

The Watermead Village Newsletter

## Government Housing Policy, and what it means to Watermead

The Government has announced new policy guidelines that will reduce the targeted housing build and place emphasis on the reuse of, so called, brownfield sites. This contrasts with the previous policy that allowed the, more or less, unrestricted use of greenfield sites and the consequent encroachment into the countryside.

Unsurprisingly, there was an immediate outcry that this would increase house prices and availability. Certainly, brownfield sites are often more expensive to develop. There is frequently the cost of demolition. There is sometimes the cost of decontamination. On the other hand services such as drainage, gas, water, electricity and telephones are usually close at hand.

However, the cost of redeveloping land has little bearing on the cost of housing. Houses cost what the market will stand, not what they cost to build. Roughly a third is the land cost, a third the building cost and the balance profit. Consider Watermead, the cost of preparing the land for development, with all the flood prevention measures, didn't prevent the houses being marketed at competitive prices and nor will the on-costs of brownfield sites.

As well as reducing the encroachment of development into the countryside, brownfield development reduces transportation by locating housing nearer to employment. There is a potential to save a million vehicle miles for every 100 houses relocated from villages to towns. That brings with it savings in road building and pollution.

Watermead was, of course, built on greenfield sites and we are interested in how the new policies will affect us. Unrestrained green field development will lead to Watermead being surrounded by housing estates. The battlefield site and the land to the north are both under pressure. Government policy may well win a respite from unrestrained outward expansion but it brings other dangers that can only be addressed by firm planning controls that have hitherto been conspicuously lacking.

We have seen every available piece of green space in the town taken for development. It makes financial sense to redevelop the football ground, the hotel site, the fitness club, the cricket pitch and the garden centre site for housing.

The war has not been won, battle lines have merely been redrawn.

Malcolm C Nickolls  
LLB(Hons) DipArch ARIBADipLAALIACI Arb FRSA

Village View  
on the  
Internet



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

Firstly my condolences to the family and partner of Nicola Hirons, who died in January at a tragically young age. Nicky was one of the first to sign up for Lakeside Land and had great community spirit - she had just joined the editorial board for the View, for example. She will be missed.

This has been a busy quarter for me. As many of you may know I have been leading the fight to save Rolls-Royce, the greatest name in motoring. BMW are favourites at the moment, but I am working up a British bid to go past them before shareholders decide the issue in May. Hence the satellite vans and TV camera crews in Willow Herb! You will be pleased to hear that Watermead has featured in the Wall Street Journal (not to mention ABC News in Australia, German television etc). Hopefully by the next issue I will have resumed my usual low profile.

I am grateful to the Board of Lakeside Land for all the help I have been given at a busy time, less grateful to the LCAM Board, some of whom have concentrated more on asking why I have not been doing more for LCAM than pulling their own weight. Neither Lakeside Land nor LCAM are one-man bands and we do need more experienced residents to come forward to serve on both Boards. There are now no Lakeside residents on the LCAM Board at all.

## CHAIRMAN'S VIEW

I am well aware that LCAM has had a troubled first 18 months. The Main Board and the LCAM Board will have a joint meeting at the end of the current quarter, from which I am confident that a sensible business strategy will emerge for the company. Lakeside residents would do well to ask Dove House residents about service charges being jacked up by speculative companies buying up ground rents before complaining too loudly about the entirely voluntary and unpaid efforts of the LCAM Board.

Much of the trouble with LCAM has stemmed from the amount of management time that has been taken up with planning issues, exacerbated by our failure to appoint a Planning Co-ordinator to replace Mike Liston (this post needs filling urgently). You all know the extent of the planning crisis, which hit Watermead after publication of AVDC's ludicrous draft local plan. Happily the sillier aspects of this plan (such as the by-pass) are running into trouble and there is now some suggestion that the Watermead-Bierton section of the by-pass will not now be built, thanks to a combination of resistance from developers (who understandably are unhappy about the unlawful plans of the Council to force them to pay for it), Bucks County Council mercifully being strapped for cash (the way their highways committee spends money the less they have of it the better) and sensible government policies.

I predicted last year that John Prescott might bring some sense to urban planning and I was right. Whilst I am now in the other party I retain my respect for John. We think along very much the same lines when it comes to transport and planning - indeed he once asked me to stand in for him in making a speech on the subject. In placing development as far away from the town centre as possible, concentrating on green field sites and promoting car and HGV use at the expense of rail and public transport, ADVC's draft local plan runs directly counter to government policy. I was pleased to see the DOE's ludicrous assessment of future housing 'needs' consigned to the waste paper basket where they always belonged.

Well done to Sealed Knot for recreating the Battle of Aylesbury - a marvellous idea (we could hardly say otherwise since we first put it to them a year ago!). You will not have missed the irony of AVDC promoting this event at the time as planning to desecrate the site of the Battle itself (at Weedon Hill, as a panel of military experts has confirmed) by putting 850 houses and an industrial estate on it.

I hope that everyone had a happy Easter break and look forward to hearing from just a few of you to serve on the Boards, on the View and the Planning Group.



