



WIXAMS NEWSLETTER

An Independent Newsletter covering all parishes across Wixams • newsletter@wixams.org

Wishing you a Happy Christmas, from the Wixams Newsletter Committee

Wixams Newsletter Calendar

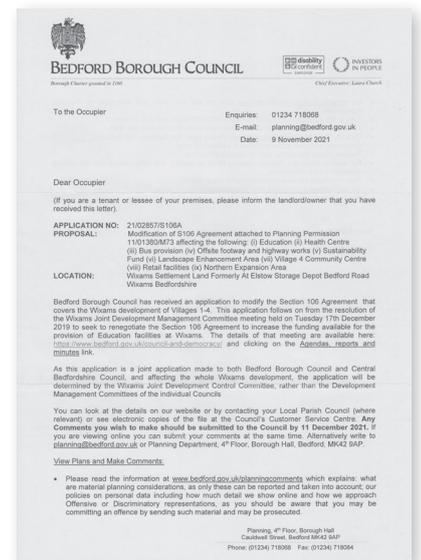


Support your local calendar. Only £5 inc delivery during the first week of December.

Profits to be shared four ways between the three Wixams Schools and Royal British Legion. Visit wixamsnewsletter.square.site (use the QR code above) or cash purchases at newsletter@wixams.org.

S106 CHANGES AFFECTING WIXAMS

You may have received a letter to notify you that Bedford Borough Council has received an application to modify the S106 agreement attached to the Wixams development. This letter is important and the proposed changes may impact the facilities which are planned for where you live, **including removing retail facilities** in villages 2 and 4.



Turn to page 9 to find out more
Response needed by December 11th!



Wixams to go Green

Wixams Parish Council have supported a proposal to Bedford Borough Council for EV (Electric Vehicle) chargers to be placed in the car park at the village hall.

Read the Wixams Parish Council news on page 2



USEFUL NUMBERS

999 - Emergency

Where there is a risk of:

- Personal injury
- Loss of life
- Crime in action

101 - Non emergency

- Reporting a crime that is no longer in progress
- Giving information about a crime
- Contacting local police officer
- Getting update reported crime
- Suspicious incidents

• Wixams Parish Council	07554 443800
• Lakeview Village Hall.....	07821 744848
• Lakeview School	01234 741653
• Wixams Tree.....	01234 608960
• Wixams Academy.....	01234 608950
• Houghton Conquest Lower School	01234 740202
• Budgens.....	01234 740404
• Portu Gallo's.....	01234 741116
• Lakeside Fish & Chips.....	01234 743942
• Wilstead Tandoori.....	01234 740904
• Wilstead 9th Kitchen.....	01234 740413
• The Red Lion	01234 402446
• The Woolpack.....	01234 742318
• NHS Direct.....	111
• Wilstead Pharmacy.....	01234 740609
• Bedford Hospital.....	01234 355122
• Doctors - London Road.....	01234 266866
• Doctors - Houghton Close	01525 300898
• Doctors - Greensand.....	01525 631390
• Doctors - Oliver St.....	01525 631395
• Doctors - Wootton.....	01234 762500
• Dentist - Cranfield.....	01234 752515
• Scotts Vets.....	01234 742423
• BPHA Customer Service.....	0330 100 0272
• Bedford Borough Council	01234 267422
• L&Q Estates.....	01926 339339
• Wilstead & Wixams Good Neighbours Scheme	07807 408928
• Wilstead Post Office	01234 740210
• Seasons Garden Centre	01234 741909
• Houghton Conquest Parish Council	01234 270016
• Houghton Conquest Post Office	01234 740208
• Stewartby Parish Council.....	01908 397959

DAWNUNTILDUSK
CHILDCARE
Lakeview Pre-School



We are pleased to announce that on the 4th October 2021 we were graded as a Good Provider.

We were especially thrilled to be graded Outstanding for 'personal development'. This grading acknowledges that we go beyond the expected and give children a rich set of experiences.

Thank you to all our families for your kind words on the day and for your continued support.

Find us on facebook and Instagram
fb: Dawn Til Dusk Lakeview Preschool
Instagram: dawntilduskpreschool

Christmas Holiday Club

Come and join us at our Christmas Holiday Club for children aged 7yrs and under.

www.kidsdawnuntildusk.co.uk

Call Head Office for Holiday Club enquiries on 01234 930505

Wixams Parish Council

Green Lane and Retirement Village parking issues

Following approval from the parish council last month, we expect a public consultation to be carried out shortly in relation to: 1. Parking restriction proposals to resolve the issue of the bottleneck caused by cars parking on the S-bend on Green Lane extended down to the junction with Harrier Leys. 2. To restrict overnight parking on Bedford Road outside the retirement village due to an issue with HGVs. 3. Restrictions on Brooklands Avenue and Green Lane close to Lakeview School. A representative from borough council Highways attended the November council meeting to discuss further highways changes across Wixams that the parish council has been requesting for some time. The same process will then be followed: When the new proposals are ready, they will be sent to the parish council for review in a council meeting before being taken to public consultation.

Crossing attendant

The borough council are still recruiting for two School Crossing Attendants to cover the below locations – one of these will be funded by the parish council. Please email the Clerk if you are interested and you will be put in touch with the borough council recruitment team.
Brooklands Avenue - AM 08:15 – 09:00 / PM 15:10 – 15:55 = 7 hours 30 min per week
Green Lane - AM 08:15 – 09:00 / PM 15:10 – 15:55 = 7 hours 30 min per week
You will be required to undertake 1 full day training, plus 6 training shifts (3 x AM and 3 x PM) before commencing in the role. You will also be required to attend 1 full day refresher training per annum.

