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Tel.:

Email:

14th February
2014

Local Plan Review @
Mid Devon District Council,
Planning Services,
Phoenix House, Tiverton,
Devon,
EX16 6PP



For the attention of Mr Williams

Dear Sirs,

I was grateful for your clarification of one or two points at the recent update of the Options Consultation and particularly your confirmation that site allocation in Bampton will be reviewed. In the light of the amendment of Bampton status from a Town to be considered amongst the villages capable of residential development on a lesser scale I trust that the allocation of the Burchier site for both Employment and Residential development will be deleted.

The selection of Bampton in this connection stems from it's historic position of importance in Industry, Employment and Transport. It was a centre for quarrying and stonework, it had a once flourishing Livestock Market, it had a Railway line and station before Beeching and it was at a road junction on the main route to north Devon.

Today none of these applies and I applaud the recognition of this and look for consequential amendment to the Forward Planning Allocations. I have put my views in this respect before MDDC many times but assuming they now constitute dead filing am enclosing a copy of my letter of 24th October 2009 much of which I believe is still relevant.

I am enclosing also the Review Questionnaire though there is a good deal I do not feel qualified to answer.

Yours faithfully

Gerald Chidwick FRICS

23, Bouchier Close Bampton, Devon. EX16 9AG
Tel: '

Email:

24th October 2009



The Planning Inspectorate for Mid Devon Allocations and Infrastructure Document
c/o Mid Devon District Council,
Phoenix House, Tiverton,
Devon EX16 6PP

Dear Sirs,

DPD Allocations Bampton.

I have spent several sleepless nights over the drafting of my representation in connection with the preferred developments locations. I have some sympathy with the Mid Devon D C planning officers deputed to recommend the appropriate locations but, of course, the problem we have is the fault of those officers or their predecessors.

When the County Development Plan reached its last review the only undeveloped brown field industrial site potentially available in Bampton, and quite possibly in the rest of the District, was the derelict stone crushing plant now known as Scotts. As a result that zoning was retained although the site was by that time well on the way to reverting to birch wood. When the site came onto the market it was appraised by the development industry and found unviable. I am a Chartered Surveyor and have been a commercial developer and advised clients who concurred with that view, but the zoning left Bampton with the label of a place of employment potential, hence the current expectation that it can provide such space in the future.

Protracted planning negotiations in relation to the Scotts site resulted in approval of a largely residential development of a difficult site with a token provision of Employment space which has not even been completed and is almost unoccupied. Indeed there has been talk of a change to further residential for the balance of the site which would be truly ironic but would add weight to the town's argument that it does not warrant any further employment space. The only other industrial location in the town is the area once occupied by the railway and its sidings. Only one of the four original factories is still operating and refurbishment of the largest section has resulted in provision of 11 small units of which only two have been let in two years on the market.

And yet the choice of the Bouchier site, AL/BA/2, is, by their own admission, based by MDDC officers on the view that it is the only site under consideration that could physically accommodate any employment space. They are looking in the wrong place and for the wrong reasons. If mid Devon needs employment space over the period in question, which I doubt, but which is national policy, it does not need it to be in Bampton which the market has demonstrated is not acceptable and for good reason .

The road access is inadequate even for existing businesses, the town centre is constricted and cluttered with parked vehicles with no prospect of better parking and the construction and commercial traffic generated would virtually all have to pass through the narrow streets and turnings to reach other main routes and centres.

Furthermore, neither residents in new housing nor employees would reach the town centre without transport and would add to the hazards of Castle Street and create a potential blackspot where both Bouchier Close, in itself a piece of dismal historic planning, and Castle Hill have T junctions with Morebath Road.

Hence I object to the Allocation of site 2 as the preferred site for both residential and employment purposes. Mid Devon DC have issued a Pro Forma for representations which, frankly, I think has been designed to confuse, certainly us, possibly you. To us this comes as no surprise. There are four communities affected by these proposals and their cases have been considered by Mid Devon's officers, the Planning Committee and the full Council. Three of them had their views prepared and presented to the Committee eloquently by District and County Councillors and informed third parties.

Bampton has no representation on Mid Devon Council. Bampton is but part of a large rural ward with two members, neither local to the town, one of whom was not present and the other considered herself unable to speak. The Town Council will no doubt advise you of their communication problems with Mid Devon. I attended that meeting for 6 hours but did not get to speak, having only found out about the hearing the previous day and having been misled by one of the senior officers whom I had telephoned the day before.

Thus I feel that not only are the District Council's proposals unsound, their presentation has been unfair.

