

Person	Policy	Ref	Comment	Answer
87	Housing	339	<p>Myself and my husband have lived in the village for the past 6 years and love the community spirit and the variety of backgrounds within it. The one thing we, as I'm sure many, have noticed is that we have a serious lack of affordable homes. We were very lucky to get our house on Park Close but for other young families with children there is a massive shortage of this type of home. We have many homes selling for large sums of money but this is completely out of budget for young families or those who are just starting out on their home ownership journey. We have seen so many of our friends need to move away from the village due to this and that reduces the diversity of our amazing community. We have also seen new properties which are of a higher price stay on the market for significant chunks of time which surely shows that there is not a need for this type of property.</p> <p>On a separate note I would love to see something within the plan which states that all new homes no matter their value must incorporate solar panels and/or ways to reduce their carbon footprint. This is something which should be mandatory across the country but it is ridiculous to say we need to be carbon neutral and not be putting in these measures. So I ask that we make a stand on the plan to ensure this takes places here in our beautiful community.</p> <p>Many thanks for your time and consideration</p>	<p>Thank you for your response. A Community Land Trust development could provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.</p> <p>As regards solar panels and other energy efficiency measures, the Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change. Your comments will be taken into consideration when doing this.</p>
1	Natural Environment	39	<p>I am in agreement with the plan's desire to protect the natural environment and that this should be a priority.</p>	<p>Thank you for your comment.</p>

Person	Policy	Ref	Comment	Answer
1	Natural Environment	40	The proposed Silverdale development poses serious risk to flooding and should be rejected.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish, so, for example, Policy EN04 which minimises flood risk to the properties themselves and to the Persremainder of the village. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.
1	Built Environment	182	I am in agreement with the local character and design structures as noted. I would like to add that more ecologically beneficial materials need preferential use. Wood and straw, etc. We need to stop using so much concrete, etc.	We will revise the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf to encourage more sustainable solutions.
1	Housing	313	I am in agreement with the Housing policy as stated, but would like to emphasise affordable, sustainable housing for the elderly and low income as well as family homes. This is to compensate for loss of social housing by council house sales. The proposed Silverdale development poses serious risk to flooding and should be rejected.	As things stand at present priority for new-build houses cannot be given to local people. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future. The Design Statement (located at https://www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf) which accompanies the Draft Plan, encourages the use of sustainable materials. Permission for the Silverdale development was granted by Mid-Devon District Council. If the Plan had been in place earlier permission might not have been given.
1	Business and Jobs	222	I welcome the idea of units at Roosters to encourage local small business people generating employment and reducing traffic to the local towns	Thank you for your comment.

Pers on	Policy	Ref	Comment	Answer
1	Traffic and Travel	267	The plan recognises that traffic and parking along High Street, Fore Street and Tiverton Road have become congested and dangerous.	Thank you for your comment.
1	Community Spaces & Activities	152	There is huge need in Silverton for a designated dog exercising field. Thorverton have an excellent example of this with the Millennium field.	In the Draft Plan it is recognised that the Parish does not have sufficient quality recreational space for the population. The Draft Plan is seeking to identify other potential recreational sites, which could potentially include a designated dog exercising area.
1	General	99	The creators of this plan have shown dedication, commitment and sensitivity to the needs of Silverton. I fully support their recommendations.	Thank you for your support.
2	Natural Environment	17	1. Agree 2. Agree 3. Keep green spaces in Silverton and Ellerhayes a must. 4. Don't build on flood risk areas	Thank you for your comments. Green spaces are protected in the Draft Plan under Policy EN03; Policy EN04 protects against flooding and the community should have more say where developments are to be if the Draft Plan is adopted.
2	Built Environment	164	You have to preserve local character and enhance its heritage assets. Set new build and extension standards.	These concerns are addressed by the Design Statement which is at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf (section "Size and Scale"), and accompanies the Draft Plan.
2	Business and Jobs	206	BJ01- Agree in principle BJ02 – Agree but for private homes as well. BJ03 – Where would you build this building? How much would you charge? Who would get this money?	Policy BJ02 does apply to residential as well as education and business premises. Policy BJ03 provides for support for development proposed by individuals and businesses.
2	Traffic and Travel	242	1. Agree 2. Tried so many times with Highways, MDDC and SPC. SPC said it is too expensive to put signs up! 3. Do not agree with cycle lanes/links at the moment they are not used when provided.	2. We will pass on your comments anonymously to the Parish Council to see if traffic calming measures could be introduced, including "20 is Plenty" signs, which are advisory. If you wish an individual response from the Parish Council we recommend that you contact them directly. 3. We hope that if footpaths are added, e.g. from Silverton to Ellerhayes, that cycle paths will be part of that. There are cyclists within the parish who have expressed the view that they would like to use them. Cycle lanes are popular in many localities.
2	Community Spaces & Activities	131	1. yes 2. yes 3. yes	Thank you for your support.

Pers on	Policy	Ref	Comment	Answer
2	General	64	Thankyou for all the hard work and hours you have put in over the last 7 years. Unfortunately MDDC has/had an agenda. No qualified staff to advise parishes on NP plans. MDDC has not been helpful at all. It is a pity it has not been possible to have more face to face consultations to ask questions. You are a bit limited for time at the mini market. Thank you and total admiration for the last 7 years.	Thank you for your support.
2	General	290	Need easier website for NP	Agreed. However, the website is owned by Mid Devon District Council and as the Parish Council does not have a maintenance contract with them, they were unable to assist us in improving the website.
3	Community Spaces & Activities	349	With reference to page 50 and the issues relating to narrow winding lanes/speed and volume of traffic and roads accessing the village have partial or no footpaths, I suggest that additional public rights of way are established for use by pedestrians and dog walkers and bridle paths for horse riders	The Draft Plan recognises the limited number of public rights of way, and the difficulties in increasing them, but indicates the clear desire (raised within earlier consultations) to increase them.
3	General	108	All six policies illustrate the enormous amount of time, research and effort undertaken by those involved in the production of the Silverton Parish Neighbourhood Plan 3rd Full consultation version that results in an entirely worthwhile sixty one page document. I rank all six policies of equal importance	Thank you for your comments.
4	Natural Environment	356	Green space and surrounding countryside is maintained and able to be enjoyed by local people.	The Draft Plan, if adopted, should help ensure that development is limited, though as there is little in the way of brown field site in or around the parish, development would inevitably be on green space
4	Housing	311	New build priority given to local people	As things stand at present priority for new-build houses cannot be given to local people. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
4	Traffic and Travel	358	To make sure traffic is low and that the pedestrian safety is taken into measure	Our policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety.
4	General	97	The Silverton Parish Neighbourhood Plan is a thorough and comprehensive document. I hope planning will consider the community's views.	Thank you for your kind comments. The Draft Plan, if adopted, should give the community more say in future developments in the Parish.

Person	Policy	Ref	Comment	Answer
5	Natural Environment	357	Ensuring green spaces are not lost. The countryside views and fields are not filled in.	The Draft Plan, if adopted, should help ensure that Green Spaces are not lost and help limit development on green fields.
5	Built Environment	183	In keeping infill buildings. Not new builds.	There are few, if any infill areas left within the villages, other than gardens. Although building in gardens is prevented by the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf . However the Draft Plan does significantly limit the nature of any such building so that it does not adversely affect the character of the village.
5	Housing	312	Buildings bought by local people.	As things stand at present priority for new-build houses cannot be limited to local people. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
5	Business and Jobs	221	More businesses will bring more traffic to the village. Will also take away from existing business.	Policy TR03 provides for Traffic Management.
5	Community Spaces & Activities	151	Community fields should be left for walking and enjoying outdoor spaces.	The Draft Plan provides for protection for these community assets.
5	General	98	I do not feel that the village should expand and stay a small local community.	At previous consultations, the community wished to see small incremental developments so that Silverton and Ellerhayes did not stagnate. This means that, if the Draft Plan is adopted, the communities of the Parish will still retain their existing character and not expand in any major way.
6	Natural Environment	48	The policy EN01 appears to be directed at maintaining the existing and where development occurs. There doesn't appear to be an objective for further enhancement of areas, perhaps through working in partnership with the community both within and outside of the settlement boundary. This type of enhancement is stimulating local communities to get involved working with national initiatives for material support and getting things done together.	If the Draft Plan is adopted, we will be making recommendations to the Parish Council on potential ways of involving the community in ways of implementing its policies.

Person	Policy	Ref	Comment	Answer
6	Built Environment	188	The many layers of process for planning applications and Listed Building Contents (LBC) provides for extensive consultation and also inclusive public comment. The village within the settlement boundary can be likened to concentric circles, the middle is tight and congested by traffic; the outer circumference is the gateway into the village and also the spaces for outward vista into the wider parish landscape and beyond, so the appraisal for development should be vigorous to avoid impact and loss of visual amenity. Covid pandemic lockdown period has shown how the community has valued its open spaces.	Thank you for your comments.
6	Housing	320	Ellerhayes has not been mentioned specifically for any development in the Plan. The vision beyond 2033 ought to be current work in progress and community led, perhaps based on an incremental scheme to assist local residents with affordable housing built in phases to match generations in the future. Build by demand, not speculation. The project could be suited to whole life needs giving a rhythm to starting homes and down sizing, thus stimulating a cycle of village home exchanging. The project would be sustainable, low tech, low carbon construction methods but integrating all aspects of green energy and participation-input project.	<p>At present any development in the Parish is dependent on the availability of land. There was no response to the call for land from anyone owning land at Ellerhayes. This could change in the future with local support.</p> <p>You have put forward good proposals for future development in the Parish some of which are certainly incorporated in the current Draft Plan.</p> <p>A Community Land Trust development could provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.</p> <p>There is also a proposed development at the Silverton Mill site which, although outside the Parish, may provide housing of benefit to Ellerhayes.</p>
6	General	102	Thank you for the opportunity to comment on the extensive SPNP. I hope these comments are of some use. Perhaps an appendix is required to reflect the threats that have arisen to our planet during the recent times and how the policies are shaped to meet the challenges.	Thank you for your comments. The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.
7	General	66	I agree with all aspects of the plan.	Thank you for your comment.

Pers on	Policy	Ref	Comment	Answer
8	Housing	340	No to the Glebe site for housing development. Over 100 people objected to this at the original consultation. I understand that small scale housing is the best way forward for the village, but the Glebe development site is too sensitive for this to happen there. Visible from the oldest part of the village, more traffic along Newbarn Lane, habitat loss. I remember over 100 people voting against this at the first consultation, so it needs reviewing again before inclusion.	Thank you for your response. Your objection to possible development on the Glebe site is noted and will have careful consideration. If it did go ahead there would be a gain for the Parish in the open green space made available for walkers in perpetuity.
9	Natural Environment	13	If we keep converting barns and farm buildings into houses, we are affecting the habitat of, in particular, barn owls, but also many other species – I do not see much emphasis or thought on these areas in the future plan.... But maybe I missed them!	We will review the Design Statement https://www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf which accompanies the Draft Plan, in the light of your comments.
9	Traffic and Travel	237	<ul style="list-style-type: none"> • Many roads in the village do not have pavements. • Often cars are parked on existing pavements blocking pedestrians and prams. • The village can flood and with more houses being planned for the higher land, this would be a bigger problem. • At times, it is extremely difficult to walk on some of the roads due to the speed of the cars. • Add speed bumps or traffic calming systems, especially Old Tiverton Road and Coach Road are two roads which see a lot of traffic and are potentially dangerous. 	<p>Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety and we will pass on your comments anonymously to the Parish Council to see if traffic calming measures could be introduced, including "20 is Plenty" signs, which are advisory. If you wish an individual response from the Parish Council we recommend that you contact them directly.</p> <p>Policy TR04 does recognise the need for further parking over the parish.</p> <p>Policy EN04 which minimises flood risk to new properties and to the remainder of the village.</p>
9	Community Spaces & Activities	128	Thoughts are after reading the third full consultation version: There is limited playing for young and old!	In the Draft Plan it is recognised that the Parish does not have sufficient quality recreational space for the population and the Parish Council are addressing this issue regarding new play and fitness equipment. The Draft Plan seeks to identify other potential recreational sites. We will pass on your comments anonymously to the Parish Council, but if you want an individual response we recommend that you contact them directly.
9	Community Spaces & Activities	129	There are limited cycle routes.	The Draft Plan recognises the limited number of cycle routes, and the difficulties in increasing them, but indicates the clear desire (raised within earlier consultations) to increase these (e.g. a cycle lane to the A396).

