

# Morchard Bishop Parish Council

Clerk: Bob Patten

Kerlistz  
The Green  
Morchard Bishop  
Crediton  
Devon EX17 6PD

e-mail: - ..

Peter Williams  
Planning Services Development Management  
MDDC  
Phoenix House  
Phoenix Lane  
TIVERTON EX16 6PP



14 March 2014

Dear Mr Williams,

## Local Plan Review – Options Stage Consultation

Morchard Bishop Parish Council have considered the three areas proposed as development sites in Morchard Bishop and wish to record the following comments:

(1) Area west of Greenaway. Already in existing plan, however:

- There seems to have been some creep of purpose. The original referendum held in Morchard Bishop in 2007/2008 by The Community Council of Devon on behalf of The Rural Housing Partnership was instigated to provide an insight into the needs (or otherwise) for "affordable" housing in the Parish. This was carried out under the direction of Catherine Simmonds. The results were published in a 'Local Needs Report' dated January 2008 and identified a need (at that time) for nine units of "affordable rented properties".
- The area allocated and agreed west of Greenaway is for a higher number of houses than shown in the 'Local Needs Report' of 2008.
- In the Mid Devon Supplementary Planning Document 'Meeting Housing Needs' that was adopted and is dated 28 February 2007, Policy H6 states that "Housing developments will be permitted provided that they contain a mix of dwelling sizes and types to suit the needs of the area. A target of 40% affordable housing will be sought on housing sites – subject to negotiation with developers".

It is understood that one third "affordable" housing is now an accepted norm, making the area west of Greenaway a site for only four affordable rented properties.

(2) Tatepath Farm. This is a new offer for up to sixteen properties; the unanimous opinion of the Parish Council was that this proposal was:

- Unnecessary, as the land west of Greenaway, which is part of the same farm, had not been taken up and developed.
- Sixteen properties in one development were too many to be easily absorbed into the community.
- The access road (Wood Lane) is inadequate for the extra traffic from development and residents.
- The run-off of surface water must necessitate extra drainage to run beyond Chulmleigh Road as the existing drains are inadequate and already cause flooding.

(3) Gurneys (the field between Old Rectory Gardens and Church Street). This is a new offer for up to twenty five properties; the unanimous opinion of the Parish Council was that this proposal was:

- Unnecessary, as the land west of Greenaway had not been taken up and developed.
- Twenty five properties in one development were too many to be easily absorbed into the community.
- The access road (Old Rectory Gardens) is inadequate for the extra traffic from development and residents.
- The run-off of surface water must necessitate extra drainage to run beyond Chulmleigh Road as the existing drains are inadequate and already cause flooding.
- Gurneys is a steep field and the run-off of heavy rainfall already floods several gardens at the bottom of the field.
- The sewage system in Old Rectory Gardens is undersized for current usage and regularly blocks
- In a previous Draft Mid Devon Local Plan, item 38.7 states:

"The landscape setting of Morchard Bishop, including the green area between Church Street and [Old] Rectory Gardens, is an integral part of the overall character of the settlement. It provides the context for, and is a prime element in the appearance of the village. Policy ENV22 applies."

31 members of the public attended the meeting at which the proposals were discussed and not one hand was raised in support of the Tatepath or Gurneys proposals in a show of hands. The widespread feeling of the meeting was that the current rate of development, which was quoted as 28 properties in ten years, allowed of the gradual evolution of the community. A large development by local standards would adversely affect the character of Morchard Bishop.

The total number of properties in this consultation is  $12+16+25 = 53$ . These would all be commuter developments as there is no suitable employment for this number in the village. The increase in vehicle numbers and commuter

traffic would be unacceptable and a hazard in the lanes around the village. Parking in Morchard Bishop is already a problem and the present level of bus service, such as it is, is not a solution. The railway is a three mile drive away.

Morchard Bishop School currently has a hundred pupils, with a pupil limit of 140 which would be a tight fit. A large influx of families and their children could not be accommodated in the School and would inevitably mean more traffic.

Therefore we cannot support the Tatepath and Gurneys proposals.

Yours sincerely,

*Bob Patten*

