

Silverton

Exeter

EX5 4HW

15.3.14

RECEIVED

18 MAR 2014

Dear Sir/Madam,

Re: Silverton - Draft Local Plan - Consultation Document

We are writing to object to proposals for future residential development on the edges of Silverton.

At present Silverton still functions as a village both in appearance and socially within the fabric of Mid-Devon.

We have lived here for over 30 years and in this period the village has expanded by sensitive development within the village limits. There has been a substantial increase in the number of dwellings which has not been repeated in villages close by.

During this period there has been no investment in infrastructure.

At present the school, health centre, village centre parking, access roads etc, are all operating at full capacity. As a village, Silverton is at a threshold.

The proposal to re-draw the settlement limit and allow development outside village limits would have a dramatic impact. Silverton would no longer be a sustaining and functioning village.

The C.P.R.E. have written at length on this topic. In stark terms the village would transform to a Town.

This is damaging in two ways:-

(a) A traditional and admired Devon village would effectively no longer exist. An aspect of Mid-Devon's individuality would be lost to homogeneity and congestion. A quote from W.G. Hoskins "Devon".

"Silverton is a large and pleasant village containing much building in cob and thatch from the 16th to the 19th. The whole parish is very beautiful and diversified and one could walk its roads and lanes for days on end to enjoy its richness."

(b) It would present big problems relating to infrastructure,

particularly roads.

The access from the B.3181. is long and in parts little more than a lane. The road is impassable during heavy floods at the bridge below Ellerhayes. We have noticed in recent years that, with improved technology, vehicles travel too quickly on this narrow road which is becoming hazardous. Further housing in the village would exacerbate this situation. In particular, the stretch of this road leaving the village boundary to the east is becoming quite precarious with floodwater increasing the hazard. There are three access roads from the A.396. Once again two roads are very narrow and not suitable for increased traffic flow. The other road from the village square is narrow in parts, widely used and can already suffer congestion. The crux of all this is that road safety would become a serious issue and the village centre parking problem would become intolerable.

The proposals are contrary to the settlement limit plan which was up-dated in 2011. It would appear that social housing needs can be adequately provided by a continuance of the existing 'infill' policy within settlement limits.

We are strongly against these proposals and view them as environmentally adverse both to habitat and to the village itself. There is also the "thin end of the wedge" issue. If development is to be permitted on an area of land outside the village it sets a precedent for unrestricted development elsewhere on the perimeter.

We understand that an option exists to build a new settlement near to Junction 28 of the M5. - Option 2B under the Draft Plan. Such a proposal has the benefit of being able to take advantage of the infrastructure and comprehensive facilities of the Cullompton area particularly its roads, health facilities, shops and ample car parking. The developed land has less amenity value and would have less environmental

impact.

It would be a great pity if Silveston were to lose its character and village status. This will undoubtedly happen if further peripheral development is allowed.

It will also raise issues of safety and sustainability if further development is permitted with no accompanying infrastructure changes which would in turn further hasten the demise of Silveston as a picturesque and valued mid-Devon village. Villages such as Silveston should be allowed to evolve from within and, from a planning viewpoint, treated more sympathetically.

We sincerely hope that further development beyond the village limits will not be permitted under the provisions of the new local Plan.

Yours faithfully,

(MR. A. F. HUNT)

(MRS AP HUNT)