Person	Policy	Ref	Comment	Answer
9	General	61	Silverton is conveniently placed in central Devon – Nr Exeter, Tiverton and the M5, but if it is to retain its friendly village atmosphere, any growth should be carefully thought through.	If the Draft Plan is adopted, this will enable the community to have more say on development size and style. The Draft Plan and its accompanying Design Statement give guidance on this.
10	Built Environment	186	<p>Primary importance of respecting the village's historic character. Completely agree with the plan's proposals. Paramount to respect Silverton's heritage identity.</p> <p>The maintenance of the historical character of Silverton.</p> <p>I understand the need for additional housing but feel that Silverton's attractiveness feeds the type of development that is unrelated to real village need. It is motivated by simple economics, largely with no respect for affordability, aesthetic consideration or our rural context. I would cite that execrable and disgraceful development on Butterleigh Road. 5 x "houses" have been built that entirely disrespect the historic nature and the rural setting that Silverton offers. They are wholly unsympathetic to the area and affordable only to outsiders. If your plan can stop this sort of invidious development, then it has my full backing.</p> <p>A gated community in Silverton is an insult to anyone in our village.</p> <p>The current proposal for 20 additional dwellings in Silverdale raises several issues. If so many are to be built, does that not of itself fulfil the village's quota requirement for quite some time? Equally, it would be naïve to think that this development is not a staging post for future housing and the increased traffic and associated problems.</p> <p>I thoroughly applaud the worthy aspirations to limit future development by addressing local need, being incremental, small in scale, respecting our local character and building with sensitivity. However, Silverton has a number of fairly recent carbuncles built, that MDDC planning has deemed appropriate to an ancient village. I just wonder what clout the Neighbourhood Plan will have when confronted by a planning authority that pays more attention to its' quota and shows derision at the idea of "vernacular pastiche" as being a worthwhile architectural style.</p>	<p>The Draft Plan with its accompanying Design Statement, should help ensure new developments conform to the wishes of the community as demonstrated in comments made at the consultation in 2014. At that time, the community also said they would like developments to be limited to around 5 houses. Developers only need to build affordable houses (now known as 'First Homes') in developments of 10 or more units. Silverton could form a Community Land Trust committee to look at ways to increase our affordable housing ('First Homes') ratio by looking for exception sites such as the existing one at the end of Silverdale.</p> <p>Unfortunately, as the Butterleigh Hill development was built before the Draft Plan is adopted, it had no influence over the development. The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf should ensure this does not happen again once the Draft Plan has been adopted.</p> <p>We will revise the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf to make gated communities less acceptable.</p>

Person	Policy	Ref	Comment	Answer
10	Housing	315	<p>Complete agreement with proposals. Any future development to be controlled, small in scale, incremental and above all, to provide for local needs. Respect for character of the village. Use of (brownfield sites) wherever possible.</p> <p>I do not support either the Glebe development proposal (HS03) whatsoever. It is outside the village perimeter and would seriously impact the vistas and ambience in that lovely area.</p> <p>Similarly, I would object to the Tiverton Road site (HS04) as being outside the perimeter. Tiverton Road is a rat-run and additional development just adds to the problem. Saying that, and with reference to the foreseeable extension to the Silverdale development over time (mentioned above), I would make the following comment. Conceivably, the only way that the full scale development of the Silverdale/Sauer area might be given the go-ahead would be (to prevent a massive cul-de-sac) by creating access to Tiverton Road. If this small development (HS04) would have the effect of denying that access and therefore the extension of the site, then I can see the logic of supporting it.</p>	<p>Thank you for your support for limited development in the Parish. The Glebe development offers a gain to the Parish in the form a green space for walkers away from traffic. Tree planting would offset the visual impact of a small housing development. The Tiverton Road site would support an even smaller development which would not impact significantly on traffic density.</p> <p>The Silverdale development is a matter for Mid Devon District Council. If the Plan had been in place earlier it is likely that permission for it would not have been given.</p>
10	Business and Jobs	224	All sensible proposals	Thank you for your comment.

Person	Policy	Ref	Comment	Answer
10	Traffic and Travel	270	<p>Traffic control is super important. The village is either a carpark when quiet or a quasi motorway at rush hour – used as a rat-run from all directions. The village suffers from a critical absence of pavements, massive farming/HGV vehicles and a complete lack of traffic calming measures. The ever increasing scale of traffic issues throughout the village. My second bug-bear is traffic. Silverton was never designed around modern-day farm machinery, HGVs or the sheer numbers and speeds of vehicles passing through, yet the village has an almost complete absence of traffic calming measures. Currently, it seems that it is quite legal to whizz through the village at 30mph. Long stretches have no pavements and on-street parking reduces the roads to single file. They are terrible, getting worse and awaiting a serious mishap. I would wholeheartedly support any measures in any area (road bumps/20mph limits/flashing lights) that address this issue and make the village a safer place. I note the degree of thought and consideration given to road safety by MDDC and Devon Highways in the proposed Silverdale development. Would that older parts of Silverton were given more than a passing shrug by these same authorities.</p>	<p>Our policies TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognise the need for further parking over the parish. We accept that these are problematic to implement, given the current lack of space, and objections to traffic calming measures in the village that have been attempted in the past. However, the Parish Council could see if some traffic calming measures could be introduced, such as "20 is Plenty" signs, which are advisory.</p> <p>In order to reduce the use of the village for "rat-run" purposes, it would be possible to add "Except for Access" signs to the roads to Silverton to limit width/weight of vehicle, but this would be a matter for Devon Highways.</p> <p>We will pass on your comments anonymously to the Parish Council and Devon Highways, but if you wish an individual response from them we recommend that you contact them directly.</p>
10	Community Spaces & Activities	155	<p>For a large village, Silverton has a complete paucity of even basic facilities – dreadful 'football pitch', tennis courts, etc. Good examples are Bradninch (cricket, football, tennis, bowls, etc) and Thorverton.</p>	<p>The Draft Plan recognises that the Parish does not have sufficient quality recreational space for the population. The Parish Council are addressing this issue including new play and fitness equipment. We will pass your comments on to the Parish Council anonymously. If you wish a response, we recommend that you contact them directly. The Draft Plan seeks to identify other potential recreational sites.</p>
10	General	101	<p>Firstly, I would pay my respects to all involved in creating this very constructive and sympathetic plan. My overriding concerns are:</p> <ol style="list-style-type: none"> 1. The maintenance of the historical character of Silverton. 2. The ever increasing scale of traffic issues throughout the village. My second bug-bear 	<p>Thank you for your comments.</p> <ol style="list-style-type: none"> 1) The historical parts of Silverton are protected within the Conservation Area outlined by Mid Devon District Council. 2) This point (traffic) was raised by many, who felt the same as you do, at this and previous consultations. It is a problem that needs continual monitoring and improvement where possible. We will pass your comments on anonymously to Devon Highways, but if you would like an individual response, we recommend that you contact them directly.

Pers on	Policy	Ref	Comment	Answer
11	Traffic and Travel	268	We all know the traffic and parking is bad in the village and the need for more parking sites. Unless someone donates land for this purpose, it is hard to see how this can be achieved.	Thank you for your comment.
12	Natural Environment	47	We should try to protect our natural environment, and make sure any development proposals do not have any adverse impact on the landscape and biodiversity.	If the Draft Plan is adopted, the Community would have more say on where development was to occur and the design of any such developments.
12	Built Environment	184	Important that any building should be in keeping with the village and parish and enhance its surroundings.	The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf should help prevent out of character developments.
12	Housing	314	It is important that housing need is met by building the right size of houses in places where they do not cause a problem to existing dwellings and add to an already bad traffic situation.	It is hoped that the Draft Plan, if adopted, will address these issues in the future. The Design Statement (located at https://www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf) which accompanies the Draft Plan, contains guidance on the nature and location of dwellings.
12	Business and Jobs	223	At the moment, most people commute to work out of the village. There is very little opportunity for employment in the parish. Most parishioners would welcome and support small new business ventures should they occur.	Policy BJ03 provides for support for development for home-working. See the Broadclyst Neighbourhood plan for the redevelopment of Silverton Mill and the provision of commercial premises at Chitterley Business Centre. These are adjacent to Silverton parish, and will be a source of jobs for the parish. We will also add references to these sites in Para 11.2 of the Draft Plan.
12	Traffic and Travel	269	Traffic is a difficult situation to solve. Our roads and lanes were not built to accommodate the size and volume of traffic today. We have a lack of footpaths in some parts which is a danger to pedestrians. Vehicles parking on paths is a problem forcing people to walk in the road. A real need for more car parks, but where to put them?	Our policies TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognises the need for further parking over the parish, but you are right that this is a difficult problem - for example it is problematic to create new parking areas unless a landowner provides more land.
12	Community Spaces & Activities	153	Green spaces and places where children can safely play are precious, and should be guarded and kept in good order. Very important to people's wellbeing.	The adoption of the Draft Plan would help ensure that the recreational spaces mentioned in the Draft Plan are kept as community spaces.
13	Natural Environment	359	To maintain green spaces and the character of the village.	If the Draft Plan is adopted, this will help to protect the Green Spaces within the Parish under Policy EN03. Their maintenance is up to the the owner of the Green Space, and the community.

Person	Policy	Ref	Comment	Answer
13	Built Environment	181	In keeping infill buildings. No new sites needed.	There are few, if any infill areas left within the villages, other than gardens. Although building in gardens is prevented by the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf . However the Draft Plan does significantly limit the nature of any such building so that it does not adversely affect the character of the village.
13	Housing	310	Keep new houses in keeping with historical buildings. Homes for local young or old people	If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. The Design Statement also addresses the need for new housing to be in keeping with local housing styles. As things stand at present a free market prevents homes being reserved for particular groups in the community. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
13	Business and Jobs	220	Can't see that there is a lot of opportunity for business, but would support local produce and people expansion.	Thank you for your comment.
13	Traffic and Travel	264	To keep traffic safe. Traffic to move around the village easily. Parking for new builds to be included in plans.	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety. The requirement for each new house to have 2 parking spaces is included in the Design Statement https://www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf)
13	General	96	I do not feel there is any need to use any of the green spaces around the village, but to infill on sites in between existing plots	If the Draft Plan is adopted, this will provide a measure of protection to the green spaces identified in it. There is little infill land left in or around the villages of Silverton or Ellerhayes.

Person	Policy	Ref	Comment	Answer
14	Traffic and Travel	265	Increasing numbers of vehicles parking in the Square. Passengers not able to embark or disembark at bus stop due to parked cars, instead having to alight in middle of road. Double parking on Newcourt Road, at times making it difficult to get through. Impossible for emergency vehicles. Parking on double yellow lines and on pavements. Parking across junction between the Square and School Road. People unable to park close to their homes due to vehicles from elsewhere looking further away for parking. What is the plan to alleviate this ever growing problem?	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety. However lack of space in the village makes it problematic to create new parking areas unless a landowner provides more land. As regards parking enforcement, for example double yellow lines, this is the responsibility of the police. We will pass your comments on to them anonymously, but if you would like an individual response, we suggest that you contact them directly.
15	Natural Environment	34	EN02 - PROW (Public Rights of Way) – Roach Lane and Watery Lane should be designated as bridle ways EN03 – Land at Hillcrest (D) should be designated allotment (as per MDDC Local Plan).	EN02 – Designation of permissive paths and bridleways is in the gift of the landowner, though if community feeling in the village were strong enough, the Parish Council could be asked to approach the landowner. Your comments will be passed on to the Parish Council anonymously. If you want an individual response, we suggest you contact them directly. EN03 - We will revise the Draft Plan to show the Hillcrest land as allotments.
15	Built Environment	177	BE01 – there are already examples of inappropriate size and design of new building BE02 – Can the ‘spaces of merit’ identified in the Conservation Area be included as local green spaces?	BE01 - The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf should help ensure this does not happen in the future. BE02 - This will be considered, however, there may be different legal implications for spaces of merit as opposed to local green spaces which may preclude this.
15	Housing	302	HS01 – How can current proposals be justified in light of this Policy? – Even small scale development is only catering for ‘market’ housing. HS06 – Important that sufficient parking provision is made.	Current development in the Parish has been permitted by Mid-Devon District Council. Had the Draft Plan been adopted before now it is likely that permission would not have been granted. The idea of the Plan is to control development in the future. A Community Land Trust would help to provide housing for local people which is supported in Policy HS05 but is only achievable if land were made available for this purpose. The Draft Plan aims to provide sufficient parking for all new developments.
15	Business and Jobs	216	Section 11 should refer to potential employment sites at Chitterley, the Ruffwell Inn and proposed for Silverton Mill.	We will add references to these sites to Para 11.2 of the Draft Plan.

Person	Policy	Ref	Comment	Answer
15	Traffic and Travel	256	<p>The opportunity is being lost to create another central area car park which could combine a safe pedestrian route between Fore Street and School Road.</p> <p>A kerbed footway should be provided north of the Old Boys' School in the Square with no parking.</p>	<p>Policy TR04 does recognise the need for further parking over the parish, but there is no available location for another central car park without taking away valued green space.</p> <p>A kerbed footpath would, as you say, result in a loss of parking in the square.</p>
15	Community Spaces & Activities	143	<p>CS02 – Hillcrest allotment should be added.</p> <p>CS03 – Support new community woodland at the Glebe site - The suggestion of a community orchard should be taken forward.</p>	<p>Hillcrest has now been zoned as Allotments by Mid Devon District Council, and the Draft Plan will be updated to add this. The Draft Plan refers directly to the potential recreational space in the Glebe as a different type of recreational space accessible to the village.</p>
15	General	89	<p>The Plan covers the period 2013-2033 which aligns with Mid Devon District Council's Local Plan. As we near the midway point, should we be looking further forward? The National Census 2021 will indicate population growth and other statistics (when published) and could form the basis for the next 20 year plan.</p>	<p>The Plan has been updated in line with the Mid Devon District Council Local Plan and will be updated when the new Census is published later in 2022. The Draft Plan will be continually updated until 2033 and beyond.</p>

16	Housing	<p>334 The below comments/objections relate specifically to The Glebe and not to the plan's policies in general: General comments regarding the Glebe</p> <ul style="list-style-type: none"> • Development of up to 5 properties in a separate enclave is out of character with the local area • Any development on this site will damage hedgerows and habitats • It's a green field site both within and on the edge of a very important conservation area. Therefore, should not be considered for development. • No local design precedent therefore any design guide will not be able to relate to this site • The site's inclusion is only due to lack of other sites. "Given the limited alternatives". This is not Design and Needs lead development but a fait accompli. • "There is significant community concern about the visual impact of any development on the character of this historic part of the Village. There is concern about the environmental impact too, as the site is currently part of the countryside that surrounds the Village". Why support development on a site which Silverton village consider so important? Surely there are less contentious and more appropriate sites within the parish. A housing stock requirement of only 13 properties would easily be met by infill and single site developments which would be much more in keeping with the village vernacular. • Detrimental visual impacts from the Berry & conservation area are unavoidable even with screened planting schemes which, when using native species will take many years to establish. • Five properties will require up to 15 vehicle spaces requiring approximately 45 journeys per day. Therefore greatly increasing traffic on a narrow amenity lane. • The site is outside the settlement boundary. Which is defined specifically for the management of development. Therefore should not be considered for development. • Silverton has many footpaths and open spaces. It doesn't need additional open amenity sites. Especially those which are only offered as sweeteners to development. The site is not appropriate for sports, it will not be maintained sufficiently to make it accessible and will be used by very few. • Should development follow the affordable and down-size route, with sufficient off-road parking and storage for recycling, the build quality will 	<p>Thank you for your detailed response. Your objections to a possible development on the Glebe site have been noted and will be given careful consideration.</p>
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have to be very poor in order to achieve an end price to be sufficiently low as to be considered “affordable”.

