

**Open Meeting re Proposed Development at Park Road/A603
Held on Monday April 10 in the Village Hall**

Dear All

I thought it useful to send an update from Monday's open meeting. If you were able to attend, thank you, hopefully these notes will help with any letter you write. If you were unable to attend then this should give you an update and help with any further action.

Firstly to be clear I am sending this information as a parishioner and not as a Parish Councillor. This allows me to freely make any further observations and comments or share any information I gain from public sources or indeed other parishioners. Anything sent as a Councillor would first have to be agreed at the next Council meeting.

The meeting was opened by the Chairman, Cllr. Andy Hopkins and a report reflecting the views of the Parish Council read out. The report was fairly comprehensive covering some background on Moggerhanger and past development, most of the key issue of concern and a clear statement that the proposed development would be an urbanisation of a rural village and should not be allowed. The Chairman then opened the floor for public comment requesting any further issues or concerns to be put forward. This would enable the Council to amend their report ensuring all villagers concerns were addressed.

There were a number of additional concerns raised and duly noted, after which the Chairman suggested parishioners write, outlining their concerns, to both Central Bedford Council planning department and our local MP The Rt. Hon Alistair Burt.

The Chairman confirmed the Council's intent to support its parishioners.

The Council can write registering their concerns, however, this counts as only one voice. If you have concerns then you must write in. If there are two or more in your household you should all write as this will clearly show the true strength of feeling of the village. Please do not take the view 'oh it will happen anyway' or we surely will see our village destroyed.

When writing make it clear you are objecting if not your views will be considered as 'comments' and duly ignored.

The following concerns were raised:

Water Issues

Supply -we have low pressure in the village preventing some parishioners from showering of a morning

Sewage disposal – heavy rain, backflow at village hall overflowing from manhole into car park
next door to v hall, signed statement that sewage backs up into ground floor bathroom

CBC Scrutiny Committee – On August 20, 2015 a number of Moggerhanger residents attended this meeting and were allowed to comment on, Agenda item SCOSC/15/21 Anglian Water update

- The Chairman invited three speakers to address the Committee in relation to water supply problems in the Moggerhanger area.
- Residents suffering with water backwash and sewage, leading to public health concerns.
- Inadequate surface drainage causing flooding in certain areas.
- Low to non-existent water pressure.
- The impact of burst water mains elsewhere in Central Bedfordshire impacting on Moggerhanger.
- The lack of feedback provided by Anglian Water to planning applications in the area that would impact on the supply of water to Moggerhanger.
- The local water infrastructure was not fit for purpose and could not cope with further housing development.
- An investment of £4000 that had been made to improve the village hall directly related to inadequate water supply infrastructure.
- The lack of interdepartmental communication within Anglian Water in relation to known areas of concern.

- Anglian water gave a presentation – Mr Allan Simpson , planning services manager, accompanied by his manager Catherine Taylor
- Lots of concern from Councillors

Outcome

AGREED that a detailed written response be provided by Anglian Water to residents via the Council and that further liaison be arranged at a later date between Anglian Water and the Council's Development Management Committee. We heard nothing.

Other

Proposed ponds could alter the water table causing instability to surrounding properties, in particular thatched cottages. May also cause flooding to lower lying areas.

Traffic/A603

Traffic Density -Department of Transport figures Average daily flow 2013

- Along the A603 approx. 14500
- HGV 1000
- LGV 2000
- Buses 118
- The same figures show HGV on A421 at 2000, so our small village sees half of what is seen on the major bypass.
- Chris Bashford organised a group to take similar measurements which substantiate the figures above.
- 90 Houses would likely see at least another 180 cars adding to this, also the difficulty getting onto the A603. It's not unusual to wait up to 10 minutes at rush hour.

Air pollution - This is a big issue. Nitrogen dioxide is released from the exhausts of vehicles burning diesel. There is evidence that high levels can inflame the lungs, causing long term health issues, particularly bad for anyone already suffering from respiratory problems. This is highest where traffic is made to stop and pull away. Any roundabout would bring about stopped traffic.

