

Public Consultation



Potential Residential Development

“Five Levels”, Old Tiverton Road, Bampton, Tiverton, EX16 9DP



OUR PROPOSAL

Evans Jones, on behalf of the family of the late A.C. Banbury, are proposing a new residential development of 5 new dwellings on land at “Five Levels”, Old Tiverton Road, Bampton. The family have a long association with the town of Bampton, and it is very much their wish to work with and inform the local community.

GET INVOLVED – HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses, and organisations to learn about our draft proposals.

This will be your first opportunity to tell us what is important to you and what you would like to see on this development should it be built. Your feedback is important to us and will be used to shape the final proposals.

Whether you are in favour of, or opposed to, new housing on this site, please tell us why.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development's design and, where relevant, off-site improvements if planning permission is granted.

Following this public consultation, the design team will review all responses received. These will be used to inform the final scheme iteration for submission to the planning authority.

We appreciate that people who live in the immediate vicinity of the proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a Frequently Asked Topics section at the end of this leaflet.

SITE LOCATION



Whilst we fully understand why people may have concerns, these needs to be balanced against the requirement to provide new housing, to meet the needs of an increasing population. Schemes like this enable families to have a suitable home located conveniently to their needs and help the town to thrive.

ILLUSTRATIVE LAYOUT



OUR APPROACH

The Banbury family recognises its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents.

With the help of our consultant team, we are formulating proposals to deliver a high quality housing scheme. Throughout the process, each member of the team provides their specialist advice and input to ensure that the design of the site responds positively to its surroundings, taking into account specific site constraints. Any application submitted will be supported by an ecology survey, ground investigation report, transport advice note and full tree survey.

BENEFITS

The proposal aims to provide a number of benefits through strong design principles to provide a bespoke, high quality development for this highly individual location. Great care has been taken to ensure that the proposals will create a suitable form of development in the following ways.

- New high quality housing benefitting from high levels of natural light, modern efficient heating and high levels of thermal insulation.
- Ample cycle storage is planned for each dwelling to encourage sustainable local journeys.
- Enhanced access onto the site
- Retention of valuable green infrastructure
- Extensive landscaping for ecological enhancement

THE NEED FOR HOUSING

The UK's population is growing year on year, coupled with an ageing population and demographic changes to home occupancy. New housing stock is needed to meet demand. The Home Builders Federation estimate that the country is over 1 million homes short of what is needed to adequately house the existing population.

Councils have a duty to ensure that sufficient housing can be delivered to meet all of the housing needs of the population in a five year rolling period. To do this, they must identify sufficient land to meet their wider housing need.

NEXT STEPS

We will take into account all comments and suggestions provided to us as part of this consultation. Once a planning application has been submitted, you will be able to make further representations to Mid Devon District Council, who will take these into account before making their decision on the planning application.

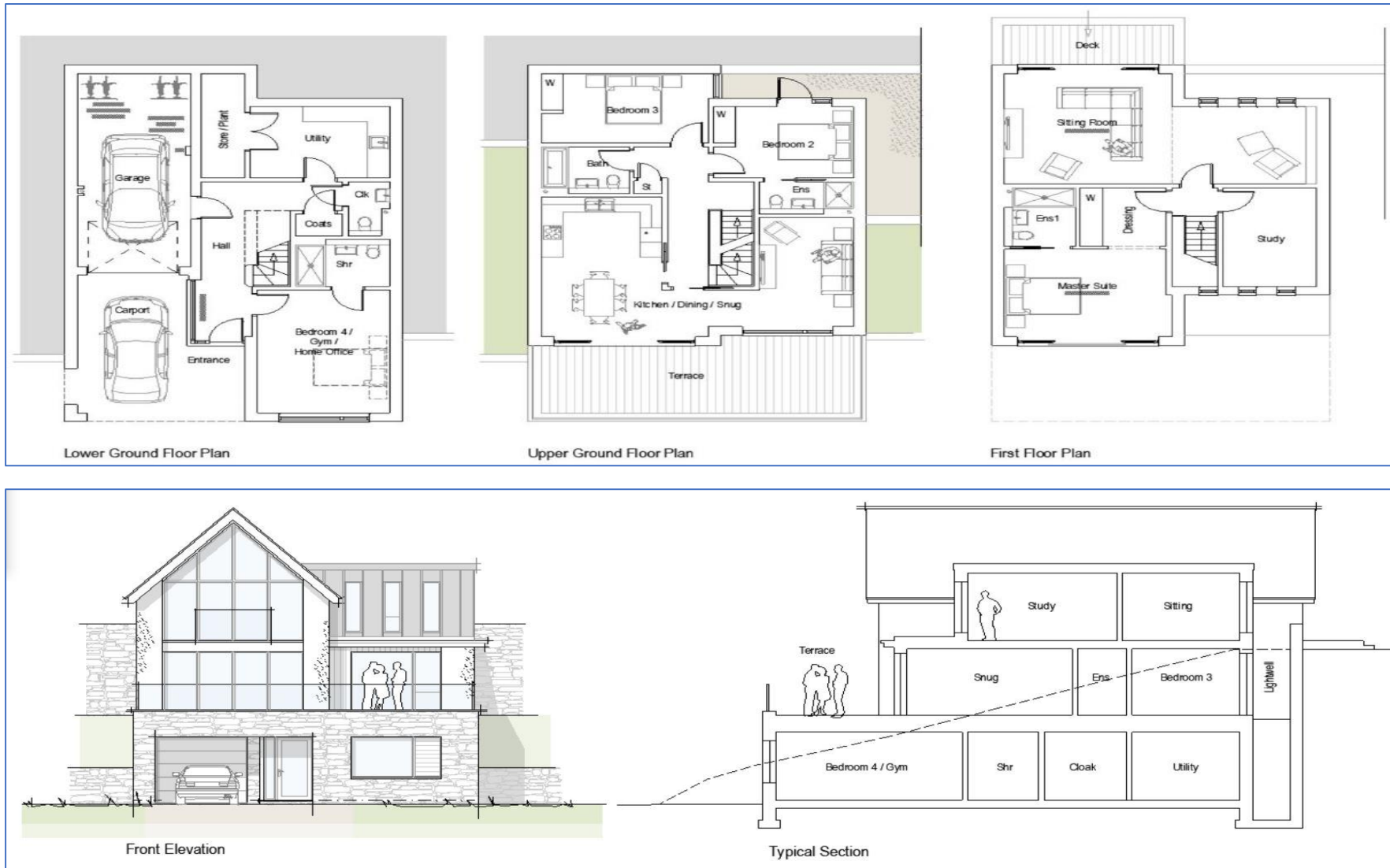
You can keep up to date on progress using our dedicated webpage, which includes a link to an online feedback form for making comments

