

**Sandra Hutchings**

**From:** Brendan Bellis  
**Sent:** 03 February 2014 16:52  
**To:** DPD  
**Cc:**

**Subject:** Silverton - Glebe and of the road between Coach Road and Hayne Lane

To MDDC



I would formally place my objection to any planning considerations within Silverton's Glebe off the road between Coach Road and Hayne Lane for the below [fairly obvious! ]reasons!:

1. The substantial effect on listed buildings, the church and the conservation area!
2. The lane infrastructure on the S. extremity of the village is not capable of supporting anything like the provision of 35 more houses.  
This inadequacy of the lanes capable of accommodating even small increases in traffic, will lead to road widening which, in turn, would destroy ancient field boundaries.
3. There is absolutely no other quiet entry / exit to the village for walkers / riders / children - Perhaps MDDC planning officers would like to have a quick walk on Tiverton / Exeter roads! Please bring high-vis coats!
4. We have had substantial development in the village over the last few years - Silverton still has a substantial number of empty houses.
5. Zero parking provision for any increased car usage within this aspect of the village
6. Infilling within the area could ruin the character of the village while estate development would overwhelm it completely!
7. The protection of the Glebe's visual, historic and archaeological qualities is also supported by Policy C6 in the emerging Core Strategy for Borne (awaiting independent examination), and paragraph 121 of Planning Policy Statement 3 states that inappropriately-designed housing, or design that fails to take opportunities to improve the character of an area, should not be accepted.
8. Any development here would visually blight the village for all - It's on the lowest aspect of the village and can be seen by all.
9. I am concerned about Devon County Council's proposals to reduce rural bus services through the village. This would limit opportunities for the residents of any new development to travel by public transport.
10. Why spoil yet another beautiful aspect of Devon's best villages!!  
This aspect of the village is enjoyed by all - not just the directly local residents!
11. Visual amenity (but not loss of private view)
12. Highway safety would be compromised with such a large development with such limited access
13. As above considerations of traffic generation must be considered.
14. With a low aspect within the village, noise and disturbance resulting from use for existing residents will be high.
15. The planned house mass within the Glebe will inevitably result in Southern border tree loss
16. The layout and density of building for the area will be well out of proportion for this area of the village.
17. There will be substantial adverse influence on nature in a very unspoilt conservation area
18. The modern design, appearance and materials are very likely to substantially detract from the direct area enjoyed by all.

I'm sure I could go on but I would be grateful for the opportunity to present this case in person during public consultation. Please keep me informed of all public meetings on the issue moving forward.

Sincerely,

Brendan Bellis  
 8 Church Rd  
 Silverton