Planning

The parish council reviewed an application to modify the Section 106 agreement that covers the infrastructure required to be provided alongside development of houses across Wixams. This particular agreement is between the developer (L&Q) and the borough council. It has been determined that there is a major shortfall between the amount of funding provided by the agreement and the amount required to provide the expected infrastructure. To meet the £21.2m shortfall the revised application suggests, amongst other items, removing the requirement for a school in village 4 and instead increasing the size/capacity of the school in village 3 (to have 4 forms of entry) and expanding Wixams Tree Primary (1 additional form of entry). Also of note are the loss of retail obligations (units) in villages 2 and 4, with the expectation that these will instead be delivered in the new Wixams town centre. The reason for the shortfall has been given as due to "market forces" and because the original funding estimate was made in 2006. The parish council finds this miscalculation

and loss of facilities unacceptable and will be objecting to the application and requesting the borough council to make up the shortfall; we encourage you to do the same. You can email your objections to planning@bedford.gov.uk quoting 21/02857/S106A.

Playgrounds

Following an email from a resident who informed us of the lack of playground equipment for her son with disabilities, the parish council has been looking to ensure there is suitable equipment being considered for the playgrounds in Wixams. We are pleased that L&Q have responded to our comments on the Village 3 playground planning application and have swapped items of equipment with more inclusive ones, and added extra pieces. The parish council has also requested to work with the borough council to fund additional disability-friendly items of equipment at the existing playgrounds.

Electric Vehicle Chargers

At the last meeting the parish council was asked to support a proposal to the borough council for EV chargers to be placed in the car park at the village hall.

Christmas tree

This year the Christmas tree by the village hall is being supplied and installed by the parish council, with the Wixams Events Team placing the baubles and hosting the switch-on event. A tree pit with electrics has been dug in the centre of the grass area to ensure it is safe and secure each year.

Crime

The November council meeting also had a focus on crime, with the attendance of the Community Policing Team, BlueLine Security, and an introduction from new members of Wixams Community Watch. The parish council is also reviewing the CCTV setup to see if further cameras would be beneficial. This initiative is a work-in-progress and we hope to carry forward actions from these discussions.

New councillor

Welcome to Kelly Carr, who was coopted to the council at the November meeting. We are now a full house again with 15 councillors.

Next Parish Council Meetings

Our next meetings will be on 20th December and 17th January at 7.30pm. The council meetings are held at Wixams Retirement Village in the main hall – everyone is welcome to attend.

wixamspc@gmail.com
www.wixams-pc.gov.uk



All are welcome to our
Traditional Christmas Carol Service
Sunday 19th December 10.30-11.30am
 in Lakeview Village Hall, Wixams
 Followed by mince pies, tea and coffee.
www.christthewordwixams.org.uk



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Councillor Rebecca Hares

Central Bedfordshire Independent Councillor

I apologise for not being present in public correspondence of late. The truth is that I am completely disillusioned by the democratic process and the way that it is so easily and willingly manipulated by many of those who are literally in place to uphold the integrity of democracy; and just how limited the public are in their opportunity to hold these people to account.

Wixams Village 4 residents have been desperately pleading with Bedford Borough Council to allow their children safe access to school which is actively being denied, meaning these children and families have to be left with the choice of employment or their child's safety. All because of the developer's decision to alter the delivery of the next phase of building. Profits before duty of care? A number of Bedford Borough residents contacted me for support because the Wixams Ward Councillor was unable to be contacted, only for me to receive a rap over the knuckles for advocating for these families. This is not the response from the Council residents deserve, nor should residents have to fight for this poor response.

We are now being offered yet another development application for an extension to Wixams. More houses with no infrastructure, with roads already at full capacity and the local road network seeing a significant increase in accidents at our junctions. The proposal intends to alter the junction on the B530 and Bedford Road, encouraging all additional traffic heading South to the A6 to traverse through the old Village and access a junction which has had 3 serious incidents, that I am aware of, in the last month. Whilst the Bedford Road junction in its current state is an issue, is altering this junction to move traffic through the new estate, for the benefit of the residents who live here and for future residents? Village 4 residents are forced to use this route already and the main Houghton Conquest village are already inundated with cut through traffic; so let's add more house and compound the issue!

The applicant, Present Made are hosting two additional consultation evenings via Zoom on the 25th and 30th of November. I have requested that these meetings be held in person also, to allow more involvement for residents who would only be able to attend in person but that request has not been responded to. This, like any planning application, "consults" the public for their input; one thing I will urge you to do, take the opportunity to respond to this application in its consultation stage. Once this stage has passed there is even LESS opportunity for residents to have their voices heard and I can only represent views that have been put forward.

Our road network is already at capacity, there is now significant congestion in Ampthill and at the lights by the Interchange Retail park due to the scale of original Wixams Development. This development is still not even 50% complete more than 20 years after its approval, yet more housing has been added to this original scheme with all new infrastructure provided already oversubscribed. All of the the traffic assessments have been based on an elusive railway station that is nowhere to be seen on Network Rail's 20year plan, nor on the East West Rail Plan, how can more traffic be added to a network already at capacity with no mitigations to alleviate issues? Are residents happy for more housing to be provided when not only is the original scheme not yet complete, but all of the infrastructure due to be delivered last, still has not been implemented or even permitted?

Residents outnumber Elected Members thousands to one, and yet residents are content to allow the Council not to listen because many choose not to speak, or speak on the incorrect platforms after the fact. If residents want to influence the outcome then they need to make their voices heard; there's no point in complaining about an outcome when you're not prepared to input beforehand.

