

In the matter of
Local Plan Review Option Consultation
December 2013
Representation of Silverton Parish Council



1. Recommendations

Silverton Parish Council (SPC) would like to forward the following comments to Mid Devon District Council (MDDC) with regard to the Local Plan Review (LPR) and Call for Land following the recent public meeting on Tuesday 25th February 2014 and subsequent extraordinary Parish Council Meeting on 17th March 2014:

- 1.1 SPC is against any large scale development of the Village albeit within, or outside, the current village boundary
- 1.2 SPC is in favour of option 2B large scale development at Junction 28 as suggested in the LPR.
- 1.3 SPC is not in favour of development on the following proposed sites:
 - 1.3.1 The Allotment Gardens at Old Butterleigh Road
 - 1.3.2 Land at Livinghayes Road
 - 1.3.3 Land in Park Road east of Hederman Close
 - 1.3.4 Land known as The Glebe adjacent to Church Road and The Berry
- 1.4 SPC would however be in favour of small scale development on the following two proposed sites:
 - 1.4.1 Land opposite the Allotment Gardens Old Butterleigh Road
 - 1.4.2 Land known as The Garage by Channons Farm

The comments above are discussed further in the following sections.

2. Background Information

It is understood that MDDC undertook a search for land in the district and the Parish of Silverton during 2013 resulting in six parcels of land being put forward in the Parish but particularly in the village of Silverton.

The six sites offered were:

- The Allotment Gardens at Old Butterleigh Road
- Land opposite the Allotment Gardens Old Butterleigh Road
- Land at Livinghayes Road
- Land in Park Road east of Hederman Close
- Land known as The Glebe adjacent to Church Road and The Berry
- Land known as The Garage by Channons Farm

Currently the said parcels of land are all outside the settlement limit and some within the Village Conservation Area.

The LPR has identified (based on the current Core Strategy Plan adopted 2007) house building and employment targets to 2026 with the house building target updated by MDDC by an estimated 20%.

Currently, MDDC have commissioned the preparation of a Strategic Housing Market Assessment (SHMA); however, the conclusions of that study are not finalised and have not been taken into consideration in the preparation of the LPR.

From the published information, SPC note that the housing requirement throughout the district is for 8,400 dwellings, to be provided between the period 2013 to 2033, of which the rural communities would need to meet 1,600 dwellings, or if option 2B (A new town to the east of junction 28 M5) is adopted, 1,040.

From land offered up by the rural communities and not necessarily in accord with Parish Councils, or the parishioners, the number of dwellings, which if all the land offered were developed, would be 6,390 dwellings; the number being substantially over subscribed.

We would comment that the SPC as the largest land owner within the current development boundary was not approached.

3. Silverton's Recent Planning History

During the last 20 years the SPC have actively sought to develop the village primarily by utilising land within the main core of the village by sensitive infilling save for two Housing Association schemes outside of the Settlement Limit.

During this period about 131 dwellings have been constructed, comprising: 80 houses (including 17 association houses for rent); 51 flats, including 31 for older residents.

There remains in the village core land for further development, some with and some without planning permission.

In comparison with other villages within Mid Devon Silverton has a commendable record in providing housing for all community groups.

4. Future Proposals

The SPC are not averse to the further development of the Village or the Parish in general by the provision of sensitive development and recognise fully that the village must continue to grow to enhance the well-being of the community by ensuring that its core services such as a Convenience Store and Post Office, a Primary School and Doctors' Surgeries, allow parishioners of all ages to reside in a village environment.

Following a public open meeting held by the SPC in St Mary's Church on 25th February 2014 and numerous petitions presented to the SPC prior to and since; the SPC have formulated their response to the LPR.

The LPR makes certain assumptions/presumptions regarding development within the district and rural Parishes in particular.

Should District Councillors choose to adopt without amendment the proposals as put forward in the LPR in respect of Silverton; namely, the following six sites and the number of dwellings allocated to each site:

- The Allotment Gardens and land opposite the Allotment Gardens at Old Butterleigh Road (45 dwellings) No individual figures were given by MDDC for each site
- Land at Livinghayes Road (15 Dwellings)
- Land in Park Road east of Hederman Close (60 Dwellings)
- Land known as The Glebe adjacent to Church Road and The Berry (35 Dwellings)
- Land known as The Garage by Channons Farm (5 Dwellings)

The Council (MDDC) would not be following specific guidance within their "Spatial Strategy for Villages", namely "A network of villages with sufficient services and public transport provision will be locations for limited development targeted to:"

4.1 Avoid significantly increased travel by car and

4.2 Protect and enhance their environmental assets, including their character, biodiversity, heritage and setting.

If the scale of the development proposed were to take place it would be contrary to the above, in that the village is served by limited public transport, with the greater majority of residents commuting to work by car and car use would significantly increase with the number of dwellings proposed.

Similarly, many of the sites and the number of dwellings proposed for those sites i.e.

- Land in Park Road east of Hederman Close 60 dwellings:
- Land at Livinghayes Road 15 dwellings and:
- Land known as The Glebe adjacent to Church Road and The Berry 35 dwellings:

This would impose problems with meeting demand by the local primary school (as at January 2014 there were two vacancies with the school operating at or near capacity for the past 10 years: Source Head teacher January 2014); the waste treatment facility (the existing plant can only cope with a further 50/60 dwellings: Source SWW Martin Dun Development Coordinator 14/1/2014) and particularly the poor road access to most of the sites, which would increase traffic movements to unacceptable levels throughout the main arterial and secondary roads through the village.

Further should the aforementioned six sites be included in the proposed Settlement Limit the majority of the proposed sites would be contrary to the following policy statements already accepted by MDDC and its councillors:

- Policy S2 specifically policies d), e), g) and k)
- Policy S9
- Policy S10 specifically policies a), b), e) and 2.41
- Policy S14 specifically policies a), 2.65 and 2.68

The SPC having considered the proposals as outlined in the LPR and the views of its Parishioners; propose that the following is adopted by MDDC in its revised Local Plan (LP).

4.3 The SPC propose that The Garage Site is included within the LP for future development as such development would be more harmonious than that of a commercial use such as the existing garage.

4.4 The SPC propose that the land to the east of Butterleigh Road is included in the LP as it is a natural site for infill development for five/six dwellings.

The approach Silverton Parish Council have taken in considering the future development within the village is a reasoned response to the villages future development, which will meet the needs of the future viability of the village and the Parish in general and to accord with the LPR now and to 2033.

This concludes our response to the LPR and the wishes of the Silverton Parish Council for the future development of the village.

Sheila Woodland

Clerk to Silverton Parish Council

Dated Tuesday 20th March 2014