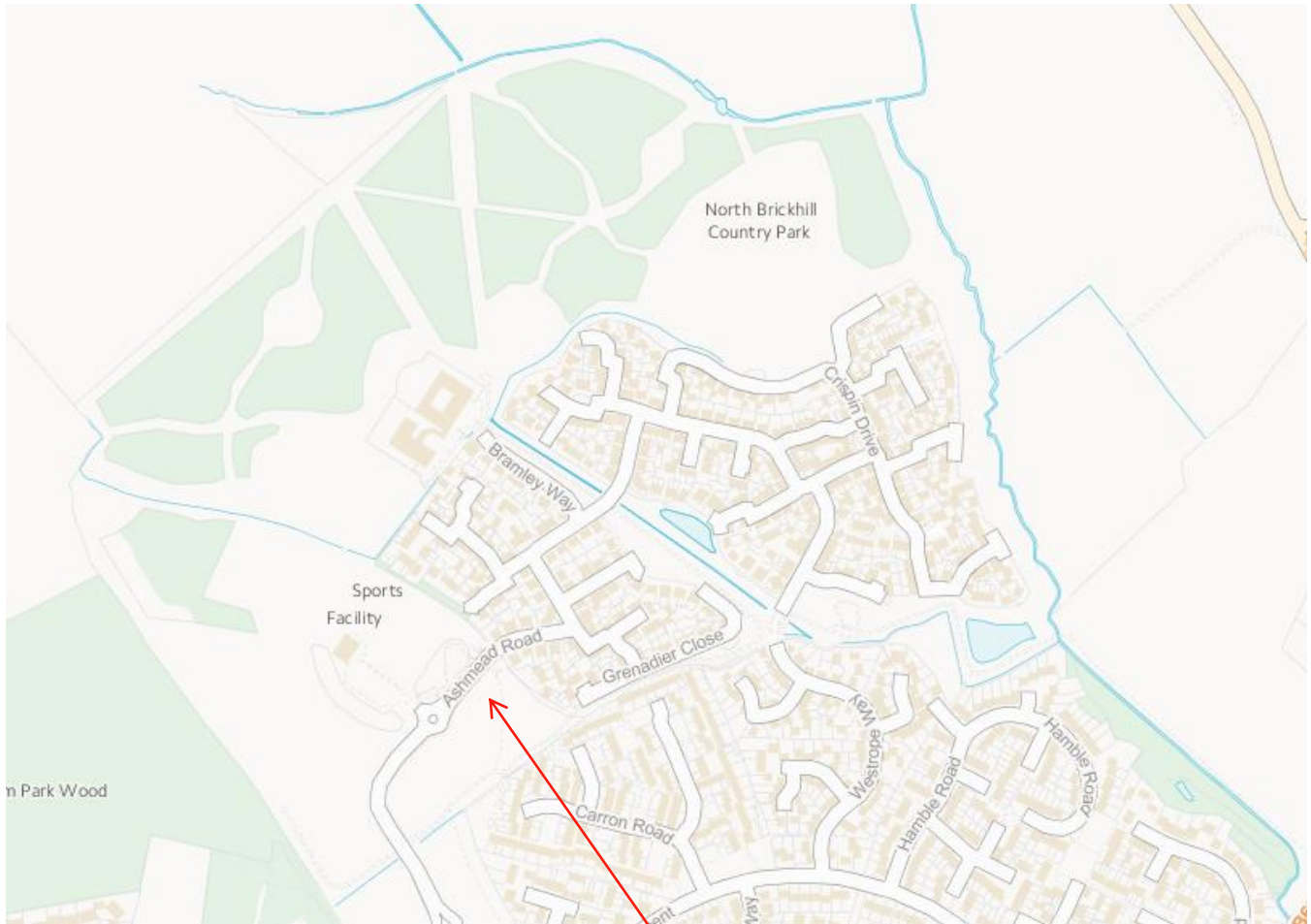
Hi Stephen/Sheryl,

Please see attached more detail on the s.106 question from Steve Macey.