The address from which I write may suggest that I am a "nimby". Quite so. I live as near to site 2 as anyone but I moved here from Brook Street in the congested town centre a little before this choice was made with confidence in the protection of the town's settlement boundary, which the whole of site 2 is without ! You should be aware that Mid Devon have recently rejected a Planning Application in Thorverton on the grounds that it breached the Settlement limit. It is clear from recent Government policy statements that such restrictions are going to be under threat but a blatant extension of urban development into the countryside would seem to me utterly hypocritical.

One of the three Strategic Requirements of the Local Development

Framework was “to protect the green setting of the town”. Strangely the Summary Document published by MidDevon in October 2009 has only two ! I believe this is dishonest if not illegal.

There are other elements to my objection which are I think too detailed to be included. They relate to heritage issues and the various categories and species which would be affected by the development ; bats, birds, butterflies....I can supply details but do not wish to strain your patience....further.

I shall now attempt to complete the pro formas drafted by Mid Devon and Bampton Town Council but would like to attend the oral examination partly because I do not trust Mid Devon to deliver let alone present my views. There are too many letters apologising for the fact that our views have been “overlooked”.(Encs)

Yours faithfully,

Gerald B D Chidwick F R.I.C.S.

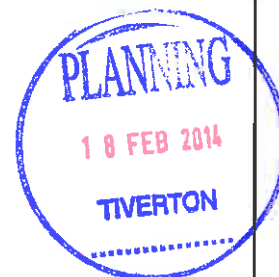
Local Plan Review: Options Consultation

The Local Plan Review is intended to supersede existing adopted planning policies for Mid Devon, including the Core Strategy (adopted 2007), the Allocations and Infrastructure plan (adopted 2010) and Development Management policies (adopted 2013). Initial consultation on the scope and broad options for planning strategy took place in July/August 2013 and the Council has now produced draft policies and options for consultation.

In order to take part in the consultation, please ensure you read the options document, available at www.middevon.gov.uk/localplanreview, and submit your response by 24 March 2014. Thank you for your time.

Do you agree with the Vision and Spatial Strategy?

- Yes
 No
 Not sure



Is there anything else we should change or include in the Vision and Spatial Strategy?

For the most part.

Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development.

What is your opinion about these policies?

- Support
 Object
 Other

Do you have any specific comments about these policies?

It still leaves Gampden with minimal employment development and probably more housing than it can readily achieve

Local Plan Review: Options Consultation

Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below.

Which option do you prefer and are there alternative options we should consider?

- Option 1: Continue to focus most development in the towns up to 2033
- Option 2: Focus development after 2026 in a new community
- Other

Are there any alternative options we should consider?

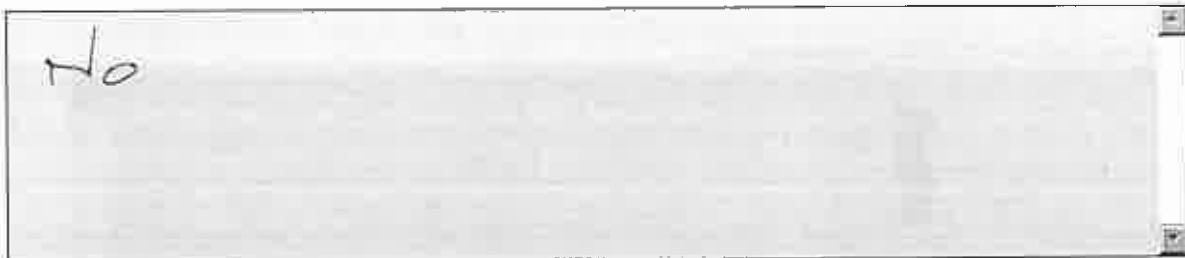


If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

- Option 2(a) - Land at Junction 27 and adjoining Willand
- Option 2(b) - East Cullompton (east of Junction 28)
- Other

Are there other locations we should consider and why?

No



Local Plan Review: Options Consultation

Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery.

Do you support these policies or have suggestions on how they could be improved?

Support

Object

Other

Do you have suggestions for how these policies could be improved?

The provision of development is already high and should be reduced

Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery.

Do you support these policies or have suggestions about how they could be improved?

Support

Object

Other

How could we improve these policies?

Retail floorspace requirements should be watched not anticipated

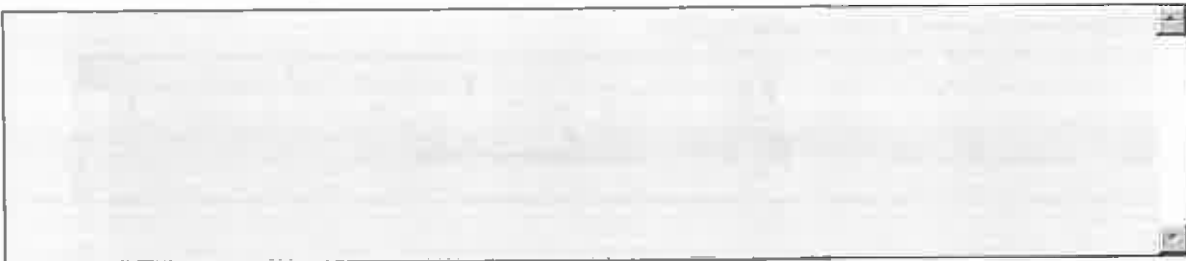
Local Plan Review: Options Consultation

Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change.

