

HOUSING

Affordable

Affordable Housing- again this should be of good quality design and use of natural older style materials wherever possible to enhance the character of the village. Overall- numbers quoted in MDDC local plan are excessive.

Small number of social, affordable homes for local families.

More affordable family sized housing (3 bed). The village has a good amount of small (1-2) and larger more expensive housing stock but not much in mid ranger.

This village needs social housing and affordable homes.

A scheme for young people born and brought up in the village to acquire an affordable house.

Need for housing for poorer elderly with easy access..NOT with too small rooms to accommodate older style furniture

Retirement homes/ bungalows, affordable homes.

Low cost homes for young couples, bungalows for elderly

Start up homes. Affordable homes.

Affordable housing for the young people of the village.

I think we need more social housing for young people to stay in the village. Keep family units together.

The village does not need to expand its population. The only housing need is to provide more affordable first homes for young villagers and this should be achieved by developing available brown field sites already within the village housing area

A small number of affordable housing would be welcome so that young first time buyers could stay in the village. A mixed estate of perhaps 15-20 probably the maximum need.

Mix required: Affordable. Self build. Provision for growing elderly population

2 new houses a year. Interesting local builders and not conglomerated. Interesting ??? including affordable.

Both social and private housing for “young starters” and “young families”. Encourage young people to stay or come into the village. (+?self build? Opportunities). Also sustainable housing for older people to down-size releasing properties for families.

A mixture of housing with special emphasis on affordable housing for local young people. For the local village school to be sustainable in the long term, this is essential.

Small developments as in the past to bring in new family to stop this village stagnating. Some affordable housing for village people, not for people from outside the parish. More affordable housing for young families also more social housing. Not large scale, expensive housing that will only add to the commute problem. Maybe one or two would be okay.

It is important that local need drives decision making here. The Mid Devon Core Strategy (Core 1) talks about sustainable communities and this links with Core 4, Core 8 and Core 9. Core 2, though, talks about local distinctiveness, not least the natural beauty of Mid Devon and the traditionally very low density of population. Thus any local development would need to be carefully justified in accordance with Core 4. The strategy also makes clear that the foci for any future development should be the towns: Tiverton, Cullumpton and Crediton, stating that remaining rural areas should provide for local needs only. Nonetheless the needs of the local people via affordable housing should certainly be considered.

A mixture of housing with special emphasis on affordable housing for local young people. For the local village school to be sustainable in the long term, this is essential.

Range of affordable housing is necessary

Small scale developments of affordable housing, so that our kids can afford to live in their own village.

Some well planned, low cost, family housing is essential. Let Silverton grow slowly + surely.

Self build developments by village families.

Affordable housing must always be for locals not as infill for DCC.

Small scale development of affordable houses for local families and young couples.

There is a need for small scale affordable housing for existing young people to get on the housing ladder.

Definitely affordable housing for young people is needed. And definitely more for over 60s (apart from the Meads)

Affordable housing should be only for the village.

Need affordable housing for new families. Cannot presume families will move on to other houses.

Silverton does not need more housing. If more is imposed it must include good provision of affordable housing for existing young villagers.

More housing: affordable as well as social.

We do need social housing for young people or the village will eventually die.

For Local People

Small development for LOCAL need.

House should be built on a number of small sites/ local builders and self build.

Small number of social, affordable homes for local families.

Housing for the young people of Silverton.

A scheme for young people born and brought up in the village to acquire an affordable house.

Need for small development that fits into the village. Self build for families of Silverton.

Affordable housing for the young people of the village.

Limited housing need 40 home maximum for local people.

Should be small developments for young people of the village and should be in keeping with the houses in the village 3-4 beds.

I think we need more social housing for young people to stay in the village. Keep family units together.

Sustainable small developments of 1-5 houses within the village for local people in particular, with housing society support are still needed. Not more housing estates which are difficult to absorb and retain community life. House design should be in keeping with the existing Devon village style,

The village does not need to expand its population. The only housing need is to provide more affordable first homes for young villagers and this should be achieved by developing available brown field sites already within the village housing area

A small number of affordable housing would be welcome so that young first time buyers could stay in the village. A mixed estate of perhaps 15-20 probably the maximum need.

The housing developments need to be small developments that fit into the style of the village of Silverton and the developments should be self builds by village families.

Both social and private housing for “young starters” and “young families”. Encourage young people to stay or come into the village. (+?self build? Opportunities). Also sustainable housing for older people to down-size releasing properties for families.

