

From: Frost. P &C

Dear Sir,

We are writing to register our strong concern about plans to build residential property on the Southey Bowling Club site. We would like to reject these plans and feel that this is both impractical and undesirable for a number of reasons: access to the site is extremely limited (only a one track lane) and this would not sustain the extra traffic produced by residents.

the tiny access lane leads out onto a busy and often congested part of Lower Downs Road, a junction which is complicated and extremely busy at certain times of the day, adding confusion to what is already quite a dangerous section of road.

rubbish collection would be very difficult; a refuse lorry could not come down the little access lane without holding up other traffic for a long time. If rubbish bins were brought to the Lower Downs Road entrance even more congestion would be caused in that road.

it is sometimes impossible to park in our road (Abbott Avenue) and there would inevitably be some overspill of traffic from either residents or visitors to the new properties. There would be nowhere else to park as there are very few spaces in Lower Downs Road and all the other roads require permits.

the council has been encouraging people to use the leisure facilities on offer; if plans to expand Dundonald school go ahead a bowling green will be lost and therefore it is all the more important that Southey Bowling club is kept as there may be more people who wish to join the club. Any potential development would also squeeze the current club and make it less attractive to members.

bowling clubs generally attract the older members of the community and as there are limited facilities for older people, all that we have should be guarded. we don't know yet what is being planned but we imagine it would be flats. With the increase in property prices many families are now being forced to live in flats and the local schools are already very over- subscribed.

on a personal level we are concerned about the potential noise and loss of light from any development at the back of our home.

Overall we think that there would be considerable reduction in the quality of amenity in the immediate locality if any plans were made to develop this site further. In many places locally houses have been pulled down and flats put up in their place causing the density of population to increase, and we urge the council to reject any further development in Southey Bowling Club.

Yours faithfully,