

## AVDC BACKS WEEDON HILL

In a move surrounded by controversy Aylesbury's Strategic Planning and Development Committee, apparently by casting vote of the chairman, has backed the Weedon Hill site first proposed in the Pre-Deposit Consultation Paper. This will now go out for public inquiry, probably in 1998, with High Court legal action appearing to be inevitable if the Inspector backs it. The scheme will desecrate the site of the Battle of Aylesbury fought on 1st November 1642 between a Royalist force commanded by Prince Rupert and a powerful Parliamentary column led by Sir William Balfour which included the legendary Colonel John Hampden's Regiment. The Royalists were routed. There are no plans to commemorate the brave men who died or ensure the dignified treatment of those

remains not already removed to the Memorial at Hardwick Church. Lakeside Land have asked for the site to be included on the National Battlefields Register and have proposed a re-enactment of the Battle to the Sealed Knot. They have also protested to the Warden of New College, who own the site.

Weedon Hill would mean a staggering 800 homes opposite Watermead, on the western side of the A413, with access on to Watermead Roundabout. This is expected to double queueing times for residents at peak hours and will have a major impact on the A413, which has been known to jam past the Weedon turnoff. The Board of Lakeside Land Ltd, Watermead's community company, is concerned that the A413 could see daily tailbacks as far as Whitchurch. Timekeeping on

Watermead's bus services will be severely degraded to the point where the viability of public transport on Watermead will be called into question.

Lakeside Land's own proposed strategy, worked out in consultation with responsible environmental pressure groups including Transport 2000, Friends of the Earth and the Council for the Protection of Rural England, developers and public transport undertakings, has been thrown out by AVDC. In contrast to Lakeside's strategy, which linked housing development to rail-based public transport infrastructure improvements, AVDC's plans are entirely road-based and concentrate on out-of-town developments with dependence on 38-tonne (eventually 44-tonne) heavy lorries to service industrial sites.

## FLEET MARSTON THROWN OUT

The tragedy of Fleet Marston is that the developers were willing to provide a heavy rail link, with a new station serving Raban's Lane. No extension of Aylesbury would have been involved, as Fleet Marston would have been a village in its own right. Strangely AVDC have cited concerns about traffic on the A41, yet have backed the huge Berryfields development, which is not only on the A41 but involves no new transport infrastructure and is road-based !

**Village View on  
the Internet**

Web Address to  
be Advised

Editorial Mailbox -  
jbray@dge.ceo.dg.com







Micheal Shrimpton appearing on the BBC Newsnight (By kind permission of the BBC)

## CHAIRMAN'S BRIEF

**A New Pavilion** - I am pleased to report a successful conclusion to the negotiations on the 8 acres (Kestrel Way). We are to have a new two-story Pavilion, with a capital sum as well, total package £125k. The Pavilion will have two meeting rooms on the first story for community use and will be used for youth football as well as cricket. The 72 homes will be sited to prevent further construction to the north or east, an important consideration as the Board sees this as the last housing development on Watermead.

**Childrens Playground** - The Board has also backed a children's playground. This will be for under-fives and may be up and running by the end of the year. Diane Sullivan is doing a good job and I am most grateful to her. Any comments or suggestions can go to Diane, another member of the Playgroup Working Party or the Board.

**Access to Bandstand** - The Board wants feedback on the proposal to dismantle the bridge to the island on the Lower Lake and prohibit access to residents. A final decision will be taken at the April meeting, so if you wish to save the bridge or turn the island into a wildlife sanctuary act now (objections or comments in 14 days). The bandstand admittedly needs refurbishing and a planting scheme on the island is an

excellent idea, but my own view is that the island is too close to the shore and a wildlife sanctuary would not be practicable, although I would encourage a new wildlife site elsewhere on the Lower Lake. I am also concerned at the loss of amenity and possible loss of revenue, but I may be in a minority on the Board.