Do you support this policy and do you have suggestions about how it could be improved?

- Support
 Object
 Other

How could the policy be improved?

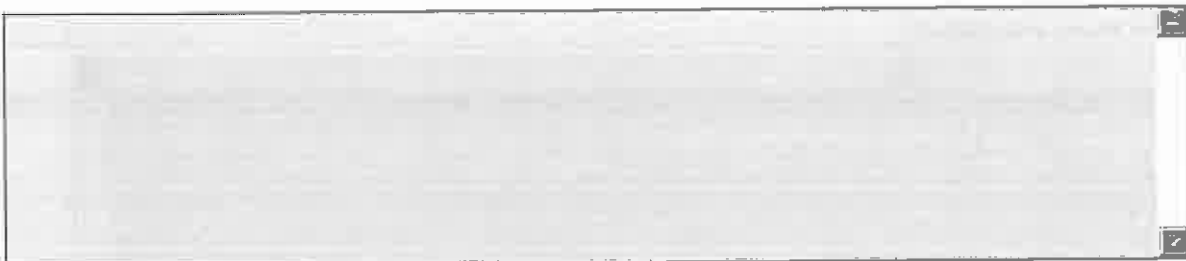


Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development).

Do you support these policies and do you have suggestions about how they can be improved?

- Support
 Object
 Other

How might these policies be improved?



Local Plan Review: Options Consultation

The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate.

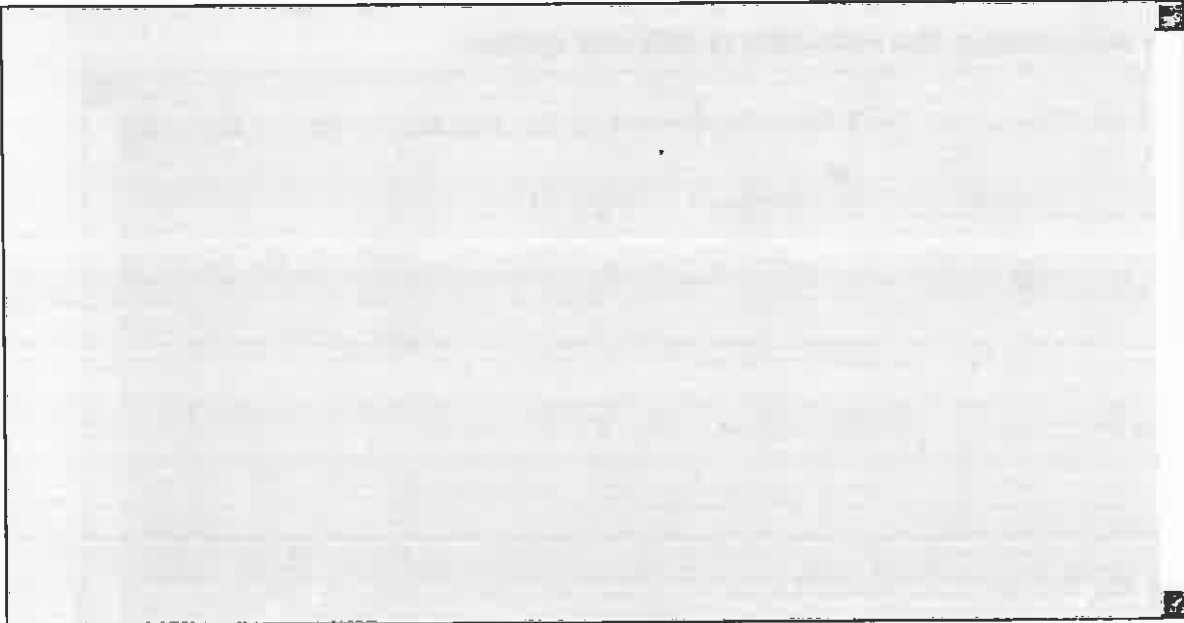
Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

Bampton Bowdler Close completely unsuitable: Open visible country outside built area, questions over services and drainage, serious highway problems for increased traffic in Mowbath Road/Hill and Castle Street, on wrong side of town centre: — see correspondence and grounds for recent Planning Refusal which was not contested. still remain even if Employment requirement (for which the site was chosen) is eliminated.

Local Plan Review: Options Consultation

The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered.

Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?



Local Plan Review: Options Consultation

*** NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

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Thank you for taking part

