

Moggerhanger Housing and Development

You will be aware of the proposed development for 18 houses behind the Guinea Public House. The site has been included in Central Beds Council's (CBC) development plans for a minimum of 17 dwellings so it is likely that some building will take place.

This is the third application having had the first (for 20 houses) and the second (for 18 houses) refused.

There are a number of concerns regarding this development, namely

- Poor infrastructure - low water pressure, poor drainage, slow broadband
- Traffic issues – A603 poor visibility at crossroads, high traffic volume, many HGV's, speeding
- Poor mix and density of houses - contrary to CBC policies, not in keeping with current density or dwelling type
- School oversubscribed

An open meeting was called by the Parish Council on June 16 to discuss this application. This was attended by Mr Harry Hughes, the architect involved in the application. All of the above points were raised but Mr Hughes was unable to address any of the issues. He advised that both Anglian Water and Highways had not identified any issues. He confirmed that parking spaces on the new development would be around 60. The estate exit is onto Blunham Road but it is likely these cars will then exit onto the A603 and the crossroads, the point of poorest visibility.

The Parish Council was supportive of the residents' concerns and agreed to write to CBC raising these concerns as part of the consultation process.

Subsequent to this event an open meeting for Moggerhanger Residents was called for Sunday June 29. Attendees at this meeting were worried that none of the issues appeared to be of a concern to CBC despite traffic and drainage being identified as problematical in the CBC site allocation documents and other previous planning applications.

At this meeting it was agreed to form an action group, members of which would make representation at the CBC Development Management Committee meeting where this application will be discussed and decided upon. The likely date for this is Wednesday, August 27 at 10am. Please put this date in your diary and if at all possible plan to attend and show your support.

Team members are Mr Lawrence Ashbridge, Mr Chris Bashford, Mr Jean Pierre Brun, Mrs Carolyn Lister, Prof. Richard Parish, Mr Paul Petrie and Mr Chris Smith.

Our team is named **M**oggerhanger **A**cting **I**together for **H**ousing and **S**afety (MATHS).

Our focus is other than financial gain for the construction company the MATHS doesn't add up.

We are adding:

- More cars to an already congested road junction
- More demand on an already over-subscribed school
- More users to an already under performing IT system
- More houses that don't align with their surroundings
- More pressure to an already failing drainage system.

The residents of Moggerhanger have done the MATHS and the sums don't add up.

All of the ongoing discussions, activities and documentation can be found on the village website.

I send regular updates regarding this and other planning applications to everyone I have an email address for. If you would like to be added onto this circulation list please let me know at calister@btinternet.com. All communications are sent as Bcc so your email address is not shared.

Carolyn Lister