

Sandra Hutchings

Ack

From: Bill Croome
Sent: 17 March 2014 18:12
To: DPD
Subject: Local Plan Review



I set out below my comments on the Options in the Local Plan Review.

"Silverton is a nuclear village, centred on the crossroads at the Square and extending up Fore St to the former parsonage on the hill.

The village has grown organically; in the 30s with infilling to the south and an estate at Lily Lake, beyond the old Girls School. Post war, housing estates were added east of Coach Road; at Silverdale & Applemead on the north side; and along Church Rd to Hederman Close on the east side. The gradual development of the Meads field by the extension of Wyndham Road filled a large space in the middle with the added benefit of the link into School Rd.

The location of much of this growth is dictated by the ability to drain by gravity to the sewage works off New Barn Lane and this may influence where future development takes place.

My point is that Silverton has grown over the years, both in planned developments and by infilling, to the degree that we support a Primary School, a Post Office (just), a dozen businesses or so. I believe it must continue to grow in order to thrive and to contribute in a small way to Mid Devon's objectives.

Where should development take place? Firstly and predominantly by further infill, the New Hall site (opp. the Silverton Inn) has scandalously remained undeveloped for 20 years and with additional land could provide a pedestrian link to Wyndham Road avoiding the busy School Road. We have seen other small sites identified and built on and this process should continue, although possibly without over-development of too many tiny cottages.

All the sites identified in the Local Plan Review lie beyond the existing boundary of the village and are limited to those brought forward for potential development. Some are comparatively large scale in relation to the housing needs of the village and could have infrastructure implications for schooling, traffic and services. I object to the number of houses proposed.

If the village is to expand further, then in what direction should it go?

Northward takes us up a prominent hillside yet the fields north of Applemead already have sewers through them and the upper part could become replacement allotments or smallholding.

Westward may be difficult to drain but would redress the eastward spread of the village away from its centre. Some houses might gain road access.

To the South, should we lose the commercial activity of West's Garage and replace it with housing? The fields below the sadly neglected Berry have potential but will impact on the setting of our listed Church. Development might be possible if a sympathetic and high standard of design were adopted.

Eastwards further extends the village along a dangerous section of Park Road or up the narrow Livinghayes Lane into a shady valley.

For the purpose of the Local Plan Review, I favour Option 2b for the improvement of Cullompton. This has the least impact on development in rural areas but does require some planned village growth. I support the preparation of a Neighbourhood Plan for Silverton to control such growth."

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1. Do you agree with the Vision and Spatial Strategy?

Yes

2. Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development. What is your opinion about these policies?

Other

I suspect that the presumption in favour of development has more to do with kick starting the economy than the need for development per se. With economic recovery now underway, this is no longer tenable and could result in over provision and/or ill considered or unplanned proposals. I support S2 development priorities.

1. Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below. Which option do you prefer and are there alternative options we should consider?

Option 2 - Focus development after 2026 in a new community

2. If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

Option 2(b) - East Cullompton (east of Junction 28)

Both options take advantage of existing road and rail infrastructure, the latter being capable of development to provide local services to Taunton and Exeter

1. Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery. Do you support these policies or have suggestions on how they could be improved?

Support

I remain concerned that there could be over provision making some development unviable

2. Economy and Infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery. Do you support these policies or have suggestions about how they could be improved?

Support

See above

1. Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change. Do you support this policy and do you have suggestions about how it could be improved?

Support

2. Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development). Do you support these policies and do you have suggestions about how they can be improved?

Support

S14 confines development to within settlement limits

1. The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate. Please tell us your opinion on specific sites in

this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

In Silverton there remain a number of sites within the village capable of development, one still unbuilt on after 20 years. In-filling will allow some contribution to be made to the Council's objectives. All the specific sites lie outside the village envelope and have been identified by the 'call for sites' some of whose owners appear unwilling to sell. Other sites on the edge of the village appear to have been ignored either because the owners were unknown, were unwilling to have their land identified or were overlooked. If the village is to be expanded it should be in a way that enhances the whole rather than bolting on extensions. A larger village will require additional infrastructure, improved road access on the bus route, school extension, health facilities, sewage treatment etc.

2. The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered. Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?

What is 'lifetime' housing? The needs of single people, young or old, are different from growing families. A community needs housing variety to permit scaling up or down. A stock of affordable housing should cater for all circumstances. Some private provision has been in tiny houses with minimal plots; a better standard should be required

1. NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS Name

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