Stand up, speak and be heard and maybe, as a collective, we can change the way our Councils work for us; if not then the cycle will continue - the choice is yours.

If you have any issues that you wish me to raise with Central Bedfordshire Council, please do not hesitate to contact me at bex.hares@gmail.com, on 0300 300 8505, or via my Facebook page: [Facebook.com/ClrHares/](https://www.facebook.com/ClrHares/)

Crime Stats

- 01/01/2021 - Other theft - Green Lane
- 29/03/2020 - Assault with injury - School Lane
- 28/07/2021 - Malicious communications - Brooklands Avenue
- 14/09/2021 - Stalking
- 14/09/2021 - Assault with injury - Woodpecker Gardens
- 18/09/2021 - Assault with injury - Brooklands Avenue
- 02/10/2021 - Other theft - Hedgehog Mead
- 06/10/2021 - Assault with injury - School Lane
- 06/10/2021 - Assault with injury - School Lane
- 06/10/2021 - Assault without injury - School Lane
- 06/10/2021 - Possess Of Article With Blade Or Point - School Lane
- 08/10/2021 - Assault with injury - Warbler Grove
- 08/10/2021 - Interfering with a motor vehicle - Duck Lane
- 09/10/2021 - Theft from a motor vehicle - Southern Cross
- 09/10/2021 - Criminal damage to a vehicle - Harlequin Crescent
- 09/10/2021 - Interfering with a motor vehicle - Bedford Road
- 11/10/2021 - Interfering with a motor vehicle - Cadwall Drive
- 12/10/2021 - Assault with injury - Brooklands Avenue
- 12/10/2021 - Assault with injury - Thorne Close
- 12/10/2021 - Assault without injury - Brooklands Avenue
- 12/10/2021 - Theft from a motor vehicle - Woodpecker Gardens
- 12/10/2021 - Theft from a motor vehicle - Robins Heath
- 12/10/2021 - Theft from a motor vehicle - Brooklands Avenue
- 13/10/2021 - Theft or unauth taking of a motor vehicle - Brooklands Avenue
- 13/10/2021 - Interfering with a motor vehicle - Brooklands Avenue
- 15/10/2021 - Theft from a motor vehicle - Green Lane
- 18/10/2021 - Interfering with a motor vehicle - Brooklands Avenue
- 18/10/2021 - Attempted burglary - Residential - Dove Lane
- 18/10/2021 - Malicious communications - Hedgehog Mead
- 19/10/2021 - Assault without injury - Mink Meadow
- 21/10/2021 - Interfering with a motor vehicle - Brooklands Avenue
- 23/10/2021 - Sexual
- 24/10/2021 - Assault without injury - Zander Way
- 25/10/2021 - Stalking
- 26/10/2021 - Malicious communications - Magpie Gardens
- 29/10/2021 - Malicious communications - Bedford Road
- 30/10/2021 - Sexual
- 30/10/2021 - Sexual

To report online non-emergency crimes, incidents or give the police information, go to www.bedfordshire.police.uk/report

See also www.police.uk

You can webchat direct with someone in the Bedfordshire Police control room by clicking the green icon on their website. If you have something to tell us that's not urgent this leaves the phone lines for emergencies.

Last year, over 25% of all collisions involving driver using mobile phone ended in fatality or serious injury - Beds Police



Wixams Community Watch

Following our recent meetings with the Neighbourhood Watch lead, we have now regrouped and changed the name to Wixams Community Watch. We have in a very short time set up road leads who will be the main contact for you to advise them of any suspicious behaviour or crime in action within the allocated street and we are hoping to get a meeting in the diary soon to meet with our local PCSOs. We will continue to keep you up to date with future meetings and still looking for volunteers to join Street Watch community patrols with training provided by Beds Police.

Our new Facebook page, Wixams Community Watch has over 325 members, which is good going for just a couple of weeks, keep an eye out for updates.

Come visit our stall at Wixams Winter Wonderland, Lakeview Village Hall on 4 December 2021 12.00-18.00 to meet us and ask any questions. There will be a competition to design our logo with prizes for the best three entries.

Facebook: Wixams Community Watch
Email: Wixamscommunitywatch@gmail.com

WE NEED VOLUNTEERS TO DELIVER THE WIXAMS NEWSLETTER IN VILLAGE 4

Can you spare a few hours each month to help deliver our community newsletter?

Get in touch at newsletter@wixams.org



Laura Thomas Counselling

07915 431739

www.laurathomascounselling.co.uk

hello@laurathomascounselling.co.uk

Christmas can be a difficult time for many of us.

If you are feeling anxious, overwhelmed, worried or just not yourself, get in touch!

- Individual
- Young People
- Couples Therapy
- Family Therapy

Therapy room based in Wixams

[@laura_thomas_counselling](https://www.instagram.com/laura_thomas_counselling)

[@laurathomascounselling](https://www.facebook.com/laurathomascounselling)



