

Many of these comments are agreeing or disagreeing in principle. There is further analysis to be done before a true picture can be achieved, but these have been typed up exactly as they appeared on the forms completed on or after the Consultation on 9th and 10th September.

Agree	=	103
Disagree	=	50

Agree Comments

Site 1 – The Glebe

Forms with no comments x 34

Website comments none

Comments

- If this can be negotiated as an orchard and a small build at the far end of the field.
- The idea preserving the open spaces sound in principle but I am not convinced by the woodland. However, if it is also designed to afford protection by screening a small discreet development of a maximum of 5 houses then in principle I support it. Road access may be an issue.
- Access a concern as road very narrow (single track) parking therefore must be generous to ensure the road does not become blocked and emergency vehicles can get through.
- **Yes, but recreational preferred** - Best solution to preserving the historic green space and vista from the Berry while permitting some housing. Important to limit road traffic in New Barn Lane. It is the only quiet lane around Silverton for dog walking, babies in push chairs, boys learning to ride bicycles. Important keep hedges and make access to housing as narrow as possible. A single entrance off the lane would be less visually intrusive and would be safer for walkers and children. Recreational use is best use.
- Up to 6 houses on 0.11 Ha?! Bungalows? Planning history 2013 MDDC ??? of environmentally high visual impact. Mature trees, opportunity to enhance by new hedgerow planting, etc to aid visual impact. Need sensitive lighting strategy.
- Agree, but all access roads are extremely narrow. Turning out and into Newcourt road is an issue for large vehicles. New Barn road is used daily by many pedestrians in the village. Would verges have to be cut away damaging the cobbled way?
- The potential woodland would be a great asset to the village. Just concerned housing units a little too far from village and move closer at the expense of woodland.
- Agree with proposal as is for woodland and Landmark Trust housing.
- Subject to more careful thought to be put in to the woodland area in particular. Need for at least three dog poo containers otherwise it will get very messy. Part should be open uncultivated meadow area to encourage wild flora and fauna. Part would be small adventure playground area for children of primary school age.

- I support 4 bungalows and community woodland but not a bigger development due to impact on environment and traffic flow in narrow streets without pavements.
- The site is a good one particularly if the adjacent community woodland is guaranteed as part of the development.
- Lovely. What a wonderful idea to provide space for families in Silverton. Perhaps it would make people think twice about allowing dogs to poo in the lane and make it a child friendly space/place to walk, ride bikes, etc. I hope that the emphasis is on houses that young families can afford – enabling people to grow and stay in the village.
- Only agree 5 houses as long as the rest of the field will be in public ownership.
- The proposal as it stands is good as long as the woodland area is secured. And no more than 5 houses built as the increase in traffic will be noticeable to this very narrow road and narrow roads from village.
- Overall very considered and thoughtful draft neighbourhood plan. Thank you. I live at Poundland Cross so this is the most relevant, but all proposals appear reasonable and if done with due consideration the village as whole (education, health services, etc) should or could be a positive addition to the village. Signed Dr Jessica Pales.
- Support potential housing as long as potential woodland goes ahead. Good area to develop on.
- Only for small number of houses. Affordable houses only.
- Very good idea.
- Provided woodland play area for children and walkers goes ahead as stated, would have no objection to smallish/cottage style homes (in keeping with the area).
- Good idea to have woodland area for all members of the village to access. Possibly arrange woodland/houses slightly differently so as houses follow on rather than being separated by woodland from village. Good project though and village could benefit greatly.
- Could be an asset to village if council were prepared to invest and look after woodland proposal.
- 4 dwellings acceptable with appropriate access and parking.
- Good to see a wood. For the size of the site, why not put 5 or 6 cottages instead of 4 as it would help the young people in the village.
- Good idea. Why not put a few more cottages to help the young.
- To only limited development in New Barn Road. The woodland is an idea provided it can be funded and maintained.
- Agree. And I live there.