**Defeating Vandalism** - One matter which does concern me is that some lakeside residents back the scheme as a way of defeating vandalism, but have failed to report incidents of vandalism to the Board, the only reason given being an assumption that we are powerless to deal with it. This simply is not right. The Board has wide legal powers with respect to company property and is prepared to use them. We do get a certain amount of criminal intelligence and pass on names received to the police, to landlords where property is rented and there is a possible breach of tenancy conditions or to parents. Only a firm approach to vandalism will work - if you see people destroying community assets or committing offences please tell the police and the Board. A Director will be on Watermead virtually every hour of the day and night 365 days a year, with power to call out police, security officers and dog-handling teams as required.

**Non-Considerate Dog Owners** - I receive repeated and justified complaints of fouling by dogs. We responded by putting up special bins, only to have one set fire to! We want that vandal found and would be grateful for information. We are not offering a reward but I

am prepared to recommend to the Board an *ex gratia* payment for information leading to a conviction for arson.

Whilst on the subject please keep your dogs under control and clean up after them. The amenity land is used by children and faecal waste is a health hazard. No doubt the Board will have to return to this subject later in the year. Dog-owners are on probation. The Board is entitled to ban or restrict dogs on health and safety grounds and each complaint makes that option more attractive.

**Breaches of Covenant** - I have had a number of complaints about breaches of covenant. Watermead is a special area in which to live and as you know every resident entered into legally binding covenants in order to keep it that way. A deliberate breach of covenant shows discourtesy to neighbours, may cause inconvenience, annoyance or even danger and in detracting from the estate scheme may affect property values.

There is an estate-wide prohibition on external television-receiving aerials, although dispensation was given in some cases for satellite dishes (I had mine put up, out of sight, after receiving approval). There have been bitter complaints about the half-dozen or so TV aerials that have gone up and these should come down immediately unless written authorisation was obtained. You should also obtain permission before putting up any satellite dish - your solicitors will be familiar with the procedure. Bell Cablemedia will be cabling Watermead in 1997 and my hope



is that by Easter 1998 we will have been able to switch the entire estate over from unsightly satellite to cable.

Sensibly, because so many residents have put up satellite dishes without prior authority, enforcement action should wait until cabling has been completed, but you have been warned! The Board are in discussion with Royco's receivers, who are aware of their duty to see that new enforcement arrangements are in place. They will not be able to report to the High Court that the liquidation has been concluded until that is done.

**Overnight Parking** - There have been a number of complaints about unlawful overnight parking of commercial vehicles, some in a dangerous position (I do not mean car-based vans or Transit-sized vehicles). Please do not park trucks on Watermead and take

note that by using vehicles unlawfully in this way you may invalidate any policy of insurance in force in respect of the vehicle. You should consult your insurers and where the vehicle is insured by a third party they should be told that the vehicle is being parked without lawful authorisation. The Board will support criminal prosecution where appropriate.

**Firework Night 1997** - Please note Saturday 1st November 1997 in your diaries. If Fireworks 97 goes ahead that will be the date. Following the failure of our request for volunteers for the 96 event (which threw an enormous burden on the Board) we will not go ahead without full commercial sponsorship. Discussion on a 10k package is in progress but if these talks fail the event will be cancelled. No other event is planned for this year. I had hoped

for a summer event supporting St. Tiggywinkles, but there it is. Events need funding and volunteers and at the moment we have neither.

*"Please remember that feedback is always welcome. There is always paper in my fax machine (393151)! The View is the Board's main vehicle for consultation and we assume that you all read it (anybody who doesn't cannot be heard to complain that they 'weren't consulted' or 'didn't know what was going on')."*

**Boathouse Restaurant** - A cheerful note on which to end: the long-awaited Boathouse Restaurant is now open. Please give it your support - we have always said the site would be ideal for a good restaurant and now we have one. I wish them well!