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Upcoming Events

Send details of your local events to newsletter@wixams.org

Wixams Parish Council Meeting	Monday 16th December 7.30pm	Wixams Retirement Village
Wixams Winter Wonderland	Saturday 4th December, 12.00 noon	Lakeview Village Hall
Christmas lunch & carols	Tuesday 7th December, 12.00pm – 3.00pm	The Forest Centre, Marston Moretaine For more information via their website
Herb Christmas Wreath Workshop	Sunday 5th December, 10.00am- 12.30pm Monday 13th December, 5.30pm -8.00pm	Herrings Green Farm, Wilstead Book your place direct via their website
Christmas Wreath Workshop	Saturday 27th November, 10.00am – 12.00noon Saturday 11th December, 10.00am – 12.00noon	Herrings Green Farm, Wilstead Book your place direct via their website
Christmas Evening with Owls	Saturday 11th December, 5.00pm – 8.00pm	Herrings Green Farm, Wilstead
Christmas Animal Antics Festive animal fun on the farm	Saturday 11th December – Thursday 23rd December	Herrings Green Farm, Wilstead
Kids Christmas Party	Friday 17th December, 5.30pm – 8.00pm	The Forest Centre, Marston Moretaine Book your place direct via their website
Kids Christmas Craft Workshop	Monday 20th December, 10.00am – 2.00pm	Herrings Green Farm, Wilstead Book your place direct via their website
Christmas Magic Show	Tuesday 28th December, 2.00pm – 3.00pm	The Forest Centre, Marston Moretaine Book your place direct via their website
Christmas Family Owl & Animal Encounter	Wednesday 29th December, 1.00pm – 3.00pm	Herrings Green Farm, Wilstead Book your place direct via their website

OUR UPCOMING EVENTS!

Dec

Wreath making
Previously exceptionally popular meeting!

Be guided and learn how to make a beautiful festive wreath for your home.



Jan

learn all about skincare

Feb

Set up your work-space



Key

- Members only
- Non members and members
- £5 Extra cost



Christmas Decorations Competition

www.wixams.org/christmas-competition

Christmas in Wixams is a magical time thanks to our community and their creative talents. We can all look forward to some cozy winter walks amongst the beautifully decorated homes in our town, and there will be a lot on display for our little residents too!



2020 Winners

The Wixams Community Group and Wixams Events Team have joined forces yet again to run the annual Christmas Decorations Competition. We're looking out for those homes where people have gone the extra mile to make their house look special and we'll be awarding the best one with a hamper full of goodies worth around £100, donated by Co-op Wixams. We look forward to seeing your displays!

To take part in the competition, please register your house on the page above by **12th December**



Health & Wellbeing

Self-Weighing Clinics

Cruiser



Title	Self-Weighing @ Daisy Hill
date	Monday's
time	1-1 Appointments
Title	Self-Weighing @ Queens Park
date	Tuesday's
time	1-1 Appointments
Title	Self-Weighing @ Cherry Trees
date	Wednesday's
time	1-1 Appointments
Title	Self-Weighing @ Goldington
date	Thursday's
time	1-1 Appointments
Title	Self-Weighing @ Wixams Village Hall
date	1st Thursday of the month
time	1-1 Appointments
Title	Self-Weighing @ Pine Cones
date	Friday's
time	1-1 Appointments

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www.ecpbedford.org



Bedford



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Weekly Walking Groups

Wixams Buggy Walk

Thursday Mornings, 09.00am

Meet outside Lakeview Village Hall

Would you like to meet other parents and go on a buggy walk together?

Wixams Community Group are hosting a weekly buggy walk on Thursday mornings. If you are interested just turn up outside the village hall at 9.00am.

Wixams Walkers

Saturday Mornings, 11.00am

Meet outside Seasons Garden Centre (On Bedford Road)

Wixams Walkers group is part of the national Walking for Health scheme. A great opportunity for residents to get some exercise, meet new people and explore parts of Wixams they might not yet have seen. The groups is suitable for all ages and abilities.

All are invited to a post-walk refreshment in Seasons garden Centre



Lakeview Village Hall Activities

The groups advertised below are correct at the time of publishing.

 Lakeview Village Hall

Some groups run term time only. Please contact the group directly for their class running times. The groups will have their own restrictions in place to ensure the safety of their members, including maximum number of attendees permitted. If you wish to book on the groups below or have any queries, contact the group directly on the numbers provided below.



Day	Time	Group	Room	Contact	Website/Facebook
Monday	18:30 - 20:00	Wixams Tang Soo Do	Lakeview	Nick	Facebook: www.facebook.com/WixamsTSD
	20:00 - 21:00	Go box fitness	Lakeview	07727113285	Facebook: www.facebook.com/goboxfit
Tuesday	17:00 & 18:30	Slimming World	Lakeview	Holly - 07968719951	Website: www.slimmingworld.co.uk/group/558255
	18:30 - 19:30	Yoga	Munson	07825561569	Website: www.livyoga.co.uk
	18:30 - 19:30	Christ the Word Ignite Club for yrs 6, 7, 8 and 9	Swan	Alan - 07879716958	Facebook: facebook.com/christthewordwixams Website: www.christthewordwixams.org.uk
Wednesday	09:45 - 13:05	Baby Sensory Different groups running	Lakeview	Samantha - 07538502587	Facebook: www.facebook.com/babysensorybeds Website: https://www.babysensory.com/beds
	17:45 - 20:00	Irish Dancing Primary, Intermediate & Open classes	Lakeview	Katie	Facebook: www.facebook.com/stuartirishdancebedford
	17:00 - 18:00	Rainbows	Munson		
	18:15 - 19:30	Brownies	Munson		
Thursday	20:00 - 21:00	Go box fitness	Lakeview	07727113285	Facebook: www.facebook.com/goboxfit
	09:45 - 14:00	Toddler Sensory Different groups running	Lakeview	Samantha - 07538 502587	Facebook: www.facebook.com/toddlersensebeds Website: https://www.toddlersense.com/bedfordshire
	18:15 - 19:00	Go box fitness for kids	Lakeview	07727113285	Facebook: www.facebook.com/goboxfit
Friday	10:00 - 11:00	Active Pack Wixams	Lakeview	Andy	Facebook: www.facebook.com/activepackactivities/ Email: activepackactivities@gmail.com
	18:00 - 20:00	Scouts	Lakeview		Facebook: www.facebook.com/1stwixamscouting Website: http://Wwww.1stwixamsscouts.org.uk
Saturday	09:00 - 10:15	Shine Dance Drama, Dance & Singing	Munson	Louisa Hodges - 07749091885	Facebook: www.facebook.com/Shine-Theatre-School Website: www.shinetheatreschool.co.uk
	09:30 - 11:30	Irish Dancing Beginners classes for all ages	Lakeview	Katie	Facebook: www.facebook.com/stuartirishdancebedford
Sunday	08:30 - 09:30	Go box fitness	Lakeview	07727113285	Facebook: www.facebook.com/goboxfit
	10:30 - 11:30	Christ the Word Church Services	Lakeview	Alan - 07879716958	Facebook: facebook.com/christthewordwixams Website: www.christthewordwixams.org.uk
	15:00 - 16:00	Christ the Word Sunday Club For children aged 4-10 years	Munson	Alan - 07879716958	Facebook: facebook.com/christthewordwixams Website: www.christthewordwixams.org.uk



