

Development Management Committee

CB/14/01818/FULL

Land to the rear of The Guinea Public House Moggerhanger

Letter provided by Moggerhanger Parish Council

Dear Councilors,

It may be an assumption that the members of the Development Management Committee have already made a preliminary decision regarding the application to build 18 new homes on the land adjacent to the Guinea public house in Moggerhanger. I would like to take the next couple of minutes to provide a few points that will not be found in any development application.

The Parish Council and many of the local residents, many are here today agree in principle to the application. They are not “nay” sayers nor are the “NIMBYs” and many in fact would welcome the growth of this great little village but there are a large number of issues that if left undealt with will only ensure that the new 18 families will soon join the rest of the residents of Moggerhanger with their protests to any future expansion of the village without credible support measures in place.

The residents and the Parish Council accept that the increase in houses across Central Bedfordshire is a priority and we should play our part in meeting this requirement. The points we would like to raise are:

1. The significant increase in houses and the expected associated vehicles would cause even greater congestion and it is considered only a matter of time before there is a fatal or serious accident at the junction with the A603. As you will know the Southern Bedford bypass A421 was put in place to help ease the pressure on this route but the reduction in traffic volume is not evident. This major route appears to be increasing year on year and there is no reasonable alternative provisioned to reduce this trend.
2. Many of the residents nearby to the Guinea public house have a continued lack of water pressure to their homes and during periods of prolonged rainfall suffer from sewage and flooding within their properties due to the inadequate drainage system operating in this area. This has been documented and complained to Anglian Water who have previously stated that the site is not suitable for further development without considerable improvements.

3. The proposed dwellings do not fit in with the immediate surroundings, no effort or attempt has been made to blend in with the grade 2 listed buildings adjacent to the Guinea. No consideration to deal with an ageing population who require suitable accommodation or any attempt to meets their needs. No bungalows form part of the dwelling despite best practice requesting that 1 in every 10 houses should be a bungalow. In fact, a comment from the architect who has been working on the design and layout of the development stated at the last local Parch Planning meeting that “we did not consider having any bungalows as they take up too much space”.
4. If the development is approved and in the case of many of the large 4 bed dwellings, if families are luckily enough in today’s climate to have a mortgage approved, they will not be able to adequately use any of their IT internet appliances as the service in this area is very poor with the latest information informing us that the Blunham exchange will not be upgraded and fibre optic internet will not be made available to the residents of Moggerhanger.
5. It has also been noted that the local school in Moggerhanger plays a role in the development application as it would help the school secure long term growth and sustainment. Since the original application was submitted and refused and then re-submitted, it is my understanding that the school has many of its year groups fully subscribed. This could potentially provide a problem for new children from the development applying for places in the coming year where none are available.

In summary, we welcome any new development to the area providing the local infrastructure issues are addressed. There comes a time when if you continue to add one thing without the other then it may fall over. The analogy is that we are continuing to add bricks but not adding any foundations, without special conditions being applied to this development and having no credible foundations on which to build this this development then we are simply compounding the current infrastructure problems.

I would like the committee to strongly consider a raft of conditions that would allow for the development to take place that doesn’t just add more houses with little or no significant infrastructure improvements.

Thank you.