- The lane is narrow and regularly used by walkers, parents with small children and dog walkers. Increased traffic will increase risk to both injury and life.
- “12.6 Our policies seek to further the development of safe alternatives to the private motor vehicle for getting around the Parish, where the road network is mostly narrow lanes with passing places, and support measures that would reduce the impact of the motor vehicle on everyday life in the Parish”. This site is sufficiently far and justified as to meet the needs of affordable and down-sizers that vehicle use in the locale will greatly increase. Residents will, in direct conflict with green transport policies, drive to the shops and the school, etc.

The site is in contravention of the following Neighbourhood Plan policies:
Natural Environment Policies – Objectives

- Protect the Devon banks and hedgerows
- 4. Control the scale and type of development in the countryside
- 7. Protect existing green spaces in and around Silverton Parish
- “The community has made it plain during consultation that it wishes to protect the rural status and feel of the Parish. It has also expressed concern at the loss of hedgerows”

Built Environment Policies – Objectives

- 10. Raise awareness of the need to protect and enhance our history and heritage, Local Character and Design standards complement and enhances where appropriate the prevailing size, height, scale and mass, materials, layout, density and access of the existing surrounding development;
 - o demonstrates that the development reflects the existing character of the locality;
 - o demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overlooking, loss of light or outlook, over dominance or disturbance; and minimises visual impact through sensitive design and an appropriate level of landscaping and screening which complements and enhances the character of the local area

Housing

Person	Policy	Ref	Comment	Answer
			<ul style="list-style-type: none"> • 10.6 We are supportive of small-scale housing development that contributes to meeting local needs” – The plan states it has no control over the type and mix of properties to ensure local needs are met. They why include such a sensitive site which will be so out of both character and control of the process? • 10.7 “To ensure that development takes place on the most appropriate sites” This is a green field site so how is this a “most appropriate site”? • HS01 – “It also reflects the community’s desire to ensure that future housing development is appropriately small in scale so as not to have an adverse effect on the visual amenity”. The site will adversely impact the visual amenity of the Berry, the Listed church and surrounding areas. Even with the native species providing screening, the site will be an eye sore for many years. • “The Housing Needs Survey 2016 identified a significant local need for affordable housing” . The site will not be able to meet affordable and downsize the properties as both the landowner and developer will want to make good profits which will be significantly reduced by roads, parking and storage space. The site will not meet housing needs. • “Our call for land and site assessment during 2016 indicated that there were relatively few suitable and available development sites. Moreover, with our preference for small incremental development in accordance with the policy HS01, we realise that we cannot insist on a proportion of the dwelling being ‘affordable’ development outside the settlement boundaries may be supported for affordable housing yet the council has no control over this development as to how much affordable housing it would include” – therefore, this site does not meeting housing needs. <p>“The community consultations and the Housing Needs Survey 2016 have highlighted a demand from older residents who are looking to downsize to single storey dwellings that are easy to maintain and well connected to shops, amenities and health/support services.” - Single storey dwelling will need to be expensive in order to make returns for the landowner and developers. This site is not well connected to shops etc. and will require residents to drive to local amenities. Therefore the site does not meet the needs of the Housing Needs Survey 2016.</p>	

17	Housing	<p>335 The below comments/objections relate specifically to The Glebe and not to the plan's policies in general: General comments regarding the Glebe</p> <ul style="list-style-type: none"> • Development of up to 5 properties in a separate enclave is out of character with the local area • Any development on this site will damage hedgerows and habitats • It's a green field site both within and on the edge of a very important conservation area. Therefore, should not be considered for development. • No local design precedent therefore any design guide will not be able to relate to this site • The site's inclusion is only due to lack of other sites. "Given the limited alternatives". This is not Design and Needs lead development but a fait accompli. • "There is significant community concern about the visual impact of any development on the character of this historic part of the Village. There is concern about the environmental impact too, as the site is currently part of the countryside that surrounds the Village". Why support development on a site which Silverton village consider so important? Surely there are less contentious and more appropriate sites within the parish. A housing stock requirement of only 13 properties would easily be met by infill and single site developments which would be much more in keeping with the village vernacular. • Detrimental visual impacts from the Berry & conservation area are unavoidable even with screened planting schemes which, when using native species will take many years to establish. • Five properties will require up to 15 vehicle spaces requiring approximately 45 journeys per day. Therefore greatly increasing traffic on a narrow amenity lane. • The site is outside the settlement boundary. Which is defined specifically for the management of development. Therefore should not be considered for development. • Silverton has many footpaths and open spaces. It doesn't need additional open amenity sites. Especially those which are only offered as sweeteners to development. The site is not appropriate for sports, it will not be maintained sufficiently to make it accessible and will be used by very few. • Should development follow the affordable and down-size route, with sufficient off-road parking and storage for recycling, the build quality will 	<p>Thank you for your detailed response. Your objections to a possible development on the Glebe site have been noted and will be given careful consideration.</p>
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Built Environment Policies – Objectives

- 10. Raise awareness of the need to protect and enhance our history and heritage, Local Character and Design standards complement and enhances where appropriate the prevailing size, height, scale and mass, materials, layout, density and access of the existing surrounding development;
 - o demonstrates that the development reflects the existing character of the locality;
 - o demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overlooking, loss of light or outlook, over dominance or disturbance; and minimises visual impact through sensitive design and an appropriate level of landscaping and screening which complements and enhances the character of the local area

Housing

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Person	Policy	Ref	Comment	Answer
18	Natural Environment	15	Protection of ALL green spaces in the village with vested interest in stopping the green space and tree area in Park Close from being allowed to be built upon.	On Page 13 of the Design Statement (located at https://www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf) which accompanies the Draft Plan, there is a paragraph limiting development on gardens, which should help to reduce infill. In addition, Policy EN03 regarding Local Green Spaces in the parish protects the green spaces in the village, including the green space and tree area in Park Close.
18	Built Environment	162	Further building of houses should only be as extensions of the perimeter of the village.	We will amend the Draft Plan to this effect.
18	Business and Jobs	204	Protection of ALL green spaces in the village with vested interest in stopping the green space and tree area in Park Close from being allowed to be built upon.	Policy EN03 regarding Local Green Spaces in the parish protects the green spaces in the village, including the tree area in Park Close.
18	Traffic and Travel	240	The provision of a non-car link to the A396 would be a great benefit. Lorries over 7.5T should be banned from using Silverton as a short cut.	Policy TR02 supports a development of a car free link between the village and the A396. It would be possible to add "Except for Access" signs to the roads to Silverton to limit heavy vehicles through the village, but this would be a matter for Devon Highways . We have passed your comment on to them anonymously, but if you would like an individual response from them, we recommend that you contact them directly.
18	General	62	With vested interest in stopping the green space and tree area in Park Close from being allowed to be built upon.	This green space is in the Draft Plan and if the plan is adopted, it will give the community a much stronger voice, not only in protecting our green spaces, but on where developments should take place.
19	Natural Environment	16	Urgent need to enhance the landscape, protect from unsustainable practices and protect and enhance biodiversity.	Policy EN01 in the Draft Plan, if adopted, should give the landscape more protection from developments which destroy habitats.

Person	Policy	Ref	Comment	Answer
19	Built Environment	163	Ensure that all developments in the village are appropriate in design, have car parking, are affordable to ensure young people can stay in the village and have some green space.	The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf will ensure that developments are appropriate in design and have adequate parking spaces. The existing green spaces are protected by the Draft Plan, but whether individual dwellings will have green space will be a matter for the developers, as long as the development is in keeping with the nature of the village. The present policy on affordable housing (now known as 'First Homes'), is dependent on having developments of ten or more houses. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development could provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
19	Built Environment	241	Definitely need to explore safe passage for pedestrians and cyclists from A396 to village. This will increase use of public transport and decrease need for cars	Policy TR02 supports a development of a car free link between the village and the A396.
19	Housing	289	These policies are crucial for the wellbeing of the village and to prevent indiscriminate development.	Thank you for your comment.
19	Business and Jobs	205	Superfast broadband essential for businesses to develop in the village. Infrastructure such as public transport/parking also essential.	Policy BJ02 supports the provision of Broadband infrastructure (including by mobile phone) and provides for new development to have fibre optic connections installed. Section 12, Traffic and Travel, refers to transport/parking issues.
19	Traffic and Travel	360	Definitely need to explore safe passage for pedestrians and cyclists from A396 to village. This will increase use of public transport and decrease need for cars	Policy TR02 supports a development of a car free link between the village and the A396. The Parish Council could be asked to approach landowners if there was enough interest in a particular route. Your comment will be passed on to the Parish Council anonymously. If you would like an individual response, we recommend that you contact them directly.

Person	Policy	Ref	Comment	Answer
19	Community Spaces & Activities	130	Look to increase community activities on the Rec by providing fitness equipment for adults.	In the Draft Plan it is recognised that the parish does not have sufficient quality recreational space for the population and the Parish Council are addressing this issue and intend to provide new play and fitness equipment. We also will pass on your comment anonymously to the Parish Council. If you would like an individual response from them, we recommend that you contact them directly. The Draft Plan seeks to identify other potential recreational sites.
19	General	63	An excellent report. Thank you.	Thank you for your support.
20	Natural Environment	27	VERY important. Need our beautiful countryside retained.	Thank you for your comments.
20	Built Environment	170	Keep village in a rural setting.	Thank you for your comment.
20	Housing	299	Any new housing needs careful consultation with the community. Also limit new houses – village already large enough.	The Draft Plan is the result of community consultation which still continues. Policy HS01 should address the need to limit development in the Parish.
20	Traffic and Travel	252	Consider ways of reducing traffic, especially large vehicles in High Street and Fore Street.	<p>Policy TR03 covers traffic management proposals to reduce speed and we will pass on your comments anonymously to the Parish Council to see if traffic calming measures could be introduced, including "20 is Plenty" signs, which are advisory.</p> <p>It would be possible to add "Except for Access" signs to the High Street but this would be a matter for Devon Highways . We have passed your comment on to them anonymously.</p> <p>If you wish for individual response from the Parish Council or Devon Highways we recommend that you contact them directly.</p>
20	Community Spaces & Activities	138	Good existing facilities to be protected and supported.	Thank you for your comment.

Pers on	Policy	Ref	Comment	Answer
20	General	83	Please pass on that a traffic light system needs to be introduced at Bickleigh Bridge which is getting increasingly dangerous to cross with all the traffic.	Bickleigh Bridge is not within the Parish and therefore the Draft Plan would have no jurisdiction over matters outside the parish. We will pass on your comments to Devon Highways anonymously, but we recommend that you contact them directly if you wish an individual response.
21	Natural Environment	361	Very much agree that development should be in keeping and minimising impact on the environment	Thank you for your comment.
21	Built Environment	167	Should we not encourage (small scale) wind or solar farms to reduce CO2 emissions? Perhaps Silverton could become self sufficient in energy (happens in New Zealand!).	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.
21	Housing	294	I would point out that social housing to rent is the only 'affordable' solution for many people. Very much agree with all the comments on housing otherwise.	At present affordable housing (now known as 'First Homes') is only achievable in developments of ten houses or more. At previous consultations, there was strong opinion in the Parish for small developments of up to five houses to allow incremental growth as has been the pattern in the past. In the future a Community Land Trust Development (Policy HS05) could meet the concerns you express.
21	Traffic and Travel	246	More footpaths which link up and one to the main road would be welcome. Limiting traffic speed and stopping large lorries using the village as a "rat run" would be good. Yes. Electric charging points will be needed in the future	<p>Policy TR02 supports a development of a car free link between the village and the A396.</p> <p>Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety. In addition, we will pass on your comments anonymously to the Parish Council to see if calming measures could be introduced, including "20 is Plenty" signs, which are advisory. If you wish an individual response from the Parish Council we recommend that you contact them directly.</p> <p>Policy HS06 has included electric point to be added to new developments.</p> <p>We will review the Draft Plan to consider adding requirements for public electric charging points in the parish.</p>
21	Community Spaces & Activities	134	Agree we need to keep our community assets and improve/enlarge on them.	Thank you for your comment.

Pers on	Policy	Ref	Comment	Answer
21	General	72	I've marked the two most important policies in my opinion (Traffic and Housing) – impossible to choose between the rest. Sorry! This report is well researched and detailed. It sums up perfectly the 'essence' of the village and the feelings that its parishioners have for it. I would wholeheartedly support it.	Thank you for your comments.
22	Natural Environment	49	Agree with objectives. Check spring lines and drainage. Keep ditches clear.	Thank you for your comments. These are maintenance issues which the Parish handyman deals with within the built up areas of Silverton. Outside those areas Devon Highways are responsible for employing a lengthsman to keep ditches clear for drainage. Your comment will be passed on to the Parish Council and Devon Highways anonymously, but if you want an individual response we recommend that you contact them directly.
22	Built Environment	189	Agree	Thank you for your comment.
22	Built Environment	261	Less housing reduces traffic	Thank you for your comment.
22	Housing	321	Agree. Emphasis on Objective 4.	Thank you for your comment.
22	Business and Jobs	226	Agree. High speed broadband essential as more people working from home	Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.
22	Traffic and Travel	273	Agree. Footpath linking village to A396 is an important safety feature.	Thank you for your comments.
22	Community Spaces & Activities	346	Agree.	Thank you for your comment.
86	General	65	Thanks so much for loan of the text of the SPNP. No stone has been left unturned and what a lot of hard work has gone in to the whole project! I'll be much better informed as time goes on. For the moment, I don't think I've got anything to add. Many thanks again.	Thank you for your support.