Remember your loved ones this Christmas, who are sadly no longer here.

Support Prostate Cancer UK this year by writing a message on a wooden star or heart to display on the village tree.

Stars and hearts cost £5 each and all proceeds go to our nominated charity.

To write a message on a star, contact Paula on 07548 386450



**SUPPORTING
PROSTATE
CANCER UK**



Councillor Graeme Coombes

Graeme is the Wilshamstead Borough Councillor. Reporting to Wixams (November 2021)

At the time of writing, I am a few days away from being able to have my COVID booster vaccination, six months after having had the second jab. Whilst the vaccination programme has been quite successfully rolled out, protection against the virus does not last forever. Can I encourage all Wixams residents who are eligible, to take full advantage of the opportunity for a booster vaccination when it is offered. Only by ensuring we are all fully vaccinated can we maximise the chance to end the scourge of the pandemic and start to move ahead and build afresh.

As I have said before, Christmas and New Year are often an opportunity for reflection and for recalibrating and rethinking our lives, deciding what is important and how we move forward during the year ahead. Unlike last year, when the lockdown then in place made things so difficult and kept us all apart, I hope that this year we will all have the opportunity to spend time with family and friends.

However you choose to spend your Christmas, can I request that you spare a thought for those who may be less fortunate than ourselves, or who may be spending Christmas alone. I'd also take the opportunity to wish all residents of Wixams, my very best wishes for the Christmas season and a peaceful and prosperous New Year.

Tel: 07815 302 318

Facebook: Cllr. Graeme Coombes

E-mail: wilshamstead.ward@yahoo.co.uk

Wixams Academy: COP26



November is climate change month at Wixams academy and students have been very busy engaging in lots of activities.

It started with a week of tutor based activities. Each morning students tuned into the daily updates from COP26 and discussed them in their tutor groups, this was combined with tutor based activities including looking at their eco-footprints, assemblies, looking at careers in climate change and some students starting their Green Blue Peter badge.

All students also took part in the WWF Wild Wisdom Global challenge between November 8th and November 19th. This involved studying a range of climate issues and taking part in quizzes to test their knowledge on these issues. Wixams academy successfully came 11th in the UK and will now compete in the global live final on December 2nd. A massive congratulations goes to Zuzanna Dankowska who ranked up over 10,000 points for the academy.

We also launched our very own Earthshot price after seeing the amazing work that His and Her Royal Highnesses' William and Kate have been doing. The deadline is not till November 26th but we are very excited to see the ideas that the students produce.

Finally we are taking 15 year 8 students to a student summit on Climate Change the University in Bedfordshire in January 2022 to explore the issues facing the world and the importance of investing in a sustainable future.

For more information about Wixams Academy, please visit www.wixamsacademy.co.uk





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Contact us: Tel: Lee: 07925597605 / Chris: 07474714557



Have your say on changes to the planned facilities in Wixams

Continued from page 1...

What is an S106 Agreement?

When developers put forward a planning application there are certain tests that have to be met to ensure the development can be deemed acceptable in planning terms. If the development is found to have impacts on the community, the developers will be required to meet 'planning obligations', often referred to as 'developer contributions'. Planning obligations are defined under Section 106 of the Town and Country Planning Act so the formal document defining these obligations is commonly known as an S106 agreement.

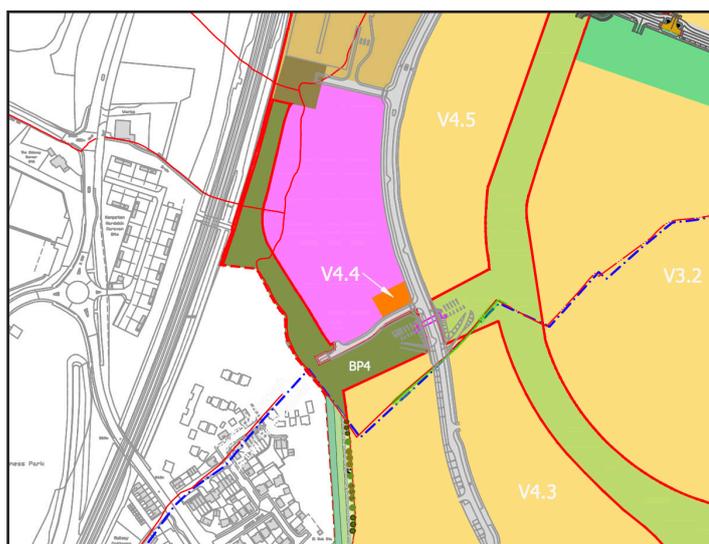
The S106 agreement for Wixams contains a wide range of provisions including, affordable housing set at 25% for each parcel, education contributions, highways and public transport improvements, the railway station, sustainability measures, sports and play facilities, community facilities, retail facilities and more.

