

Haversham-cum-Little Linford Neighbourhood Plan

Reg 16 consultation responses

Pauline Andrews

Resident

The proposed Neighbourhood Plan site submitted to you for development by our Parish Council is, in our opinion, wholly inappropriate for the following reasons and we would request you take these into consideration when making your decision. Without your intervention, any referendum will be a foregone conclusion.....the resident numbers in Haversham Estate together with Little Linford, far outweigh the number of residents in the Old Village which is where this site is proposed. It is the only site proposed and is for the wrong types of houses in the wrong place.....we are in your hands..

1) Our Parish Council has advised us that roads and traffic are outside the scope of preparing and proposing a suitable development site for a Neighbourhood Plan !!

So, it would seem, are the lack of facilities.

The site proposed to you in The Old Village has no mains sewage, gas, shops or routed bus service, poor lighting, and narrow pavementsthis was the main reason given by MKC to refuse planning for 2 houses in the grounds of the Greyhound Public Housenothing has changed..... and this is for a lot more houses and even further away from any facilities.

2) Honestly.....the photograph submitted to you on the plan showing the clear view for traffic and access is totally misleading..... as many commuters, locals and residents will tell you.

This is a busy narrow road with a volume of traffic particularly between 7am-9am and 4pm-6pm also frequently used by agricultural machinery. Traffic coming down the narrow hill, sometimes at speed, are forced onto the other side of the road into oncoming traffic to avoid the parked cars of residents, some of which have no alternative parking area. We are in the direct vicinity to hear the tooting of their horns, and together with our neighbours, have had cars damaged as a result. Getting in or out of a drive can on occasions be downright dangerous. The Chair of the Parish Council in the village magazine acknowledges that there is a need for a Speedwatch group for the village and that people are parking on pavements which we do not condone....but we would suggest it is to avoid the situation described.

Despite a number of neighbours raising these concerns with our Parish Council, they have now shown us the professional illustrative housing layout for this proposed planned development site, and types of houses, presumably from a developer. The plan shows a row of terraced houses whose front doors are indicated to be directly opposite The Old Post Office, 34 and 36 High Street, all facing this affected part of the road. The parking on the plan proposed for these houses is some distance away and unlikely to be used for parking or deliveries to these houses, Our Parish Council advises that these illustrative plans have not been submitted to you, but shown to us. If parking occurs outside these houses, it will make a bad situation even worse.

3) The types of houses on the plan show family size homes The pavement is at best 1.4m wide with traffic brushing your shoulders....therefore we fail to see how this site is suitable for the considerable walk to a bus stop or to school or shops resulting in more car trips. A consensus of opinion from the village was that they would agree to a suitable site

for properties for local people to either downsize or for local young people, yet the proposed housing does not reflect that. We see no restrictions in the form of covenants to ensure that these are for local people, nor any restrictions on Permitted Development, so these homes could become a whole lot bigger than portrayed, and not what the village agreed to.

Very recently our Parish Council objected to a planning application for a house to have black cladding, it was deemed unsuitable for the old village and within the proximity of Haversham Grange. In direct contradiction, they submit a proposed Neighbourhood Plan showing houses covered in black cladding in the same or similar proximity?

4) Site 11 or "Triangle" as it is known locally, is a wildlife habitat and home to badgers, muntjac deer, and where birds nest undisturbed. It is regularly covered in the Nature Notes of the Parish Magazine. It is a place where wildlife escape the harvesters of the surrounding fields.... and the only green space in the Old Village free to access for villagers to meet and enjoy. It is regularly used and would be sorely missed if it was to become just another road of houses.

When raising, some years ago, this site's wall crumbling onto the pavement and the duty of care, one Parish Councillor said that this site had already been earmarked for development, and the wall issue remains.

5) There is no doubt that many hours have been spent putting together this Neighbourhood Plan, and a number of other sites have been ruled out for various reasons by our Parish Council, leaving only this bad choice. Whilst it is understood that the motivation to put forward a Neighbourhood Plan is well intentioned to avoid bigger future developments, I would question the need for this site to be included at all in a Neighbourhood Plan by our Parish Council as it is not a requirement of MKC.

As residents who will be directly affected by this proposed development, a number of households including ourselves, have written on numerous occasions to our Parish Council over the last couple of years offering our views, concerns and constructive criticism. These have been both dismissed and discounted as NIMBYism by our Parish Council in their pursuit of ANY Neighbourhood Plan regardless of this site's suitability. We love and care about where we live and hope that you agree we have demonstrated above that our objections are better founded than that.

I wrote to David Blandamer on the 9th Nov 2021 raising these points at the pre submission stage. He kindly replied on the 18th Nov 2021 advising that it was up to our Parish Council as to what land was allocated in the plan, but despite a number of affected villagers' previous written views being sent to our Parish Council, as in the case of Respondent 14, our views have had little or no effect and been discounted, as evidenced by the plan submitted.

We understand and are pleased that by writing to you these views will now be publicly available and would ask you to remove this proposed site from the Haversham Neighbourhood Plan.