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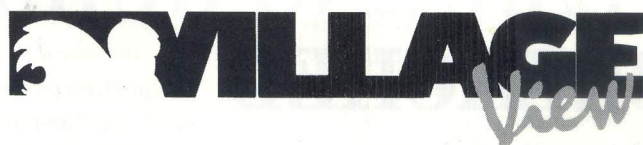
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### PUBLICATION DATES 1997

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# NOTICE

The Board of Lakeside Land Ltd hereby gives notice that it has been asked to terminate access by residents to the Island and Bandstand on the Lower Lake. It is proposed to dismantle and break up the bridge enabling the creation of a new wildlife area. A planting scheme is also proposed. The scheme will be fully funded.

**The proposer is Mrs Gloria Baker.**

Objections and comments to Michael Shrimpton - Chairman, at 7 Willow Herb Tel: 397963 Fax 393151 within **14 days**. Please note the scheme will be permanent and that no further opportunity of consultation will be given.

By Order of the Board

## PLANNING GUIDANCE BREACHED

Ironically, since these developments has been driven by the DOE's asinine housing projections, AVDC's dated obsession with car-based development as far from the town centre as possible breaches DOE planning guidance PPG13, which emphasises sustainable development. What AVDC want is a mini Milton Keynes, with a new northern boundary (Lakeside proposed retaining the River Thames as the northern boundary). Breach of DOE guidance and adherence to 1980's planning concepts will no doubt feature in any judicial review of the new local plan.

One piece of good news is that the Aylesbury Northern By-Pass (the so-called "distributor road") appears to be under a cloud. As proposed this was to be a two-lane single carriageway road rated for 44-tonne lorries with space for dualling into four-lane, connecting the A41 west of Aylesbury with the proposed

Aston Clinton by-pass. This would have provided a new route between the Midlands and the Channel Ports, linking the M40 and M25 via the A41 (even if the A41 between the Bicester and Aylesbury were not 'improved' there would only 15 or so miles of single carriageway between Birmingham and the Channel Tunnel Terminal once the Aston Clinton scheme and dualling were completed). Lakeside have been told by developers that they are unwilling to fund this road, indeed some developers question the legality of a condition to pay for this strategic road as part of local planning permission. Each community has a proper interest in attacking each scheme which would contribute to the road - punching out Weedon Hill for example may make the By-Pass unviable in any event. The By-Pass is starting to look like a non-starter although Lakeside Chairman Michael Shrimpton has cautioned against complacency.

Michael Shrimpton has called for

co-ordinated action across the county and is critical of those groups which have suggested pushing development into other communities. The CPRE is seen as a possible co-ordinating body. Watermead will continue to punch above its weight, partly because of the concentration of skills here. Developers have privately complimented Lakeside Land on the boldness and innovation of its rail-based strategy - for example the idea of a new station for Stoke Mandeville Hospital (with full disabled access) linked to infill housing development was seen a neat solution.

No new houses will be built before the 21st century - even AVDC do not expect the local plan to be in place before 2000. There could then be years of bitter wrangling in the courts and over individual planning applications. One developer's estimate, citing Coldharbour Farm as an example, is 20 years - and Coldharbour was comparatively uncontroversial. However the time to oppose what one correspondent of the *Bucks Herald* described as "planning madness" is now.



# LCAM

The LCAM Board is finally starting to make progress, after a difficult start. The new company was held back by a much more complicated handover than anticipated and amongst other problems had to deal with serious arrears, which did not see it fully in funds for the first six month maintenance period until November 1996 (five months late). Comprehensive building and electrical surveys have now been completed - no resident was willing to pay for a pre-handover survey and the agreed strategy was to go ahead in any event, to forestall a property developer moving in and pushing up service charges with no service improvement, as has already happened with some of the flats.

The leaning lamppost is on its way upright at last -

LCAM finally cut the Gordian knot and did the work itself, although the damage was almost certainly done by a service truck. Work now authorised includes new doors for the flats, new paving slabs and refurbishment of the fountain. The Piazza will see a comprehensive upgrading scheme, with work on the fountain, extension of the weedkilling schedule to the Piazza, cleaning, new rubbish bins and a replanting scheme for the beds.