Why is it being modified?

There were plans to build a primary school in each of the 4 villages. However, there is currently a funding shortfall to provide these facilities which the council estimates to be in excess of £20 million.

To meet this shortfall the joint Education Authorities are now looking to reduce the remaining requirement down and built one larger primary school in village 3 with four forms. They would also like to add an additional form to Wixams Tree Primary school in village 2. This would ensure there is no reduction in the proposed number of school places to be provided at Wixams.

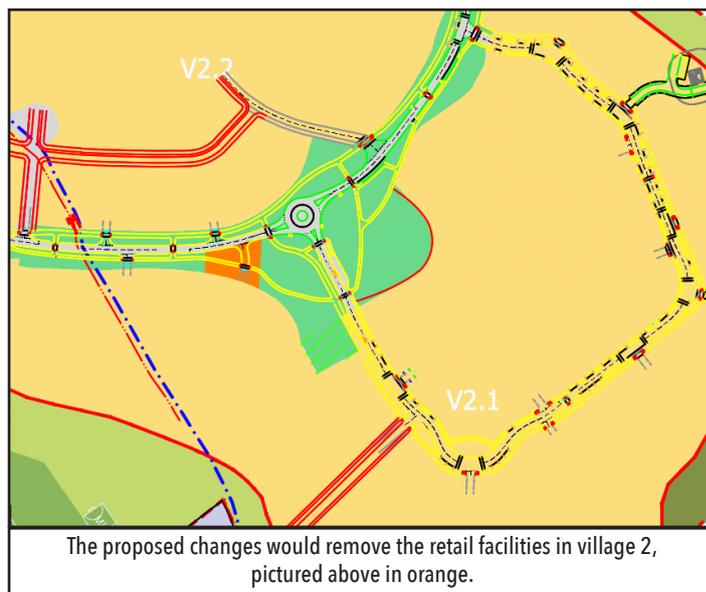
Unfortunately this change alone would not be enough so this application includes changes to other facilities planned for Wixams to try and recoup extra money to put towards the funding shortfall.



The proposed changes would remove the retail facilities in village 4, pictured above in orange. The community facilities would be moved to the Railway Station Quarter.

What is being proposed?

- An increase in education contribution from £8.1m to circa £10m is achieved through reductions to the bus subsidy and off-site highway works funds:
 - » £750,000 bus subsidy (calculated on basis of £150k pa for 5years)
 - » £22,500 (+ index linking) Real Time Bus Information
 - » £300,000 (+ index linking) Sustainability Funds to be



The proposed changes would remove the retail facilities in village 2, pictured above in orange.

- redirected to sustainable projects at town centre school.
 - » £289k (+ index linking and minus any payment already received) Landscape Enhancement Area
 - » Footways and Highways Works Fund (likely to be approximately £400k)
- All financial obligations to be paid upon the signing of the revised agreement.
- Transfer of 3.39 hectare site to be provided in Village 3 for a primary school, plus a 0.1 hectare site for a town centre nursery, each at a nominal charge of £1. Date of transfer to be agreed.
- Safeguarding of 0.5 acre health centre site extended beyond the current date of February 2023. Date of transfer to be agreed.
- The land allocated for the primary school in village 4 released for housing.
- Moving the community centre obligation in village 4 to the Railway Station Quarter.
- Removal of the planned retail facilities in villages 2 and 4.
- Release of Northern Expansion Area (NEA) obligations which are included in the S106 legal agreement accompanying planning permission 15/00466/EIA and available to view on Bedford Borough Council's website. The legal agreement includes a public transport (PT) contribution.

Have your say

The remaining education facilities cannot be built unless the funding shortfall is met. However, you may decide that the proposed changes would remove facilities which are important to you so it's important you have your say by the **deadline of 11th December 2021**.

To find out more or respond to this application you can find it on the planning portal by searching using the application reference **21/02857/S106A**.

<https://www.bedford.gov.uk/planning-and-building/planning-applications/search-plans-page/>

You can also email the planning department directly with your comments, make sure to include the application reference: planning@bedford.gov.uk

For a more detailed map, please visit www.wixams.org/development-plans

Volunteer and Employment Opportunities



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The impact of Coronavirus on education meant that thousands of children didn't have the opportunity to practice reading during lockdown.

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Schoolreaders needs more volunteers in your area to support children's reading in primary schools and help them catch up on their lost education.

No qualifications are needed; just a love of reading; some spare time each week and a willingness to go where the children need you most. The process to become a Schoolreader takes a few weeks, so please apply now so you can be ready to start as soon as it can be arranged.

If you want to make a difference to a child's life, apply to become a Schoolreader: www.schoolreaders.org or call 01234 924111 for further information.

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For an informal chat or to request an application form please contact Gareth Shorley, Home Manager on 07827 279614 or email: g.shorley_zebracare@btconnect.com

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Councillor Tim Hill's Report

Tim is currently the Borough Councillor for Elstow, Stewartby, The Wixams Retirement Village and Kempston Hardwick

Bus Shelter outside Retirement Village – The bus stop on the opposite side of Bedford Road to the Wixams Retirement Village was originally planned to be funded by a contribution from the developer of the planned extension to the Wixams Retirement Village. With the slower than expected occupancy of the existing Village, the developer has yet to make that contribution. I am looking at alternative funding sources with Parish Councillor Anthony Musgrove. One alternative is for it to be paid for by a contribution from my Councillors Ward Fund. I have asked the Borough Public Transport Team to ask contractors for quotes.

Fisherswood Road and Bedford Road Roundabout Overgrown Foliage – I have asked the Council to get this foliage cut back.

