

From: David MacInnes [mailto:]
Sent: 11 April 2011 12:42
To: Development Plans
Cc:
Subject: Planed houseing in Heversham

I would like to make some observations on the plan to give permission for building 99 houses in Heversham some of them being "affordable".

1. I have no abjections to the affordable housing provided there are safeguards that they do not become second homes, and also that the economics are fully explored – Where do the proposed owners find employment within walking distance of these homes (bus fares are already prohibitive, and there is little significant development in Milnthorpe).
2. Before any plans are approved the drainage system in around the village must be improved. Whenever there is heavy rain there is always deep standing water on the A6 causing traffic to be reduced to a single lane. And the fields at the side become water logged for days, with standing water. The addition of 99 roofs, plus hard standing and additional tarmac will create a huge increase in the water runoff, probably actually closing the A6 for long periods. Experience of the last village in which I lived which had an increase of only 20% of its housing stock water regularly closed access roads which previously had been no trouble. Your proposal is to increase the houses stock in the confined area of the immediate village by around 35% would cause these problems.
3. Some concern must also be expressed that land, which had been hitherto unavailable for development, suddenly becomes an attractive proposition, because of your proposals and is being suggested as sites because of the fiscal benefits without consideration for the amenities.
4. There is undoubtedly some argument for some development in order to keep the village a viable community, even though it has already lost most of its facilities, One assumes that your plans will include restoring these. The one which might be under threat if more houses are not built might be the excellent primary school, but this alone is not enough of a reason to build such a significant number of properties, and should be accompanied with the addition of amenity store, post office and a satellite doctors surgery.
5. Further additional work needs to be considered to the access to the roads within the village as well as access from the main road.
6. If the objective in these building plans is purely to provide possible employment, then perhaps you would consider starting by the making the village more accessible.
7. Should you be prepared to undertake the work on improving drainage and roads, then a few affordable house in line with the economic needs outlined above and perhaps 25 others would help to enhance the community. However, any larger growth in one move would have the effect of making too much change too quickly. I is also emphasised that there should be no plans until the work is completed on drainage to ensure the free runoff of the waste water created.

Thank you

David MacInnes