

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



Your address

623 / 7481 Axel  
4 Old Rectory Gardens  
Morchard Bishop.  
Crediton

Date

16<sup>th</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 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- Public transport to the village is limited and reviewed on an annual basis and can be withdrawn at any time.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

FENELLA RUNDELL

Signature :

An added problem will be the loss of privacy for all the houses which will overlook the rear of houses on all houses of even numbers.

Name printed:

4 Old Rectory Gardens  
Morchard Bishop  
EX17 6PF

27<sup>th</sup> February 2014

To the Morchard Bishop Parish Council

Dear Sir

It has come to my attention that there is a proposition by the Mid Devon Council in their current "Local Plan Review" to the building of 25 new houses in the land between Old Rectory Gardens and Church Street.

While I can understand the desirability for more affordable housing in the village, I do question the proposition on this piece of land.

When it rains heavily I have had a river of water running from the field, with a flow strong enough to remove all the sand from under the paving stones in the path around the bungalow, and flooding up to the height of the kitchen door. With the prediction of possible ongoing climate change bringing more rain, do you think that the likely added surface run-off is worth the risk to the existing homes at the bottom of the hill in light of the recent unexpected and very damaging floods in the South West?

Another argument against the building of 25 new houses is access along Old Rectory Gardens. It is not unrealistic to assume that each house will own one car, and probably at least half will own two. Even before the selling of these houses there will be heavy traffic along this road for a considerable length of time. Old Rectory Gardens was never built for this amount of traffic and it will be the only entrance and exist into the new estate.

Thank you for your attention

Fenella Rundell