A mixture of housing with special emphasis on affordable housing for local young people. For the local village school to be sustainable in the long term, this is essential.

No large scale development. Keep it within the existing village boundary/small scale. Make sure keep social housing for local people – to ensure that need to put in planning permission.

Small developments as in the past to bring in new family to stop this village stagnating. Some affordable housing for village people, not for people from outside the parish.

There should be small developments that fit into the village and surrounding area in a sympathetic way. To benefit families and young couples/ people that are already living in Silverton. Self builds for families in Silverton.

Whilst there is no doubting a need for low cost housing for local people on low wages why have large scale developments for people outside the village and local area where there is little or no local employment opportunity? Moreover, in future years further large scale development will follow, while villages which resist (spoiling) such development will (again) be left alone. Any small low cost housing needs (limited) should be on small scale in inner village areas e.g. the site opposite the Silverton Inn etc.

The village does not need any more housing association houses and the ones it has should go to Silverton people. Need to people to be able to do self build development even if outside the boundaries of the village. Small developments around the village that fit into the surrounding area. Small developments built by local tradesman not developers. The houses fit into the style of the village.

It is important that local need drives decision making here. The Mid Devon Core Strategy (Core 1) talks about sustainable communities and this links with Core 4, Core 8 and Core 9. Core 2, though, talks about local distinctiveness, not least the natural beauty of Mid Devon and the traditionally very low density of population. Thus any local development would need to be carefully justified in accordance with Core 4. The strategy also makes clear that the foci for any future development should be the towns: Tiverton, Cullumpton and Crediton, stating that remaining rural areas should provide for local needs only. Nonetheless the needs of the local people via affordable housing should certainly be considered.

A mixture of housing with special emphasis on affordable housing for local young people. For the local village school to be sustainable in the long term, this is essential.

Self build developments by village families.

More housing to be for locals - not imports

Affordable housing must always be for locals not as infill for DCC.

Self build for young family couples who live in the village and want to stay.

Small developments for local people, built by local trades men.

Could we look at a Community Housing Trust? Homes for local people by local people.

Small scale development of affordable houses for local families and young couples.

Self build for young Silverton people.

Affordable housing should be only for the village.

Silverton does not need more housing. If more is imposed it must include good provision of affordable housing for existing young villagers.

Should be small developments. Houses built for local families.

Large scale development, especially social housing, does not necessarily go to local people e.g. Cranbrook site large no. Social housing sold to Birmingham. How do we keep it for local people?

The village does not need more Housing Association houses and the ones it has should go to Silverton families.

Housing Design

Affordable Housing- again this should be of good quality design and use of natural older style materials wherever possible to enhance the character of the village. Overall- numbers quoted in MDDC local plan are excessive.

More affordable family sized housing (3 bed). The village has a good amount of small (1-2) and larger more expensive housing stock but not much in mid ranger.

Need for housing for poorer elderly with easy access..NOT with too small rooms to accommodate older style furniture

Retirement homes/ bungalows, affordable homes.

Low cost homes for young couples, bungalows for elderly

More family houses.

Should be small developments for young people of the village and should be in keeping with the houses in the village 3-4 beds.

Level of housing proposed by Mid Devon Council is far too high and would have a hugely detrimental effect on the village. Small-scale sustainable development (infill) with architectural design sympathetic to the village would be best option. Preserving the remaining rural 'gateway' to the village is of paramount importance. Upexe road still retains its historical character, whilst most other gateways have been seriously affected by inappropriate development.

Mix required: Affordable. Self build. Provision for growing elderly population

Silverton has many new houses already. Whilst there may be a requirement upon the village to build more, we feel they should be kept to a minimum and infill where possible (old village hall site*) rather than having a sprawling village

Houses only to be built on in-fill sites or small developments (i.e. Under 10 houses) – all with adequate space for parking of residents vehicles.

We are having to leave the village having sold our house + are unable to find a 4 bed house suitable. We REALLY don't want to go. We know of 2 other families looking for the same sort of house too.

Any new houses should be built to help younger people on a rent or buy system. The system of second homes should be discouraged. This could be done by taxation.

Speculative, opportunistic and building not in keeping with the nature or character of the village needs to be carefully managed out of any plan.

