



Levens Housing Land Allocation

In all the discussions on this plan I have yet to see any mention of consideration being given to the quality of life of the inhabitants of Greengate and Greengate Crescent.

Proposal: Build 50 houses east of Greengate.

FACTS; Road width leading to the only entrance to the proposed site is less than 4 metres. With safety in mind and so as to make use of the limited space available, all residents, except one, park their vehicles off-road in their own property

CONSEQUENCES; If the existing plans come to fruition, construction could take two years. As comparison the development of the Greengate House site has taken from January till the present and the seven houses have still not been completed.

Assuming ten lorry-loads of material would be needed for each house means the residents of Greengate and Greengate Crescent can expect to have a total of about one thousand heavy vehicles pass their property while building is in progress. On top of that there will be low-loaders laden with cranes and earth-moving equipment.

Again our experience with the Greengate House project will lead us residents to expect disruption of essential services due to roadworks, pipe-laying, drainage problems and traffic-lights. Muddy road surfaces and deterioration of them with all this motley traffic are inevitable.

It is also to be expected that the work force will have their transport to be parked. So we can take it for granted that our access to and from our own property will be hampered. This again can be seen happening at Greengate House.

Finally, when and if the project is completed, will all the nice new houses find buyers to occupy them? This is far from certain. A visit to Google< Ghost villages in Eire> will show that a survey in 2010 found about 300,000 houses out of 1,000,000 planned in 1999 were still unfinished, unoccupied and unsold. Plans are being made there to demolish and return the land to agriculture.

BENEFITS; None; only two years of misery to look forward to.

HOWEVER; Were the project to be re-directed to the top of the Hundred Acre field behind the playground/bowling green/tennis courts the whole village would benefit from the diminution of noise and traffic disruption. Also we might then see at last the construction of the much-needed off-road pedestrian footpath from the village to the bottom of Levens Lane.

So, ladies and gentlemen, before you make any decision I ask you to think about this, would you like to reside in Greengate or Greengate Crescent while the construction is taking place?

John&Laura Watson, residents of [REDACTED]