

## Agree comments

### Design Statement

Forms ticked with no comments x 10

#### Website comments – none

#### Comments

- Avoid large scale housing developments! Improve access from Square down to main Exeter/Tiverton Road, footpath etc. Why is the Old Community Hall site not for development? “Eyesore” in the middle of the village! What about social housing on that site?
- I support this statement but it must lead to a significant increase in homes in Silverton.
- This protects the village community. Appropriate development required for elderly and younger families.
- Ticked Agree box and added comment ‘to most aspects’
- Two important issues in addition to statement. 1. Must adhere to existing building line. Council built houses in Fore Street opposite the Lamb completely destroy the village street aspect. 2. Must preserve existing boundary hedging and Devon banks to all new developments. The boundary hedging and fencing policy is not strong enough.
- Subject to a. No site in Silverton area being allowed to construct more than five residential units and b. More encouragement and incentives for builders to construct one or two bed bungalows for elderly that may then free up larger properties in village for use by families.
- Design needs to incorporate a traditional architectural design.
- **Both boxes ticked** – Need affordable houses for young families in the village they cannot afford what is being built at present.
- Buildings must be using local materials, roof sloped 45 degrees, not 35 degrees. Fore Street is an example to follow with mixed architectural styles and not Lego type as seen in Cranbrook. Insulation must be up to a high standard and provision for Pv electric panels and of course, all services underground. No telegraph poles or wires, etc.
- It is interesting to note that the proposed site behind Hederman Close is not considered at all – could that be because of the people that live there influenced council decisions. This very small minority of our village.
- Some concerns over how ‘impact’ will be judged. This is a very subjective issue.
- Good design to enhance the village is important, in keeping with village character is the most important! Bad design mistakes of the past should be avoided – (recent past!).
- All persons concerned should be thanked and congratulated on a very excellent effort to have a constructive say in the development of our village. Well done.

- Well thought out.
- Well done for such a thorough and well thought out neighbourhood plan. I appreciate all your hard work and the time you have all so generously given.

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## Disagree Comments

Forms ticked with no comments x 1

- **Disagree with any development unless the issue below is addressed**  
We believe there is a fundamental issue which has to be addressed before further development in Silverton. This is access to the village. Upexe Lane has become increasingly unsuitable as the main access to a village of this size. With regard to vehicular traffic, there can be few, if any, villages in Devon of Silverton size, where for the overwhelming part of the main road in, it is impossible for cars to pass lorries, buses and large agricultural equipment and as for these larger vehicles meeting each other ..... Given this situation with cars, etc, the situation for pedestrians is even more dire. Because not all buses come in to the village, some villagers have/choose to walk down to the A396 to catch a bus. Clearly any development without the addressing of this fundamental issue, will make everybody's journey down Upexe Lane more fraught and dangerous. (Signed: Dr Bob Lewis and Ms Sheila Wilson).
- The obvious question is why the Hederman Close site has been left off the list of potential developments. This has the advantage of more major road access, without damaging the small recreational lanes, which are precious and impact on the quality of life of the villagers (? declaration of interest[s] needed).
- Car parking is dire throughout the village and should be sorted before any more building. Residents parking permits would solve this. Passing places on Upexe Lane are needed. There is no room for tractors and buses, etc to pass.
- Too many issues with access involved with the majority of sites put forward. The roads should be sorted before this is progressed.
- Every single suggested site has narrow access. This will cause traffic problems again. Are the roads going to be widened?

## General Comments

- On a general aspect – re parking whilst one parking space might be provided with each building – most people these days have two cars – so have to resort to parking on the road. This can be evidenced all around Silverton and causes hindrance to the flow of traffic.
- Road access into Silverton is difficult for the increasing traffic. This should be a major consideration for any new development. There also needs to be thought given to housing for elderly people e.g. bungalows.

- We feel that the access situation for most of the proposed development is the major concern. All roads in and out of Silverton currently carry more traffic than they were designed for. Any additional traffic will make the situation worse, particularly at certain times of the day, and, of course, any major alterations to the access roads would completely change the nature of Silverton village.
- Needs to be small estates and village cottage like housing.