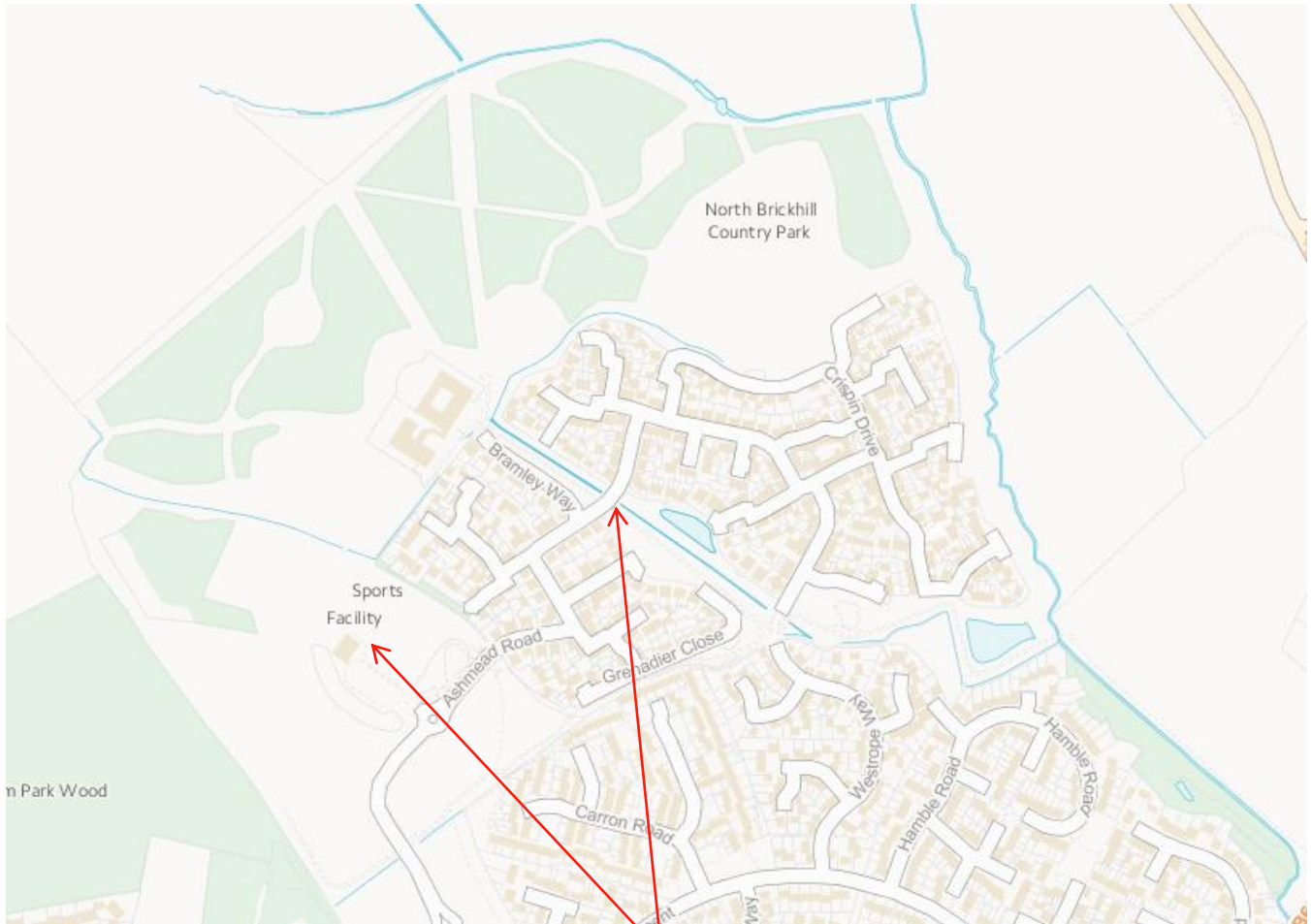
I would appreciate some feedback on this at the parish meeting on 2 July. I will add a footnote to the report on the £20k pot recommendation document.

