



Exe View
High Street
Bampton
Devon
EX16 9NQ

23 March 2014

Dear Sir/Madam,

Local Plan Review - Consultation

With reference to the Local Plan Review in respect of Bampton, we would like to voice the following concerns:

1. Traffic Problems

Bampton already struggles to cope with the amount of traffic, both light and heavy, passing through its centre. The situation is particularly bad around the one way systems at the end of Brook Street and around the War Memorial into High Street. When the turning at Black Cat is closed for repairs (often and for months on end), the High Street is used to reroute traffic heading for Dulverton and points West. Huge commercial lorries and farm vehicles squeeze through the single lane High Street often scraping and damaging the walls of the properties. The High Street has no pavement and residents coming out of their homes are at considerable risk from traffic racing up and down the narrow street. If dozens of new houses each with one or two private cars are built, this will increase commuter and school run traffic and cause further congestion in Bampton.

2. Cycling

Bampton is part of several popular cycling routes (including two publicised by Mid-Devon Tourism) and is on Route 3 of the National Cycling Networks. The route through Bampton is a favourite for cyclists who stop to use cafes and shops as well as the Public Toilets in the Station Road car park. Additional traffic in and around Bampton will potentially make cycling more perilous and deter cyclists from exploring the area. Again, this would impact negatively on local trade with the associated impact on the local economy.

Therefore, any significant increase in traffic volume generated by development in any of the proposed sites would further deter visitors from negotiating the lanes/roads in and around Bampton. Once deterred, travellers would likely never return. This would have a permanently negative impact on local traders reliant on tourism – an important aspect of the local economy.

3. Flood Risk

Another concern is that housing built on proposed sites around Bampton would add to its flood risk and potentially cut the main road from Tiverton (which has happened before). In wet weather, water already pours down along both sides of the High Street and South Molton Road and the additional run-off from new housing would increase the threat of the centre of Bampton being flooded regularly.

Yours faithfully

Mr Alexander and Mrs Gillian Blackie

Customer Feedback

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Default Report

Displaying 145 of 152 respondents

Response Type:
Normal Response

Collector:
Web Link
(Web Link)

Custom Value:
empty

IP Address:
86.131.241.85

Response Started:
Monday, March 24, 2014 6:56:32 AM

Response Modified:
Monday, March 24, 2014 8:22:46 AM

1. Do you agree with the Vision and Spatial Strategy?

Yes

2. Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development. What is your opinion about these policies?

Support

1. 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

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

Option 2(b) - East Cullompton (east of Junction 28)

Lower impact on development in rural communities

1. 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?

No Response

2. 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?

No Response

1. 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

2. 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?

No Response

1. 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.

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2. 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?

No Response

1. NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS Name

Mr & Mrs A Blackie

2. Please provide your postal address

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