The company has however seen a second resignation of its Minute Secretary for business reasons. This is a vital task, without which the Board cannot function properly (Susan Blood does a marvellously efficient job for Lakeside Land, so it can be done!). Any volunteers? It would be good to see a resident of the Lakeside flats coming forward. All meetings are held outside of ordinary business hours and ideally there should be a Board each month, although that will not be possible until the post is filled.

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## NEW PAVILION AGREED

As advised in the Autumn and Christmas *Views* the Board of Lakeside Land has been in negotiation with Watermead Homes over the provision of a new Pavilion. These negotiations have been successful and agreement has now been reached for the erection of a new Pavilion in conjunction with 8 acres of housing on the north-east corner of the estate. The new houses (about 72 in all) will be sited so that further development to the north and east will be blocked off - the Board and the developer have both stressed to AVDC that these new homes represent the limit of housing on Watermead. These will be family homes, restoring the balanced mix of the original development.

The new Pavilion will be a community facility as well as a sports pavilion, with two meeting rooms on the first story. In addition there will be a capital contribution to Lakeside Land Ltd, securing funds for the maintenance land on Watermead for years to come. It is intended to have youth football in the winter and construction of the new Pavilion will open the way for a programme of cricket development on Watermead including the long-mooted Colts team.

Subject to the appropriate consents it is hoped to have the pavilion constructed by the end of the '97 cricket season. Without this building organised sport on Watermead would have come to an end and the ground - an integral part of the Watermead

development scheme - would have become waste ground. Residents will remember the state it was in before Lakeside Land arranged a one-off cut in November. Implementation of this scheme will bring to an end 7 years of bitter controversy following the sale of the original pavilion to Nurserytyme and their exclusion of community cricket, a matter which was referred to the Local Government Commission.

Readers will know that there has been widespread consultation over this scheme and indeed the letter to AVDC from the developers appeared in the Autumn 96 *View*, the intention being that every household in the village should know what was being proposed and have the opportunity to comment. The feedback has been positive and the Board has responded to the two main points raised. The first was that WCG should be turned over to a children's playground. This would have required expensive High Court proceedings in the Chancery Division - Watermead Cricket Ground is not owned by Lakeside Land Ltd (which is why they are not responsible for its maintenance), but is held in trust for the original purpose (ie a cricket ground). Variation of those trusts would have been both difficult and expensive. In any event the Board approved a children's playground in principle at its November 1996 meeting and appointed a Playground Working party under Diane Sullivan (from Willow Herb). The Sullivan

Working party has made progress on the difficult issues of liability insurance and funding and is now conducting a detailed review of potential sites. Indeed, the Board has told the *View* that the Children's Playground could be open about the same time as the Pavilion is fully functional.

The only other serious concern raised was timing. The developers Watermead Homes Ltd intend (and the indication has been conveyed in writing to the planning authority) to complete all construction by December 1999, subject to market conditions continuing to be favourable (no-one wants to see homes built and then left lying empty to be vandalised). The Lakeside Board has accepted that an earlier date would not be realistic.

Of course it would have been nicer to finish Watermead as originally intended, just as it would have been better had parcels of land not been sold off to different developers and the pavilion not hived off to a commercial nursery - but the reality is that the recession drove down property prices at the wrong time for Watermead and bankrupted Royco plc. We are still picking up the pieces but the task is nearly done. The only outstanding issues are the long overdue grant of planning permission for the garden centre (hurry up AVDC!) and sorting out the waste land by the nursing home.