# Appendix D

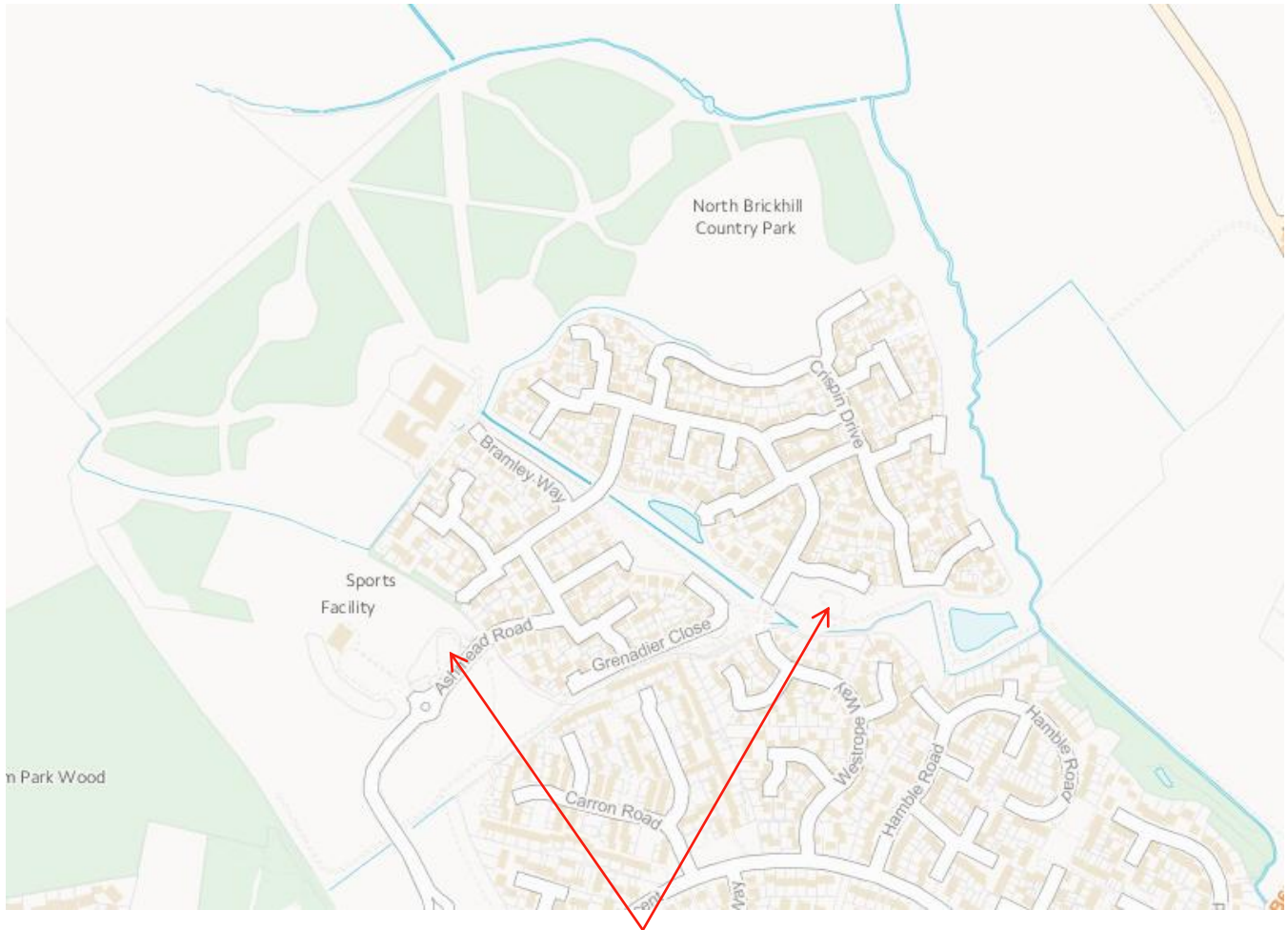
## Appendix D.1 - Proposed Location of Green Gym