The sites and numbers of houses suggested for development in Silverton are completely inappropriate. This needs reviewing. Upexe Road should also be left undeveloped as it is the only entrance to the village that still retains its historical value. Infill housing would be more appropriate and this should be of similar in keeping design with the conservation area of the village. Worst case scenario should only be a development at the modern end of the village to act as a high quality, good design (in keeping with the historic part of the village) buffer in front of the estates already there.

Size of houses/village

Affordable Housing- again this should be of good quality design and use of natural older style materials wherever possible to enhance the character of the village. Overall- numbers quoted in MDDC local plan are excessive.

Small development for LOCAL need.

House should be built on a number of small sites/ local builders and self build.

Small number of social, affordable homes for local families.

Need for small development that fits into the village. Self build for families of Silverton.

Limited housing need 40 home maximum for local people.

Should be small developments for young people of the village and should be in keeping with the houses in the village 3-4 beds.

Level of housing proposed by Mid Devon Council is far too high and would have a hugely detrimental effect on the village. Small-scale sustainable development (infill) with architectural design sympathetic to the village would be best option. Preserving the remaining rural 'gateway' to the village is of paramount importance. Upexe road still retains its historical character, whilst most other gateways have been seriously affected by inappropriate development.

Not on the allotments please – I have one and use it. Not on Livinghayes Road, too narrow. Build up behind Silverdale and Applemede, also down near Forge garage, if anywhere. Please keep Silverton a small village and don't build

Silverton should not be subject to any further large scale development. Building should only take place at sites that already have planning permission. Excessive developments will destroy the character of the village.

Sustainable small developments of 1-5 houses within the village for local people in particular, with housing society support are still needed. Not more housing estates which are difficult to absorb and retain community life. House design should be in keeping with the existing Devon village style,

A small number of affordable housing would be welcome so that young first time buyers could stay in the village. A mixed estate of perhaps 15-20 probably the maximum need.

Houses only to be built on in-fill sites or small developments (i.e. Under 10 houses) – all with adequate space for parking of residents vehicles.

The housing developments need to be small developments that fit into the style of the village of Silverton and the developments should be self builds by village families.

Infilling is enough. If you want to build get Swards field in Upexe/Exeter Road.

No large scale development. Keep it within the existing village boundary/small scale. Make sure keep social housing for local people – to ensure that need to put in planning permission.

Imperative to minimise green field development. Not to remove allotments which provide food and leisure within Silverton community. Imperative to promote walking, cycling and public transport. Ensure local needs are sufficient for future developments.

Small developments as in the past to bring in new family to stop this village stagnating. Some affordable housing for village people, not for people from outside the parish.

There should be small developments that fit into the village and surrounding area in a sympathetic way. To benefit families and young couples/ people that are already living in Silverton. Self builds for families in Silverton.

The Parish needs to expand in terms of population in an organic way. If there is to be a larger scale development (say greater than 10 houses) then sites should be found to the west of the village, for example, Upexe Hill. The Square, Newcourt Road and Fore street are the heart of this village. Already, people drive to the shops from the Eastern extremities such as Prispen View and Hederman Close. In a village you should not need to drive to the centre!

Whilst there is no doubting a need for low cost housing for local people on low wages why have large scale developments for people outside the village and local area where there is little or no local employment opportunity? Moreover, in future years further large scale development will follow, while villages which resist (spoiling) such development will (again) be left alone. Any small low cost housing needs (limited) should be on small scale in inner village areas e.g. the site opposite the Silverton Inn etc.

The village needs housing to grow slowly so that residents are absorbed into the community and the infrastructure can be improved. In other words, no large developers and developments! Having all ages that blends in with surrounding properties. The play area is good opposite the track but one tennis court with no changing facilities is no good. We need a club house for football etc. Perhaps another recreational area with added facilities on the way into the village from the Exe Valley road...fields used for parking for the village fair in August. Would make a great cricket, footy and tennis clubs area. How about a community orchard..this area used to grow apples everywhere.

The village does not need any more housing association houses and the ones it has should go to Silverton people. Need to people to be able to do self build development even if outside the boundaries of the village. Small developments around the village that fit into the surrounding area. Small developments built by local tradesman not developers. The houses fit into the style of the village.

The village of Silverton has retained its village feel through careful development, with a largely unchanged centre, church and bury. A large development near the centre of this village would have undeniable impacts on the character and feel of the village. St Marys Church is of immense historical interest and this ancient, tranquil part of the village would be irreversibly affected if the Glebe and its surrounding roads were developed in the proposed way.

