

Cleveland, 5, Tuns Lane,
Silverton,
Exeter,
EX5 4HY
16th March 2014

**Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP**



Dear Sir,

Silverton Local Plan 2013

In response to the discussions on the areas of land available in Silverton for building may I make the following observations?

- 1) Each area offered for building, apart from the field to the east of Hederman Close, is served by single track lanes with rare passing places and no footpaths. This area is an obvious choice as it bounds a road wide enough for two cars to pass.
- 2) The plot to the west of Old Butterleigh Road is the area from which the stream which flows in a channel down High Street and Fore Street and ends in farm land with riparian rights over it. The flow of this stream, which is a primary feature of the whole village, must not be stopped.
- 3) Land to the east of Butterleigh Road is the source of the stream which flows through gardens into a pond near Prispfen House and down the east side of the village.
- 4) Land in Livingshayes valley borders a privately owned very narrow lane.
- 5) Land to the south of St Mary's Church and the Bury is bounded by single track roads on both sides and is not Glebe Land.
- 6) The village is in need of quality smaller properties for down sizing to release larger properties and for starter homes for Silverton residents. Premium sizes properties are not going to balance the needs of a vibrant village or keep the primary school numbers constant but will swamp the village by producing many more cars to speed down our lanes.
Silverton has only one lane suitable for walking along and that is New Barn Lane. New areas of housing bordering narrow lanes without footpaths would severely limit their use by pedestrians.
The development of small selective sites would enhance the village but high density development of characterless estates of houses would destroy the character of the village so prized by its inhabitants.

Yours faithfully,