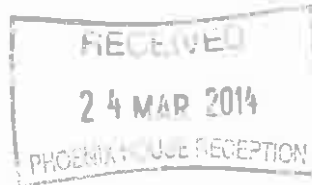


520. / 4401 Ark

Elbury House  
Silverton  
Exeter  
EX5 4HU



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

21<sup>st</sup> March 2014

Re: Local Planning Consultation Silverton, Site 3: The Garage

We wish to make you aware of a number of strong objections we have with regards to the proposed development at The Garage, Silverton. We are the owner occupiers of Elbury House (formerly The Barn), one of 3 properties in the settlement next to The Garage.

We have written in support of previous planning applications to allow the current owner, Mr West, to reside on the site as we believe this would have had minimal effect on the locality. We would continue to support suitable applications for a single property but to date all such applications have been rejected. However we are of the view that the new proposed development of up to 6 dwellings would have a serious impact on the local area.

Our specific objections are as follows:

1. Highway safety/traffic generation/means of access

The proposed development is likely to generate a significant increase in the volume of local traffic. The access road to the site from both the village and the country road to the North West are narrow single track roads with blind bends close to the site and unsuitable to accommodate the additional traffic, compromising highway safety.

2. Inadequate parking

We believe the plot size and number of proposed properties does not lend itself to accommodating adequate parking for new residents and visitors. Parking would likely spill onto the narrow access road causing a hazard to traffic and residents, and would impede access to existing properties.

3. Detrimental impact on residential amenities/visual impact of the development.

The proposed development is not likely to fit in with the neighbouring properties in scale and proportion and would be detrimental to the character and appearance of the locality.

#### 4. Drainage System

There is a drainage pipe, septic tank and soakaway system on the site, (please see attached diagram) which serves our property. We have a legal right to use the system and to access it for maintenance, documented in the title deeds of our property. We also have consent from the Environmental Agency to discharge on the land, currently restricted to our property only.

We understand there are regulations regarding how close a building can be erected to a septic tank and soakaway system, which would likely restrict the area of land available for development. We also believe that connection to the mains sewer is impractical, therefore additional properties would require a new installation and / or extension of the existing soakaway system, further reducing the area available for housing. A soakaway on neighbouring land is almost certainly not an option as the owners are unlikely to give consent.

We would be grateful if the council could take our comments into consideration when making any decisions.

Stephen and Rosalyn Bennett