Person	Policy	Ref	Comment	Answer
23	Housing	293	If the Berry development goes ahead, it would be good to incorporate a separate pavement along the road to Poundland as this road is heavily used by (dog) walkers. Could it be possible to reduce the very wide hedge to accommodate it? The Berry houses would have to have visible car access and sufficient off road parking. Could it incorporate electricity points for car charging?	If development on the Glebe (Berry) site is permitted there would be a gain to the Parish of a new open recreational space for walkers held in trust as a community asset in perpetuity, and would avoid narrowing the lane. Policy HS04 covers the points you have made about visibility and car parking. Provision of electric charging points for new developments will be included in the Plan when it is updated.
23	Traffic and Travel	245	The state of the roads around Silverton are very poor, Let's tarmac roads properly. The number of potholes filled that re-emerge shortly thereafter are staggeringly high! Can we bring back linesmen to clear drains? Happy to volunteer.	The state of the roads is in the hands of Devon Highways we will pass on your comments to Devon Highways. We will pass on your ideas of a lengthsman to the Parish Council. If you would like an individual response from these bodies, we recommend that you contact them directly.
23	General	70	Poor internet connection except in the village. Could there be a plan for a community solar/wind area to reduce CO2?	Poor internet connection outside Silverton village is a concern. Provision for all new development (residential and commercial) to have broadband is included in the Draft Plan, but the plan is unable to influence the upgrading of existing facilities.
23	General	71	Could there be a plan for a community solar/wind area to reduce CO2?	Other similar comments have been received and the Draft Plan will be updated significantly to recognise that we are in a Climate emergency. Provision of such areas as you suggest (also anaerobic digesters of geothermal energy) would require someone to come forward with appropriate land.
24	General	104	The entrance to the proposed development (the Glebe) should not be off the lane which is very popular with walkers. It would mean removal of hedgerows and more traffic. Better to have the woodland bordering the lane and the houses nearer to the village.	The committee have thought long and hard over this, and if the development on the Glebe goes ahead, the woodland at the top was felt to have negligible impact on the Berry whereas houses at the top would be seen clearly from the Berry. We do appreciate your concerns on the lane, and it could be that there is a shared drive up to the crossroads.
25	Natural Environment	28	It is pleasing to see the plan protecting the landscape through the protection of Devon hedges and green spaces. We have a beautiful ancient settlement which needs to have the area protected while developing the community for the future.	Thank you for your comments.

Pers on	Policy	Ref	Comment	Answer
25	Built Environment	172	The village has grown incrementally and most residents want that to continue. The Plan helps this through high quality design which blends with the historic assets we already have. It also aims to enhance the rural character of the area.	Thank you for your comments.
25	Housing	362	This Plan acknowledges the need for affordable housing. The suggested 'community trust' being set up to provide housing to keep young people in the village is a good idea. This will keep housing 'in trust' for the community, unlike the sale of council housing. It is a very good idea and should be followed up.	The idea of a Community Land Trust is one that is supported in the Plan but is only achievable if land were made available for this purpose at below market value. Your comment will be passed on to the Parish Council anonymously as they may wish to take this forward. If you would like an individual response, we recommend that you contact them directly.
25	Business and Jobs	212	The parish is in need of improved broadband for all. Especially as more people work from home and everyone is expected to communicate digitally these days. This is now becoming important for health as well as businesses with GPs using it more regularly to talk with their patients.	Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.
25	Traffic and Travel	22	Very much agree that development should be in keeping and minimising impact on the environment	Thank you for your comment.
25	Traffic and Travel	251	The suggestion for a safe pedestrian access to the A396 is welcomed. Also the need for parking space is now critical, village roads are clogged with vehicles and any emergency vehicle visiting finds it difficult because of congested streets. Buses struggle to get around corners where parked cars are blocking the access.	Policy TR02 supports a development of a car free link between the village and the A396. Unfortunately enforcement of parking measures is outside the remit of the Parish Council.
25	Community Spaces & Activities	139	Use of land at the Glebe for a community orchard is a great idea. Silverton has a need for more 'green space' especially as Mid Devon District Council has highlighted the village does not meet the daily levels of fitness and exercise because of the lack of available green space.	Thank you for your comment.
25	General	84	This is very interesting and useful account of the parish. The Plan is a very informative and useful account of the Parish. I have learnt a lot from reading the Plan the place in which I live. Thank you.	Thank you for your support.

26	Housing	<p>319 The below comments/objections relate specifically to The Glebe and not to the plan's policies in general: General comments regarding the Glebe</p> <ul style="list-style-type: none"> • Development of up to 5 properties in a separate enclave is out of character with the local area • Any development on this site will damage hedgerows and habitats • It's a green field site both within and on the edge of a very important conservation area. Therefore, should not be considered for development. • No local design precedent therefore any design guide will not be able to relate to this site • The site's inclusion is only due to lack of other sites. "Given the limited alternatives". This is not Design and Needs lead development but a fait accompli. • "There is significant community concern about the visual impact of any development on the character of this historic part of the Village. There is concern about the environmental impact too, as the site is currently part of the countryside that surrounds the Village". Why support development on a site which Silverton village consider so important? Surely there are less contentious and more appropriate sites within the parish. A housing stock requirement of only 13 properties would easily be met by infill and single site developments which would be much more in keeping with the village vernacular. • Detrimental visual impacts from the Berry & conservation area are unavoidable even with screened planting schemes which, when using native species will take many years to establish. • Five properties will require up to 15 vehicle spaces requiring approximately 45 journeys per day. Therefore greatly increasing traffic on a narrow amenity lane. • The site is outside the settlement boundary. Which is defined specifically for the management of development. Therefore should not be considered for development. • Silverton has many footpaths and open spaces. It doesn't need additional open amenity sites. Especially those which are only offered as sweeteners to development. The site is not appropriate for sports, it will not be maintained sufficiently to make it accessible and will be used by very few. • Should development follow the affordable and down-size route, with sufficient off-road parking and storage for recycling, the build quality will 	<p>Thank you for your detailed response. Your objections to a possible development on the Glebe site have been noted and will be given careful consideration.</p>
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Built Environment Policies – Objectives

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 - o demonstrates that the development reflects the existing character of the locality;
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Housing

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31	Natural Environment	35	Agree. We need to take on board changing environment when new developments are proposed. The hills and the risk of flooding from run off will be a serious problem if not done correctly.	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.
31	Built Environment	178	Agree.	Thank you for your comment.
31	Housing	303	Agree.	Thank you for your comment.
31	Business and Jobs	217	Agree redevelop Silverton Mill into industrial units for local employment, flood protection can be built in.	We will clarify the Draft Plan to state that any broadband fibre provider must allow others to use that service (in the same way that BT cable can be used by other providers).
31	Traffic and Travel	257	Agree. Stop vehicles parking on the pavements so pedestrians don't have to walk in the road	Enforcement of this is the responsibility of the police. We have passed your comment on to them anonymously, but if you would like an individual response we recommend that you contact them directly.
31	Community Spaces & Activities	144	Agree	Thank you for your comment.
31	Community Spaces & Activities	150	Allowing for views and green spaces to be available for all the villagers, young and old to enjoy.	The limitations on development within the Draft Plan, and the protection of community assets, will (if the Draft Plan is adopted) help protect views and green spaces.
31	General	90	Silverton to remain the wonderful friendly, historical village that it is.	Thank you for your comment.

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84	Housing	343	<p>I am not in favour of the Glebe site development due to its location in the conservation area and high visibility from the churchyard. Most importantly, being close to the countryside, I believe allowing this to go ahead would permit other developments in the surrounding fields to gain planning permission more easily, potentially on both sides of the road all the way down to Poundland. I would favour an extension of the Hederman Close development. Access could be gained onto a main road and it is close to the sewage treatment works and is largely level land. It would be very convenient for the many people that head out of the village in the Ellerhayes direction as I did daily for over a decade. For those that wish to reach the Exeter to Tiverton road (as I now do daily) many simply access the road via the lanes and do not cross the Square, where I understand there is concern regarding creating a pinch point. We only cross the Square if we need to go to Tiverton, which is infrequent.</p>	<p>Thank you for your response. Your objections to a possible development on the Glebe site is noted and will receive careful consideration.</p> <p>Any development is dependent on the availability of land; land adjacent to Hederman Close was not put forward in the most recent call for land although this may change in the future.</p>

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34	Housing	<p>332 The below comments/objections relate specifically to The Glebe and not to the plan's policies in general: General comments regarding the Glebe</p> <ul style="list-style-type: none"> • Development of up to 5 properties in a separate enclave is out of character with the local area • Any development on this site will damage hedgerows and habitats • It's a green field site both within and on the edge of a very important conservation area. Therefore, should not be considered for development. • No local design precedent therefore any design guide will not be able to relate to this site • The site's inclusion is only due to lack of other sites. "Given the limited alternatives". This is not Design and Needs lead development but a fait accompli. • "There is significant community concern about the visual impact of any development on the character of this historic part of the Village. There is concern about the environmental impact too, as the site is currently part of the countryside that surrounds the Village". Why support development on a site which Silverton village consider so important? Surely there are less contentious and more appropriate sites within the parish. A housing stock requirement of only 13 properties would easily be met by infill and single site developments which would be much more in keeping with the village vernacular. • Detrimental visual impacts from the Berry & conservation area are unavoidable even with screened planting schemes which, when using native species will take many years to establish. • Five properties will require up to 15 vehicle spaces requiring approximately 45 journeys per day. Therefore greatly increasing traffic on a narrow amenity lane. • The site is outside the settlement boundary. Which is defined specifically for the management of development. Therefore should not be considered for development. • Silverton has many footpaths and open spaces. It doesn't need additional open amenity sites. Especially those which are only offered as sweeteners to development. The site is not appropriate for sports, it will not be maintained sufficiently to make it accessible and will be used by very few. • Should development follow the affordable and down-size route, with sufficient off-road parking and storage for recycling, the build quality will 	<p>Thank you for your detailed response. Your objections to a possible development on the Glebe site have been noted and will be given careful consideration.</p>
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- 4. Control the scale and type of development in the countryside
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Built Environment Policies – Objectives

- 10. Raise awareness of the need to protect and enhance our history and heritage, Local Character and Design standards complement and enhances where appropriate the prevailing size, height, scale and mass, materials, layout, density and access of the existing surrounding development;
 - o demonstrates that the development reflects the existing character of the locality;
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32	Traffic and Travel	276	New Barn Lane, which abuts the Glebe, is small, has historic cobbles along it and is frequented as a walking track.	Our Built Environment policies together with the Design Statement (which accompanies the Draft Plan) should prevent intrusive development destroying existing historic landmarks such as the cobbles (which are listed as Heritage Assets by the Parish Council), and the destruction of lanes.
32	Community Spaces & Activities	351	The lane which the proposed housing on the Glebe would use as access, is the main recreational lane out of the village, the only flat one, used by dog walkers, children and disabled people. There is no alternative.	Thank you for your comments and routes leading out of the village for walking and cycling are a priority in the Draft Plan. Any developments would need to take this into account.
36	Business and Jobs	197	As well as very slow Broadband (less than 3MBPS) most of Silverton North Ward has NO mobile coverage. Can this please be added to section 11.4 on P 42 of Plan.	Policy BJ02 supports the provision of Broadband infrastructure (including by mobile phone) and provides for new development to have fibre optic connections installed. We will revise the Draft Plan to add in the requirement for voice coverage throughout the parish.
37	Natural Environment	42	Natural Environment Objectives. Table entitled "Natural Environment" and subtitled "Objectives" on P18 Revise No 3 to read: "Encourage limited solar, windfarm and bio digester development to produce green electricity and gas and prevent methane escaping into the atmosphere"	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections. Your comments will be taken into consideration when doing this.
37	Natural Environment	43	Revise [Natural Environment Objectives. Table entitled "Natural Environment" and subtitled "Objectives" on P18] No 4 to read: "Control the scale and type of development in the countryside to limit disturbance and visual impact"	We will review the Draft Plan to take your comments into account.
37	Natural Environment	45	Revise [Table entitled "Natural Environment" and subtitled "Objectives" on P18] No 8 to replace "flooding" with "increase flooding" – I assume we don't want to "protect..... flooding" – though of course it could mean that if you are talking about maintaining water meadows, for example	The Draft Plan will be revised to address your comments.
37	Natural Environment	46	Policy EN01 – Replace "no adverse impacts" with minimal adverse impacts" – almost any development whatsoever could be deemed to have an minimal impact.	The Draft Plan will be revised to incorporate your proposed change.