Appendix D.2 - Proposed Location of Dog/Waste Bins



Appendix D.3 - Proposed Location of Play Area Improvements



**Play Area Improvements**

Appendix D.4 - Proposed Location and Style of Benches



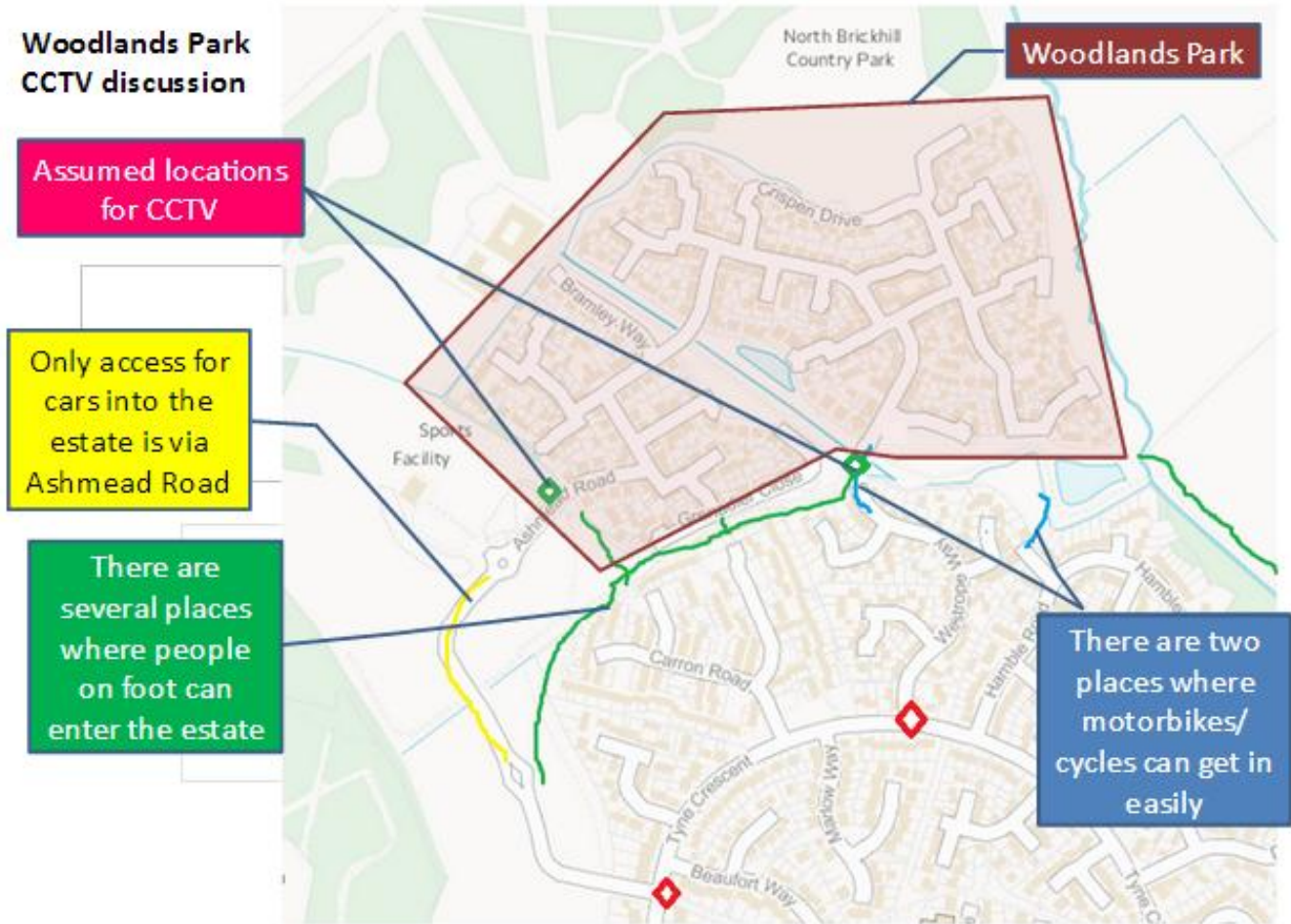
Slab Top

Standard

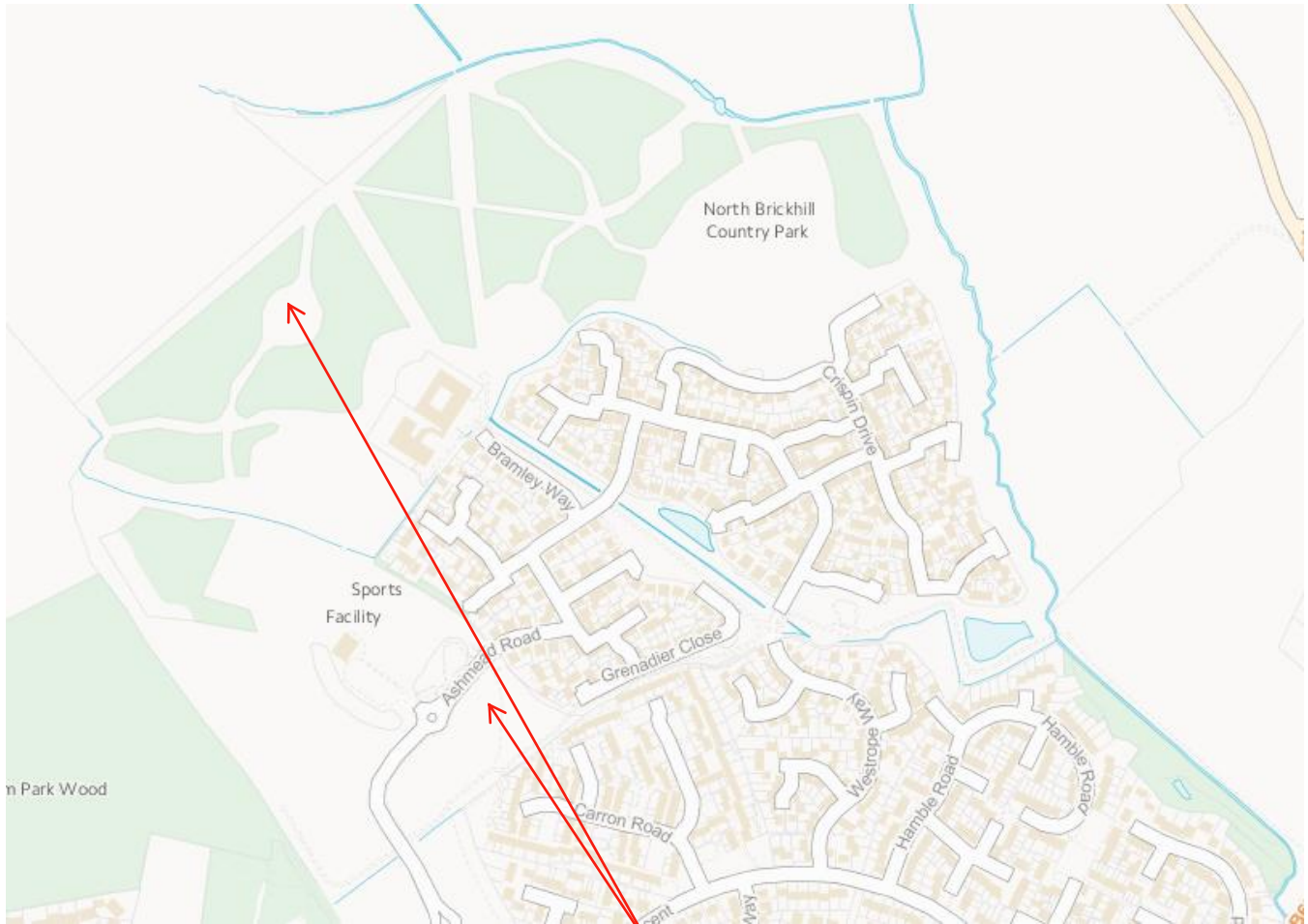
Feature



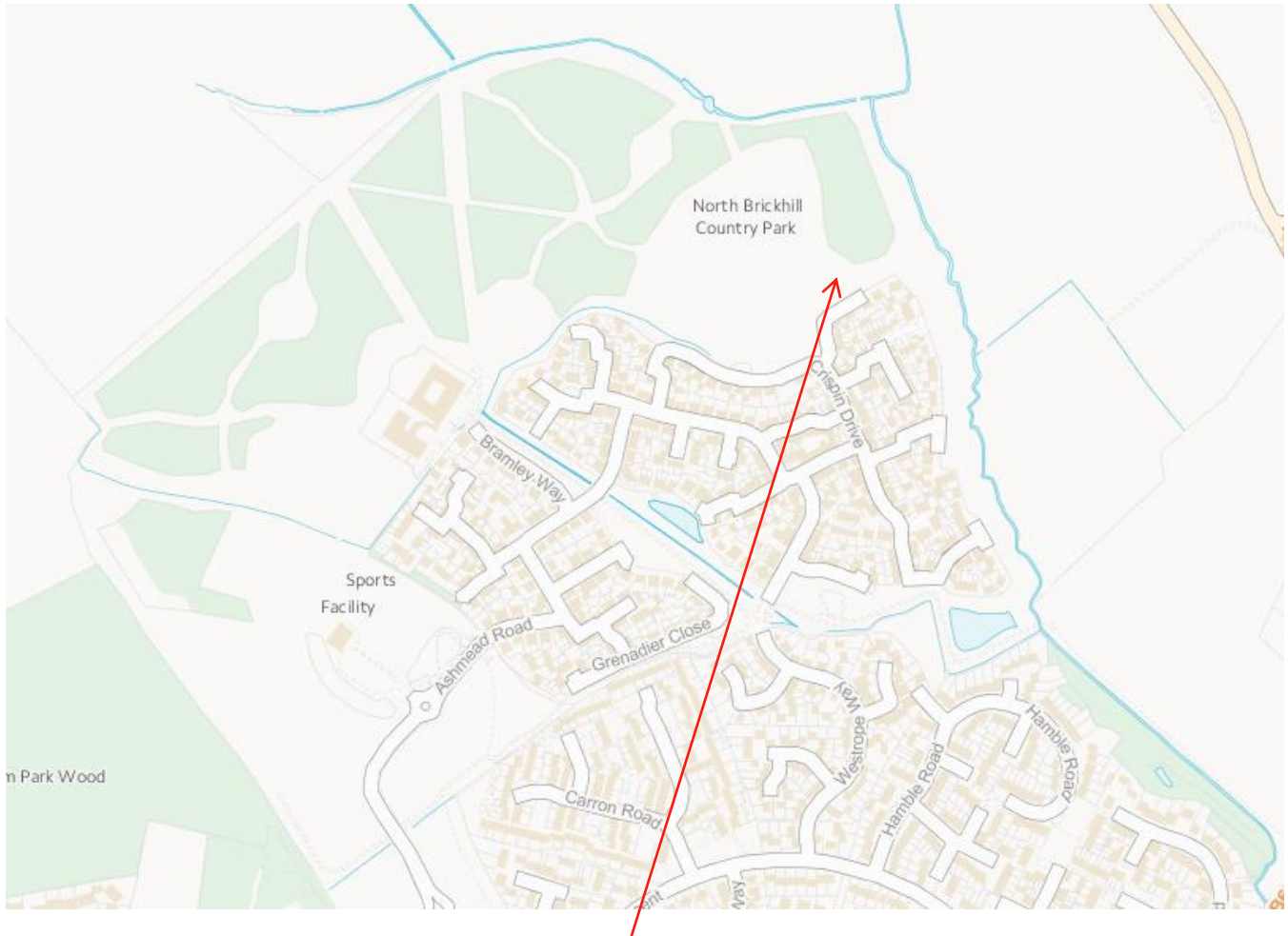
Appendix D.5 - Proposed Location of CCTV Cameras



Appendix D.6 - Proposed Location of Picnic Tables



Appendix D.7 - Proposed Location of Community Orchard/Community Herb Garden



**Community Orchard / Community Herb Garden**