

16 Old Rectory Gardens  
Morchard Bishop  
Devon  
EX17 6PF

545/4416 Ack.

18th March



Dear Mr Williams

I am in total agreement with the comments in the letter attached. In addition:

I am concerned that what is a small rural village will become ruined by the possible increase in traffic. We are already suffering when large lorries delivering items, building material (for home improvements/extensions) and small retail vans (online shopping) drive through certain roads in the village. The main problems are caused in the access roads into Old Rectory Gardens which are narrow and difficult to pass.

I have looked at the "Draft Morchard Bishop Conservation Area Appraisal Document" and on the map of Morchard Bishop it shows the field between Old Rectory Gardens and Church Street as "visually important space". I completely concur with this definition and would go as far as to say how important it is to the number of people who walk their dogs on the footpath and the parents whose children play in the field. 25 houses would not improve the look of the area and would cause considerable distress to residents living in Old Rectory Gardens.

Colin Sykes

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

Your address 16 Old Rectory Gardens  
Morchard Bishop  
Devon

Date 18/3/14 EX17 6PP

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 Gumeys) 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 Gumeys 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.
- Gumeys 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 Gumeys should be retained as local green space to prevent the character and well-being of the village being destroyed.

Yours sincerely

Signature :

Name Printed: CASYKES

16 Old Rectory Gardens  
Morchard Bishop  
Devon  
EX17 6PF



10th March 2014

**Morchard Bishop: proposal to designate  
the Field between Church Street and Old  
Rectory Gardens as Local Green Space**

Dear Mr Williams

We 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.

We 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 tranquility to all those whose gardens back onto it and the wider community who can see the field from various view points in the village.

Yours sincerely

Helena & Colin Sykes