Person	Policy	Ref	Comment	Answer
37	Built Environment	187	<p>Table entitled "Built Environment" and subtitled "Objectives" add a new item "Net carbon emissions are significantly reduced"</p> <p>Policy BE01</p> <p>Item I. Typo: replace "compliments" with complements"</p> <p>Item IV: Replace "minimises visual" with "minimises adverse visual" – demolishing an eyesore can have a significant visual impact, but in a good way.</p> <p>Add a new Item V: Where compatible with the historic nature of the locality, new buildings should contribute net zero carbon emissions, refurbished buildings should reduce their carbon emissions as close to net zero as is reasonably possible.</p> <p>The section "Development proposals should be accompanied by a statement that sets out" should have another item as follows:</p> <p>IV: how the development will assist with the move to net zero carbon emissions</p>	<p>The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.</p> <p>The typos will be resolved.</p> <p>Your suggestion on Item IV - VI will be looked at closely and may well be implemented.</p>
37	Housing	317	<p>In section 10, of the table "Housing" subtitled "Objectives" should have another objective:</p> <p>7. Ensure that new housing is net zero carbon emissions, and that any parking spaces have EV charging present.</p> <p>HS06: Add wording as follows "car and a bicycle. Electric charging must be provided to enable all cars parked at the property to be charged overnight".</p>	<p>Your comment is an important one and will be followed up to see if alterations to the Draft Plan are necessary and are in line with Mid Devon District Council's Local Plan policies.</p>
37	Business and Jobs	225	<p>Table entitled "Business and Jobs" and subtitled "Objectives" add Item 7. "New developments will be required to be as close to net zero as possible, and all parking is to provide the ability to charge electric vehicles.</p>	<p>We will review all sections of the Draft Plan to consider the impact of the climate emergency, and how the Draft Plan should be changed as a result.</p>
37	Traffic and Travel	272	<p>Table "Traffic and Travel" subtitled "Objectives".</p> <p>Revise Item 4 to add "with electric charging points" to the end</p> <p>Add Item 6: Where on-road parking does not cause congestion, establishment of on-road charging facilities will be encouraged, to both enable charging of electric cars, and to encourage parking away from the more congested parts of the parish.</p> <p>TR04, item 1 add "at all parking spaces".</p>	<p>Thank you for your comments. We will revise the Draft Plan to take your comments into account.</p>

Person	Policy	Ref	Comment	Answer
37	Community Spaces & Activities	156	CS01, add item III: Community facilities are encouraged to have an environmental assessment undertaken to advise on how they can significantly reduce their carbon emissions.	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections. Your comments will be taken into consideration when doing this.
37	General	105	<p>Firstly, what a fantastic job and what a huge amount of effort must have gone into this. Congratulations. I do also have comments on Section 1 and Section 2 as follows:</p> <p>Section 1, Para 4: suggest adding para 1.3 as follows: "There is a climate emergency, as declared by the UK Parliament on 1st May 2019. This plan encourages endeavours to reduce carbon emissions to net zero and mitigate impacts of climate change, where such endeavours are in keeping with the traditional nature of the parish.</p> <p>If preferred, this could go in Section 2, in a new paragraph between Paras 3.6 and 3.7 in the Parish Council Position statement (unless that has already been fixed by the Parish Council, and so cannot be altered). The position statement already contains:</p> <p>"Supporting the transition to a low carbon future in a changing climate" – but this does not, I feel, reflect the gravity of the situation, and may have been drafted prior to the Climate Emergency being declared, and the recent UN statement that there is no longer any doubt that climate change is caused by human activity.</p> <p>Section 2, Para 3.9: Add a bullet "ensure minimal increases to carbon emissions, and preferably reduce the carbon emissions of the Parish.</p>	Thank you for your comments. The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.
38	Housing	306	<p>Only restricted affordable housing for people on modest incomes. Limited infilling so as to retain rural character of village</p>	The present policy on affordable housing (now known as 'First Homes'), is dependent on having developments of ten or more houses. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future. The Draft Plan does recognise the value of the rural character of the village which is very important.

Person	Policy	Ref	Comment	Answer
38	Traffic and Travel	363	Less housing reduces traffic.	The Draft Plan with its accompanying Design Statement, should ensure new developments conform to the wishes of the community as demonstrated in comments made at the consultation in 2014. At that time, the community also said they would like developments to be limited to around 5 houses, each with 2 parking spaces, which should keep traffic to a minimum.
39	General	78	I agree with all the concerns raised in the Neighbourhood Plan, especially the probability of an increase in traffic.	Thank you for your comments.
40	Natural Environment	23	Tree planting wherever possible.	Tree planting is mentioned in Policy EN01 of the Draft Plan but the Policy will be strengthened to include tree planting, even where new developments are not proposed, especially given its benefits in mitigating climate change.
40	Housing	295	<p>1. Insulation and PV panels -any dwelling must incorporate high levels of insulation and photovoltaic panels.</p> <p>2. I would support "The Glebe" for building but are 5 dwellings sufficient as part of the 'village' plan?</p> <p>3. What constitutes 'Affordable housing'?</p> <p>4. Sites for development may need to be acquired by compulsory purchase</p> <p>5. Could part of Roosters site be considered brown field for say three dwellings?</p> <p>* Sites for development may need to be acquired by compulsory purchase.</p>	<p>1. The Draft Plan advocates new housing to be built as sustainably as possible and would therefore include high levels of insulation, and photovoltaic panels where appropriate.</p> <p>2. Opinion in the Parish was for small, incremental development in groups of no more than five houses.</p> <p>3. Affordable housing (now known as 'First Homes') must be at least 30% less than the market value at a price no higher than £250,000. The cap must be passed on when a property is sold.</p> <p>4. Compulsory purchase would be a matter for Mid-Devon District Council.</p> <p>At present affordable housing (First Homes) is only achievable in groups of ten houses or more.</p> <p>5. In the Draft Plan, the Roosters site is designated as suitable for light industry/storage (BJ01). We have received professional advice that this site is not suitable for residential development.</p>
40	Business and Jobs	209	<p>1. Development of Roosters site for local light industry would be appropriate with access from west only</p> <p>2. Could part of Roosters site be considered brown field for say three dwellings?</p> <p>3. Improve broadband for business use</p>	<p>1. Policy BJ01 provides for this, and we will revise the Draft Plan to indicate that access is permitted only from the west.</p> <p>2. We have received professional advice that this site is not suitable for residential development.</p> <p>3. Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.</p>

Pers on	Policy	Ref	Comment	Answer
40	Traffic and Travel	247	<p>* Roads in and out of Silverton limit any development and particularly large lorries carrying building materials.</p> <p>* A pedestrian path from the village to A396 is essential to allow access to buses on A396. The road presently is too narrow for safety.</p> <p>* Car parking is at a premium and a separate village car park is essential. Possibly site by Pitt Farm? Charging electric points must be incorporated and free electricity to encourage use.</p> <p>* An improved bus service is essential to counter car usage.</p>	<p>Thank you for your comments.</p> <p>Policy TR02 supports a development of a car free link between the village and the A396.</p> <p>Policy TR04 does recognise the need for further parking over the parish. Policy HS06 has included electric point to be added to new developments.</p> <p>We will review the Draft Plan to consider adding requirements for public electric charging points in the parish.</p> <p>We recommend that you contact Stagecoach to enquire about increasing the bus service in partnership with subsidisation from the local authority.</p>
40	Community Spaces & Activities	135	Recreation facilities are sadly lacking. A cricket field? No education facilities? Broadclyst?	A cricket pitch would fall under the CS03 ambition. Any potential site and options for any of these items would be considered if they were to come forward.
40	General	73	1. Footpath to A396 – VITAL	Thank you for your comments. There have been a number of similar comments on the footpath to the A396.
40	General	74	New village car park	There have been a number of similar comments on the need for another car park in the village, but this cannot be progressed further unless a landowner provides the land.
40	General	75	Increased number of dwellings (5 or more?)	At the 2014 consultation, the majority of comments were that new homes were required but in small incremental developments of no more than 5 dwellings. The only exception to this building a larger number of houses for use in perpetuity by local people as part of a Community Land Trust.
41	Natural Environment	364	Agree with policies EN01- EN04. Would like to see creation/reinstatement of hedges and other wildlife corridors	Thank you for your comments. Hedges and banks are protected in Policy EN01 of the Draft Plan and if the Draft Plan is adopted this will give the community more say when developments propose to remove hedges, etc. As to reinstatement of old hedges which have been removed, this is being encouraged by the government under their new agricultural policies.
41	Built Environment	185	Agree with policies BE01-BE02	Thank you for your comment.

Pers on	Policy	Ref	Comment	Answer
41	Housing	309	Agree with HS01-HS06	Thank you for your comment.
41	Business and Jobs	219	Agree with BJ01 – BJ03	Thank you for your comment
41	Traffic and Travel	263	Agree with TR01 – TR04	Thank you for your comment.
41	Community Spaces & Activities	154	Agree with CS01-CS03. But consider the 'Little Rec' behind the war memorial on the Square should be included.	The Little Rec is owned by the Richards Educational Trust who want to maintain the space as a recreational space in perpetuity but are bound by the purposes of the charity to not place restrictions on its potential income. We are investigating to see whether this can be reconciled with the clear desire of the parish community to keep this as a public space in perpetuity.
41	General	100	Not all colour shaded maps have keys. Typo: Paragraph 6.1, Page 13 – Our Vision – The word 'Heritage' in 2nd sentence should move to before the first comma.	Thank you for your comments. We will check grammar and alter where necessary. There were some maps we did not feel required keys, but if there are any in particular you feel would benefit from a key, please let us know within a week of receiving this letter.
42	Housing	316	All new build houses MUST have a garage large enough to accommodate a large modern car (not a 1960's Morris Minor!) plus additional off road parking spaces for at least 2 cars.	Policy HS06 does specify a garage to accommodate a family-sized car and bicycle and a minimum of two off-road parking spaces for new developments.
42	Traffic and Travel	271	Provision of a generous amount of off road parking to enable traffic, including the village bus service to operate safely and efficiently. The village already suffers from inadequate parking for all the cars and vans, especially evening, overnight and at weekends	Policy TR04 does recognise the need for further parking over the parish, but unless landowners provide land for this purpose, it will be difficult to progress this.
42	General	103	The village already suffers from inadequate parking for all the cars and vans, especially evening, overnight and at weekends.	The Design Statement has included 2 parking spaces per new houses where the Mid Devon District Council's Local Plan only includes 1.7 car spaces. Parking and traffic is an ongoing problem for our villages and Parish. We cannot offer additional parking provision unrelated to new developments unless a landowner provides the land.
43	Natural Environment	25	I would like the Parish Council to actively promote a footpath/cycle route from Ellerhayes to Silverton. There are already discussions with the NT using present permitted footpath ideas.	Thank you for your comment. We will pass it on to the Parish Council anonymously. However, if you wish an individual response we recommend that you contact them directly.

Person	Policy	Ref	Comment	Answer
43	Built Environment	168	I would request the Parish Council recognise the Victorian Postbox within the boundary of 1 Ellerhayes as a heritage asset.	We will pass on your comment anonymously to the Parish Council and ask them to include it in the list of heritage assets. If you would like an individual response, we recommend you contact them directly.
43	Traffic and Travel	249	I would like the Parish Council to promote traffic calming measures through Ellerhayes. It would be nice if the entrance to Ellerhayes from Killerton from the 30 mph sign be maintained and perhaps a wooden trough at the Ellerhayes sign to replace the motor tyre with a view to giving the appearance that residents' respect their neighbourhood and would like motorists to do likewise. Any Ellerhayes resident who wished could plant the trough, etc.	<p>Unfortunately, speed limits cannot be implemented by the Parish Council. However, we will pass on your comments anonymously to them to see if traffic calming measures could be introduced, including "20 is Plenty" signs, which are advisory.</p> <p>Planters would certainly enhance the entrance to Ellerhayes, and the Parish Council could be approached directly to provide planters, if there was a group of local residents who would commit to the planting and maintenance.</p> <p>For both these items, we will pass on your comments to the Parish Council anonymously, but we recommend that you contact them directly if you would like an individual response.</p>
43	General	79	It never feels the Parish Council gives Ellerhayes the same priority as Silverton and yet we all pay our council tax for less amenities.	We are very aware of this view. Consultations are an opportunity for the people of Silverton village, Ellerhayes and the wider Parish to make their views known. Care is taken to ensure that Ellerhayes is represented within the Draft Plan.
44	Natural Environment	29	Historic Devon banks provide a wonderful wildlife habitat and should be preserved wherever possible	Thank you for your support of the Draft Plan's aim to "Protect the Devon banks and hedgerows"
44	Business and Jobs	213	The provision of superfast broadband to Ellerhayes is now of paramount importance as many residents work from home.	Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.
44	Traffic and Travel	253	<ol style="list-style-type: none"> 1. A safe footpath/cyclepath connecting Silverton to Ellerhayes via Park Road is now necessary 2. Consideration to be given to a new footpath to link Ellerhayes to the existing Hayne/Paper Mill route. This would avoid the flooding, the railway and cows! 3. Traffic calming is now essential at Ellerhayes. A chicane like the one at Rewe would have a hugely beneficial impact. 	<p>We understand that residents of Ellerhayes are in consultation with the National Trust to extend the current footpath past Hayne House and the railway crossing to join up with a path from Ellerhayes. This would also join the Hayne House/Paper Mill (Killerton) route.</p> <p>Your comment No. 3 is will be passed on to the Parish Council anonymously, but if you would like an individual response, we recommend that you contact them directly.</p>

Pers on	Policy	Ref	Comment	Answer
44	General	85	The plan is very good but perhaps understanding Silverton village biased. Ellerhayes had significant issues which need to be addressed (as above) for the benefit of its 150-200 residents.	We are aware that Ellerhayes and the wider Parish feel the Draft Plan is Silverton biased. Consultations are an opportunity for the people of Silverton village, Ellerhayes and the wider Parish to make their views known. Care is taken to ensure that Ellerhayes and the wider parish is represented within the Draft Plan.
45	Natural Environment	9	All of this is important. Silverton needs balance.	Thank you for comment.
45	Built Environment	158	All of this is important. Silverton needs balance.	Thank you for your kind comment.
45	Housing	196	All of this is important. Silverton needs balance.	Thank you for your comment.
45	Housing	285	All of this is important. Silverton needs balance.	Thank you for your comment.
45	Business and Jobs	201	All of this is important. Silverton needs balance.	Thank you for your comment.
45	Traffic and Travel	235	All of this is important. Silverton needs balance.	Thank you for your comment.
45	Community Spaces & Activities	125	All of this is important. Silverton needs balance.	The Draft Plan aims to promote a balanced approach to the development and management of facilities to include all ages.
45	General	58	As a former District Councillor, I know how important Neighbourhood Plans are. I think you have done a great job on consultation. Keep all that is good in Silverton but look ahead to a changing world.	Thank you for your support.
46	Natural Environment	7	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners.	Thank you for your kind comment and support.
46	Built Environment	157	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners	Thank you for your kind comment and support.

