



 Extent of Land Ownership



notes
 No dimensions to be scaled from this drawing
 All dimensions to be checked against actual site sizes before any work is fabricated
 ©

revision details	no	description	date

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client	drawing title	date	scale
Mr & Mrs Bazley	Local Plan	1/21	1:1
Week Farm Development Land at Kingsmill, Cullompton, Devon.	4821	AL (O) 03/11	

Sandra Hutchings

From: phil madams
Sent: 18 February 2014 22:29
To: DPD
Subject: FW: the proposed extension of settlement limits at Silverton

From: _____
To: _____
Subject: FW: the proposed extension of settlement limits at Silverton
Date: Tue, 18 Feb 2014 22:25:59 +0000



From: _____
To: _____
Subject: FW: the proposed extension of settlement limits at Silverton
Date: Tue, 18 Feb 2014 22:20:29 +0000

From: _____
To: _____
Subject: the proposed extension of settlement limits at Silverton
Date: Tue, 18 Feb 2014 22:18:37 +0000

To whom it may concern,

I wish to object in the most strongest terms to the proposals of extending the redevelopment footprint of Silverton.

As I believe it would cause untold damage to the character, fabric and community of the village due to this over development which would completely overwhelm the facilities contained here.

Silverton has in previous years been very proactive in the supply new market value and affordable housing in comparison to many villages in Mid and East Devon. These sensitive small developments have blended within the fabric of the village reasonably well and in a small number of cases local affordable housing provision has actually been fulfilled. Small, market value developments have also been carried out within the footprint of the village but even these have caused some impact upon the village over the years.

What are the benefits of giving permission for potentially 160 new houses?

1. A percentage of Affordable Housing for families with local connections?

In my experience the provision of 30% affordable housing on all developments has in fact only been a starting point for negotiations and in some circumstances a cash sum has been received by MDDC instead of building of affordable homes as covered under the section 106 agreement rules, what is to stop this happening again. The proposed number of houses would substantially impact on the village for years to

come and the village would struggle with the extra motor vehicles passing through from day one.

2. A higher Parish Council Precept and council tax revenue?

(The Parish Council this year reduced its precept by £5000 and MDDC is making further cuts to its budgets which will impact on local services)

3. New roads?

At present the roads in and around our village are atrocious and are continually being patched, more traffic will not help this and there are no plans to upgrade the surfaces

4. A bigger school?

i understand that at present the local school is nearly full, is future funding to redevelop the school possible in this era of austerity

5. Better local services?

what extra funding will become available in the future if we become a commuter town

I believe that under the existing Town and Country Planning Act these developments could be refused on the grounds of Gross over-development of a village containing an existing conservation area containing many listed buildings and a national monument with local infrastructure issues the village would not be able to sustain and support such developments. Road networks would not be able to cope with larger volumes of traffic and environmental issues regarding drainage, services etc would also be a consideration.

Unfortunately the human part of all this will be not taken into account, for instance how the views of residents were not taken into account in previous years, the fact that affordable housing may not be built if negotiations work in the developers favour, the fact that most people recognise each other if not knowing each others names, the individuality and community spirit of this lovely village just being the optimum size does really matter and should be taken into account.

Yours Faithfully

PHIL MADAMS

former Mid Devon District Council Affordable Housing Champion
former District Councillor for Silverton
former Chairman and Silverton Parish Councillor

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