

312 / 4225

Lake View  
Bowdens Lane  
Shillingford,  
EX16 9BU.

Atk



Dear Sirs,

Re : Local Plan Review : To build 51 houses on either side of Bowdens Lane.

As you can see we live in Bowdens Lane and oppose this proposed development.

There are currently 85 homes in Shillingford. This development would increase the village size by 68% which is way beyond the MDPC policy is not to increase overall size of any village, hamlet or over 20%.

MDPC equate that most properties own/use 1-7 cars. The 51 houses could produce around 85 extra vehicles using a single track lane with no footpath. The lane is used by farm vehicles, oil tankers and delivery vans as well as local traffic to existing properties. It is also popular for unaccompanied children visiting the play area, horse riders, dog walkers and anglers using local fishery. The lane east is already problematic as drivers on the B3227 from Petton Cross & beyond do not always take note of the 40mph signs which are just before the Bowdens Lane entrance. The increased health & safety risks created by 85 extra vehicles to pedestrians & drivers alike should not be ignored.

A development of this size including family homes will create major issues for local amenities.

The nearest school is Bampton which is currently over subscribed, Bolham is similarly placed so where would these children attend school? Wherever it is, it requires transport by parents or local authority buses. The local bus runs hourly.

The nearest shops in Bampton are 2mils away.

A twisting road with no limit and no foot paths make it a risky walk. Transport by private cars a more likely choice.

Bowdens Lane slopes down to the B3227. Ditches on both sides of the lane take some of the run off rainwater from the surface. If hedges are removed in the ditches and replaced by tarmac or concrete then the increased "run off" can only put pressure on existing drainage.

The health centre in Bampton has almost reached its capacity with no likelihood of more doctors or nurses being employed. This was stated by one of the doctors at a recent meeting and the influx of approximately 150 persons would push this facility beyond its maximum capacity.

The size of this proposed development would completely change the character of Shillingford. An increase in possible takings by local shops, the possible retention of our bus service and increased use of a community hall & playground could seem advantageous. However, the negatives outlined in this letter greatly outweigh

the limited positives.

On a personal level we believe this development could be detrimental to our holiday let business. It is advertised as "down a quiet country lane offering peace & tranquility & surrounded by rolling countryside". A description which will not apply should this development proceed.

A plot of land has had planning permission for 3 houses for at least 3 years. In the heart of the village, the plot remains dormant awaiting a demand for houses in Shillingford.

Finally, and I am grateful for your patience, it is of concern residents where employment is going to be found for the 'bread winners'?

Yours faithfully

Susan Booker