School Transportation – I am still working with Greenlakes Rise residents whose children should qualify for Free School Transport to Wixams Academy, but Borough Officers have so far refused to provide Free School Transport. It isn't safe for the pupils to walk to Marston Vale Middle and there is currently no pedestrian access to Wixams Academy! One Member Panel Appeal (the final chance) has been declined. Another is scheduled for 17 Nov 21.

G-Park working very noisy on a Sunday – I've been working with residents and Wixams Parish Council to get action taken by the Borough Planning Enforcement Team on the out of hours working by the G-Park developers. Three Enforcement Notices were issued for compliance by 12 Oct 21. Residents have advised there were more breaches over the 6-7 Nov weekend. I have asked for enforcement.

Road Closure in Elstow that may affect Wixams residents - The Borough Council's Road Closures Team have received a request for a temporary road closure for Progress Way, Elstow, from 7pm on 5 Dec 21 to 5am on 6 Dec 21. This is to enable Anglian Water Services to do Water Valve Repairs. Diversions will be sign-posted.

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My Childhood Garden by Marion Colledge



Marion is a member of Garden Organic, and Biddenham Gardeners Association. She tweets gardening and nature @Marioncolledge.

As December is a quiet month for gardening, I thought I'd tell you about my childhood garden in Leicestershire.

I first look out from my high pram in the blue-brick yard, down the long garden at the rough bark of giant cooking apple trees. The following year, I wobble in my brown patent leather shoes down the rough coal-ash path, while Mother hangs the thick rope line between the solid oak posts to dry the clean-smelling sheets that she has just mangled. I look up. At the summit of the giant Bramley, the cock blackbird lands, with his tail as brake. But if I go backwards on my hands and knees down two sandstone steps, there's adventure: a cobbled path leads to an old school bench in the shelter of a six foot privet hedge.



There's a brown sink converted into a mini-pond and some intriguing plants: a three-petalled, purple 'Moses-in-the-bulrushes', and the damp-smelling curly, greeny-brown fronds of a fern.

Sweet scented Viburnum fragrans – also easy, requires no food – but needs a lot of space and pruning, as over many years the base may extend to two feet across and the height may be six feet.

Move on two years, and my resourceful father brings back a tricycle from the municipal tip, does it up, painting the mudguards yellow. Now I go carefully down on the trike over the coal ash and pedal hard up the crazy-paving path on Grandpa's side. My territory is very large. Before the days of building societies, Grandpa, a machine tool worker, aged 25, had had the pair of houses built with a loan from a private development bank. The builders made a dreadful mistake and went slightly over the building line on both sides, so he had to buy the two extra plots, meaning the family had the space of four gardens instead of two!



When I'm young, one of the spare plots behind the windbreak privet hedge, is taken up by Grandpa's attempt to save money with raspberries and gooseberries, some smaller edible apples and endless space for cabbages, swede, parsnips



and potatoes. We too are growing these vegetables: post-war ration books don't finish till 1954.

When autumn comes and the apple tree canopy loses its leaves, the round of life is always clear. Often in winter, we've snow six inches deep, and as I get older, I'm given the task of

scraping a path with the shovel down to the coal house.

On Christmas Day we have local lamb to eat with home-grown potatoes and parsnips done round the meat – and the eternal boiled cabbage. Grandpa has fattened up a goose during the autumn, so he has that – for days.

We have two hollies for greenery. One holly is female with red berries and we always cut a sprig to put in our steamed suet and plum pudding. Outside, there's yellow winter jasmine and sweet perfumed viburnum fragrans to give us colour and scent.



Winter jasmine – easy to grow in almost any aspect – doesn't require much food – can even be grown in a raised bed or trug.

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The perfect gift for animal loving families.

For more information and to book now, visit
<https://bit.ly/wnHGXmasOwlAnimals>



Kids Christmas Craft Workshop

The Forest Centre, Marston Moretaine
Monday 20th December, 10.00am – 2.00pm
£4 per child. Parking charges also apply.

Keep your little one busy with some Christmas crafts at the Forest Centre as they excitedly count down the sleeps until Santa arrives! Ticket includes all materials for crafting, two decorations to take home and a mini hot chocolate for each child at the end of the session. There will also be a Christmas colouring in competition with a prize for the winner!

Sessions start at 10am, 11am, 1pm and 1pm - please arrive in plenty of time, so that you are ready at the start time.
Parental supervision is essential. Suitable for ages 3+. Please let us know about any dietary requirements when booking.

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<https://www.marstonvale.org/Event/kids-christmas-crafts-workshop-2021>

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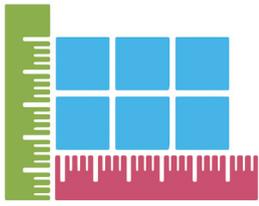
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The Royal British Legion Wilstead, Wixams and Houghton Conquest Branch

At 11am on 11th November 1919 a great silence fell over the Britain. Everywhere people stood silently: in their workplaces, on the street, assembled in public squares, before war memorials and in churches from Sydney to Ontario and New Delhi to Edinburgh. At the Cenotaph in London, visiting Australian Methodist minister J. W. Burton recalled that the crowd was overwhelmed by an "awful silence", which "was so intense that the flutter of the pigeons' wings away above us in the calm sky seemed to deepen it". For two minutes people were united by the silence. In spite of all the divisions and pain caused by the war and regardless of political or religious differences, the simple act of pausing for quiet remembrance became the most successful monument to the fallen. Symbolically marking the first anniversary of the signing of the armistice, which concluded the World War I, the first two minutes silence was intended to bring together a grieving empire. More than a million servicemen and women had been lost, many more had been injured, and families and communities were grappling with the upheaval to their lives.