- As long as New Barn Lane is still usable for all walkers, and traffic to and from the site keeps the problem to a minimum, I feel this would be a good choice, particularly because the proposed woodland would be pleasant as well as a means of hopefully preventing further development.
- If the proposal was for housing only, I am not sure I would agree, but given the inclusion of community space, this seems a reasonable idea.
- Woodland – public green area. Commendable so long as not subject to planning for further housing in the future.
- If this site was developed with just 5 houses as stated with woodland, then this would be a good development. I would be worried though if more of the site had houses on it. It may be better to have the 5 houses closer to the village with the woodland extending down the road.
- As long as only 5 house! With woodland area.
- Looks fine.
- An excellent idea and gives the village a woodland to walk dogs and for children to play.
- Good idea to get children out to play in fresh air instead of on mobile phone.
- I agree with the proposal. I would like to see the woodland purchased by the people of Silverton.
- Good idea for recreation area but the plan should be reversed and housing brought to the existing access to the field and the woodland on the lower part. The access on to New Barn Lane would disrupt the one lane in Silverton which is safe to walk, cycle, run etc without the danger of too much traffic.
- Based on proposal for 5 houses and public woodland. Higher density would be damaging to the village. Public open space is a MUST for the village and to support further new development.
- Improvements to the road and provision of pavements essential.
- This is a good idea but could the houses be closer to the village on the site.
- Provided the woodland area is possible and the houses in a cottage style appropriate to the site and the view from the Berry.
- Ideal. This protects the Berry. Public should have access to the proposed woodland area.
- We think houses should go at the top right and the rest as play land so houses are not outside the ones in Church Road.
- Good to have a woodland. Maybe the houses could be at the village end of the woodland and the woodland where the site for the houses is proposed.

- Like the idea of community space/woodland (could this include a cycle path?) Small development having less impact on the village is supported.
- Suitable for residential use. Close to Hederman Close for example.
- This site should be developed as proposed.
- Wonderful to have amenity land. 5 houses should be sufficient on what remains.
- Potential housing/woodland
- Agree to shared residential/recreational use. Cost of acquisition by the PC should be limited. Trade off with sale of residential land.
- Only agree to woodland, not building.
- A good option to pursue.
- I think the woodland idea would be very good for the village.
- I believe this is a great site with great potential to benefit the village as a whole.
- No issues. Great plot and idea. More housing needed.
- Like the woodland proposal.
- Great to keep the woodland for our use. Hope it will be protected!
- Fantastic idea. Total support.
- Providing maximum 4 houses.
- If this site is split woodland then residential, the sight line out to Killerton would be seriously compromised. It would be better to keep the development close to church side/Berry and use the land at the end of the field where the proposed housing is to be put for woodland. Appreciate that creates more problems for neighbours.
- Woodland nice idea but new housing then divorces from rest of village. Where are cars to park and any development must be sympathetic to woodland and surrounding fields.
- Agree to 5 local cottages with woodlands.
- Good potential recreation area.
- Fully agree with this plan.
- Sensible plan.
- Open land might be better than orchard.

- Agree in principle, although all of the proposed sites seem to be on roads with minimal access and the main route into the village by Hederman Close has not been considered! (i.e. the old football pitch). I like the idea of communal woodland but we live in a rural area anyway.
- If the plan shown of the residential at the far end, and the main area of the field an open area for village use it would be great, and should not spoil the important view that we have at the moment.
- Not clear what one is agreeing or disagreeing with. This place seems reasonable provided it is for residential housing with off road parking. Development in an area like this near the church needs to ensure parking facilities exist for church users.
- Agree recreation and Disagree for position of housing – Bad access to New Barn Lane which is already the recreational area for walkers and dogs, runners and cyclists. Reverse the layout and put the houses to the Berry side and woodland and recreation to the lower end.

Disagree Comments

Site 1 – The Glebe

Disagree box ticked with no comment x 9

Website comments

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

I would strongly oppose any development on this pretty substantial site.

Aside from the great views towards Killerton, the location is one of the more attractive and peaceful within the village, overlooked as it is by the Church and the Berry. I think any development would be the ruination of a particularly lovely spot.

Equally, it falls outside the current village perimeter and any initial building would doubtless be followed by further construction over and above those mentioned.

As a general comment, I would oppose any developments that threaten the perimeter of the village. Over the years, Silverton has seen its' fair share of building work and I believe any future work should be sought where possible on brown - field sites within its' curtilage.

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

Poor access to this potential development site which will also impact on conservation area.

