

This representation is made on behalf of the people of Bampton, to promote the re-instatement of Identified (deleted) site NS5 (South Molton Road) in the DPD Bampton and to delete Allocation AL/BA2 (Bourchier Close).

- Situated as Bampton is in a deep narrow valley, any large development will have a visual impact. The South Molton Road site would have no more visual impact than the Bourchier Close site. With the addition of Industrial units, the Bourchier Close site would have a far greater and unacceptable visual impact.
- Bampton Town Council's strongest objection to the Bourchier Close site is in respect of access to and from the town centre. Castle Street, from which Bourchier Close is accessed, has a history of considerable congestion, despite efforts by Bampton Town Council and Highways, to resolve the problem. Further development at Bourchier Close would exacerbate this .
- In addition, initially the construction traffic and then the Industrial Units traffic would inevitably involve heavy transport negotiating a steep narrow road. Bampton's residents have very real concerns for road and pedestrian safety, particularly bearing in mind the proximity of Castle Grove, an old people's home situate at the junction of Morebath Road and Castle Street.
- Having negotiated this problem area, the same heavy transport will then need to travel through the centre of town, another area of congestion with bottlenecks and a narrow bridge to cross, before following a narrow winding road leading to Tiverton and the motorway.
- Site NS5 would, on the other hand, offer an access road through the site, thus alleviating the current bottleneck problem at the bottom of High Street. Construction traffic for this site can travel to Tiverton and the Motorway via Black Cat and the Exeter Inn, avoiding the centre of Bampton completely
- At this point BTC would strongly dispute the findings of Peter Brett Associates quoted by Simon Thornley in his letter of September 2009, particularly with regard to the statement that Castle Street has "light" use and that congestion was not a problem. Photographs are attached to demonstrate the problems that are a regular occurrence which any Bampton resident will confirm.
- Bampton School is easily accessed on foot from South Molton Road. The remoteness of Bourchier Close would automatically lead to school children being transported by car, adding to the congestion and hazards mentioned above. This scenario also applies in respect of access to local shops, surgery and other town centre facilities, all of which are easily accessible on foot from South Molton Road. The Town's Millenium Green and the Station Road Playground are currently being redesigned and upgraded and are yet again easily accessed on foot from South Molton Road.

- Employment.

The over-riding reason for Bourchier Close being the Preferred Option of MDDC, we are told, has been the availability of employment land. Although Bampton understands that this is a national ,regional and district requirement, we must point out that 37,543 sq.ft of a total availability of 54,714 sq.ft of employment floorspace is currently vacant, much of which has been empty for 2 years and cannot be attributed to any recession.

On the Scotts estate on the outskirts of Bampton planning permission was granted for six industrial units, three of which were constructed and only two have been let/sold. Planning permission remains for the three remaining units, which have not been constructed due to lack of interest.

- Bampton's main employment is in the service industry. Its close proximity to the Exmoor National Park brings a healthy tourist trade alongside rural leisure activities, i.e. shooting, fishing, cycling, horseriding, walking. The local employers are shops, hotels, restaurants, pubs and tearooms. Access along 8 miles of narrow winding roads from the nearest dual carriageway deters employers in any other categories and for this reason provision of further ghost town industrial areas in order to "tick boxes" would be pointless.

As set out in our representations already submitted in respect of the MDDC DPD (with reference to Allocation AL/BA/2 Bourchier Close) Bampton Town Council feel that Mid Devon District Council failed to consider its representations and we trust that this submission will be given the Inspector's due consideration.