After Covid 19 and the impact and stress it has put on many of our lives it was amazing to see such a huge turnout in Wilstead for the Remembrance Day service. On behalf of the local Royal British Legion we would like to thank you all for being an amazing community and supporting the Poppy Appeal 2021. We really couldn't do it without your support.

Heart-warming at Wixams

Wixams Tree Primary school students have donated toiletries, gloves, scarves, water and snacks to SMART, the Rough Sleepers and Homeless Support charity.

The students collected boxes of goodies from their families which will be distributed to those in need in Bedford.

Head Teacher Mary Langley, left, welcomed Louise Smith Deputy Manager from the charity to the school for the official hand-over.

Wixams Tree Primary is part of the Bedford College Academies Trust and is a popular primary with people living in the new community.

Said Mary: "It was lovely to see the children and their families responding to our appeal to support this local charity."

smartcjs.org.uk has venues in a variety of locations in town such as Rogers Court in Cauldwell Street, Harpur Street and Prebend Street, as well as a team based at the Mercure Hotel in St Mary's Street.



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Rhiannon's Triple Chocolate Fudgey Brownies

Preparation is key! Pre-heat the oven to 180C/160C fan/ Gas mark 4.

Cut two pieces of baking paper to the width of your square tin, with lengths long enough that they make easy-to-pull handles to lift the cooked brownies out. Line the tin.

Put the butter and dark chocolate into a bowl. Sit the bowl on top of a saucepan with a small amount of boiling water in it. Make sure the bowl doesn't touch the water. Keep it over a low heat, stirring the butter and the chocolate together until they are fully melted. Remove the bowl from the pan and leave the melted mixture to cool. When the mixture is almost cool, start the rest of the brownie batter.

Break the eggs into a large mixing bowl and add the golden caster sugar. With an electric mixer on maximum speed, whisk the eggs and sugar together. You'll know when you're ready to turn the mixer off because the mixture resembles a milkshake and has increased in volume. If you lift the beaters out of mixture and wiggle them above the batter, you should see a trail on the surface for a moment. I usually whisk for around 3-4 minutes to get to this stage.

Pour the cooled chocolate and butter mixture over the batter, then gently fold together with a silicone spatula. It's important not to whisk or stir too aggressively - otherwise you'll lose the air you just whisked into the mixture. A figure-of-eight motion usually does the trick to get the mixture to a smooth, dark brown.

Hold a sieve over the bowl and sift in the cocoa powder and flour. Gently fold the mixture together, just as before. At



one point it will look far too dry and like you've gone wrong - but keep going! It'll soon become a thick chocolate batter. When it looks fudgy and well-mixed, add the chocolate chips. Mix again to get the chocolate chips well-distributed in the mixture.

Scrape every last bit of the batter into your lined baking tin (trust me, you don't want to waste an ounce!) and make sure the mixture is evenly spread to each corner.

Bake for around 22-25 minutes, depending on how gooey and fudgey you like them. As a rule of thumb, when the top of the brownies just starts to show a crack, take them out. Brownies keep cooking even when they're out of the oven, so if you overdo them they'll come out more like a cake.

Drizzle some melted white chocolate over the top and add some festive sprinkles, if you wish!

Makes: 12 chunky brownies, or 24 smaller triangles

Time: Roughly 20 mins prep and 25 mins in the oven

Ingredients

- 185g salted butter
- 185g dark chocolate (at least 75%)
- 275g golden caster sugar
- 3 large eggs
- 75g plain flour
- 50g cocoa powder
- 60g white chocolate chips
- 60g milk chocolate chips

Have you got a tasty recipe that you'd like to share with the community? We'd love to feature it in a future edition. Email newsletter@wixams.org



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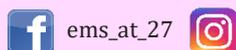
CUSTOMISED PRODUCTS

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Advertising

New Sizes Available!

Why not advertise in this newsletter?
It is delivered to 2500 homes and businesses.
A **50% discount and priority** will be given to Wixams and Wilstead based businesses as we will have limited space. Advertising options are shown here. If you would be interested in advertising in the next issue of the Wixams Newsletter then please contact Sheila Menzies on advertising@wixams.org or 07707 209698.

There may be a limit to how many adverts of each style we can accommodate in each issue

- Option 1** (93 x 132.5mm)..... £40 per issue
Local rate£20 per issue
- Option 2** (93 x 64mm)..... £20 per issue
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- Option 3** (45 x 64mm)..... £10 per issue
Local rate£5 per issue
- Option 4** (190 x 64mm)..... £40 per issue
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- Half Page** (190 x 132.55mm) .. £80 per issue
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- Full Page** (190 x 270mm)..... £160 per issue
Local rate£80 per issue



Visit www.wixams.org/newsletter

for digital versions of Wixams Newsletter and contact details.

Email: newsletter@wixams.org

Printed by White Hart Press, 58a York Street, Bedford MK40 3RL
Tel: 01234 270465 www.whitehartpress.co.uk

Deadline for submissions for next issue:
12th December 2021

If there is anything specific you would like to see in the Newsletter or if you would like to write an article of interest to others please get in touch with us at newsletter@wixams.org

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PLEASE REMEMBER THAT ALL OUR DELIVERERS ARE VOLUNTEERS AND AIM TO DELIVER THE LEAFLETS AS QUICKLY AS POSSIBLE. AS THERE ARE 2500 COPIES TO DELIVER, SOME HOUSES MAY GET THEIR COPIES BEFORE OTHERS BUT YOU WILL GET YOUR COPY!

SANDRA BECK
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