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

Large visual impact, same to lose this lovely field in the village

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

The Glebe is unsuitable for future development because of the following:-

It is currently one of the few lanes villagers can safely walk along with children and dogs, without the threat and danger of traffic, unlike many other local lanes.

Development would ruin the current ancient character of the immediate landscape such as the current safe narrow lane, and historic Devon hedgerow.

Development permission at this stage will endeavour to open up flood-gates for wider development to occur, as it will set a precedent for future requests.

Parking within the proposed development will become an issue due to the narrow width of the lane, based on the fact that developers rarely deliver adequate parking space for the number of vehicles per household.

Currently there are no dwellings along the Glebe.

Detrimental impact to views from the Berry.

There are far more suitable sites available within Silverton.

Kind regards

A concerned villager

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

The wood won't protect the view from the church, one of the most beautiful, historical and important outlooks from the village.

New Barn Lane will be inevitably impacted, as it is narrow, and heavy vehicles will need to use it. It is a flat, safe lane for walkers, cyclists, pets and children, and the only such lane out of the village. The village doesn't need more recreational land (we have two green areas) - it needs to protect walking routes. This is a conservation area and I strongly reject the change of status, given its proximity to the church and Berry. The effect on the landscape would devastate the character of this part of the village. All access to and from the rest of the village is narrow and potentially dangerous, for example the bottom part of Church Rd has no pavements and is already a busy thoroughfare down to Babylon Lane and out of the village.

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

Very high environmental impact - Devon orchids and violets grow down new barn lane. Hares have been spotted in the fields surrounding. The cobbled path is ancient and only one area of archaeological interest. High visual impact from the berry/church. The woods won't improve this, woodland takes many years to mature and develop as well as requiring an enormous amount of maintenance. This part of the village can't support more traffic with narrow access. The most obvious development site is in Hederman Close, with direct access from the main road into the village and outside of the conservation area. This could support 8-10 properties though more than this should be considered very carefully as the school and shops, as well as water supply, cannot support excessive development.

Site: CFL 1 - The Glebe

Disagree

Comments/Issues:

Development on this land would have an adverse impact on the adjoining lane leading to Poundsland and on to Rewe. This lane is well used by local walkers of all ages who would be at risk from the increased traffic generated. The lane is regularly used by the walk and talk group, based at the surgery, many of whom are elderly. It is also well used by local dog walkers who would be adversely affected.

Comments

- The lane from the Berry to Poundsland is one of the few flat and fairly safe areas where walkers and bikers and particularly children are generally able to enjoy recreational activity along a narrow road lined with high hedges and verged with ancient ditches.

An idyllic setting hard to emulate.

If this road for instance is “improved” to allow site traffic access to the proposed new development, its character will change out of all recognition and the new configuration will encourage other building works to be viable, which would not have been so with the existing arrangements. The same arguments prevail with other approaches to this site and most of the other sites now considered. If access is improved there could be unexpected and long term detrimental consequences for the village.

For example, the large field recently purchased with the rest of the farm which is on the opposite side of the road to the proposed development at the Glebe will become an attractive area for the owner to develop. Indeed, it was sold as potential building land and it is understood the new purchaser has experience of developing, having recently sold land for the new Cranbrook development.

The improvement of access to the village I believe will open a Pandora’s box for developers and the few houses currently being squeezed in by the good intentions of the Neighbourhood Plan will be a small fraction of what the improved access will ultimately allow. Perhaps 50 or so houses opposite the Glebe development, 60 or so on the land adjoining Hederman Close, owned by the same farmer, which also was sold as having potential for development and many more as envisaged in the earlier plan where up to 350 properties were contemplated. The improved access would act as a honeypot for developers. They have not yet shown their hand and not offered their land yet for consideration by the Neighbourhood Planners.

Such “unexpected” increase in numbers will put pressure on the local facilities and infrastructure. The School is at capacity Sewage / Traffic / Parking etc. and the original good intentions of the Neighbourhood Plan Team could see Silverton turn into a small town, the opposite of their intentions.

Therefore, I urge the villagers as a whole to ensure sufficient examination is made of the lasting effect that the necessary alterations of access to and within the village will cause. It is not sufficient to say that the disruption will only take place when building takes place, it will have a lasting and transforming effect on the Silverton we have grown to value.