The legal limit for nitrogen dioxide is 40 micrograms per cubic metre of air ($\mu\text{g}/\text{m}^3$). This has been measured at the Sandy roundabout on the A1 at $80\mu\text{g}/\text{m}^3$, twice the allowed limit. What might it be in Moggerhanger at the cross roads?

Pavements/Pedestrians – none on one side very narrow on the other
No logical place to put a pedestrian crossing

Parking – will there be enough spaces

Housing/Planning

In the absence of a local plan and the 2014 development strategy being thrown out we have to work from the Central Beds document of 2009, the 'Core Strategy Development Management Policies Adopted Nov 2009'. CBC currently use this document when referring to policies in response to planning applications.

It clearly states:

From 2001 -2026 new houses needed 17,950

Most new development will be in larger settlements.

Policy CS1 – Development strategy statements include:

- Limited new development in rural areas to serve local needs, reflecting the size and character of the community
- Identifies rural areas as 15 large and 24 small villages – Moggerhanger is classed as a small village
- Development in these areas not sustainable in the longer term
- Some development to meet local needs but limited in rural areas
- New allocations required across the villages is 400

Policy DM3 – High Quality development states now proposals for development will be:

- Appropriate in scale to their design and setting

- Respect the amenity of surrounding properties
- Enhance community safety
- Comply with the current guidance on noise, waste management, vibration, odour, water, light and airborne pollution
- Incorporate appropriate access and linkages, including provision for pedestrians, cyclist and public transport

Policy DM4 - Development within and beyond settlement envelopes states:

- Within settlement envelopes in small villages, development will be limited to infill residential development and small-scale employment uses.

CBC planning conference July 2016

Attended by the clerk Daphne Payne, Cllr Andy Hopkins, Cllr Carolyn Lister

Key points noted:

- As part of their local plan they are planning for the next 20 years to 2035
- CBC needs 28000 -32000 by 2035
- Already built 25,000 so need another 7,000 needed
- Neighbouring authorities may add to this
- So possible additional 23,000 needed

My calculations

In 2009, approx. 18000 houses needed from 2001 – 2026 only 400 needed from villages large and small (15 large 24 small. We are 1 of 24 small villages)

Now another 23,000 needed until 2035

That's a total of approx. 41,000

Villages needed to contribute 400 in 18000 so should be 911 to cover 41,000 from 2001 until 2035

Spread across the villages = 24 homes required per village

If spread across just the small villages that would = 38 houses per village between 2001 and 2035

Moggerhanger Infill since 2004

Already Built 15

Planning granted for 27 (behind the guinea 18, 39 Bedford Road 2, Manor Farm 4, Andersons 3)

Total 42 an increase of 16%

Whether you count all villages or just the small ones we've already contributed more than required by CBC's policies to cover us until 2035.

Future proposed

Proposed up to 90 homes on the land at Park Road

Proposed 9 on an adjoining piece of land

An increase of 99 extra homes.

This = a further 33% increase

That's a 55% increase since 2004

Also note that in CBC development strategy document, 2014, page 77 point 10.12. Small villages needed to provide a further 15 dwellings. Although this document was thrown out by central government the figures are still telling.

The site for the proposed 90 properties is made up of site H273 and H044, identified during the site allocation in 2009. Both of these sites were not progressed to stage 3 as being unsuitable.

Approx 30% of new development would be affordable housing. This tends to be sold to the highest bidder so will not guarantee housing for local people.

Other Infrastructure

- Broadband – highspeed in only half the village, this will be impacted
- Do we need a shop – our current community shop is not well used
- Do we need a village green on the A603? We already have the playing field and play area off Blunham Road. Also any new area will need to be maintained which is likely to see an increase in the Parish Council precept.
- The lower school is upgrading to primary status, irrespective of any development
- Doctor and dentist surgeries are already overloaded in Sandy
- Local trains cannot cope with current developments