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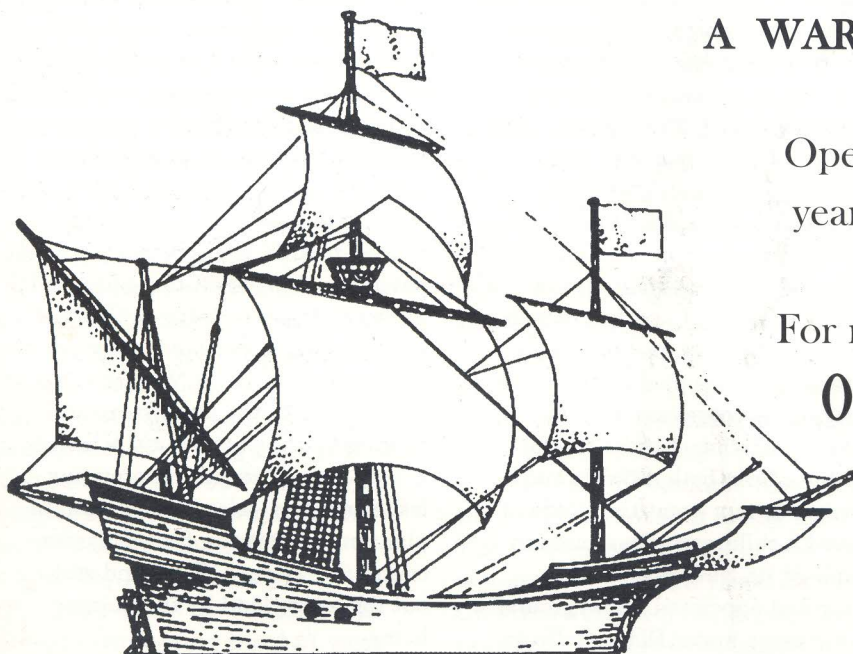
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*Well, it wouldn't be good for everything in life to be Exact, now could it? As you might expect, there will be a full range of services and other activities at St. James the Great during the Holy Week and the week following. Here is a summary. You can telephone for more details if you would like them (23902 Rev. Peter Faulkner; 26743 Anne King). You will be very welcome at any of these services; come and help us to celebrate the greatest of all Church Festivals.*

*Palm Sunday 23rd March. Palm Crosses will be distributed at all services. There will also be an Activity afternoon on the church for Children. Please telephone for details.*

***Maundy Thursday 27th March 8pm Holy Communion and Stripping of Church.***

***Good Friday 28th March 10am The Litany 2pm to 3pm The last Hour - Devotions at the Cross.***

***Easter Eve, Saturday 29th March 8pm Lighting of the New Fire and Blessing of the Paschal Candle***

***EASTER DAY Sunday 30th March 8am BCP Holy Communion (said) 9am Sung Eucharist.  
NO EVENSONG at St. James The Great.***

***6pm Evensong at all Saints Church Hulcott.***

***Easter Monday 31st March 8am to 8pm. ORGAN MARATHON.***  
*Christine Brewster will once again play for 12 hours, hopefully without leaving the organ. She will play requested hymns and songs, provided that you put something in the Charity Box! All money raised will go to selected local charities. Snacks and lunches will be available all day. Drop in for half an hour, admire the Easter flowers, pause at the Easter Garden and sing a favourite hymn or two. Then have a snack, make a donation and go enjoy the rest of the day!*

*However you spend the Easter Weekend, may it be a happy and a peaceful one for you and yours,  
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*Anne King*



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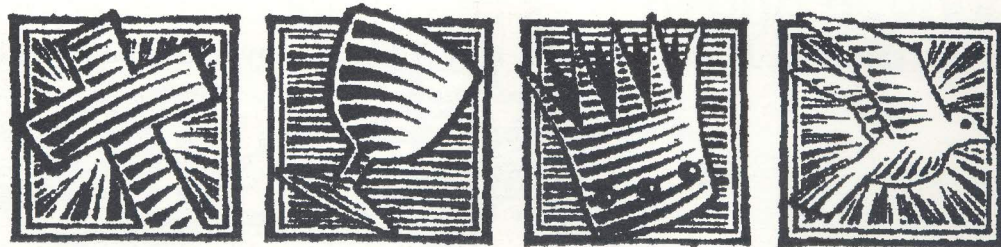
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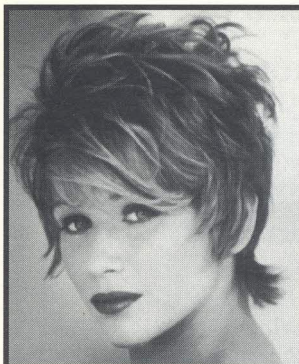
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This notice is additional to the statutory notice required to be posted on the said vehicles.

