

Liz Pickering

From: Janet Hinchliffe [REDACTED]
Sent: 29 March 2011 12:39
To: Liz Pickering
Subject: Emailing: Green Infrastructure letter
Attachments: Green Infrastructure letter.pdf

Hi Liz,

Hopefully you will be able to receive the attached this time.

Regards Jan Hinchliffe Morchard Bishop PC

Your message is ready to be sent with the following file or link attachments:

Green Infrastructure letter

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A vision for Green Infrastructure for Morchard Bishop

Introduction

Morchard Bishop is unique in that it is one of the least spoiled villages in Mid Devon and enjoys many buildings of visual, architectural and historic interest and importance. It is situated in the centre of rural Mid Devon, halfway along the Two Moors Way and at over 550 feet enjoys commanding views across a large area of countryside with Dartmoor in the distance.

There is a flourishing community spirit and many amenities are already in place thanks to the public spirit of the benefactors. We have a playing field for football, tennis and netball courts, and bowling green, an area for 25 privately run allotments beyond Greenaway and two childrens' play areas, one at the playing fields and one adjacent to Greenaway houses. We enjoy a large network of well kept footpaths, including the Two Moors Way, through adjacent fields and woodlands.

Areas needing protection by the Green Infrastructure Strategy.

Our most striking feature is the outline of the **Church together with the adjacent trees at Orchardy**. Orchardy was given to the village to prevent it being built on because the outline was felt to be so important to the village. The Church, founded in 1258, is the highest in Mid Devon at over 550 feet and this outline of the Church tower of 95 feet, together with the trees, can be recognised from a wide and distant area. The whole of the area around the Church, cemetery and Orchardy within the two bordering roads to the north and east, the field to the south and the house and garden to the west, should be protected from further building for the visual amenity of looking both in and out of the area.

The **School, founded 1773, with its playing field and the school house** are of architectural and historic interest. The **school car park**, a gift to the village, is a very necessary and well used feature.

Also along Church Street is **St Gatiens Garden**. This valuable space was a gift to the village and the garden developed by our Twinning society. It is a space of great benefit to the village, a very welcome and attractive area providing beauty, tranquillity and wellbeing.

All remaining large open gardens need urgent protection to maintain a sense of well being especially two sites on Fore Street. A garden at the top on the right immediately before the **longest row of thatched houses in Devon and possibly the country** has applied unsuccessfully to obtain planning permission for a house but we expect it to come up again. It would drastically impact on this important feature. There is another garden halfway down on the left opposite to the thatched row which has once tried to get planning permission for a dwelling and may try again. It affords a welcome space in a line of buildings.

The areas of **Old Town** to the south west of the village and **Frost** a little distance to the South, both consisting of only five or six old buildings with large gardens of historic visual importance, an attractive insight to the past.

Jane Ways Grave, a triangular area of grass with two trees on a high three-way junction provides an idyllic resting place to enjoy a wonderful view of Dartmoor from the seat provided.

The **fields adjacent to the three approach roads** present an open space of introduction to the village.

1. Polson Hill has buildings down the western side with fields down the eastern side to giving sight of our Church and recognised skyline. No Building should be allowed on this southern approach.
2. Chulmleigh Road already has land ear marked for social housing if/when the need arises on land between Greenaway and the allotments but nothing further should be allowed to interfere with the view looking into the village.
3. Ladies Plain to the north east is now distinctive with its avenue of poplars, which, together with the adjacent fields should remain open space.

The Playing Fields and associated recreational facilities, the two play areas, footpaths and bridleways network.

Looking to the future

Morchard Bishop urgently needs an **official off-road green walk to school route** for the childrens' safety. This could start from the steps at Greenaway to the bottom of Fore Street, up The Green and continuing up Old Rectory Gardens to the top where a footpath, no. 64, has recently been opened. This footpath comes out onto Church Street which has a pavement on the other side of the road that continues to the school. Most of the village children live on this route and it would be of great benefit. Few of our lanes are wide enough for a pavement and the volume and speed of traffic including heavy vehicles has increased.

Thank you for giving us an opportunity to report our concerns which hopefully will have a favourable outcome.

Jan Hinchliffe. Parish Councillor Morchard Bishop