

Local Plan Review Consultation  
Forward Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
EX16 6PP



18<sup>th</sup> February 2014

Dear Sir/Madam,

**Planning consultation:** Local Plan review. Options for future housing development.

Firstly, I would like to highlight my disappointment in Mid Devon District Council (MDDC) in their consultation of the Local Plan review. MDDC have not sufficiently advertised the public exhibitions and have not thought of all people within the catchment. Some people in Morchard Bishop received a letter drop but I did not. Also, the only public exhibition now on is during the day and people who work cannot attend. This is a really inconsistent approach to catch people's views about the suggested changes to the local plan.

Regarding the site allocations within the local plan, I have a number of comments. A large area has been allocated within the middle of the village (between Church Street and Old Rectory Gardens) and I am very concerned that this site (if developed) will increase the village size dramatically. The infrastructure for the village cannot support such a large increase. The main road into the village is narrow, and is already busy with farm traffic, and could not support such an increased population. Other services, such as the village school and bus services could not support such a large population.

MDDC should also note that Morchard Bishop has a Conservation Area to preserve the tranquil setting of the village and the proposed development sites are within the setting of this conservation area. Great weight should be given to conserving these areas. I believe the allocation here would not conserve or enhance the landscape character of the area and would damage the conservation area by changing its setting within the landscape. Has MDDC taken into account the landscape sensitivity of these expansion options? I have not been aware of the Landscape Visual Impact Assessment for these proposals and it would be important that planning policy should underpin and take into account the intrinsic character and beauty of the countryside. I don't believe MDDC have taken this into account.

Finally, I would be very grateful if MDDC could keep all its residents informed of the process of these reviews and ensure that further developments and consultation periods are properly advertised.

Yours faithfully,

Laura Baines & Mark Jones

(Residents of Morchard Bishop)

3 Wood Lane Cottages  
Wood Lane  
Morchard Bishop  
Crediton  
EX17 6PE