The owners if any should contact the Board with proposals for the payment of damages for trespass

**THE ABANDONMENT OF VEHICLES IN THE  
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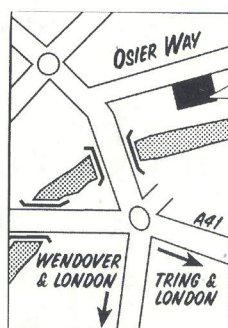
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Contact Philip Toler 432405 for details

## **ANIMAL HOSPITAL**

As you may be aware the television programme Animal Hospital is currently filming at the Hampden Veterinary Clinic in Aylesbury.

Part of the filming took place at the Watermead Village Piazza.

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Thursday 20th March

BBC 1 - 8.00 pm



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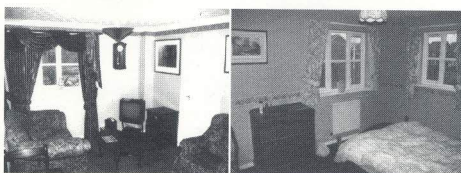
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2 Bedroom, £63,500



3 Bedroom, £102,950

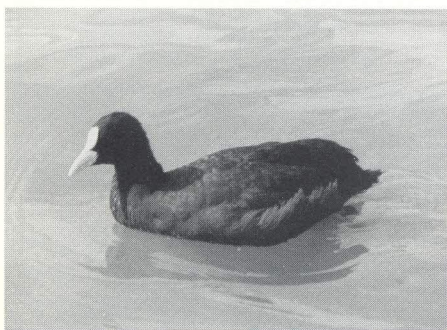


2 Bedroom, £62,950





Thoroughly Cheesed Off! - Grey Heron



Trooper the Coot

Well here we are, nearly a quarter of the new year gone, and spring just around the corner, the birds have been 'practising' and preparing themselves for breeding season. We still have a large number of swans on the lake, although many of them appear to be juveniles, two in particular still have their 'brown coats', they are not fully adult until their fourth year but attempt nest building prior to that. It would be good

news if some newcomers could break the territorial hold Henry and George have and start breeding here.

We certainly have an abundance of wildfowl at present - apart from our residents - Pochards, Tufted Ducks, Goosanders, and Widgeon, all arrived during the very cold weather when the; lake froze, in the past they have stayed for a short period and then disappeared,





## QUALITY PINE FURNITURE

\*New Pine \* Old Pine \* Giftware \* Craftwork  
 \* Bargin Priced Pictures \* Bargin Priced Pictures

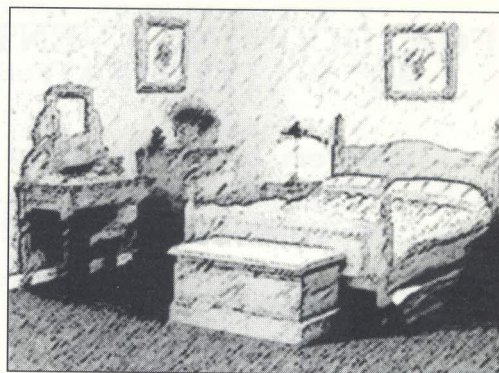
**Quality** - Our new reclaimed handwaxed ranges are solid pine throughout...beautiful furniture that's made to last.

**Service** - Free Delivery to Watermead. "Made to measure" option.  
 Credit schemes available (subject to status)

183 Cambridge Street, Aylesbury  
 (Near Weavers Pub)

Open 7 Days - Including Bank Holidays

**Tel: 01296 399183**



### 'Value' - Buckingham Range

Double Wardrobe	£219.95
Five-Drawer Chest	£109.95
Three-Drawer Bedside Cabinet	£69.95

dare I speak too soon and say they are still here, maybe they like use! or is it cupboard love? Whatever the reason, we have an interesting variety of birds on the lakes, even a Great Northern Diver paid us a short visit - Watch out Slimbridge!

