

Filtered Data Export

Full name: Jerry Bird

Organisation (where relevant): Farringdon Parish Council

Other party name (if relevant):

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Proposal:

4. Development at the West End

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: WS01

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here::
Marlcombe

2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.: I wanted to raise some points from the above consultation document, particularly in respect of 'Marlcombe'.

There's a large house and associated buildings in existence, just to the east of Wood Farm, yet on the plan it's shown as being part of the open space land abutting Farringdon. Is that correct? The plan would call for an existing dwelling to be demolished? It appears that Wood Farm will be, but a dwelling?

It has been raised with Tibbaults over a year ago and more recently with *** Personal details have been removed ***, but with no response. Apparently there's possible evidence that post WW2 munitions dump in that same area, believed to be unspent ammunition. I tried to contact the appropriate MOD department regarding this but never had a response. I mentioned this to Tibbaults at the Westpoint Consultation as the info had only just come to light at that stage. It was suggested that they might have a better chance to contacting the MOD via their channels. We have heard nothing more. It is my belief that it may be rifle ammunition, not bombs or anything like that. But who knows??? The previous Chair of Farringdon PC was who uncovered this information.

Why is the area of Farringdon Village to the east of the Marcombe boundary shaded but with no obvious decode in the Key, unless it's deemed as part of Clyst Valley Park, which would be a bit bizarre? Better than being designated as future development land, which I hope is not the case? This needs more clarification on the plan.

In addition, the red dotted line defining the development scope of Marcombe, will that be the defining boundary between Marcome and Farringdon, ie. what's left of Farringdon Parish will still be Farringdon Parish? Those residents whose homes are not swallowed up within Marcombe wish to remain independent as Farringdon, and not be seen as a suburb and / or come under any future Town Council.

Also with reference to the above, those whose boundaries will directly adjoin Marcombe want some assurance that those who use the open space don't just assume that other adjoining privately owned land is open to come and go as they please. Will there effectively be boundary markers or signs etc?

Along Parsonage Lane, near the proposed sub-station, yellow block on the plan. Will there be effective traffic management to stop vehicular movements heading east towards Farringdon Centre, ie, being used as a rat run for cars, but allowing walkers / cyclists etc? Residents who live on the eastern side of that point have said that they would happily access their dwellings from the Farringdon side, and would not see it as a loss if it became a no-through road.

What safeguards are in place to ensure development of any designated part of Marcombe, eg, infrastructure, employment land or residential areas, commences prior to the end of the current local and neighbourhood plans ie 2031, particularly by those wishing to jump the gun in anticipation, particularly before absolute planning detail has been fully finalised and full and final planning permission approved?

2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

Clarify whether house and buildings shown as open space are to be demolished. Confirm whether munitions remain on site. Confirm what the shading east of Marcombe is (not shown on key). Clarify boundary/status of remainder of Farringdon

parish and how existing private land will be distinct from new public open space. Implement effective traffic management. Ensure infrastructure and supported uses are in place before housing

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.: I wanted to raise some points from the above consultation document, particularly in respect of 'Marlcombe'.

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In addition, the red dotted line defining the development scope of Marlcombe, will that be the defining boundary between Marlcome and Farringdon, ie. what's left of Farringdon Parish will still be Farringdon Parish? Those residents whose homes are not swallowed up within Marlcombe wish to remain independent as Farringdon, and not be seen as a suburb and / or come under any future Town Council.

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3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Clarify whether house and buildings shown as open space are to be demolished. Confirm whether munitions remain on site. Confirm what the shading east of Marlcombe is (not shown on key). Clarify boundary/status of remainder of Farringdon parish and how existing private land will be distinct from new public open space. Implement effective traffic management. Ensure infrastructure and supported uses are in place before housing