

Local Plan Review
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP



20 March 2014

Dear Sirs

MID DEVON - LOCAL PLAN CONSULTATION – SILVERTON

Having lived in the village all my life (over 60 years), I have witnessed many changes, including large housing developments and the building of a new Primary School & Health Centre, the like of which would be the envy of many a village.

The greatest part of the development took place between 1960 and the mid 1980's, and as a result Silvertown became a thriving village with very good & varying amenities and many clubs, groups & societies across the age spectrum.

Sadly in more recent years the village has suffered the closure of all but one of the local shops. Thankfully we have not lost our Post Office totally as the sole remaining shop is facilitating a reduced Post Office service.

I firmly believe as a community we must take this opportunity to consider what will be needed over the next 20 years, to maintain the vitality of our churches, the many clubs, groups & societies, and more importantly to secure the continuing presence of our excellent Health Centre, Primary School & businesses.

I can understand the concerns being voiced about the possible building of 160 new homes. I would not wish to spoil the character of the village and would certainly need to be assured of the adequacy of the infrastructure, before further large scale development took place.

My concern is that "infilling" (of which we have had a great deal over recent years), of the remaining sites within the current settlement limits, will not produce sufficient housing in the future, to enable Silvertown to remain a thriving village, supporting all sectors & age groups. I therefore believe we need to consider wider development possibly within the 5 sites that have been offered in the Local Plan Review.

Whilst not wishing to discount the development of particular sites, those to the north & north east, would have a much greater impact from the point of view of additional traffic flowing through already very busy streets, and I would ask that this be carefully considered.

I would certainly not wish to see sites over developed and understand that some landowners put forward their property with a view to much smaller development than the numbers now being suggested. I would certainly favour the lesser.

In summary, within Mid Devon, everyone should be given the opportunity to consider their future development needs. It should not be restricted to the 3 main towns, or a completely new settlement. The rural communities have an important part to play.

Within Silverton, as I am not sure that "infilling" will provide adequate housing for the future needs of the village (over the next 20 years), I am in favour of considering wider development outside the present limits, but with an element of control, so that it is sympathetic to the neighbouring area.

This may be best achieved by the preparation of a Neighbourhood Plan for Silverton

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