

5845 / R/OBA4
5845/206 / S13
5845/2070 / MAP

ACK



Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

27 April 2015

Dear Sir/Madam

Mr D Stephenson - Bampton - AL/BA1



I write on behalf of the above in relation to the Local Plan Review in general and the site proposed to be deleted from the Bampton Inset Map as set out above.

We support the amendments to the settlement hierarchy as set out in Local Plan to treat Bampton as a village along with other settlements under Policy S13. As such it should experience a lower level of growth than was previously the case where it was defined as a small market town with a limited focus for growth appropriate to that status.


We make no comment on AL/BA/2, but note that it is proposed to be deleted, with the settlement boundary amended to reflect this deletion as a result. The same has not occurred at AL/BA/1. Whilst we acknowledge an outline application submitted five years ago (10/00510/MOUT), if this does not deliver housing in the very near future, then the settlement limit should not remain to allow a future application to come forward on the remainder of AL/BA/1. We therefore support the deletion of the allocation, but object to the lack of amendment to the settlement limit bringing it back to the existing hedge boundary. One only needs to see the site to note the unsuitability of it for residential development. It was only included as part of the allocation under a false pretence of being required for access to the school site, since proven unnecessary by the permission for the development on the school site which is almost completed on site. This application, submitted by Devonshire Homes was submitted around the same time as the application referred to above, yet one is almost complete and the other has yet to submit reserved matters.

We understand that the settlement boundary has not been amended in recognition of the outline referred to above. However, there is no harm in acknowledging the outline and allowing it to proceed on a site outside the settlement limit, but, on the basis that this does not occur, the settlement boundary should be amended to provide certainty over this area of land.

The Local Plan should not treat this land as an allocation. Ignoring the existence of the outline, the site would not be allocated in this Local Plan Review, given the change in status afforded Bampton, and the settlement boundary should be amended to reflect this.

We intend on appearing at the examination to explore the issues set out above in greater detail.

Yours sincerely



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