

836 / 4652



Ack

Sandra Hutchings

From: Charles Marshall < >
Sent: 24 March 2014 16:59
To: DPD
Subject: Mid Devon Local plan review/consultation 2014. Silverton pp 228-230

Dear Sirs

With regard to the option on pages 228- 230 - Land at Old Butterleigh Road Silverton, I have the following comments :

1. The land on the eastern side of the road was recently the subject of a planning application which was rejected on the basis of FLOOD RISK. The extra surface water generated by building on the land on the western side of the road is likely to increase the flood risk applicable to the existing properties close by.
2. The land is currently prime agricultural land with approximately 50 allotments adjacent to (immediately to the north of) its southern boundary. It is therefore fully utilised and productive currently and in keeping with the character of the village.
3. On the assumption that most of the residents of any new development of this land would probably work in Exeter, then the site is on the "wrong " side of the village and I strongly doubt that the existing road network would be able to cope comfortably with the increased traffic . To alter the road network would detract from the character of the village as well as being an unnecessary additional expense.
4. With regard to new development in the village generally, may I suggest that consideration is given to a substantial portion being 1 or 2 bedroom bungalows as its been shown that elderly home owners prefer this type of property and might be persuaded to give up their larger properties in the village which could then be bought/ rented by families.

No doubt I am obliged to declare an interest, which is that I am an owner occupier of a residential property in the vicinity of the land in question.

Yours faithfully

BCF Marshall

Charles Marshall | Solicitor

16 Southernhay West, Exeter, EX1 1PJ, DX: 8340 Exeter



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Sandra Hutchings

Ack

From: Charles Marshall < >
Sent: 24 March 2014 19:12
To: DPD
Subject: Mid Devon Local plan review/consultation 2014. Silverton pp 228-230

47A Silverdale
 Silverton
 EX5 4JF



Dear Sirs

With regard to the option on pages 228- 230 - Land at Old Butterleigh Road Silverton, I have the following comments :

1. The land on the eastern side of the road was recently the subject of a planning application which was rejected on the basis of FLOOD RISK. The extra surface water generated by building on the land on the western side of the road is likely to increase the flood risk applicable to the existing properties close by.
2. The land is currently prime agricultural land with approximately 50 allotments adjacent to (immediately to the north of) its southern boundary. It is therefore fully utilised and productive currently and in keeping with the character of the village.
3. On the assumption that most of the residents of any new development of this land would probably work in Exeter, then the site is on the "wrong " side of the village and I strongly doubt that the existing road network would be able to cope comfortably with the increased traffic . To alter the road network would detract from the character of the village as well as being an unnecessary additional expense.
4. With regard to new development in the village generally, may I suggest that consideration is given to a substantial portion being 1 or 2 bedroom bungalows as its been shown that elderly home owners prefer this type of property and might be persuaded to give up their larger properties in the village which could then be bought/ rented by families.

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Yours faithfully

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