

## Galley Hill Placemaking Strategy Presented to GHRA meeting 15<sup>th</sup> June 2023 by Bee Lewis Head of Properties & Facilities MKCC

**This is an abridged copy of MKCC proposals, if you want to view the entire document please contact your ward councillor or MKCC. Comments in red italics are by the GHRA committee.**

### **MK Professional Development Centre** (on the school site)

- From September 2023, the former PDC will be used as a new school for pupils aged between 11 -16 with High Complex needs *(we wonder if any risk to residents has been assessed? we want to be inclusive but we want to keep everyone safe)*
- Phase 1 of the works required will commence in June and be complete in September 2023
- Phase 2 of the works will complete in time for September 2024 when the school fully opens
- Parking is currently accessed via route past SMSG school

*This area should retain its designated use as a primary school as in years to come the next generation of residents will be bringing up young families who will need a local school that they don't need to drive to.*

### **Galley Hill Local Centre** Recommendations by MKCC

- Extend the building to increase capacity
- Relocate Foodbank Extra from Kiln Farm to Arts Centre
- End the Church tenancy of the Small Meeting Place (SMP)
- Carry out essential work to the SMP
- Relocate Baby Basics from Kiln Farm to SMP, which would stop residents using the SMP
- Carry out works to update local centre
- Provide community meeting space at SMSG school *(impractical & unrealistic-cannot hold coffee mornings etc. in a school in term-time)*

*These proposals do not offer any benefit to the residents of Galley Hill or current stakeholders and we urge all residents to reject the proposal in its entirety.*

### **Watling Way Centre** Recommendations by MKCC

- Demolish the swimming pool.
- Provide new parking for the Watling way centre to alleviate pressure on PDC car park.
- Tenant to surrender lease and enter into new lease to enable tenant to invest in the building.

*Why should the community lose this asset brought about by MKCC negligence to maintain it? If the building no longer suits the tenant then they should consider relocating to somewhere more suitable.*

### **Remaining Land**

- The placemaking strategy identifies the remaining land to build a supermarket and drive thru to improve facilities in the area and create 50 new jobs.
- Additionally the scheme allows £150,000 for improvements to the local centre.
- The development would require a new access road from H1 which would also deal with access and parking issues at the new school and Watling Way centre

*This is a residential area and we do not want any development that is not residential, allotments, bungalows, sheltered housing would be preferable. The proposed facilities are unnecessary as they duplicate those that exist within easy walking distance in a more suitable setting.*

*MKCC methods of raising money to rectify their years of negligence are unsustainable: what will they do when they have sold off or built on all of our green open spaces? MKCC needs to develop a sustainable regular maintenance model.*

### **MKCC Proposal Summary**

MKCC has the opportunity to use assets *(taxpayers assets)* it already owns to deliver exciting new facilities for Galley Hill, and to resolve some existing issues by:

- developing the residual land to provide a supermarket and drive thru creating 50 jobs and new facilities for the local area
- demolish Watling way pool to deal with the unstable structure, ASB, and provide dedicated parking for Walnuts
- extend the arts centre to provide a permanent home for foodbank extra and baby basics
- refurbish the local centre to encourage footfall and deal with safety issues
- provide a new access off H1 into GH to deal with safety and traffic management issues.

### Next Steps

- to agree this placemaking strategy for Galley Hill
- to progress the following recommendations for an **executive decision on 25<sup>th</sup> July 2023**
  - a) provision of a new access, supermarket and drive thru at Galley Hill
  - b) to refurbish the exterior of the Galley Hill local centre
  - c) to demolish the derelict swimming pool
  - d) to create dedicated parking for Watling Way Centre (Walnuts Care)
  - e) to extend the former Arts Centre for Foodbank Extra
  - f) to terminate the Church's lease at the SMP
  - g) to carry out essential works at SMP
  - h) to lease SMP to Baby Basics charity for use as a distribution centre
  - i) to help GHRA find a community space

GHRA **urgently** seeks residents to work with us to determine what residents' views are on these proposals which we believe offer **nothing but downsides** to Galley Hill residents, neighbours and stakeholders.

We will lose access to the space we currently use to hold events and meetings with no clearly viable alternative.

We will permanently lose the old swimming pool which has fallen into disrepair due to MKCC negligence.

What are teenagers with "Highly Complex needs"? Is a risk assessment necessary, if so has one been conducted? What safety measures have been introduced if any are required?

We will have competition with our existing local shop which has supported this community throughout the Covid period and the owner deserves better treatment and consideration to ensure the ongoing success as a reward for his investment in this community. The same applies to the Church.

MKCC are proposing to turn a residential environment into an industrial one when suitable facilities exist locally on Kiln Farm.

GHRA would like a self contained facility under their direct control and management, this would allow us to host coffee mornings, have our monthly meetings, quizzes and other social activities in . We want a venue to give people access to other activities to improve physical and mental health and give youngsters alternatives to antisocial behaviour.

In future Residents insist on being consulted whenever MKCC considers changes to the infrastructure of Galley Hill.

**GHRA will be asking you to respond to a survey in the next few days and we would appreciate your support (and urge you to reject this proposal by MKCC in its entirety) so we can inform MKCC by July 17.**