

Peter Williams  
Forward Planning Officer  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

2 Rectory Road, Morchard Bishop, EX17 6 NH

Date: 20/3/2014



Mid Devon Local Plan - Option Consultation

Dear Mr Williams

I wish to object to the inclusion of:

a) the Field Between Old Rectory Gardens and Church Street (known locally as Gurneys) Morchard Bishop and  
b) the land at Tatepath Farm Morchard Bishop  
for development in the Mid Devon District Council Local Plan Review Options document for the following reasons:

- I feel there is over-provision for new dwellings in Morchard Bishop and the most suitable site is already shown as having been allocated for 12 affordable homes namely land abutting Greenaway. A survey undertaken by the Parish Council a little while ago showed that only two families wanting affordable housing - and they are no longer in the village - so the proposed 12 homes is more than sufficient to meet the future requirements of the village.
- The proposed sites are outside of the existing building settlement limit resulting in the loss of valuable green space and the loss of views to the wider countryside as stated in your Interim Sustainability Appraisal. When the first Mid Devon Local Plan came into effect in 1999 Gurneys was considered to be of strategic importance to the setting of the village and integral to the character of the village. Nothing has happened to alter that view.
- Gurneys is not appropriate for any kind of building, particularly the 25 dwellings suggested for the site, due to its unsuitable access, poor drainage and the steep gradient which would result in excess runoff exacerbating the already known flooding risk to properties in Old Rectory Gardens, Middle-the-Green and Chumleigh Road. The sewage pipes in Old Rectory Gardens are of poor quality and there is a lack of sewage capacity for the proposed size of developments.
- The impact the increase in traffic will have on the condition and safety of the narrow country lanes, the quiet residential cul de sac of Old Rectory Gardens, East the Green, Wood Lane, Church Street and the other surrounding roads.
- Public transport to the village is limited and reviewed on an annual basis and can be withdrawn at any time. Morchard Bishop is 17 miles from Exeter where the greatest opportunities for employment exist and will necessitate the use of private transport hence increasing the carbon footprint.
- The school has limited capacity for expansion, as stated in your Interim Sustainability Appraisal.

Therefore I request that the above stated sites be removed from the options in the proposed Local Plan, and that the field known as Gurneys should be retained as local green space to prevent the character and well-being of the village being destroyed.

Yours sincerely

Nick Walker