As you will imagine, my love of wildlife takes me all over the place, and as a birthday treat, I was taken to a well known Nature Reserve (which in fairness had not been open long). It was January and bitterly cold when we arrived at a completely barren area, apart from two chickens in the car park, anyway off we went on a long jaunt only to see the odd sparrow and starling, couldn't wait to get back to the car and warm up, where were all the birds? On arriving home, there they were,

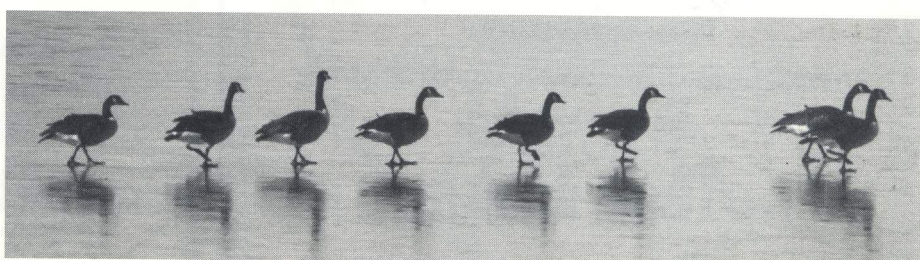
Ducks, Geese, Swans, all on our doorstep. How does that old fable go?.....

We still have quite a few lame birds - the Heron suffered badly during the icy weather and damaged a leg. The coot, who lost a foot, is still going strong, although when the breeding starts he will have to keep out of harms way. All birds are territorial and coots fight with their feet. I have seen him get into a few scrapes, powerless to help. It's a wicked yet

wonderful time of year when we have all the young to look forward to, and if the numbers swell - all the better. Thankfully people are more aware of keeping dogs under control around wildlife, especially during breeding, also it is a good learning area for children, so Onwards and Upwards!

Have a Happy Easter

*Linda Jones*



"Don't look now, but I think we're being followed!" - Canada Geese on the ice



## **FORTHCOMING EVENTS AT WATERMEAD**

### **Little Perishers Playgroup**

Mon, Tues, Weds, Thurs 9.30am - 11.45am

Contact - Daphne (01296) 393131

### **Mothers & Toddlers**

Weds 2.00pm - 4.00pm

Fri 10.00am - 12.pm

Contact - Sue (01296) 435282

### **Stillwaters Christian Church**

Sunday 10.00am - 12.00pm

Contact - Ian (01296) 661401

### **Aylesbury Town Band**

Weds 7.30pm - 9.30pm

Contact - Paul (01296) 81909

### **Women's Institute**

1st Thurs of the month

7.00pm - 9.00pm

Contact - Suzanne (01296) 87954

## **COUNTRY AND WESTERN LINE DANCING**

As a result of receiving several enquiries since starting the childrens dance classes on Watermead, I am starting classes in Western Line Dancing in the Watermead Village Hall (on the Piazza) *on Monday 8th April from 8.30pm to 10.00pm.*

This class is designed principally for those with little or no experience of this style of dancing and priority will be given to residents of Watermead.

If you are interested please phone me as soon as possible to book your place.

**Judy Walsh - (01296) 82818**

(Childrens classes are held every Wednesday and cover disco, rock 'n' roll, ballroom and latin American dancing)

There are nearly 1000 properties occupied on Watermead with only 25 coordinators to cover them  
If we want to keep crime at bay we *urgently* need more.

So if you are male or female, care about the community in which you live, can spare a few minutes of your time, (unpaid, unfortunately) would like to know more, or even better, volunteer to help.