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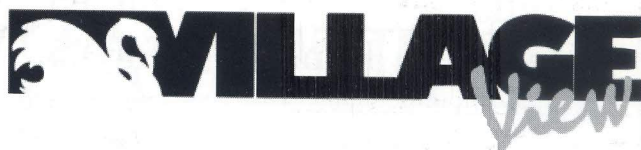


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Spring - 30th April  
Summer - 25th July  
Autumn - 3rd October  
Christmas - 12th December

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# Bandstand Renovation Update

The refurbishment of the lower lake bandstand has now been  
approved  
and funding allocated.

Work will start as soon as weather permits  
(let's hope it does not get washed away!)

Once again the bandstand will become an attractive a pinnacle feature  
of Watermead and it's community ideology.

Remember this is the community of the Watermead village residents,  
so please be aware of vandals and people causing damage to our  
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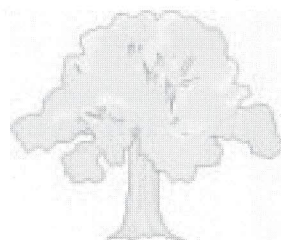


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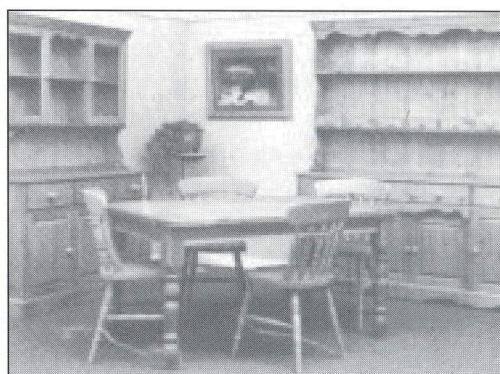
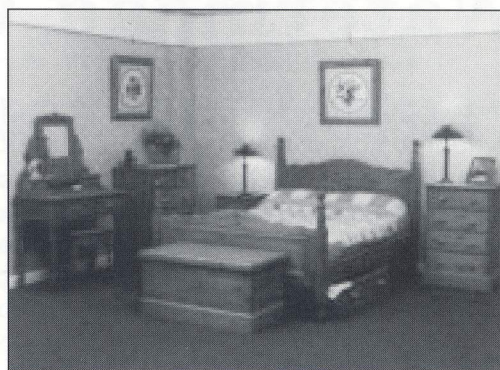
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# Watermead Community Forum

Further to my 'piece' in the last issue of Village View, I received a number of phone calls and correspondence with regard to the covenants covering our properties. It appears that the restrictive covenants on individual properties vary considerably and some residents are not even aware of them. Some people even say that theirs have expired!

We are investigating this matter. All that remains for me to say at this time is that Watermead is a very desirable place in which to live. Property prices are rising rapidly and we can only benefit from this. In order to retain the charm and originality of Watermead, we need to maintain the appearance of our properties as they were intended.

During the last board meeting of Lakeside Land Limited it was agreed that the pathways around the ornamental lake will be re-gravelled. We are also talking to LCAM (the management company of the piazza) and the Watermead Inn, with regard to putting in a gravel pathway from the main road across to the pub. I would like to see stepping stones put into the water below the bridge on the ornamental side - I would

appreciate hearing from anybody who has relevant experience in these matters.

The Christmas Carol Concert was a big success - it was great to see so many people singing carols and enjoying the music of the Aylesbury Town Band. We plan to repeat the event on Saturday 19 December 1998, so keep the early evening free in your diary. The ladies of the Watermead and Weedon Women's Institute make home-made mince pies and I brew up some mulled wine. It's a super way to start Christmas. If you have any ideas for similar events that require minimal organising, please let me know.

If you are new to Watermead and would like to become a shareholder in Lakeside Land Limited, you should call on one of the board members - you will find contact information within this publication.

Keep picking up litter and dog mess and keep Watermead tidy

Mary Singleton

Hello folks

It's spring again and April showers are an understatement! The jetty and the Bandstand almost disappearing without a trace and everywhere resembling a giant bog! The rains certainly took their toll on the wildlife, poor old Henry and the Duchess lost their nest under flood water on one of the islands. Many of the Mallards fell victim to the same fate.

George and Lady, nesting in the wooded area next to the lake, fought like mad to save their nest, at one point it was completely surrounded by water, with waves lapping over it, but it has to be said, George certainly pulled out all the stops, dragging anything and everything - including coke tins and bits of metal, to stem the tide. Hail, snow and freezing and freezing temperatures followed and still she sat. Thankfully the nest remained intact, now it's fingers crossed the eggs hatch, let's hope the elements are a little kinder.

There not much activity on the lake at present, as many of the birds are nesting. Most of the drakes leave the females "to it" at this time, and congregate (like the "old boys club" to eat and sleep. I have noticed quite a few Moorhens on both lake, so along with the Coots, Grebes, Heron and a variety of Ducks, the population is growing.

