

964 / 2067 / DM24

964 / 2071 / OMO2

Ack

From: Les Partridge
Sent: 27 April 2015 21:03
To: Local Plan Review
Subject: Morchard Bishop Site 3: Church Street
Attachments: MDDC Local Green Space-Objection 270415.doc; ATT00001.htm

Please find our submission
Regards Les Partridge

Messrs LG & MR Partridge

Mid Devon District Council
Planning Services
Forward Planning and Conservation
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

27th April 2015

Dear Sir/Madam

Re: Morchard Bishop Site 3: Church Street

Further to our correspondence regarding the above land which had previously been proposed to be designated as "Local Green Space" we would like to reiterate the following points: -

The "Local Green Space" designation forms part of the National Planning Policy Framework (NPPF), and as part of this relatively new planning framework, needs to be considered in light of what this policy is intended to do. The policy specifically states that this designation should only be used for "green areas of particular importance" and the inference is that this should not be used as a tool by local pressure groups to prevent future development.

In paragraph 77 of the NPPF the policy clearly lays out 3 criteria which MUST be met prior to designation:-

1. The first of these is that the green space "...is in reasonably close proximity to the community..."
The land in question is.
2. The second is that the green area "...is demonstrably special to a local community and holds a particular local significance..." The policy then specifically gives a number of examples "...its beauty..." this land is a field of no particular note, and is no more beautiful than any other field

around Morchard Bishop. Do they all need to be so designated? "...its historical significance..." there is no such historic significance. "... its recreational value (including as a playing field)..." it is not a recreational area and never has been. It is an agricultural field. "...its tranquility..." once again it is an agricultural field and is no more tranquil than any other field and indeed less so as a result of the development around it. "...richness of its wildlife..." It is a pasture field with no particular special wildlife. No one has ever discussed anything special about this field in the past and there is certainly nothing "demonstrably special" about the field.

3. The last is that the area "...is local in character and is not an extensive tract of land..." The government planning portal identifies the type of land to be designated as including "...land where sports pavilions, boating lakes or structures such as war memorials are located..." The policy is clearly referring to specific existing assets and not large tracts of agricultural land as is the case in this instance. Indeed it goes on to say "...Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name..."

This land therefore clearly fails the last two of the three tests, and therefore according to the policy cannot be designated as "Local Green Space". Even if it only failed one test, it could not be so designated. If it passed all three then it could be considered but even then should only be designated if the Cabinet felt that it was a "green area of particular importance" which it is not.

Yours sincerely,

Mr L G Partridge (Partner)

Messrs LG & MR Partridge

Mid Devon District Council
Planning Services
Forward Planning and Conservation
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

27th April 2015

Dear Sir/Madam

Local Plan Review

Re: Morchard Bishop Site 3: Church Street

Further to our correspondence regarding our proposal to develop the site named above we consider that it should still be included in the Local Plan for development for the following reasons:

A small development of 25 houses sympathetically and imaginatively designed to fit with the local environment would enhance the central area of this village with easy accessibility.

The site is conveniently situated near to the primary and pre-school, shop, pub and churches, all helping to keep Morchard Bishop a vibrant and thriving community. The positioning of this site is within easy walking distance of all the amenities. The intended 'walk to school' footpath would integrate well into a development here.

Any extra traffic generated by this development would not be using the main route, Fore Street, which is already congested with parked cars. Fore Street is already being used to access the more recent development within the village.

Yours sincerely

Mr L G Partridge

From:
Sent: 27 April 2015 21:07
To: Local Plan Review
Subject: Morchard Bishop Site 3: Church Street
Attachments: MDDC Local Green Space-Objection 270415 2.doc; ATT00001.htm

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Regards Les Partridge

Messrs LG & MR Partridge

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Planning Services
Forward Planning and Conservation
Phoenix House
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27th April 2015

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The Local Plan Review

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Yours sincerely,

Mr L G Partridge (Partner)