

Site Allocations, Issues and Options Consultation: Moggerhanger

Final Revision – December 12th 2008

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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4.3.28 Moggerhanger

Round one consultation - Five sites have been submitted for potential development in Moggerhanger: three residential sites, one employment site and one site for mixed use.

A public exhibition of these sites was held at Sandy Town Council Offices on Saturday 8th March 2008, between 9.00am and 3.00pm.

Round two consultation - No additional sites/proposals have been submitted as part of the second round of Issues and Options consultation.

Public response - From the Talk to Mid Beds website going live in February 2008 there were 349 visits to the Moggerhanger parish pages (up to end of 22nd September 2008) while three postal packs were distributed during the two rounds of consultation.

38 surveys and representations were received relating to development in the parish and the submitted sites.

General issues with development in Moggerhanger

Avoiding development on Green Belt and the unsuitability of local roads for increased traffic volume were reoccurring issues with potential development sites in Moggerhanger Parish.

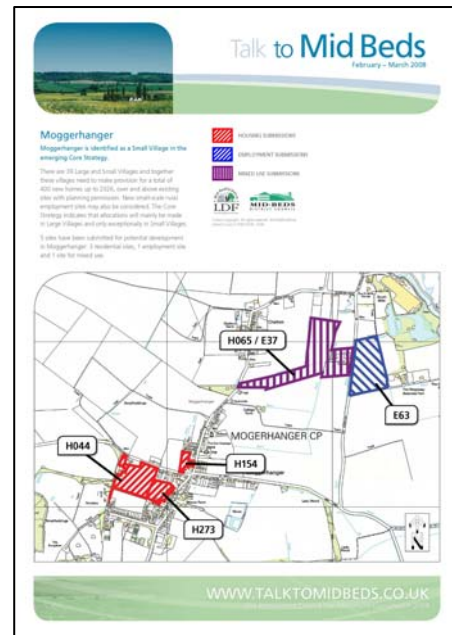


Figure 1 - Round one consultation sites

Potential development sites in Moggerhanger

Ref Number: H044

Submission type: Housing

Site Name/Address: Land at Park Road, Moggerhanger

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 7

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	37.5%
No	4	50.0%
Maybe	1	12.5%
Total	8	100.0%

Additional comments

Seven people made additional comments about the site. Some additional comments were opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- There are no footpaths/ pavements adjacent to the proposed development and access to the school and local facilities will entail crossing a busy A road
- Infrastructure is inadequate, particularly public transport links.

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One additional comment was submitted in support of the development.

Ref Number: H154

Submission type: Housing

Site Name/Address: Land rear of The Guinea PH, Bedford Road, Moggerhanger

Submitted proposal: Development of 11 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 9

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	50.0%
No	2	25.0%
Maybe	2	25.0%
Total	8	100.0%

Additional comments

Nine people made additional comments about the site. Some were generally supportive of development of this site for the following reasons:

- The site best matches the village's scale and housing needs
- There is safe pedestrian access to the village lower school
- The site has good public transport links
- Development should have little impact on the surrounding countryside.

However, other respondents do not think this site is appropriate for future housing in Mid-Bedfordshire, since there is no affordable housing element to the

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proposal and development on this site could cause traffic problems on the junction with the Bedford Road (A603) and by The Guinea pub. In some cases respondents expressed support for the development if it was supported by new services (such as shops), if there was road access to the site from Blunham Road, or if it was developed for affordable housing or old peoples' housing.

Ref Number: H273

Submission type: Housing

Site Name/Address: Land rear of St Johns Road, Moggerhanger

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 6

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	14.3%
No	6	85.7%
Maybe	0	0.0%
Total	7	100.0%

Additional comments

Six people made additional comments about the site. In line with the table above, additional comments were largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid - Bedfordshire are:

- Access to the development has the potential to cause traffic problems, particularly on the Bedford Road junction
- Pedestrians will need to cross the A603 to reach some facilities
- Development on this Green Belt site would have a detrimental effect on the local countryside

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- Development will not enhance village facilities or increase the amount of affordable housing available
- Development would have an adverse affect on the character of the village.

Ref Number: H065/E37

Submission type: Mixed Use

Site Name/Address: Asterby & Chalkcroft Nursery, The Ridgeway, Blunham

Submitted proposal: Development of 24 dwellings and 2 hectares of employment (B1, B2, Leisure and Live Work units) development

Number of jobs proposed: Approximately 71+

Period of consultation: Round one

Total number of surveys/representations submitted: 8

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	44.4%
No	4	44.4%
Maybe	1	11.1%
Total	9	100.0%

Additional comments

Seven people made additional comments about the site. Most additional comments were in opposition to development of this site for the following key reasons:

- The site is remote from the villages
- It is not supported by local amenities such as schools and will not offer improved facilities to Moggerhanger

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- The site is Green Belt land and is in open countryside – any development would be detrimental to the landscape.

However, other respondents thought this site appropriate for future housing and employment provision in Mid-Bedfordshire. Due to the small number of comments there were no overriding themes in support of development, but comments touched on good access and road infrastructure, the high proportion of affordable housing, the possibility of employment opportunities, environmental sustainability, and the availability of space in local primary schools.

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Ref Number: E63

Submission type: Employment

Site Name/Address: Ridgeway Business Park, The Ridgeway, South Mills, Blunham

Submitted proposal: B2 (General Industrial) and B8 (Storage and Distribution)

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 8

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	12.5%
No	4	50.0%
Maybe	3	37.5%
Total	8	100.0%

Additional comments

Seven people made additional comments, which were all opposed to development of this site. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is highly visible across open farmland – development would have an adverse visual impact
- There is a high pressure gas main running through the middle of the proposed site as well as a footpath running along the edge and residential properties opposite
- The road is already used by heavy lorries and development could exacerbate congestion problems at the junction with the main A603;
- Sites should be located that have better public transport links.

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A full list of survey additional comments to sites in Moggerhanger can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Moggerhanger can be found in Appendix Four.