Person	Policy	Ref	Comment	Answer
46	Housing	195	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners. The limitation proposed "small scale development" is sensible and entirely appropriate and in line with majority opinion	Thank you for your support.
46	Business and Jobs	198	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners	Thank you for your support.
46	Traffic and Travel	232	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners	Thank you for your support.
46	Community Spaces & Activities	124	Thank you for all your efforts. The plan appears to fairly and properly reflect the views of the majority of Parishioners	Thank you for your support.
46	General	56	Thank you.	Thank you for your support.
47	Natural Environment	18	We support the proposals and regard green spaces as essential.	Thank you for your support.
47	Natural Environment	19	Flooding remains a risk and we should avoid building new homes on the hillside at Applemede.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish, so, for example, Policy EN04 which minimises flood risk to the properties themselves and to the remainder of the village. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.

Pers on	Policy	Ref	Comment	Answer
47	Built Environment	165	We fully support the proposals.	Thank you for your comment.
47	Housing	291	We fully support philosophy of “incremental growth” because it protects and enhances the special character of the village.	Thank you for your support.
47	Business and Jobs	207	Fully support. Superfast Broadband is clearly essential and needs to come soonest.	Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.
47	Traffic and Travel	243	Fully support: dedicated car parking provision needed now. A 20mph limit should apply throughout the village and most of the Parish.	Policy TR04 does recognise the need for further parking over the parish. We will pass on your comments anonymously to the Parish Council to see if traffic calming measures could be introduced, including "20 is Plenty" signs, which are advisory. If you wish an individual response from the Parish Council we recommend that you contact them directly.
47	Community Spaces & Activities	132	Fully support.	Thank you for your comment.
47	General	67	The proposals overall are the result of much thought and consultation and care for the future of this excellent community. They are worthy of our full support.	Thank you for your support.
49	Housing	307	I accept that some more affordable homes should probably be built – preferably close to existing affordable type properties. On Old Tiverton Road site perhaps? They should be limited to LOCAL families and couples and NOT be for overspill from towns.	The present policy on affordable housing (now known as 'First Homes') is dependent on having developments of ten or more houses. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
49	Community Spaces & Activities	148	I am pleased to see that the allotments off the Butterleigh Road are to remain as they are – it would surely be tragic for that site to be developed – at present they fulfill an important social and economic need.	Thank you for your comment.

Person	Policy	Ref	Comment	Answer
49	General	94	I would have thought Cullompton is much more ripe for expansion than Silverton. More development means more pressure on the doctors' surgery and the village school as well as roads.	Cullompton and Tiverton will both be expanding in the near future which is why Mid Devon District Council are not pushing for large developments in Silverton and other surrounding parishes.
48	General	77	Very impressed with the plan. Newly built homes, gardens and car parking spaces. Thank you for all the hard work and effort to all involved to keep our village a lovely place to live and to make it easier for young people to stay in the village.	Thank you for your support.
50	Natural Environment	53	The Plan rightly focuses on the need to retain and protect the natural beauty of the area and seeks to limit damage/loss to that character, e.g. through loss of hedgerows, etc. This implies that more 'buy in' to the Plan needs to be made by those farming interests in the area. Also, more emphasis should be given to the potential for increased rewilding as , e.g. is being done by the National Trust in adjoining areas within its Killerton Estate (as part of the Connecting the Culm project) and also in other ways to increase overall biodiversity (encouraging less paved areas, etc.)	If the Draft Plan is adopted, the community should have more control over the removal of hedges and banks. The Government are also encouraging landowners to leave hedges and banks, and even reinstate some that have been lost. The Parish Council should be encouraged to scatter wildflower seed on uncut verges and green spaces within the built up areas. We will pass your comments on rewilding to the Parish Council anonymously, but if you wish an individual response, we recommend that you also contact them directly.
50	Built Environment	193	The need to ensure a high quality of new development whilst also safeguarding the existing built heritage are crucial to ensuring a continuing 'sense of place': the policies outlined seem to adequately recognise this and should help to guide what gets built and where. But these policies need to also more directly address issues concerning the climate emergency and how buildings are to be built to be as environmentally sustainable as possible/leading towards a zero carbon way of life.	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.

Person	Policy	Ref	Comment	Answer
50	Housing	341	<p>Housing policies aimed at supporting essentially small-scale incremental growth of good design and to meet local needs – seem appropriate and are to be welcomed. The identified sites seem equally appropriate. The removal or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company should be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.</p> <p>The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company should be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.</p>	Thank you for your support for the Draft Plan. Your concern for trees in the Parish is noted and supported by Policy EN01.
50	Business and Jobs	229	The emphasis given to securing the development of super-fast broadband infrastructure to serve Silverton and the wider area is very much supported. The nearby village of Ellerhayes does not yet benefit from such connectivity and needs to be. The future will demand increasingly “Smart Villages” if they are to survive and prosper with more opportunities for home-working, co-working hubs, etc.	Policy BJ02 supports the provision of Broadband infrastructure (including wirelessly) and provides for new development to have fibre optic connections installed throughout the parish, including Ellerhayes.
50	Traffic and Travel	280	The Plan correctly identifies the range and type of traffic and associated problems: the Plan area is seeing undoubted increased traffic and other associated pressures: traffic e.g. regularly exceeds the speed limit driving through Ellerhayes. This requires a firmer commitment towards securing 20mph speed limits through the villages. Also, there is a need for an alternative footpath/cycle way link between Ellerhayes and Silverton. A proposal has been put to the National Trust (NT) to try and secure at least a Permitted Footpath to link with the existing footpath No. 5 to provide an improved walking link to Silverton. The NT have indicated an initially supporting view on this and a final decision is currently awaited following discussion with the tenant farmer. There is also future potential to create a cycle route to Silverton utilising part of this routeway.	Thank you for your comments. We will contact you further to discuss how/whether your initiative with the National Trust can be incorporated into the Draft Plan.

Person	Policy	Ref	Comment	Answer
50	Community Spaces & Activities	354	The policies are supported. One of the problems faced by users of the allotments at Ellerhayes concerns the speed of passing vehicles as one enters/leaves the allotments and there needs to be a safety speed restriction imposed (20mph) on all vehicles through the villages.	Speed limits cannot be implemented by the Parish. However, we will pass on your comments anonymously to the Parish Council to see if calming measures could be introduced, including "20 is Plenty" signs, which are advisory. If you wish an individual response from the Parish Council we recommend that you contact them directly.
50	General	115	The Neighbourhood Plan is very much welcomed as a way of locals influencing the future development of the area.	Thank you for your support.
50	General	116	<p>Given that we are now in a recognised climate emergency – as accepted e.g. by the recent COP26 in November 2021 – much more attention is needed to look at how the Plan can more directly help to tackle such issues, from the ‘bottom up’ (very local level). A stronger focus should be given to climate change and related issues like energy generation needs over the plan period e.g. some Neighbourhood Plans are seeking to strengthen their policies by requiring all new developments to adhere to the highest standards of sustainable design and energy efficiency, including a minimum 40% reduction in carbon emissions compared with 2013 Building Regulations, progressively increasing over the years in line with the UK’s carbon reduction target. There should be further discussions with Mid Devon District Council concerning the inclusion of such more direct policies within the Plan. The Silverton Design Statement should also be strengthened to provide more guidance on climate related issues: use of solar panels, ground sourced heat pumps, etc (and why not encourage more community based schemes?) etc.</p> <p>At the recent/ongoing COP26 in November 2021 in Glasgow at least one Neighbourhood Plan (NP) was ‘showcased’ as a good example of how an NP could help to tackle climate change. The Carnforth NP (on schedule to be adopted in 2022) is one of the first in the country to include aspirations to be carbon neutral by 2031.</p>	Other similar comments have been received and the Draft Plan will be updated significantly to recognise that we are in a Climate emergency. We will propose that all new builds, residential and commercial, will be net Carbon zero.

Person	Policy	Ref	Comment	Answer
50	General	117	<p>Ideally the need to address increasing impacts of climate change should be made more explicit and given greater focus in the Vision Statement: this is, it is accepted, more indirectly referred to in the reference within the Vision Statement to “making.... Our Parish a more thriving, more sustainable and safer place...” . Greater attention though could still usefully be given to include policies to help reduce causes of climate change such as:</p> <ul style="list-style-type: none"> • Encouraging a ‘modal shift’ from cars; encouraging car share schemes, local mobility hubs, etc. In the case of Silverton and Ellerhayes, this means looking at how people can easily access bus routes, etc (the fact that people are expected to walk the dangerous road to the main Exeter-Tiverton road to access some services is a case in point). There is perhaps scope for looking at encouraging new shared modes: bike hire/bike share schemes, one-way car-share, shared taxi services, etc). Also looking at the projected car-parking needs for Silverton, is there any scope for looking at the amount of possible unused parking spaces in some areas and encouraging some householders with available unused space offering off-road parking (even for a small fee – as already happens e.g. in many towns and cities)? <p>Encouraging more planting to encourage carbon sequestration.</p> <ul style="list-style-type: none"> • Supporting local community ‘co-production’ of foods, goods and services on exception sites: maybe even encouraging more co-operation between existing allotments to help produce more food for local consumption; Broadclyst has a Community Farm. 	<p>The Draft Plan will revised to give more emphasis to the impact of Climate Change. We will review and update the Draft Plan in the light of your suggestions about a modal shift from cars, improved accessibility to public transport for Ellerhayes, and car/bike share schemes. The Draft Plan can only encourage these areas, but it will (if adopted) help establish a vision for a lower carbon and more sustainable future. We will also pass your comments on, anonymously to the Parish Council. Similarly your comments about drive-sharing capabilities. If you wish a direct response from them, we recommend that you contact them directly.</p>

Person	Policy	Ref	Comment	Answer
50	General	118	<p>In terms of some possible useful additions to the Plan: further recognition should be given to certain local heritage assets which exist within Ellerhayes notably:</p> <ul style="list-style-type: none"> • The Victorian post-box at the bottom of Lower Ellerhayes: This dates from the time of the very creation of this village as a 'Mill Village' in C1900. Part of the brick surround has already suffered minor damage from agricultural vehicles entering the adjoining field and it does need to be recognised and protected as such. • Former Mill weighing station: there exists the remains of a weighing station alongside the former railway siding to the mill, just outside the village but still within the Parish) which still contains historic machinery etc: this should similarly be recognised as such. 	<p>Thank you for your comments. We will propose adding the Postbox and Weighing station to the list of Heritage Assets maintained by the Parish Council. If you would like an individual response from the Parish Council, we recommend that you contact them directly.</p>
50	General	119	<p>As a final comment: the Neighbourhood Plan (NP) is very much supported and the above comments are suggestions concerning how it might be improved/possibly strengthened. It is not clear what the exact time-scale of the Plan is or what the process for its regular review and updating might be: clarification concerning this in the Final Adopted Plan would be welcomed.</p>	<p>We will be progressing as fast we can to update the plan to incorporate the feedback we have received. However, we are dependent also upon some external bodies whose timescales are not under our control, so can't provide a timescale.</p>
50	General	120	<p>There are some spelling and other corrections needed within the online document (as dated August 2021) e.g. references to 'complimentary' policies rather than 'complementary' etc. Also, in reference to Ellerhayes, the final buildings were built in the early 1990's (4 houses) as part of a private build scheme.</p>	<p>Thank you for this feedback. We will correct the Draft Plan to resolve these issues.</p>
50	General	121	<p>Should the National Trust's plans to build 25 houses on the Old Mill Site be taken in to consideration for housing needs in Silverton Parish as it is just outside the parish boundary.</p>	<p>We will revise the plan to refer to this development.</p>
51	Housing	344	<p>I particularly agree with your objectives on Housing "No.6: Set space standards around new dwelling houses to provide adequate space for cars, storage and gardens." As many other people say, we do need more parking but short of a fairy godmother with a wand, it's difficult to see where that would come from at present!</p>	<p>Thank you for your response. Parking is an almost unsolvable problem at present but the Draft Plan hopes to achieve adequate off-road parking for each house in any new development.</p>

Pers on	Policy	Ref	Comment	Answer
51	Traffic and Travel	282	As many other people say, we do need more parking but short of a fairy godmother with a wand, it's difficult to see where that would come from at present!	Thank you for your comment. The fairy godmother with a wand could be a local landowner prepared to provide some land for this purpose.
52	Housing	297	The housing appraisal was carried out in 2016. Since then, 30 houses have been granted planning consent. There is therefore no need for 7 additional houses to be allocated in the Plan. Policies HS03 and HS04 should be deleted and any new proposals determined using policies HS01, HS02, HS05 and HS06 and the design guide	If the Draft Plan had been adopted by now it is likely that some of these planning permissions would not have been granted. However opinion in the Parish was for small-scale incremental growth and there is an expressed need for some housing. The call for land resulted in sites shown in Policies HS03 and HS04. If development were permitted as outlined in HS03 there would be a significant gain of green space for the village to be held in Trust in perpetuity.
52	General	80	Allocated sites should be deleted from the plan. Development sites should be determined against the Local Development Plan policies and the design guide.	The Development sites were determined by land put forward following the Call for Land in 2014. Not all sites offered for inclusion were added to the Draft Plan, because care was taken to ensure that sites complied with local planning policy.
52	General	81	We feel that rating the importance is inappropriate. If the policies are included in the Plan, they are all of equal importance. Thanks to all the Neighbourhood Plan committee for all your hard work over the last 8 years.	Different areas of the Draft Plan may be more important to some people than others which is why we asked people to rate them. However, this was not essential to the validity of your comments, and will not alter the content of the Draft Plan, or how it is used. Thank you for your support.
53	Traffic and Travel	275	Traffic is a problem. Heavy vehicles are using roads which were built for horses and carts, consequently there are ever increasing potholes.	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety. Potholes are an issue for Devon Highways, and we will pass your comments on to them anonymously. If you would like a direct response, we recommend that you contact them directly.
53	Community Spaces & Activities	348	This is adequate.	Thank you for your comment.
53	General	107	Before planning for more houses, the problem of parking needs to be addressed. Some properties have 1, 2, 3 vehicles and with no garage or forecourt, have no alternative but to park on the road. Granted new properties would have garaging for one car, but additional vehicles would be parked on the road. Parking is certainly a priority.	The Design Statement has included 2 parking spaces per new houses where the Mid Devon District Council's Local Plan only includes 1.7 car spaces. Parking and traffic is an ongoing problem for our villages and Parish.