- Density of development is too small. Smaller plots with reasonable gardens are what families need. Not executive type properties. The area of development would be extended and the woodland is a pie in the sky idea. If the areas were reversed, only the beginning of the lane would need widening and not the area further up.
- Last quiet road out of the village, single track road.
- Too far out of the village.
- This would be far better to have the whole site as woodland or alternatively woodland with just two houses. This road is heavily used by walkers and unless it is widened would be a great hazard. At the moment it is relatively quiet and safe.
- Who is going to maintain the woodland? These homes sound like they are going to be on the large size, not local buyers.
- A sweet idea but still fundamentally changes the character of this area of the village. Problems with vehicular access along narrow roads increases traffic.

- I disagree with this proposal as it lies on a greenfield site with far reaching views and a natural gateway to the village. Better to site such a development on land adjoining Hederman Close as a better design for the existing gateway would be preferable.
- **Disagree but Agree minimum housing with undeveloped land** - Not sure a wooded area is appropriate. Probably the original site of the village to the south of the church. The view from the Berry would be lost. An open space is not a bad idea. Why not a managed meadow with some selective tree planting. Would furnish a valuable natural recreation area for villagers to walk in. Are there any safety implications for a wooded area? An archaeological survey would have to be undertaken.
- Would spoil a beauty spot and a place where people come to sit and relax. Save times past.
- I feel strongly that this is an iconic part of Silverton and should be preserved at all costs. The views from the historic Berry towards Killerton are precious and no development should be allowed on this land. It is the main 'walking' lane and the rural nature should be kept, thus preserving the Devon banks and hedgerows.
- I would not be in favour of development on this site for the reasons given by MDDC, namely environmental and high impact visually from surrounding land, in particular the Berry.
- This site would require access from a narrow lane with historic cobbles down it. There is also old cobble up the lane from Channons to New Barn Lane which runs behind the proposed site. This road is single track and used daily by walkers, cyclists, prams, and elderly folk on mobility scooters. No other access road to Silverton is flat and serves this purpose. The wood/orchard would take 50 years to grow and would block views from the church. It is not suitable to place a development away from the village.
- This site has inadequate access for residential development. The lanes surrounding it are not wide enough for more traffic and could not be widened without serious impact on the environment. The Devon banks contain rare plants such as orchids. The community amenity of quieter roads for leisure use would be lost, especially a safer route for cyclists from the village to the main road, safe road for families to walk or cycle and for dog walking for which they are currently well used. The effect on the landscape of this development would be devastating to the character of the village core especially the views from the church. This would not be mitigated by any hybrid development including some amenity land. The open aspect would be lost destroying the views from the churchyard. It is also evident that this is the most likely site of archaeological interest as it is close to the church and the former centre of the village. Utilities would have to be installed and would not easily fit into the existing network of drainage and facilities.
- Very narrow access in all approaches. Mature Devon hedges down New Barn Lane would be disrupted. Within a conservation area and should remain so, as the main outlook from the Church and Berry, the historic centre, mediaeval cobbled path down one side of New Barn Road, high visual impact, safe level road, popular with cyclists and walkers. The proposed wood would take years to mature and would not negate the visual impact nor protect New Barn Road from disruption.
- A large scale impact on the local residents. Access is an issue. Parking is an issue.

