

## Position Statement

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Item 2 of Schedule Vision, Objectives and Spatial Strategy.

B - iii - 2. Definition of the scale and limits of development; Village Settlements

In Blackfordby, the 'limits to development' has been over-ridden because it is out of date. This reason, 'out of date', does not automatically mean that the village becomes capable of being physically increased in size, nor does mean that the infrastructure has over time become capable of accepting further volumes.

Since 1982, the part of the village in which I live has been subject to flooding of both top water and sewage. This has been recorded by documentation and photographs over the years and all organizations with responsibilities in this field have been informed. Not one organization ever recorded that fact and no-one accepted any liability. Each organization pointed the finger as the other.

Two new developments were proposed outside the expired limits to development, I along with many residents objected on the grounds of flooding by combined sewage and top water. I also sent a copy of all my historical records of flooding and the photographs, to the Environment Agency. They amended their records and sent a copy ( 2<sup>nd</sup> copy ) to each of the NWLDC Planning Department and the LCC LLFA. Both new developments have now been approved with outline planning permission. This now has the potential to increase the volume in the branch of the sewer to which my home is connected by 200% an extra 172 homes. This part of the village was at risk before these extra homes are built, now we are at three times greater risk.

The Sustainability of a community should be judged on it's ability to accept further development without the need to upgrade it's infrastructure, certainly not to proceed at risk and having to play catch-up, when problems occur.

If, and when, development is necessary the infrastructure must be uprated before any application for development is approved. Local Knowledge should always be sought.