

THE MOORPOOL DUCK

Residents' Newsletter

Issue No. 32

February 2008

**GRAINGER PLANS:
NOT A WIN-WIN
SITUATION BUT A
LOSE-LOSE ONE!**

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**COME TO A
Residents
Special General
Meeting**

**TUESDAY 12TH
FEBRUARY**

At the

**MOORPOOL HALL
7.15 for 7.30pm**

**To consider our response to the
Grainger Planning Proposals**

As most Residents will know, Grainger plc are about to apply for planning permission for developments on the estate. These will impinge on all Residents, not just those who are adjacent to the proposed developments. The Duck would urge you all to attend the meeting announced on this page which will consider possible responses to these proposals.

We have invited our local MP and Councillors to attend so that our views and any resolutions passed will be clear to them. The meeting will be chaired by Rob Sutton, Chair of the Residents Association. There follows here an open letter to all Residents from Rob explaining the position in a little more detail.

LETTER FROM THE CHAIR

Dear Residents,

I hope that many of you visited the Lower Hall to view the revised Grainger plans. I was advised by a Grainger representative that these will be submitted shortly after 1.2.08.

These plans are substantially different from before. The 3 sites earmarked for an 'initial' planning application have more houses, less parking and still result in loss of allotments. They also differ substantially in that nothing is on offer to residents: - no refurbishment of the Moorpool Hall, no children's playground and no ring fencing of allotments for the future. Traffic management, apart from problems directly caused by new development,

is another issue and can be dealt with separately. No safeguards or guarantees for the future were forthcoming. I think you can be fairly confident that if this development proceeds, it is likely others will follow with none of the so-called benefits to residents.

The MRA will therefore be holding a Special General Meeting at the Moorpool Hall and, with your approval, we shall lodge an objection to these plans. The MRG and Allotment Association have already decided to do so. I would recommend you consider these proposals carefully and in the light of no safeguards or benefits to the Estate, OBJECT individually too. You can view the plans at the Estate offices or on the websites below, where you will also find information and advice on objecting to a planning application. Once the application is submitted we all have a very limited time to respond. Please take this opportunity to make your views count.

Doubtless residents will be portrayed as having been obstructive or negative to the various proposals and it's our fault the wonderful benefits to the Estate have been withdrawn. Was it the residents who wouldn't commission Bournville Village Trust to do an evaluation of the Trusts viability? Are we wrong to want less cars forced onto our overcrowded streets? Why should we be concerned about poor access to development sites, and designs which fly in the face of the Estate's architecture? And as for the Allotment Association, getting vexed about plots going under brick and tarmac after existing since the early 1900's; well it's just incomprehensible!

Unless of course you live on the Estate and care about real improvements to it.

Rob Sutton.

Chair Moorpool Residents Association.

The Moorpool Regeneration Group (MRG) was set up last Autumn to reflect Residents views on planning developments on the estate and the MRG Chair, Andrew Hackett, adds further explanation of the situation.

LETTER FROM MRG CHAIR

Dear Residents.

I am uncertain when this issue of the 'Duck' will hit your doorsteps. I am penning this article shortly after Grainger's display on January 26th and formal planning applications have not yet been lodged. Once they are, things will start to happen quickly and events may well overtake the contents of these pages.

The MRG had an informal meeting on the evening of the 26th to digest the implications of these new proposals, which are radically different from those presented previously. The initial points that we would like to share are:

* These proposals affect everyone on the Estate. Although the proposals are in a reduced form compared to previous ones, further planning applications may be submitted in the future. Indeed, should planning permission be granted for sites A, C and E, it is likely to pave the way for further development.

* Grainger is seeking to maximise its profit from the Estate without offering anything back to the residents. The failure to upkeep the Hall is a good example of this. Having previously tried to offload the Hall and its poor state of repair on to us all, and having now snatched back this poisoned chalice, Grainger is offering no assurances on the much-needed repairs and upgrading of facilities at the Hall, despite the

significant profit it would make on the houses it would build should planning permission be granted.

* These proposals still result in loss of allotments on the Valley Site. The plots behind the flats on Ravenhurst Rd will be considerably reduced for road access, and those fringing gardens in Moorpool Avenue and Margaret Grove, together with other green areas, are to be built on. This would represent a serious loss of resources that should be nurtured. Reinstating the allotments on Site B, while welcome, is not a replacement.

* These proposals will result in the loss of some 120 garages on Sites A and C, being replaced with 11 garages and 7 parking spaces. This will result, depending on the source data, in 20-30 extra vehicles competing for street parking, with the additional potential problem of overspill parking from the proposed new developments.

