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February 17th, 2014

Planning Officer
Local Plan Review
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton, EX16 6PP



Dear Sir

Proposed site for development in **Silvertown**

We object strongly to the planning proposal for the **Glebe** in Silvertown. This site is in the Conservation Area of the village, and is part of an historic landscape running down from the Church (a listed building) and the Bury. A housing estate of up to 36 houses on the Glebe field would destroy the character and beauty of this part of the village.

Access to the Glebe site is bad. The field sits in a network of narrow lanes and the impact of increased traffic from a housing development would make the lanes dangerous and unpleasant. Large vehicles regularly get stuck if they try to navigate through them and lorries cannot turn from Newcourt Road into the small lane to the Glebe at the green triangle junction.

The nearest way in and out of that side of the village is by the old Exeter Road to the corner junction with the A396 near Rewe. This junction is dangerous, with limited visibility, and Exeter Road itself is only a lane, with few passing places, and high wooded banks.

The lanes round the Glebe are an important amenity for the people of Silvertown. They are constantly used by walkers, dog walkers, mothers pushing prams, children on bikes and horse riders. The Walk and Talk group from the village, a Devon health initiative organised from Westbank, visits the lanes every week. They provide safe, level access to the countryside which is not possible on any other side of the village. Additional traffic would have a negative effect on the recreational importance of this area. The Glebe field is like a lung for the village, development would increase air and noise pollution.

For these reasons we sincerely hope that alternative sites for providing more housing in Silvertown can be found (and not necessarily those that have been offered). In our opinion the village cannot sustain large-scale

development as the roads cannot cope with more traffic. There is little or no employment in Silverton, it is a commuter village, public transport is limited to a 2 hourly bus service, and nearly everyone coming or going to the village uses a car. To lessen pressure on this, and other villages, we support **Option 2b** for the distribution and development around Mid Devon.

Our own house and garden are adjacent to the Glebe, and our garden is on a level with it. Because the lane is sunken, if houses were to be built we would be overlooked, and the tranquillity we value would be affected by increased traffic and noise.

Your sustainable development priorities (Policy S2) include conserving natural and historic environments. Please uphold these priorities with regard to the Glebe.

Yours faithfully

W.P. Nichols P.M. Nichols