The Sparrowhawk is doing the rounds, I know he has his place, but I'm not that comfortable with his presence in the garden eyeing



Squeak "Stepping Out"



"This Placd la A Tip"



up Orville, Norman and Gordon (my call ducks). Mind you, he'd be lucky to get airborne with them, as they are rather (how can I be politically correct about this?) plump!

We did have some rare visitors earlier this year, Cormorants. They are mainly found on the coast. I don't expect Bertie (the Heron) was to pleased to see them stealing from "his larder". Also dropping in - Greylag and Barnacle Geese, Smew, Goosanders, Tufted Ducks, Shovelers and Shelduck - one little chap arrived in November, I think he must have forgotten his way home as he is still here. He is of course the Fulvous Whistling Duck, (otherwise known as Squeak), a pretty little duck, he make sure he is seen and heard. He's been escorting a female Mallard for some time, (don't even think about it - goodness knows what that union would result in, if indeed possible).

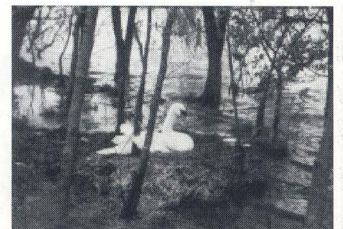


"Up On the Roof"

Hopefully, despite the bad weather, we can look forward to seeing some youngsters on the lake pretty soon, and summers coming - Have a good one!

Bye for now

Linda Jones



"all At Sea" Lady in the Nest





#### VILLAGE VIEW BOARD MEMBERS

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Mrs June Edwards - Proof Reader

## WATERMEAD PROPOSED AS SEPARATE PARISH!

The Chartered Trustees of Aylesbury have been in contact with Mary Singleton to propose that Watermead be granted status as a separate Parish. This is good news for Watermead as recognition of our individual community outside that of the town of Aylesbury (which we currently fall under as a parish).

The Parish council would be consist of members elected by the community as a whole and will be instrumental in the affairs of the Watermead community and dealings with AVDC.

But as always the success is dependent on your support for your community!

Mary will be meeting with the Chartered Trustees soon to discuss details but your support will be required to make our own parish a success.

Anybody who would like to assist, stand for council or would like further information please contact Mary Directly (number on back page) or the Village View Editor.



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## **Watermead Cygnets Playgroup**

**Mon - Thurs 9:15am - 11:45am**

**Contact: Dot Toler (432405)**

## **Judy Walsh School of Dancing**

**Weds 4:30 - 5pm (unders 5's)**

**5 - 5:45pm (5 - 8 yrs)**

**5:45-6:30pm (9yrs+)**

**Contact: Judy (482818)**

## **Aylesbury Community Concert Band**

**Weds 7:30pm - 9:30pm**

**Contact: Carol (485552)**

**Paul (481909)**

## **Watermead & Weedon Women's Institute**

**1st Thurs of the month**

**7:30pm - 9:30pm**

**Contact Suzanne (487954)**

## **Mothers & Toddlers**

**Weds 2pm - 4pm**

**Fri 10am - 12noon**

**Contact: Lynn (437254)**

## **Line Dancing**

**Mon 8:30pm - 10pm**

**Contact Judy (482818)**

## **Chinese Physical Culture (inc. Health Exercises)**

**Tues 7:30pm - 9:30pm**

**Contact Paul (01280 815282)**

## **Belly Dancing**

**Mon 7pm - 8pm**

**Contact Steffi (482929)**

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## **Children's Playground**

Unfortunately the campaign for a children's playground here on Watermead has folded due to lack of local interest.

All monies paid to Suzane will be returned over the next few weeks.

It is a pity the campaign did not come to fruition, as the Watermead community would have benefited from the facilities.

Diane has asked to us state that if there is anybody else who would like to take over the campaign then please call her on:

01296 397475



# *Waterlilies*

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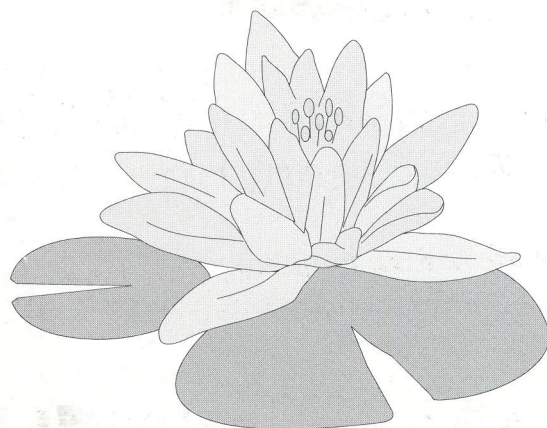
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*Lakeside Land Ltd is the Watermead community company representing the interests and views of the Watermead community as a whole. To this end we have included the published mission statement below to underline that commitment.*

## LAKESIDE LAND LTD MISSION STATEMENT

It is the mission of Lakeside Land Ltd to:

- \* Represent the interests of the whole village as Watermead's 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 Watermead's 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

## LAKESIDE 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
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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
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