

Moggerhanger Action (MA) Team

Mins from the public residents meeting called on Sunday, June 29.

To discuss the proposed development behind the Guinea Public House.

Present 27 residents

Meeting chaired by Professor Richard Parish (2 St John's Road)

1. Overview of current situation

- Richard outlined the current situation and gave his opinion on where we are. He has discussed extensively with Central Beds Council (CBC), including the planning manager responsible for the Local Development Framework (LDF), highways, Anglian Water, the police. He has also spoken to Alistair Burt.
- Local Development framework (2008 – 2010) invited land owners to submit proposals for the building of residential homes to meet the local council's obligations for new homes.
- CBC say the consultation was extensive, although website driven. They say every household received a communication. Many people do not remember this so maybe it didn't happen.
- 5 sites were identified in Moggerhanger.
- Moggerhanger Parish Council were invited to comment on their preferred site. There does not seem to be any documentation that suggests they had an option to refuse all proposals but rather had to pick what they thought was the best option. We understand they were told if they didn't choose one, it would be chosen for them.
- If you assess the current proposal against CBC development strategy it does not meet the criteria so all in all the whole process was significantly flawed.
- The Guinea site has now been signed off by local government so it's very unlikely we can overturn the entire development.
- The original proposal was for 11 dwellings at the Guinea site but recommended for at least 17 by the local council. The current proposal is for 18.
- We do have the option of going to judicial review but this would be time consuming and expensive.
- Most sensible approach is probably to accept that some development will happen but we should work to maximise the benefits for the village and minimise the impact on those closest to the development.
- Comment from Anglian Water – The planning liason department do not talk to their complaints department so were unaware of any issues with poor pressure and overflowing drains. It should be noted, however, that in CBC site allocation and assessment documents there is a clear statement that existing services are poor and that a waste water capacity upgrade is required. This supports our view that the infrastructure is poor.

- Highways did not respond as part of the original LDF
- There is a misconception that the A603 is a strategic route, it is not. Nor is it a designated trunk road. It is the agreed diversion route for the police in case of emergency when there are accidents on the A421 or A1(M)
 - At the time the Great Barford Bypass was built there was a clear expectation in the Highways Department that the A603 would be redesignated as a 'B' road, although it's not clear if there are documents supporting this.
 - The view was that a significant amount of A603 traffic would be re-routed along the A1 and A421 with an expectation that traffic restrictions (either speed and/or weight) would be applied to the 603
 - This was the responsibility of the then County Council
 - Anticipated date for this to happen - around 2009/10
 - Unitary authorities then replaced the CC at around this time
 - The A603 now falls between two Unitaries - Bedford Borough and Central Beds - and the issue appears to have fallen down a hole between the two, as no single local authority has the overall responsibility.
 - Highways staff are prepared to be quoted.
 - The other expectation was that the quarry lorries in Willington would use the A421 and A1

2. Next Steps

- Tricia Turner has requested the application be discussed at the planning committee meeting on July 30. Time to be determined.
- We will be able to make representation at this meeting and must ensure as many residents attend as possible.
- We agreed to form an action team from volunteers around the table. Team members are Mr Lawrence Ashbridge, Mr Chris Bashford, Mr Jean Pierre Brun, Mrs Carolyn Lister, Prof. Richard Parish, Mr Paul Petrie, Mr Chris Smith. This of course does not preclude help from other residents.
- Many folk present offered their services and support for the action team.
- Agree a 3 minute representation to be delivered by the Parish Council
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- The content of these communications will be delivered to all households in the village.

3. Documentation

- The LDF document has now been replaced by the Development Strategy for CBC and the latest update to this document has just been released for an 8 week consultation. I would encourage all to read this and comment. See further info below.
- We have a number of other documents available including the National Planning Policy Framework and the documents used by CBC for the site allocations and assessments. All of these we will arrange to have posted on the village website. Most docs have an executive summary so don't be put off.

- Tim has pulled some extracts into a document from the development strategy and National Planning Policy so feel free to use some of these if you are yet to write to the planning dept.
- We were told by planning that they would accept comments up to July 7 although these will have to be as letters or emails as the consultation on the website is now closed.

Info to allow you to comment on the new development strategy. You can also sign up for CBC updates so you always know what's going on.

Subject: Development Strategy - Have Your Say

Reply-To: CentralBedfordshire@public.govdelivery.com



Do you want to comment on the Development Strategy?

Central Bedfordshire Council has prepared a new [Development Strategy](#) that sets out how our area should grow to meet local needs up to 2031. This includes plans to deliver homes, jobs and facilities across Central Bedfordshire.

- find out more about the [Development Strategy](#) and [have your say](#)
- consultation opens today and closes on 26 August 2014

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