Person	Policy	Ref	Comment	Answer
85	Built Environment	194	More specification for would-be developers needed to avoid designs not in keeping with the village, e.g. Butterleigh Road development!	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process.
85	Housing	345	There is a definite need for housing for the 'young', at present outpriced, to keep them in the village. Upexe road definitely needs a pedestrian 'walkway'.	The present policy on affordable housing (now known as 'First Homes') is dependent on having developments of ten or more houses. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future. A path by Upexe Road would be a great gain for the village and your suggestion will be passed to the Parish Council anonymously, but if you wish an individual response we recommend that you contact them directly.
85	Traffic and Travel	283	Traffic speeds should be limited in the surrounding lanes and walkers and cyclists should be made aware of the need for bright clothing or high viz jackets/bands for their own safety in the narrow lanes.	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety. The issue of brightly coloured/high-viz clothing is a national issue rather than one specifically for the Parish.
85	General	123	The Neighbourhood plan is a very good cover of the needs of the village.	Thank you for your comment.
55	Built Environment	191	More terraced housing. Nothing over two storeys. Retain existing hedge banks complete. Not like current Butterleigh Road.	The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf which accompanies the Draft Plan should help ensure a development such as Butterleigh Road does not happen again. It should also strengthen the community's wishes on what type of developments are built.
55	Housing	325	Agree absolutely with incremental development of small groups of houses. Not large developments. Would like to see emphasis on terrace housing which saves on heating and space and land.	Thank you for your support for limited housing development. Your suggestion of emphasis on terrace housing is noted, and we will review the Design Statement with this in mind.

Person	Policy	Ref	Comment	Answer
55	Community Spaces & Activities	350	Agree need for footpath to main road. Very important. Like to see improvement and dry footing to Muddy Lane path from Channons to New Barn Lane, thus offering a circular walk. Sadly otherwise missing with all existing footpaths.	Thank you for your comments. The Draft Plan recognises the importance of footpaths to separate pedestrians from busy roads. Also more recreational walks are important recreational activities connecting people to the countryside.
54	Traffic and Travel	231	P46 (A) Foot/cycle path linking village and A396. This will give safer access to the Tiverton-Exeter buses. (B) Reduce speed of traffic.	(A) Policy TR02 supports a development of a car free link between the village and the A396. (B) Policy TR03 does cover this, and your comment is being passed on to the Parish Council anonymously, but if you would like an individual response we recommend that you contact them directly.
54	General	55	Thank you to all who have prepared this plan.	Thank you for your support.
56	General	112	This perception comes from raising Charlie 6 ad Oliver 8 and being concerned with: 1. Traffic safety. 2. Air quality. 3. Quality of life for the village with more community space. 4. The natural environment bringing it into the village rather than persecuting it. I would be very happy to be involved in any way.	Thank you for your comments.
57	General	68	The village undoubtedly and very urgently needs another public car park. The land opposite the entrance to St Anne's Place and North of St Mary's View would seem ideal. There is potential for adequate access by road and foot. It is centrally placed. It is probably not within the compass of this Plan; however, can this site not be identified as of major interest to the "powers that be"? How these powers proceed to buy/develop/use this site is beyond my knowledge but it seems worth flagging up under the opportunity presented by the Plan consultation process. Much of the observations, aims and intentions in this very splendid plan continue to mention traffic and parking problems. Here is the site; do we have to wait until some landowner volunteers a site on the outskirts of the village?! I realise sadly that this will probably be the case and persons unknown will not act as "pro bono publico". All concerned are to be congratulated and thanked for all their efforts on our behalf.	Thank you for your comments and support. The land in question is in several family members private ownership and did not come up for inclusion in the Draft Plan when the committee did a Call for Land in 2014. Therefore, unless it is put forward in future Calls for Land, it can not be considered.

Pers on	Policy	Ref	Comment	Answer
58	Traffic and Travel	258	I think the following are important: - Traffic calming – 20mph limit, speed bumps to protect people, pets and wildlife - Provision of more car parking.	Your comments about traffic calming fall under Policy TR03 and will be passed to the Parish Council anonymously. If you would like an individual response, we recommend that you contact the Parish Council directly. Policy TR04 does recognise the need for further parking over the parish.
58	General	91	I would like to thank all who have put so much work into producing the plan.	Thank you for your support.
59	Natural Environment	37	EN04. Encourage sustainable land management, especially around housing and roads. 'Slowing the flow' – healthy hedges, aerated land, well managed soils, wetlands and ponds. Maximise opportunities offered by gardens and orchards for wildlife – build on the DBRC (Devon Biodiversity Record Centre) report – re audit. Have a community (funded?) bio blitz. Celebrate wildlife rich hedges – the lifeblood of the countryside. Protect road verges - https://www.devon.gov.uk/environment/wildlife/managing-verges-for-wildlife Maximise the changes on agricultural 'public money for public good'	These are all worthwhile suggestions, and some of them are covered in the Draft Plan. However, individual management of these areas is generally left to the owners, who could potentially avail themselves (if the land is agricultural) of public money for public good.
59	Housing	305	HS04. Development should only be allowed if traffic controls in place and enforced – width restriction, 20 mph and with good non vehicle access (wide pavements). Give due reference to existing tracks and walkways already on site.	We will pass on your comments anonymously to the Parish Council to see if traffic control measures could be introduced, including "20 is Plenty" signs, which are advisory. Other traffic controls are a matter for Devon Highways. We will pass your comments onto both these bodies, but if you would like an individual response from them, we recommend that you contact them directly.
59	Business and Jobs	218	Maximise opportunities for linkages with National Trust over development of old Silverton paper mill site. Support the farming and agricultural as the sector goes through huge structural change. Maximise opportunities offered through 'public money for public good' The pandemic highlighted the number of small businesses in the village – fantastically demonstrated by the array of local crafts at Silver Linings in Fore Street. These need to be celebrated and supported.	Silverton Mill (in Broadclyst Parish) is adjacent to the parish, and will potentially provide light industrial and commercial facilities for the people of Silverton Parish. We have invited the National Trust to comment on the Draft Plan. The Public Money for Public good, could potentially be used for permissive paths, tree planting and other initiatives.

Person	Policy	Ref	Comment	Answer
59	Traffic and Travel	260	<ol style="list-style-type: none"> 1. Enforce width restrictions 2. Create more passing places on roads into the village. 3. 20 mph limit with interactive warning speed sensors. 4. More cycle routes and footpaths. 5. Maximise link with National Trust development at the old Papermill site 6. [Maximise link with] the Ruffwell/ Exe Valley shop. 	<p>1 & 3. It would be possible to add width restriction signs and speed limit signs to the roads to Silverton, but this would be a matter for Devon Highways . Advisory "20 is Plenty" signs could be arranged by the Parish Council, as could the (rather expensive) flashing speed limit advisory signs.</p> <p>2. More passing places would be a matter for Devon Highways and the landowners.</p> <p>4. Policy TR01 addresses cycle routes and footpaths.</p> <p>5. We understand that residents of Ellerhayes are in consultation with the National Trust to extend the current footpath past Hayne House and the railway crossing to join up with a path from Ellerhayes. This would also join the Hayne House/Killerton route.</p> <p>6. Policy TR02 supports a development of a car free link between the village and the A396.</p> <p>We have passed your comments on to the Parish Council and Devon Highways anonymously, but if you would like an individual response from them, we recommend that you contact them directly.</p>
59	Community Spaces & Activities	146	Sensitively explore opportunities arising for greater access through changes in agricultural funding - 'public money for public good'.	We will revise the Draft Plan to ensure that that it considers opportunities to be realised from 'public money for public good'.
59	Community Spaces & Activities	147	Thorverton Baptist Church has just closed – we need to maximise the Churches in the village.	Policy CS01 requires that any community assets that are redeveloped are replaced with assets of equal or higher quality. The churches are recognised as community assets with a wider benefit than their core activities, and there is potential for these to grow.
59	General	93	We recognise that this is largely a reference document but is there going to be an 'action group' for any elements? Haskins' quote -Very strong. This should be the vision. Can we have pages numbers please? Thank you for all your hard work on this comprehensive document.	Thank you for your comments. The 'action group' will be the Parish Council and any sub-committees which they may form or encourage. There were page numbers on the documents, and we have received no other comments about lack of page numbers, so we are not sure why you could not see them.

Person	Policy	Ref	Comment	Answer
60	Built Environment	173	Development proposals in the wider parish will also need to show how they will respect heritage assets and enhance the rural character of the area. Policy BE02. In which case, how did the new 'cube' houses on Butterleigh Road ever get planning permission? How can we ensure that Policy BE02 is adhered to for all future developments?	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process.
61	Natural Environment	30	I see this as the most important policy as the objectives, if achieved, will maintain, sustain and enhance the village.	Thank you for your comment.
61	Natural Environment	31	I see this as the most important policy as the objectives, if achieved, will maintain, sustain and enhance the village.	Thank you for your comment.
61	Built Environment	174	I have placed this as the least important policy, only because part of it is covered by Objectives 5 and 6 under Housing Policies.	Thank you for your comment.
61	Traffic and Travel	365	Increasingly there have been occasions when it is difficult to drive through the Square, let alone park a car there. Time limited parking there would ease this and benefit shoppers. To be achieved, an additional public carpark, as suggested, will be needed.	Our policy TR04 does recognise the need for further parking over the parish. Thank you for your suggestion about time limited parking in the Square. This suggestion is being passed on to Parish Council anonymously. If you would like a direct response from them, we recommend that you contact them directly.
61	Community Spaces & Activities	140	I strongly agree that there are not enough recreational spaces and some are not good enough. I hope they can be replaced and bettered along with needed facilities.	Thank you for your comments. The Parish Council is actively considering how to improve the recreational spaces and their facilities. We will pass on your comment anonymously to the Parish Council. If you wish an individual response from them, we recommend that you contact them directly. The Draft Plan seeks to identify other potential recreational sites.

Person	Policy	Ref	Comment	Answer
62	Traffic and Travel	234	Access for pedestrians is particularly important to me as a non-driver. Silverton has an enormous problem with cars. Even when cars are legally parked by pavements, to pass someone else on the pavement, one must walk right out in to the road, around the parked cars. This is very dangerous.	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety.
62	General	59	As the walking group has pointed out, Silverton is extremely poorly served by footpaths, etc. If I could afford to move away, I would have done so years ago. Not because I dislike the community, (far from it!) but because it is increasingly impossible for non-drivers to get around. We are hemmed in, crowded out and endangered by cars at all turns. So I am pleased to see car free access prioritised in this plan. I am also pleased to see community spaces (lack thereof!) highlighted in this plan. Particularly dog friendly spaces. At present it is very hard for non-drivers to exercise dogs within the village either safely (due to traffic volumes) or responsibly (due to livestock). I truly hope that this plan does help to make life here more viable for non-drivers. It would be lovely if we could roam safely and with more freedom than we presently have, because currently, car free life in Silverton is a constant (and very wearying!) battle. Thank you for all the hard work you have put into this plan.	Thank you for your comments. The area has limited footpaths as you point out. However, the Parish Council can be asked to approach landowners for a permissive footpath if there is enough interest from the community in a particular route. Again, dog exercising spaces are rare in villages unless land is donated for the purpose. We will pass your comments on to the Parish Council anonymously, but if you would like an individual response we recommend that you contact them directly.
63	Natural Environment	36	I'm not sure the map area F is accurate. I believe some parts of the strip of land at the back of King Street (opposite bungalows in Applemede) is privately owned, either by residents of King Street or of Applemede. Some parts may even remain in the ownership of the original pre Applemede landowner.	Local green space does not necessarily have to be publicly owned in order to be protected. We will revise the Draft Plan to recognise that some elements of this land have already been built on.
63	Built Environment	179	BE01(II) 'reflects..' I'm not sure what this means. In what way does it add to points (I) and (IV)? It's difficult to pin down with objective criteria what would make a development aesthetically unacceptable.	We will replace "reflects" with "in keeping with"
63	Housing	304	HS03: Not ideal, especially concerning the extra traffic on the surrounding roads, but we're hardly spoilt for choice. HS04: A good site provided all the conditions specified are met. Is a final version of Silverton Design Statement available? Otherwise it's difficult to comment on points insisting it's taken into account. HS06: Absolutely essential	HS03. If development were permitted on the Glebe site there would be a gain of green space for walkers in perpetuity which would reduce the problem of traffic in the lane. HS04: Thank you for support for this site. Work on the Design Statement is ongoing and the final version will be available. HS06: thank you for your support.

Person	Policy	Ref	Comment	Answer
63	Business and Jobs	366	BJ02 – May be worth clarifying what ‘open access’ means	We will revise the Draft Plan to clarify what open access means. Open Access is when a broadband connection owned by one provider must be made available via other providers as well. Currently BT must provide open access across their broadband, but other providers are not required to.
63	Traffic and Travel	259	TR02: Great idea. How will it happen? TR04 – See above	Thank you for your support. TR02 - Landowners would have to gift land for this purpose. TR04 - Each new property will be required to have 2 parking spaces. As for adding to communal car parks, this is dependant on landowners providing land for this purpose.
63	Community Spaces & Activities	145	CS01: Community Asset Register – I think I’ve found an online copy of the register. There’s nothing listed for Silverton.	Thank you for your research. The most recent list of Silverton Assets is for 2019 and can be found on the parish website at www.middevonparish.co.uk/media/125058/fixe-d-asset-register-31-march-2019.pdf
63	General	92	Many thanks to the committee for all the work you’ve put in to creating the Plan. I’m in complete agreement with virtually everything in the Plan, that’s why my comments are a bit thin. Apologies for pointing this out, but there are at least a couple of ‘Applemedes’ instead of ‘Appleme-de’ in the text.	Thank you for your comments and support. The typos will be amended in the newer version of the Draft Plan.
64	Natural Environment	26	We are supportive of this but do ask how the proposed development at Silverdale behind Appleme-de, fits with the aims of the parish/Neighbourhood Plan.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.

