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We are writing in response to Mid Devon District Council's "Draft Local Plan Consultation Document" relating to its proposition that Silverton is suitable for additional housing developments.

We are aware that through natural evolution the village will have to grow to meet local needs. This growth should be achieved by the sensitive and sensible infilling of sites within the current settlement, preserving the integrity and character of one the oldest villages in Devon. Housing should be provided on a limited and small scale

The proposed sites are outside the 'village limits'. The proposals are contrary to many of the existing policies adopted by the council in 2007, as this would involve the tearing up of the settlement limit reaffirmed in 2007 and updated in 2011

Local need has neither been established nor proven. There may be a national lack of housing, but this has not been the case for Silverton.

Since 2006 the actual developments in the villages has far exceeded
The targets and is nearly double what is required

- The latest development of 8 units in the village centre has been on the market since March 2013 and one year on, only 3 have been sold and occupied LEAVING 5 STILL ON THE MARKET.
- The old Village hall site is yet to be developed
- There is limited employment in the village
- Transport links to Exeter and Industrial estates existing as well as proposed are limited and expensive
- The plan has 5 sites allocated, which if adopted would permit the building of 160 new houses. Increasing the village population by 30% or more.
- From the presentation at St Mary's Church in Silverton on the 25th February attended by nearly 500 residents - where the tenor of the meeting is reflected in the content of this note - the official from MDDC planning department said that to comply with their directive they needed in the worse scenario to put approx. 1000 houses in villages with relevant infrastructure.

As there are about 21 such villages, the maximum number for Silverton would be no more than 48 and taking account of houses already built since 2008 and areas where housing can be added not included in the call for land, being less than 0.15 Hectares, the figure is nearer 20.

This number could be managed at a rate of no more than 2 a year using local labour wherever possible and obviating damage to the infrastructure by large developers whose methods are not commensurate with our historic village.

We therefore OBJECT to the plans as expressed and urge you to at least BE FAIR and not to single out Silverton for excessive development as This would:

1. Damage the character, heritage and setting of the village
2. Put pressure on school places (Primary has 3 places and Secondary are bussed adding congestion to morning and afternoon traffic)
3. Increase traffic on already narrow lanes leading in and out of the village
4. Previously flooding has occurred from the Butterleigh Road, severely flooding properties on Fore street and High Street (we housed one of the victims in 1983) and Silverdale was flooded in 1970
5. Creating a dormitory town for Exeter
6. Should we have to make a decision we would favour Option **2b, which is supported by Cullompton Town Council. Houses built near junction 28 and M5 are near stable employment opportunities thus reducing work miles**