

Glebe House  
Church Street  
Morchard Bishop  
Devon  
EX17 6PJ

To Peter Williams  
Local Plan Review  
Forward Planning  
Phoenix House, Phoenix Lane  
Tiverton, Devon. EX16 6PP



21<sup>st</sup> March 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 County 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 PC a few years ago showed that only two families identified a need for affordable homes 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 the Gurney 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.
- The Gurney 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 Chulmleigh 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- Public transport to the village is limited and reviewed on an annual basis and can be withdrawn at any time. As we are many miles away from Exeter where the greatest opportunities for employment exist this 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.

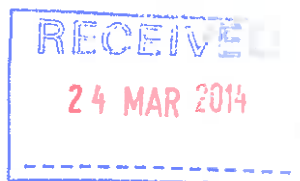
Therefore I request that the above stated sites be removed from the options in the proposed Local Plan, and that the field known as The Gurneys should be retained as local green space to prevent the character and well-being of the village being destroyed.

Ack

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EX17 6PJ

21<sup>st</sup> March 2014

Mr Peter Williams  
Phoenix House  
Tiverton



Dear Mr Williams,

I would like the land known as Gurneys (field between Church Street and Old Rectory Gardens) along with the school playing field in Morchard Bishop to be designated as Local Green Space in accordance with the National Planning Policy Framework (NPPF) guidelines PPG11.

I feel this land meets the criteria outlined in paragraph 77 of the NPPF:  
The field is in the centre of the village bordered by houses on 3 sides including the Village Memorial Hall which is used by a number of groups, societies and individuals.

There is a footpath running through the centre of the field which is used by people taking walks, walking their dogs and using it as a safe shortcut (avoiding traffic on roads with no pavements) from the bottom of the village to Church Street.

In addition the field is a haven of tranquillity to all those whose gardens back onto it and the wider community who can see the field from various view points in the village. It is also vital to the character of the village and is much treasured by those who live here.

Stephen Mellor