

Residents' Consultation

on a new Pavilion in Campbell Park

CMK Town Council is consulting residents on proposals to provide a new pavilion in Campbell Park with a café/restaurant and community hall and meeting room.

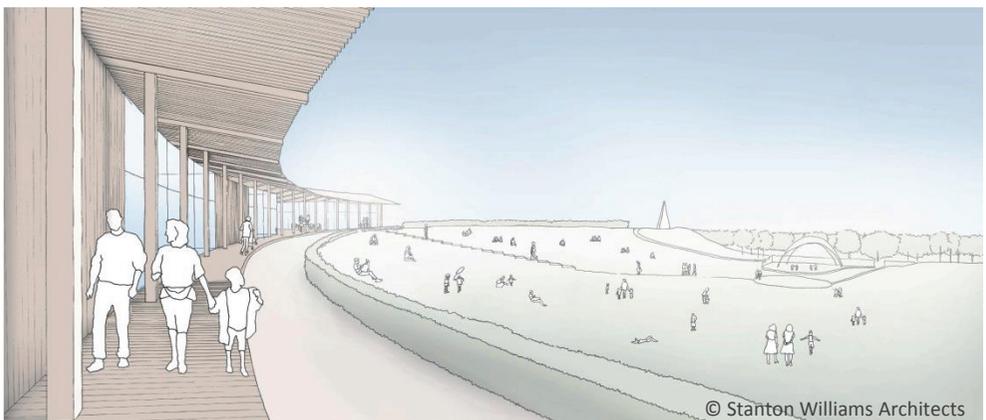


The pavilion is to be located on the edge of the events plateau overlooking the amphitheatre. The proposed design will use high

quality natural materials and be integrated with the parkland setting. The café/restaurant at the northern end will offer extensive views from sunrise to sunset. At the southern end, event and meeting spaces will provide for a range of activities for the community. Parking will be located off Avebury Boulevard.

CMK Town Council is working with The Parks Trust to deliver the proposed pavilion. The Parks Trust will own and operate the café/restaurant and public toilets, whilst the Town Council will own and manage the community spaces. Subject to consultation feedback, we are aiming to submit a planning application early next year and begin construction in Autumn 2017. The pavilion would be completed in late summer 2018.

We hope you agree that this will be a valuable addition to community life in CMK.



Why are we taking this initiative?

Although CMK's population is rapidly growing, there is still a lack of facilities for the local community in the parish. The only community centre currently available is Centrecom, which is almost always fully booked. An outdoor sports facility is under construction on Elder Gate near the railway station which is expected to open in 2017.



In late 2014, CMK Town Council ran a questionnaire asking residents what facilities they would most like to see provided in CMK and which ones they currently use the most. Campbell Park was the most visited and popular amenity in CMK. Earlier this year, we held six public exhibitions and conducted an online survey on initial proposals, and the vast majority of residents supported the project.



What will the new community pavilion offer?

Residents who responded to the survey were equally interested in having more sports, music, dance and social activities. With the new outdoor sports facility under construction, the proposed pavilion in Campbell Park will focus on the following:



- Fitness and wellbeing classes;
- Meeting space for clubs and residents associations;
- Local live music;
- Comedy nights;
- Small theatre productions;
- Dance performances; and
- Private functions.

Originally the Town Council proposed a two-hall scheme. However, as detailed design work has progressed it has become clear that a larger single hall will deliver a more flexible and efficient community space at a more acceptable cost than the original proposal.

Funding the proposed community pavilion

The estimated cost of the total joint project with The Parks Trust is £4.3 million, of which the Town Council’s share is £1.9 million. We expect the Town Council’s share to be met by funds paid by developers of new housing schemes, who are obligated to make a contribution towards community facilities.



We currently have £450,000 from previous developments, which is required to be spent by February 2018. It is anticipated that a further £500,000 will become available over the next 3 years from residential developments already in the pipeline.

CMK’s population is expected to grow from 3,000 residents to 15,000 in the coming years, with many new homes located next to Campbell Park. We anticipate that the remaining £950,000 needed for the project will come from these developments in the longer term. In the interim, we intend to borrow the shortfall from the Public Works Loan Board (PWLB) which lends money to public bodies at low interest rates.

Covering the borrowing costs

We estimate the PWLB borrowing costs will be £45,000 per year (interest plus principal), which will need to be met through the precept. Once the loan is paid off, our business plan forecasts that the new pavilion will cover its own running and maintenance costs. The plan includes commercial activities, such as private functions, which will subsidise community uses.

Changes to the precept

The monthly Band-D precept charged by the Town Council (£3.80) is substantially lower than the average across the Borough (£7.30). To meet the borrowing costs, we need to raise the precept by approximately £2.50 per month, which means that residents will still be paying less than the average. The project cannot go ahead without increasing the precept. If residents do not support the project, then the developer’s funds expiring next year (£450,000) will be spent by MK Council on other projects.



Have Your Say ...

Your views are important. Please visit us in Margaret Powell House, Grafton Room C, on **Thursday, 17 November, between 3pm and 9pm**, to find out more and tell us what you think. Alternatively, you can visit our website www.cmktowncouncil.gov.uk and give us your feedback online or complete the form below and post it or drop it off at our office.

The deadline for your feedback is Monday, 19 December.

Feedback form

What is Your Post Code?

Based on the information provided here, do you support this proposal for a new community pavilion in Campbell Park?

- Support
- Neutral
- Don't support
- Don't know/Need more information

Comments:

CMK Town Council
3rd Floor, Margaret Powell House
413 Midsummer Boulevard
MK9 3BN

For more information contact
the Parish Clerk on 01908 766176
or go to www.cmktowncouncil.gov.uk