There should be no large scale housing development in the village(which is already congested in terms of roads and car parking at times of high usage). Further house building should be on in fill and small packages of land such as those identified by S.P.C. Any new housing to have the right provision for parking.

Another point we feel should be taken into consideration is that within a very short distance of Silverton we have the vast new development of Cranbrook. Many thousands of new houses. This surely deviates the need for any further development in this area of Mid Devon/ East Devon. Any requirements for new homes in this area is surely served by Cranbrook! We can see it from our house just outside Silverton village. It is very close!

The sites and numbers of houses suggested for development in Silverton are completely inappropriate. This needs reviewing. Upexe Road should also be left undeveloped as it is the only entrance to the village that still retains its historical value. Infill housing would be more appropriate and this should be of similar in keeping design with the conservation area of the village. Worst case scenario should only be a development at the modern end of the village to act as a high quality, good design (in keeping with the historic part of the village) buffer in front of the estates already there.

The village needs to stay a village, not be a overdeveloped town

Small scale developments of affordable housing, so that our kids can afford to live in their own village.

Small developments in keeping with the surrounding area and the village.

Small developments for local people, built by local trades men.

Avoid large scale development out of character with 'village' life in Silverton that attracted people to wish to live here in the first place. Keep development in keeping and small.

Destruction of greenfield sites ruin the beauty of the village.

Small scale development of affordable houses for local families and young couples.

The village is big enough - any larger will erode the character + peace we enjoy.

There is a need for small scale affordable housing for existing young people to get on the housing ladder.

Small scale development.

Infill on existing sites not develop on the outskirts of the village.

Please don't make us Cranbrook.

Silverton does not need more housing. If more is imposed it must include good provision of affordable housing for existing young villagers.

Large scale development, especially social housing, does not necessarily go to local people e.g. Cranbrook site large no. Social housing sold to Birmingham. How do we keep it for local people?

Level of housing proposed by Mid Devon Council is far too high and would have a hugely detrimental effect on the village. Small-scale sustainable development (infill) with architectural design sympathetic to the village would be best option. Preserving the remaining rural 'gateway' to the village is of paramount importance. Upexe road still retains its historical character, whilst most other gateways have been seriously affected by inappropriate development.

Imperative to minimise green field development. Not to remove allotments which provide food and leisure within Silverton community. Imperative to promote walking, cycling and public transport. Ensure local needs are sufficient for future developments.

More affordable housing for young families also more social housing. Not large scale, expensive housing that will only add to the commute problem. Maybe one or two would be okay.

There should be no large scale housing development in the village(which is already congested in terms of roads and car parking at times of high usage). Further house building should be on in fill and small packages of land such as those identified by S.P.C. Any new housing to have the right provision for parking.

This village does not need any significant new development. To do so will harm it on many fronts- character, heritage, setting etc. What it needs/ justifies is small scale infill development. The old garage site in Channons Lane should be developed. It is an eyesore and the road is poor. The land at the top of Butterleigh Road (On the Prispem House side) should be infilled, perhaps with OAP bungalows or similar. All development over the last 20 years or so has been to the east of the village. There must be no more. Arguably the land to the West by Exeter Road and the old Londis is suitable for some small scale, sensitive and controlled development, especially given access to the A396 and buses etc. So the existing building limit should be retained other than to accommodate the above. Any large scale development must be opposed and prevented. There are no employment benefits (other than short term) by development. Our roads are not suitable. Environmentally it will be damaging. So minor adjustment to current building line but include areas on the west side to prevent sensitive and controlled development if and when land is available to this. Finally..this form is poor. It need not be 2 sided or in colour. Cost must be significant. Its contents and questions are unclear and confusing. Not a great potential for future plans!

What about increased housing provision at Ellerhayes? Suggest a re-introduction of the rail station for commuters. What about building on the 'Mill' brown field site?

Could development go down Upexe Lane and provide a pavement eventually to the Ruffwell (or main road)

Housing for local people born in the village. Bungalows for the elderly.

Development

Concerned – That “infill” will be insufficient to maintain the vibrant village we are, with so many groups, facilities, etc. We will have to accept that we will need to extend the current settlement limits. However, we do not want large scale development by large developers. We need sufficient additional housing, etc, built to a standard to maintain the village environment.

We need a happy balance both private and social houses. Otherwise we will become a gated community.

