

Sandra Hutchings

From: Martin Shoebottom <
Sent: 20 March 2014 12:14
To: DPD
Subject: Local Plan Review - suggested development in Silverton Village

Importance: High

Re-send as my signature and address seemed to be missed off on my initial mail - apologies !!

Dear Sirs,

I am writing with regard to the suggested developments in five sites at Silverton Village Exeter. I would like to register my objection to the proposed sites for the following reasons.



1. While I appreciate that the planning legislation has altered through central government, it concerns me that many of the current proposals are totally contrary to the existing policies adopted by the Council as recently as 2007 (updated 2011) and I challenge if such a reversal of policies is necessary or truly beneficial to Villages such as Silverton
2. I feel extending the boundry of development outside the existing, will put the unique character of Silverton at risk, and I do feel that over the years the village has been more proactive than most at providing sustainable housing provision that meets the needs of its community. Example the development of smaller/starter homes on the site of the old village shop. The village appears in the Doomsday Book and as such surely the preservation of it's heritage is paramount.
3. I also have serious concerns for the strain that the suggested development would have on facilities such as the school (already as I understand it at maximum placement) pressure on the local Doctors stretching the service provision to the community.
4. A major concern is the increased traffic the proposals would inevitably bring to the already busy village roads. I live on School Road which is the main route through the village. There are regular problems already with parked cars and the volume of traffic - the same can be said of Fore Street and there is no way to alter these routes to enable the extra traffic load to be absorbed. The village square at the heart is always busy and that is good as it shows a thriving local hub, however the additional traffic volume that would inevitably come with the proposed development, would turn this area in to a potential accident hot spot.
4. I also have concerns on the long term effect on environmental issues i.e loss of habitat through removal of hedges etc so reducing the biodiversity of the area. Of course given the current trend in our weather patterns then the increase of flood risk is a major worry for all residents of the village old and new alike. It does seem that no matter how many studies are done to assess the flood risks these are still happening. Aside I found it amazing that on viewing the news coverage on the recent flooding just how many news reporters were stood in areas of new builds giving there disaster reports - a coincidence? I am not a great believer in those Im afraid. In fact at the Public Meeting on the 25th Feb 2014 I believe that it was confirmed that on one of the sites proposed there had been a previous planning application refused by the Council and as I understand it one of the reasons given for this refusal was in fact that there was a danger of increased flood risk?

I am quite a new residents to Silverton but already I have been made so welcome and very aware of it's unique community spirit. This is a village worth maintaining and I believe it should be allowed to continue to grow at it's natural pace as it has appeared to do so effectively in the past. It appears to me that the proposed option 2B for a development near junction 28 of the M5 at Cullumpton is the best possible long term solution as it appears to address the wider aims of the Local Plan and I believe is supported by Collumpton Town Council. Whilst this may still

mean limited development in Silverton and the other nominated villages I would hope that this would be significantly reduced thus limiting the overall detrimental effect on the villages concerned. I would ask you to take my objections under consideration and would ask for a basic acknowledgement of this e-mail.

Yours sincerely
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