

I believe that the Land Allocations Development plan for Leasgill and Heversham, which suggests development of 99 housing units plus infill and rounding off, is totally disproportionate to the village of Heversham/Leasgill with its 250 or so existing dwellings. The parish of Heversham takes in a substantial number of additional dwellings but these are located in the surrounding rural areas, whereas all of the proposed development sites are located within the village. To enlarge the village by some 40% would irrevocably alter the character of this small village community. My view is that a small number of new houses would be acceptable, even desirable but the proposed numbers go well beyond either. I would suggest a maximum of 30 dwellings in total.

The Plan references the presence of various items of infrastructure in the Sustainability item in Appendix 3, including the presence of a secondary school and a shop. The comments under these items are well out of date. Whilst there is a primary school in the village, there is now no secondary school. Dallam School still has premises in Heversham but these are now only used for administrative and accommodation purposes, with all teaching activity taking place in Milnthorpe. Our village shop/sub post office closed a number of years ago and the building is currently occupied as a holiday home.

As to the main sites being put forward as emerging options, I have the following comments:

E15M. No comment.

R41. I consider this unacceptable for these reasons

- Vehicle access and egress from the site would be impractical/unsafe. From Church Street (the main street of Heversham), access is of a single vehicle width with no prospect of widening due to adjoining dwellings. Moss Lane to the north of the site is a narrow single vehicle road, leading to the A6 in one direction but emerging on a blind bend with restricted vision in both directions. In the other direction, Moss Lane joins Church Street at right angles, again on a blind bend and at a point where Church street narrows considerably.
- The site lies directly to the west of the Heversham conservation area. The Plan commentary suggests that landscaping and building location within the site could prevent obstruction of views both into and out of the adjoining Heversham conservation area but I submit that any such restrictions would render development of the site unviable and/or unattractive to developers.

R48M. No comment.

RN118M. I have no objections to this site. It has the advantage of being the largest of the proposed sites and could capture economies of scale by building all of the numbers of dwellings (maximum 30) I have suggested in this response, on the one site.

R445. This site is currently used as a car park for Dallam School and my understanding is that the Governors consider it redundant for this purpose. It is not formally available for non-school parking. Taking the paved area of the site plus the grassed area to the south together, my opinion is that it could be used acceptably for a small number of dwellings (perhaps 8 to 10). Development as a commercial site would be out of keeping with the surrounding area.