Good to be involved in this plan. I would favour development beside Hederman with proper road access in and out which would limit the impact on the centre of the village which is already a problem.

EN24. The imposition of housing on an already well developed village will destroy the essence of what is a very beautiful and balanced community. The building of more terrible modern homes would be a complete disaster for Silverton.

EN25. Any development in Silverton should be gradual and limited. It is a large village already and should remain a village. *(Source: Further Comments Note 14)*

EN26. Because of the new town (Cranbrook) and major housing developments in the Exeter area, there is more than adequate housing in the greater Exeter area without having to desecrate the village of Silverton – where there is little or no employment – with its already congested roads. *(Source: Further Comments Note 37)*

EN27. Silverton is a **village** not a **town**. It will not have the character of a village with a great deal more expansion. All the recent expansion should be taken into account for the housing needs of the village. Heavy vehicles using approach roads/streets to building sites could damage older properties.

EN28. If we wish to keep our village environment/heritage then future development needs to be closely controlled. Small and within the village boundary, and appropriate to the village. Not rows of town houses! We have had huge developments of the village over the past 15+ years.

EN31. Steady development – not too much. *(Source: Further Comments Note 39)*

EN32. Sustained development (i.e. 2 a year – 40 by 2034) coupled with an ambition to ensure that Silverton remains a village

EN33. Avoid large-scale developments which turn Silverton into a “new town” satellite of Exeter. It does not improve the community as a whole. Small-scale development within the village preferred.

- EN20. No development on the south side of the Village where people get into the countryside.
- EN21. Any development has to take into careful consideration the wildlife/habitats in that area. They should not simply be removed.
- EN22. Concerned – that infill will be insufficient to maintain the vibrant village we are; so many groups, facilities etc. We will have to accept that we will need to extend the current settlement limits. However, we do not want large scale development by large developers. We need sufficient additional housing etc built to a standard to maintain the village environment. *(Source: Further Comments Note 5)*
- EN25. Any development in Silverton should be gradual and limited. It is a large village already and should remain a village. *(Source: Further Comments Note 14)*
- EN26. Because of the new town (Cranbrook) and major housing developments in the Exeter area, there is more than adequate housing in the greater Exeter area without having to desecrate the village of Silverton – where there is little or no employment – with its already congested roads. *(Source: Further Comments Note 37)*
- EN27. Silverton is a **village** not a **town**. It will not have the character of a village with a great deal more expansion. All the recent expansion should be taken into account for the housing needs of the village. Heavy vehicles using approach roads/streets to building sites could damage older properties. *(Source: Further Comments Note 16)*
- EN28. If we wish to keep our village environment/heritage then future development needs to be closely controlled. Small and within the village boundary, and appropriate to the village. Not rows of town houses! We have had huge developments of the village over the past 15+ years. *(Source: Further Comments Note 21)*
- EN29. Any development whether for housing or industry should take note of lessons being learned elsewhere in an area of climate change. Flooding has become a serious issue and an increased acreage under concrete and tarmac does not allow for natural drainage under the soil. *(Source: Further Comments Note 23)*
- EN32. Sustained development (i.e. 2 a year – 40 by 2034) coupled with an ambition to ensure that Silverton remains a village *(Source: Further Comments Note 33)*

EN33. Avoid large-scale developments which turn Silverton into a “new town” satellite of Exeter. It does not improve the community as a whole. Small-scale development within the village preferred.

EN34. The village within Silverton is rare and precious. It works extremely well as it is. Silverton must not drift towards becoming a town.

EN35. A small expansion of the population would benefit the village. Large-scale influx would ruin a thriving community spirit.

EN36. If this village gets any bigger it will cease to become one and will be a commuter belt village where no-one cares
(Source: Further Comments Note 231)

EN37. Preserving the remaining rural “gateway” to the village is of paramount importance

It is sensible to develop new areas such as Cullompton which has easy access to motorway and towns such as Exeter and Taunton for employment. It may also encourage small employers to re-locate to Cullompton and help the town to grow.

We do not need any more new housing estates but could fill in the odd spare sites.

Please do not display the sort of nimby views we heard at the last public meeting.

The only way to provide for everyone is to build a new town.

No large building sites. Silverton is large enough to keep the existing school and health centre.

Because of the new town (Cranbrook) and major housing developments in the Exeter area, there is more than adequate housing in the greater Exeter area without having to desecrate the village of Silverton – where there is little or no employment – with its already congested roads.