

## **Haversham-cum-Little Linford Neighbourhood Plan**

### **Reg 16 consultation responses**

**Mrs H Reed**

**Resident**

I am a long time resident of Haversham and am writing to you as I believe the Neighbourhood Plan submitted to you presents a site that is inappropriate.

I understand the amount of work and time that the Neighbourhood Plan steering group have carried out in uniquely difficult circumstances.

The layout of Haversham creates particularly difficult problems regarding voting with the original old village High Street and Little Linford having approximately 60-70 houses in total, predominantly built pre 1900 and the Wolverton Road about 255 houses all built post 1920 and adjacent to open accessible farmland. I suggest that any vote by residents of Haversham for a development in the High Street or Little Linford will have a foregone conclusion ..... such is democracy.

Unfortunately I do feel that this plan has been drawn up to 'get the job done' as quickly as possible. I am sure one of the reasons is due to the recent large development of Hanslope which we are led to believe was caused by their lack of a Neighbourhood Plan but in spite of the particular difficulties I do not feel that sufficient consideration has been given to selecting both the size and location of the chosen site.

I note below just some of the more relevant points that in my opinion need to be considered in respect of rejecting the site.

I believe that the site recommended in the Haversham plan will unnecessarily sacrifice the historic detail of Haversham, destroy the only green space in the High Street and quality of life for residents.

Lack of sustainability ... the development must be unsustainable due to the proximity to shops, schools, social facilities, jobs and how accessible these are for non car modes of transport. As the suggested site includes affordable housing this seems utterly illogical.

I note that a previous small planning application in the High Street was rejected due to lack of sustainability and so do not understand how the proposed site can even be considered as it is further away with the one narrow pavement and a dangerous crossing.

There is one narrow pavement along the High Street by the narrow village High Street road that requires a dangerous crossing near a right angled bend at the bottom of a hill to access schools and all other facilities.

The High street has no mains drainage so the site presumably will require a large water treatment plant that will require servicing and so more cost to the residents plus more lorry movements.

Access to the site is not straightforward and I am informed there are sufficient sightlines however although I am told traffic is not a factor when considering planning I assume the

health, safety and well being of potential residents is. For the record I note in May 2019 Highways carried out a vehicle count check in the High Street that registered a 5 day flow average of 3,401 vehicle movements per day in a narrow country lane a further 20-30 vehicles accessing the suggested site will just create further problems causing pollution, noise and thus dangerous to the health of the potential residents. Even at the height of Covid the new Speed indicators showed 1600+ movements per day including several 40 tonne commercial vehicles on the narrow High Street that are so large they straddle any white lines and emit significant fumes.

I note that a high proportion of properties adjacent to the High Street are less than 2 metres from this narrow High Street.

The proposed site is very close to listed properties (mentioned I believe in Domesday book) and so will further destroy the traditional linear style common to several of the historic villages around Milton Keynes. Much of the High Street is traditional, I do not think that the design requirements are sufficiently stringent and are not sufficiently in keeping with most of the neighbouring properties.

The site stands below a very significant south facing hill that slopes towards the centre of the High Street the amount of hard surfaces essential in any development will create dangerous run off which is already a significant problem with the current drainage system. There are significant agricultural drainage structures on the site supporting this drainage problem.

The site has a frequently used footpath/bridleway and contains a significant level of wild life developing this site will destroy their habitat, as well as substantially increase risk of severe flooding and destroy the only green space in the High street.

The number of properties suggested must surely be excessive. I am not against new housing but I do not believe the site suggested in the Neighbourhood Plan is the most suitable or sustainable in Haversham.

Finally I am told that the expert professional advisers advising the Neighbourhood Plan steering group are able to also advise the owners of the site. I can only express doubts as to how there can be no conflict of interest which in itself is a controversial phrase currently under much public scrutiny. I am disappointed that this is not actually prohibited by planning authorities.

Probity must be obvious so there is no doubt in matters such as this. I would ask you to reject this site.