

## Malcolm Carter

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**From:** Keith Bowley <kbowley@akvr.com>  
**Sent:** 06 October 2015 19:56  
**To:** mcarter@akpc.org.uk  
**Subject:** Neighbourhood Plan

Dear Planning team,

I very much appreciate how much effort has gone into the team's proposals which were shown at Ashton Keynes Village Hall on 26th September.

Ashton Keynes is classified as a large village and I feel it can absorb more housing in the future. WCC special housing has highlighted land on the west side of Cox's Hill - I believe they estimated 70 houses which to me is far too many, possibly a maximum of 30-40 houses with a higher percentage of starter/cost affordable homes than is normally recommended would be more suitable. The land is well above the flood plain, of which the existing village itself, is very close to, and in some cases water has come up to the back doors of some houses. There is no long term weather forecast predicting less rain etc. - it is more likely weather conditions will be more extreme.

Our village is very special but I fear in the long term house prices will tend to command a premium, therefore restricting the affordability for younger people and their families. This development would maintain a balance between the retired, semi retired and working fraternity.

With regard to the access to the afore mentioned site there is either Church walk avenue or a path can be made down the east side of Church Piece for foot passage.

As you know I have been given permission to build an industrial building at North End, adjacent to the Brickyard Industrial site. This permission has meant that I have to make a new road entrance off Cox's Hill, constructed to a highways spec. This leaves a boxed in area of ground available for a small extension to the industrial area, which I understand the village would encourage.

This same access could be used for the housing.

My great concern as to the village itself is the existing school. It is an accident waiting to happen as the access is very restricted and even more likely with an increased number of cars being used. It is virtually impossible to go down Gosdith when parents are delivering and collecting their children, let alone the necessity of an ambulance having to be called during these peak times. We have to assume, in the modern world, road traffic will get worse. I have spoken in the past to some of your members that I would donate some land for a new school site also above the flood plane. I am suggesting the field on the right hand side of Cox's Hill where parents could drive in and drop off their children in safety avoiding parking on the roads and with access for buses. Access by foot could be at the bottom of Cox's Hill where there are existing gates opposite one another into Church Piece field and down to Church Walk. The present school could then be redeveloped for private housing. Most new Schools are now being built on peripherals of towns and villages as the motor car has become the preferred family mobility, this allows for expansion, plenty of parking and green space.

Green Fields between housing developments makes one appreciate the countryside and I feel we should maintain the balance, which our village is privileged to have. We are fortunate not to have to fill in every green space.

Could you please submit this to the village website for me.

Many thanks.  
Keith Bowley