<https://www.evansjones.co.uk/news/public-consultation.php>

Should you be unable to access the internet and would like to request a printed copy, please write to:

Evans Jones Ltd
Royal Mews
St George's Place
Cheltenham
Gloucestershire
GL50 3PQ

TYPICAL PROPOSED PLANS AND ELEVATIONS



FREQUENTLY ASKED TOPICS

HIGHWAYS AND TRAFFIC

For each planning application we employ specialist Highway Consultants, who liaise with the local highway authority to produce a suitable highway strategy. This will include providing a safe means of access into the site.

It is intended that the existing main access into the site from Old Tiverton Road is to be adapted to provide a shared use access into the development, suitable for the existing and proposed properties. Design of the proposed access will be by via appointed Highways Consultants.

ECOLOGY

A specialist ecology consultant has been appointed to survey the proposed site to assess the presence of protected species.

To ensure that any impact on protected species that may be found on the site is minimised, the development proposals will provide appropriate mitigation and enhancement.

It is accepted by wildlife experts that suburban gardens and green spaces on new developments provide a home to a wide variety of wildlife and flora. Therefore, there will be biodiversity gains as a result of this proposal. Additionally, as much as practicable of the existing planting to the site boundaries will be retained to preserve habitat and green corridors for wildlife.

TREES

A specialist forestry consultant has been appointed to detail the measures which will be taken to minimise the impact of development on important trees within the site and lining the site boundaries.

A full tree protection plan and tree retention plan has been produced for the site, detailing how the impact of the development on the trees in the area has been minimised. New planting will be utilised to replace any trees lost through the development process. The indicative scheme has been fully informed by the tree survey and tree protection plan.

LOCAL FACILITIES

The area is well served by a range of enterprises, including shops, restaurants, recreational and tourist businesses, Post Office and public houses. New housing has local economic benefits including the increased custom that the development will generate.

FLOODING

The site is located within Flood Zone 1, the lowest category of flood risk. Sustainable drainage systems will be installed to ensure that this development does not increase the risk of flooding either on site or elsewhere within the town. The drainage capacity of the site has been tested to ensure that surface water runoff can be appropriately attenuated *. The development will thus not increase the risk of flooding elsewhere within the town.

** Stormwater Attenuation means capturing rainwater on site or allowing water to soakaway naturally.*

WHY HOUSING GROWTH IN THIS SETTLEMENT

Government policy on new housing is designed to ensure that all settlements grow, prosper and thrive rather than decline as the age profile rises.

Edge of town sites perform well in sustainability terms and provide a meaningful contribution through increased footfall and spend in local shops.

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Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Our proposals will be shaped by your responses. We respect the opinions of local people who have lived and often grown up in Bampton and appreciate the opportunity to share their knowledge. If we have made any errors or omissions in our work to date, we will be grateful for your help in correcting these.