Please contact:

**Sandra Gowling - Area Co-ordinator**  
22 Larkvale

**01296 20956**



### **VILLAGE VIEW BOARD MEMBERS**

**Jason Bray - Editor**

**Tel: (01296) 25094**

**Mobile: 0802 241247**

**Rachel Baker - Graphic Designer**

**Tel: (01296) 85101**

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Management**

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**Mobile: 0860 285366**

**Solo Azwadi - Deputy Advertising  
Management / Proof Reader**

**Tel: (01296) 89384**

**Fiona Flanagan - Distribution Manager**

**Tel: (01296) 25094**



# LAKE SIDE LAND BOARD MEMBERS

Chairman of the Board	Michael Shrimpton	7 Willow Herb	Tel: 01296 397963 Fax: 01296 393151 Chambers: 0171 797 7250 Fax: 0171 797 7299 Mobile: 0468 298559
Company Secretary	Len Staines	21 Waxwing Close	Tel: 01296 87954
Finance Director	Philip Toler	3 Chaffinch	Tel: 01296 432405 Work Tel: 01582 681204 Work Fax: 01582 681217
Commercial Director	Gary Poole	22 Ayleswater	Tel: 01296 432052 One-Call: 0171 310 1757
Director	Gordon Bonnick	30 Bramling	Tel: 01296 434062
Director	Richard Crake	29 Kestrel Way	Tel: 01296 336267
Director	Michael Long	71 Whinchat	Tel: 01296 336577 Mobile: 0860 285366 Work: 01296 612979
Minutes Secretary	Susan Blood	3 Swan Close	Tel: 01296 82182
<b>OTHER CONTACTS</b>			
Village View	Jason Bray	9 Owl Close	Tel 01296 25094 Mobile: 0802 241247
Planning	Mike Liston	2 Kittiwake	Tel: 01296 29217
Watermead Community Forum	Mary Singleton	6 Redwing	

## The Harrow

27 Main Street, Bishopstone

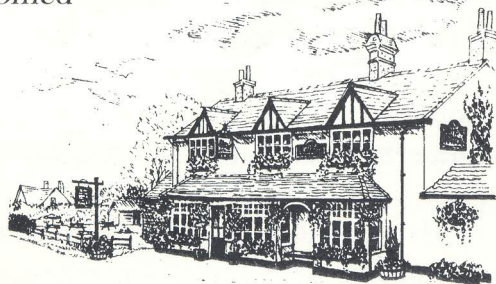
*Relaxed, warm and friendly*

*Delicious and imaginative menus  
(Frequently changed) served  
lunchtimes and evenings - everyday*

*We have good selection of Wines and  
Beers*

*Large country garden with summer  
barbeques, and kiddies corner area*

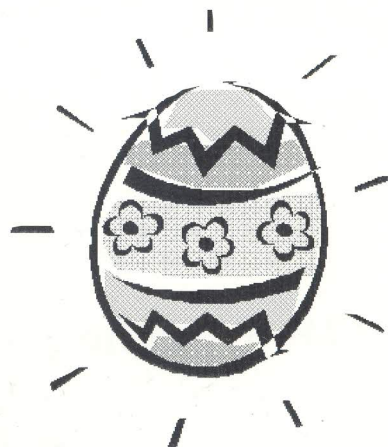
*Private parties, and business lunches  
welcomed*



Tel: 01296 748652

## HAPPY EASTER

to all Residents of Watermead.



Best Wishes from the  
Board of  
Lakeside Land Ltd.



*Lakeside Land Ltd is the Watermead community company representing the interests and views of the Watermead community as a whole. To this end we have included the published mission statement below to underline that commitment.*

## **LAKESIDE LAND LTD MISSION STATEMENT**

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It is the mission of Lakeside Land Ltd to:

- \* Represent the interests of the whole village as Watermeads community company
- \* Encourage positive development in keeping with the unique character of Watermead
- \* Provide a forum for community involvement and feedback
- \* Support and encourage local enterprise
- \* Protect and enhance Watermeads natural environment
- \* Manage the company's assets efficiently and maximise revenue for the benefit of the community

NB: Nothing in the above shall conflict or take precedence over the Memorandum and Articles of Association of the company