

Mid Devon District Council Planning Application 15/00391for 15/20 houses and employment space at
Morebath Road, Bampton....termed *Bourchier Close Development*

<http://planning.middevon.gov.uk/onlineapplications/applicationDetails.do?ac>

Precis from the Professional Reports submitted.

Gary Gabriel Associates, Civil and Structural Engineers.

The site is to be divided into **2 parts**, residential and industrial B1 with a **FURTHER field** kept for future development.

1.2 The average gradient is 1:9, steeper to the SW. (1:10 and **1:3**)

The pond will be below the site. The Shuttern Brook lies **50m** West.

Geology: Carboniferous mudstone with sandstone and siltstone beds. The southern border is limestone/chert/sandstone.

2.6.1 Foul Sewer: available is in Frog Street, 150m from the site. There are **no** SWW surface-water sewers.

3.1.1 Flood risk map:...Shuttern Brook is shown to be **included** in the Flood Zone

3.3.2 Sewer Flooding 'SFRA Level 1 does not identify any sewer flooding incidents within Bampton (!!!!)

3.3.3 SFRA Level 1 does not 'identify any surface water flooding incidents within Bampton' .(!!!!)

Acknowledges that Frog Street has a **low** risk of flooding **(any risk not acceptable)**

3.4 Design attenuation for Climate change... **30%** allowance

4.2 Flood integration: Design to **avoid excavation into bedrock.**

5.2.2 Drainage to **unadopted** attenuation pond 904.4 m sq. + sediment bay.

5.2 **Private** underground pipe

Flood and Water Management Bill will have a new approval process (SuDs Approval Body) SAB. **National standard** is not fully operable at the moment.

5.3 Drainage from properties **will go into a piped network.** Proposed for adoption (not yet granted).

A **private** management **company** will be set up.

5.4 SuDs measures: (Permeable paving and attenuation pond). **Soakaways are unsuitable; Swales** (shallow, broad, vegetated channels) **ruled out on spatial availability grounds; economics preclude rain water harvesting.**

The E. Agency seeks reassurances. Letter of 1/4/15 'We advise that you obtain written assurances that the SUDS feature including the elements of permeable paving, will be **adequately maintained for the life time of the development prior to determination of the Application.**

A letter of 6th July casts **doubt on the ability** of the developer to construct the outfall into the Shuttern Brook.

6.2 Conclusion: Development can be achievable without having an adverse effect on or off the site. (!!!!)

SUMMARY :

This is divided into 4 parts. Part 1 has the detail.

- The initial development, the **Southern** fields will be split into 2 Sections **with the 3rd N field left for future development.**
- The Shuttern Brook is **50m** below the site
- No sewer is in the vicinity, the nearest being in Bourchier (not accessible) and **Frog Street**
- **The SFRA Level 1 does not identify any surface flooding in Bampton.**
- **Paragraph 4.3** is headed 'Exceedence' To minimise run off during high intensity events particular attention will be paid to the location of gullies and drainage channels
- To minimise run-off the carpark and road vertical alignment will be designed **to provide flat areas where water will collect and pond**
- **Paragraph 5.1** Surface water drainage will be **attenuated in an open pond** until it is discharged at the existing greenfield run-off rate into the Shuttern Brook
- Soakaways: 3/5 test locations showed that **infiltration was unsuitable.**
- Other parts of the site have variable permeability. **Soakaways are unsuitable** in the E fields.
- **Separate drainage strategies** will be needed for the two parts of the development: Zone A and Zone B
- The E side of the site will drain into a sewer to an **UNadopted pond** on the W border suitable for a 1 in 100 years storm, then through a **Private underground pipe** to the Shuttern Brook
- A **sediment bay** will be needed. **Porous paving** will be needed.
- Sewerage: **Foul flows are to be connected to the Frog St sewer and adopted by SWW**
- **Employment Units in Zone B will have sewers with private drainage and porous pavements.**

Highways Agency: Letter from MDDC Ian Sorenson 14/4/15: the proposal indicates access to the **remaining land** allocation as **potential B2 and B8 (industrial process and distribution) use** classes, and would necessitate a minimum of 5.5m carriageway , segregated footpaths either side and a swept path of an articulated vehicle at all junctions.

- Concerns for **highway safety** in locating B1 use in a part of the site which would necessitate all commercial traffic conflicting with the residential use and would recommend.... that the B1 use should be located **off** the initial access to serve this site and the wider allocation.....

Police have **considerable concerns** about the parking allocation of 33 spaces for the industrial site... community conflict in the evenings...boy racers etc. Car park to be gated, 10 spaces maximum recommended.

Environmental issues (the larger the no. of species included, the older the hedge)

Hedgerows are **ancient**...110m on Frog Lane/Birchdown Farm H2: **Elm**, Hawthorn, Blackthorn, hazel, wild privet.

100m of boundary H3 ...Ash, Hazel, Blackthorn, Pedunculate oak, Hawthorn, Holly , Rose.

80 m of boundary H7 ..includes **Elm** (minus oak)

Some hedgerows are 6m tall.

NB SS92/041 **Birchdown Wood** (SS953230) is categorised as **ancient** semi-natural woodland)

PLANNING STATEMENT (includes arguments for an Appeal against a ??similar development at Launceston. The Appeal was successful...Geoffrey Hill, Inspector.)

3.3.1 Refers to National Planning Framework.

3.3.2 'At the heart...in favour of SUSTAINABLE development'.

- Economic, social and environmental issues, mutually dependent 3.3.3.
- **'contributing to, protecting and enhancing the national built and historic environment'**

3.3.11 Local Plan Review considers Bouchier no longer required.

4.0 Site History

4.1.2 **PREVIOUS APPLICATION:** Summary of decisions to refuse Devonshire Homes.

5.2.1 Policy AL/BA/2 **sets a number of criteria which any application would need to satisfy:**

- **40** dwellings (See 6.1.1)
- **4000** m metres of employment space (See 6.1.1)
- Measure to employ measure 'to discourage additional vehicular use of Frog Street and providing improvements to cycling and pedestrian safety to the town centre along Frog St'. (See 8.11)
- Provision of a SuDs to deal with all surface water...and arrangements for future maintenance (see 8.12)
- Occupation of no more than 20 dwellings before all of the employment land is available and serviced
- Contributions to improvements in public transport links.

5.2.2 Promises 35% affordable housing and 2500 employment floor-space for B1 use. (See 5.5.2)

5.2.5 Proposes site access only to B3190 with only a pedestrian access point onto Frog St. (Birchdown Farm, essential services access??? Servicing/dredging of pond ???)

5.2.6 (We refute the vehicular movement figures...see traffic survey done on random morning in July 2015)

5.3 Housing supply: Argument for development to meet targets.

5.3.7 (Admits improving Frog Street has problems!.)

5.3.13 NPPF allows windfall providing sites have become consistently available. (Bampton's topography and infrastructure does not allow this to happen)

5.2.9 Two zones of drainage. Zone A with **adopted** drain network into **unadopted** pond; Zone B by porous pavements.

5.2.10 No flood risk, drainage by **private** underground pipe!

5.2.11 A management company will be set up to maintain all on-site unadopted infrastructure.