- This is a recreational lane. Would the woodland be guaranteed? Would it be as safe for toddlers?
- I have issues with the roads surrounding this venue. Orchard House is in a vulnerable position bearing in mind the size of lorries needed to take the impedimenta required for building roof trusses, cement, bricks et al. Bearing in mind that we have the Rec and Little Rec and various other open spaces in the village, do we need another one!
- **Disagree strongly** - There have been proposed developments on this site for decades. Thankfully, so far reason has prevailed and no development has been agreed. This is an area that is appreciated by very many people for the peace, quiet and as is the church and this development would have a negative impact on both, to the detriment of the village and its residents. I appreciate the compromise that the committee have proposed and think that the idea of the woodland and 5 houses is a good one but only if this could be guaranteed. What would be worse than the 5 houses to be built and then as they are there it sets a precedent to extend into the 'woodland' area. As with all the sites, there is a problem with vehicular access. When we had the speed bumps and traffic used Church Road instead, it was a hazardous alternative. There is not a good line of sight and too many corners that are blind. Additional traffic would be detrimental and potentially dangerous. So many people walk/cycle and run along these roads. I do see the benefit of having a woodland area for walkers and it is a good idea but I am concerned that there are many obstacles to this happening so feel unable to support the development without some guarantees. How big does the village have to get before it stops being a village and the reasons we moved here disappear. Most people want a community not a metropolis. Do we really need more and more development?
- I would prefer that this site is left alone - the views are wonderful – the lane is great for walking – surely other less 'attractive' and controversial site could be used before this one.
- This site is inappropriate as it is very visible from various parts of the village and is an important green field boundary of the village. Although this is only 5 houses, it would still be detrimental to the character of the village gateway. Other sites are more suitable.
- Absolutely not! This quiet and secluded, peaceful part of the village must be free of this development. Access to the village would be altered. Must say no to this.
- **Strongly disagree** with this option. Very negative impact overall, disturbance to village life on daily basis, real access problems during build and subsequently. Not welcome at all. Area has historic associations that will be blighted by this option. No, no, no!
- Entrance should be on Newcourt Lane. Site to be limited to 4 bungalows. Speed bumps if access is on New Barn Lane.
- The approach road is too narrow for vehicles and pedestrians to co-exist safely.
- Great idea to plant trees. Have the planners thought about access and excess traffic?
- The road here is too narrow to allow too many homes here – Lots of walkers on the lane which cause issues with vehicles leaving here – This site is important as an entrance to the village – Would disrupt the rural feel to this side of the village and views across to the church.

- Do not agree with the development of site – important historic and sensitive area. But site 2 (West's Garage) the smaller site could be developed first although the lane is well used by the community.
- Road unsuitable for further traffic? Sewerage issues.
- Historic area – v. peaceful, view from the Berry will be spoilt. Big modern addition to an old village where its oldest part is. This is such an important, peaceful area and should remain so for the villagers to continue to enjoy.
- **Agree Recreational area – Disagree Housing development** - The recreational (wooded?) area seems to be an excellent idea. People using it would be likely to access it on foot. The proposed housing development ought not to be considered because of access difficulties. Access would necessarily have to be into the Berry and then into Church Road, both difficult to navigate at present. A housing development, even though small one, would also alter the nature of the lane, used a great deal by parents with young children and by dog walkers.
- Would find it acceptable only if it were all 'potential' woodland. Residential, too many negative issues.
- One of the best used roads for quiet walks/cycling especially for those who are elderly or very young as it is one of the few places in Silverton with low traffic and relatively flat gradient. Present plan for residential would access on to this area/road. Why not use existing access which is on to a road used as a cut through already, and put woodland in line of sight from Berry/Church conservation area and along the quiet road, thus enhancing the existing use of that road for recreation, reducing the negative view from conservation area. If residential is to go through, I hope it would be maintained at x4 only and keep them as bungalows, not houses. Again this reduces the impact on the view, but it is also important as many elderly people wish to downsize to more suitable accommodation but don't wish to move out of the village. Nationally, there are few bungalows being built and yet the Government wants the elderly to remain in their own homes into their 90th decade! Better housing needs to be provided for this age group – residential housing is not just for the young! A village should have a wide demographic of ages to be 'good' and enlightened place to live. If residential area is positioned as it is, it would also encourage future attempts for a housing estate to be built on the opposite side of that quiet road which leads to huge traffic issues as access is by small/narrow roads to reach any main access road whichever way you go. Residential houses in line with existing Orchard house and woodland taking up remainder of area.
- The comment document that you provided has proven difficult to complete electronically. I would suggest that this has been the reason for the small number of comments that you have received. I would like to register my objection to the Glebe site being included in the plan. This proposed site is set within the village conservation area and as such it should be conserved for the enjoyment of current and future residents of the village. If this site is built upon the villagers will lose the wonderful view from the Bury and Church across to the Killerton Estate. This will dominate and change the appearance of this area of the conservation area of the village. This site can only be accessed via single track roads which makes it unsuitable for development as the road system will not be able to cope with any increase in traffic. It will be difficult to build on this site with the loss of the Devon banks and hedgerows that surround the area. I would like to recommend that this land either be left as water meadow or be purchased by the Parish Council as recreation land for the village to enjoy as a picnic area, wild flower meadow etc.