The MRG feels that strong objections should be lodged to oppose these proposals, both by residents' organisations such as the MRA, MRG and MAA, and also by individuals as these will also carry significant weight. When a formal application is submitted (and we must wait for this to happen in case they revise their plans yet again) we will circulate a letter to all residents to give guidance on how objections can be lodged and some pointers on the type of issues that the planning department are most likely to take note of.

But, as I said earlier, events may overtake us and you may be reading that letter before this issue of the 'Duck'.

Andrew Hackett
Chair: Moorpool Regeneration Group

Once again the "Duck" would urge as many Residents as possible, whether close to the development sites or not to attend. The effect of these proposals will have a marked effect on everyone on the estate.

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The Residents Association is trying to encourage the Community spirit on the estate and encourage people to get to know their neighbours and to make newcomers to the estate feel welcomed. To this end a coffee morning was held at the end of last month. What with it being the first event of its kind for a long time and the adverse weather conditions the "catering team" were not sure how well it would be attended. They've only just finished the washing up!!! It was very well attended and much appreciated by those there. Our thanks go to Gill Morgan and her team of helpers. Gill has provided the "Duck" with more details.

RESIDENTS COFFEE MORNINGS

Many thanks to all the residents who attended the first coffee morning. This was a resounding success and we have now booked the lower hall for the next three dates. Please make a note in your diary for 23rd February 2008, 29th March 2008 and 26th April 2008, 10.30am to 12.30pm.

Special thanks must go to Mrs Patel of Margaret Grove, who kindly provided us with a magnificent chocolate cake (definitely not on your post Xmas diet, but absolutely scrumptious!) Mrs Patel has recently started her own cake making business and if you would like to order one of her hand made cakes, please telephone her on 427 8611

(evenings are best). In any event, you can look forward to sampling one of her other flavoured cakes at the next coffee morning."

We shall be serving tea and coffee with cakes and biscuits again. There will be a small cover charge (£1.00), to go towards the hire of the hall and the refreshments.

Everyone is welcome and it is a wonderful way to get to meet your neighbours on the estate. If any residents have a problem with getting down to the lower hall, please contact Rob Sutton (Tel: 426 5669 between 9am and 10am on the Coffee morning) and we can make arrangements to have someone meet and assist you into the lower hall.

Looking forward to seeing you next, on Saturday 23rd February 2008.

Gill Morgan (Treasurer MRA)

MOORPOOL PLAYERS

DON'T FORGET! The next production will be "Death and the Maiden" a drama by Georgina Reid and will run from Wed.14th - Sat.16th May at 7.30pm with a matinee on the Saturday at 2.00pm. Tickets will be available from the usual outlets and further details will follow later.

The Moorpool Players website is www.Moorpool.org and the email address is moorpoolplay@hotmail.com

MOORPOOL NEWS and WINE

The "Duck" once again urges you to continue to support our local shop. It is a centrepiece of our Community and we must give it good support, otherwise we will regret it.

Do remember there are many special offers running, including any 3 bottles of wine for £10 from an extensive

"offer" selection. Also Raj says that they deliver papers 7 days a week, so if you are not having your newspapers delivered by them, call in and arrange it, you will receive a warm and courteous welcome. If there are items not in stock in which you are interested let Raj know and she will do her best for you.

Keep using our shop.

MOORPOOL ALLOTMENT ASSOCIATION (MAA)

The MAA welcomes Full and Associate members to attend a special meeting at the Lower Hall on Thursday 14th February at 7.30 to discuss the Grainger development proposals. These proposals are a serious threat to our allotments so your attendance is very important.

Want an Allotment? The MAA will submit applications for allotments to Grainger. If you would like an allotment or already have an application with Grainger but would like us to confirm it, please get in touch. Contact details are on the Moorpool website.

Rob Sutton.

FINAL QUACK

The future of our Community is in the balance. Some Residents have lived all their lives on the Estate and not wished to move away because of the nature of life here, others have moved here specifically because of what the estate has to offer. If the estate is important to you then please support it. The "Duck" has mentioned before the lowish levels of membership fees paid. The MRA works on a small budget - this "Duck" alone has cost the MRA over £100 to produce. The subs enable us to produce the Duck, organise meetings in the Hall, support Coffee Mornings etc. If you have not paid your sub (only £3 or £5 per year!) please do so. Do it at the meeting on the 12th!

Do attend the meeting at the hall, its important that **YOUR** views are heard and known. The estate is at a crossroads in its history—help it choose the right direction.

(Ed.)

Website: www.moorpool.com

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