Person	Policy	Ref	Comment	Answer
64	Built Environment	171	We are supportive of this but do ask how the proposed development at Silverdale behind Applemede, fits with the aims of the parish/Neighbourhood Plan.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.
64	Housing	298	We are supportive of this but do ask how the proposed development at Silverdale behind Applemede, fits with the aims of the parish/Neighbourhood Plan. We really think that housing development should be affordable and/or allow downsizing to free larger homes for families	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development. Downsizing is really a matter of personal choice.
64	Business and Jobs	211	A village was always a working as well as living environment. To stay a village, it should provide for as many aspects of life and different ages' needs as possible and not become a dormitory (or retirement) village.	Thank you for your comment. The Draft Plan aims to support these aspects of parish life.

Person	Policy	Ref	Comment	Answer
64	Traffic and Travel	250	<p>We are concerned that the parking alongside Applemede gets busy and not all bungalows in Applemede have garages and parking alongside – the frail and elderly do need to have access to parking as close as possible to their homes. Because of the green space in front of the bungalows, parking is not possible at the front gardens. How do homes with no parking or road access move to electric cars?</p> <p>The garages in Applemede are up a fairly steep slope which makes them difficult for people with mobility problems to use and there is no electricity supply to these.</p>	<p>Thank you for your comments. It is possible to provide charging in public spaces, for example, from lamp posts, and other innovative charging solutions are being developed as the move to electric cars gains momentum. The Draft Plan will be revised to recognise the importance of the Climate Emergency, and the need for action on climate change.</p> <p>Green spaces in the villages are limited and highly valued, and there is a general desire to protect them.</p>
64	Community Spaces & Activities	137	Essential to keep these... 'Community Space'	Thank you for your comment.
64	General	82	Impossible to rank the policies as what affects us most personally is not necessarily what we might think most important in principle.	<p>Different areas of the Draft Plan may be more important to some people than others which is why we asked people to rate them. However, this was not essential to the validity of your comments, and will not alter the contents of the Draft Plan, or how it is used.</p>
65	Built Environment	192	<p>There is a lack of affordable 4 bedroom homes with parking and garden in the village, so we would back a development that includes these types of properties. I understand that no-one wants houses to be built right on their doorstep, however, there should be some acceptance that if there is suitable land around your home, chances are this could be developed.</p> <p>Many of the houses in Silverton have not been here forever! Developers should look to build larger properties with gardens and parking instead of squeezing more smaller homes in to a site.</p>	<p>The purpose of the Draft Plan with its accompanying Design Statement, should ensure new developments conform to the wishes of the community as demonstrated in comments made at the consultation in 2014. At that time, the community also said they would like developments to be limited to around 5 houses.</p> <p>Developers only need to build affordable houses (now known as 'First Homes') in developments of 10 or more units. Silverton could form a Community Land Trust committee to look at ways to increase our affordable housing ('First Homes') ratio by looking for exception sites</p>

Person	Policy	Ref	Comment	Answer
65	Housing	336	<p>The plan mentions that in 2016 there was a big demand for smaller housing for single occupants along with more retirement properties. I think this now requires updating as most of the houses that have been for sale over the last 12 months have included several smaller properties. There is also a large amount of the Meads apartments up for sale. The primary school is now getting a larger amount of pupils and there are not enough class rooms. With more development this will only increase and therefore there should be a plan to increase the staffing levels and classroom facilities.</p> <p>Any new developments should also include a substantial Section 106 contribution which should be put back into the open spaces around the community, such as the park.</p>	<p>Thank you for your response. Overall opinion in the Parish was for small, incremental development of not more than five houses. Unfortunately a Section 106 contribution would only be possible with a larger development. Your concerns about the school are understood but these are matters for Devon County Council Education Department. Your comment will be passed on to them anonymously, but if you wish an individual response, we recommend that you contact them directly.</p>
65	Business and Jobs	228	<p>With more and more people now working from home more permanently following the Covid 19 pandemic, more needs to be done to ensure parishioners have access to faster internet providers.</p>	<p>Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.</p>
65	Traffic and Travel	277	<p>The village should be more accessible on foot/bike and more needs to be done to prevent cars parking over pavements to stay clear of the road. When using a pushchair, it is not uncommon to use the road to walk on due to cars being parked inconsiderately.</p> <p>The bus companies should provide more frequent services to Tiverton and Exeter and reduce their prices to encourage more people to use public transport.</p> <p>The village would benefit from some speed monitoring as too many drivers drive too fast, perhaps some of those solar boards that highlight the speed that cars are travelling at.</p>	<p>Policy TR01 recognises the need for further cycling and walking routes. TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognises the need for further parking over the parish. Traffic enforcement is the responsibility of the police, and we have passed your comment on to them anonymously, but if you would like an individual response we recommend that you contact them directly.</p> <p>The frequency and price of bus services is a matter for Stagecoach, and we recommend that you contact them directly.</p> <p>Solar boards would be a matter for the Parish Council, and we will pass your comments on to them anonymously, but if you want a direct response, we recommend that you contact them directly. "20 is Plenty" advisory signs are cheaper and are also a possibility.</p>

Person	Policy	Ref	Comment	Answer
65	Community Spaces & Activities	352	<p>We are extremely lucky with the public spaces that we have. However, more needs to be done to maintain these areas. The Parish Council need to be more specific when tendering contracts to ensure that all maintenance work required is included. There should be more funding allocated to the upkeep of play equipment as well as replacing the broken equipment with new. The Rec requires more picnic benches for people to enjoy the open space. Could we also look to install a permanent table tennis table for older children/adults?</p> <p>It would be lovely to make more of the space next to the stream. Perhaps clear the area and install picnic benches along there.</p>	<p>Thank you for your detailed comments and suggestion for the big recreational area. In the Draft Plan it is recognised that the parish does not have sufficient quality recreational space for the population and the Parish Council are addressing this issue regarding new play and fitness equipment. Support from groups like your own are a vital necessary catalyst in taking these ideas forward. We would like to thank you and we continue to support these initiatives.</p> <p>We will pass on your comments anonymously to the Parish Council. If you wish to receive an individual response from them, we recommend that you contact them directly.</p>
65	General	109	<p>There is not actually any open space which permits dogs. Many families who have dogs are unable to take them to the Rec. Perhaps there could be a designated area in the park which permits dogs?</p> <p>The overall appearance of the village is beginning to go downhill. Weeds, grass areas and vegetation are being left to grow out of control.</p>	<p>The Rec is where people and children can sit on the grass and play games without fear of dog mess. Your comments on an area set aside for dogs will be passed on to the Parish Council anonymously for consideration, as will your comments about the state of the village in general. If you would like an individual response from the Parish Council we recommend that you contact them directly.</p>

Person	Policy	Ref	Comment	Answer
66	Housing	324	<p>I wish to focus on just one aspect of the proposed plan, namely the building of five houses on the Glebe to the south of the village. The view from the Berry south over the surrounding countryside is spectacular and one of the gems of Silverton. Previous neighbourhood Plans have remarked on the quality of this view and its significance. It is likely that the earliest settlement of Silverton was on the site of the Glebe and surrounding land, but for many centuries this has been open farmland with views extending from the Berry in the churchyard far to the south. It is important for the history and character of Silverton that this is maintained as an open space. I would strongly oppose the building of the five houses on this site. It isn't "close proximity to the countryside", it is the countryside. Shielding the development with trees and hedges is not the answer as this will further limit the view and change the overall aspect. Nor should the planting of a large number of trees be encouraged as this will further interfere with the open vista of the site and change its character. There are alternative areas for potential housing development proposed in the Plan. It is not the case, therefore, that there are no alternatives. For the sake of only five homes, one of the most impressive and beautiful parts of Silverton will be spoilt for ever. There is also, of course, the danger that once some development is permitted, this will be the thin edge of the wedge in the future. If we are truly committed to preserving Silverton as a beautiful village set in lovely countryside, then one of its most attractive features should not be spoilt for all time. We owe it to future generations to preserve and maintain essential character of our village and its beauty that makes it such an attractive place to live.</p>	<p>Thank you for your thoughtful comments. Your objections to possible development on the Glebe site have been noted and will be given careful consideration.</p>
67	Natural Environment	54	<p>Access to the countryside is an important part of health and wellbeing in a community. The changes in farm subsidy may allow for better access but currently the access around Silverton is limited and there is no good walking path between Silverton and Ellerhayes.</p>	<p>Ellerhayes residents are in negotiation with the National Trust to extend the existing path from Silverton to Killerton. Your comments will be passed on anonymously to the National Trust and the Parish Council. If you would like a direct response, we recommend that you contact them directly.</p>

Person	Policy	Ref	Comment	Answer
67	Housing	342	Housing need and house price inflation show that the supply of affordable housing needs to be addressed. Housing policy should be based on need which changes over time.	Thank you for your response. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development would provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
67	Business and Jobs	230	I support the development of more sites and facilities for business and workshops for people living in the parish.	Thank you for your comment.
67	Traffic and Travel	281	Addressing the lack of parking and traffic can be approached from several angles. 1. Reduce the need for cars in every household – better public transport/car share/car club? More public parking and charging points. Electric bike share Better provision of safe cycle routes in and out of the village and between different parts of the parish.	Policy TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognises the need for further parking over the parish. Policy HS06 has included car charging points on new housing. We will review the Draft Plan to see how we can address the need to car charging in public spaces, and we will also consider bike share, and car share initiatives. The Draft Plan already proposes cycle routes to the A396 and between Ellerhayes and Silverton village.
67	Community Spaces & Activities	355	More outdoor recreational space is important, and this must go along with better management of the facilities. It would be great if the Parish Council could see this as a priority for all sorts of reasons to do with health and wellbeing in our community. Places outside that attract a wide range of age groups are good for community understanding and cohesion. More outdoor equipment in the recreational areas would serve a greater range of age groups along with better access to the areas for those with limited mobility.	Thank you for your comments. They will be passed on to the Parish Council anonymously. If you would like an individual response, we recommend that you contact them directly.
67	General	122	The neighbourhood plan sets a good working template for the further development and improvement of the environment in our parish. It does need to be adopted by the Parish Council so that it can be progressed to make the necessary changes.	Thank you for your comments.

Person	Policy	Ref	Comment	Answer
68	Natural Environment	50	EN01 – Not sure how the Old Butterleigh Road developments pass this criteria.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process.
68	Natural Environment	51	EN02 – fully support increase in network of paths and rights of way. Doing more local walks in lockdown highlighted the lack of safe and permissible places to walk.	The Parish Council can be asked to approach landowners for a permissive footpath if there is enough interest from the community in a particular route. We have passed your comment on to the Parish Council anonymously. If you wish a direct response from them, we recommend that you contact them directly.
68	Built Environment	190	BE01 – The development on Old Butterleigh Road contravenes most of these standards.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process.
68	Housing	322	Additional affordable housing is required. Unfortunately the “NIMBY” attitude of some in the parish leading to acceptance of only small developments means it is unlikely that this will include affordable properties. The Housing Needs Survey (2016) must act as a reference point. I like the idea of community housing on a “rural exception site” but it would need people with a lot of drive and commitment to make it happen.	Your realistic understanding of the difficulties involved in providing affordable housing (now known as 'First Homes') is appreciated.
68	Business and Jobs	227	More locally available sites for business seems to be the way forward for increasing employment options locally. With more home working, superfast broadband is vital.	Policy BJ02 supports the provision of Broadband infrastructure and provides for new development to have fibre optic connections installed.

Person	Policy	Ref	Comment	Answer
68	Traffic and Travel	274	<p>Non-car travel: As highlighted, walking and cycling using routes going out of the village are not especially safe.</p> <p>TR02 . It would be great to have a footpath down to the A396 but a safe walking/cycle route between Silverton and Ellerhayes is also necessary, especially as children from Ellerhayes attend Silverton School. Surely landowners could be approached to agree on this. The state of that road has increased the danger level due to eroding of edges (I know this is being worked on now).</p>	<p>Policy TR01 recognises the need for further cycling and walking routes.</p> <p>We understand that residents of Ellerhayes are in consultation with the National Trust to extend the current footpath past Hayne House and the railway crossing to join up with a path from Ellerhayes, thus providing a safe route from Silverton to Ellerhayes. We will contact those residents to see if this can be incorporated into the Draft Plan. We will also pass on your comments anonymously to the National Trust, but if you would like a direct response from them, we recommend that you contact them directly.</p>
68	Community Spaces & Activities	347	<p>Public open spaces are vital for a growing population. Sadly the Rec is not being well maintained at the moment and the children's play park has broken pieces of equipment. It is a shame if the only way to make improvements is through fund-raising. The Community Hall is the only indoor space suitable for organised sport and as noted, many families drive out of the village for children's clubs. Could the Rec be better used? Could we have a MUGA (multi use games area)? Could the shed be used for storage of sports equipment available for local people to use?</p>	<p>In the Draft Plan it is recognised that the parish does not have sufficient recreational space for the population and the Parish Council are addressing this issue, including new play and fitness equipment. It would be difficult to fit an Multi-Use Games Area within the existing recreational space, but we will pass on your comments anonymously to the Parish Council. If you would like an individual response we suggest that you contact them directly.</p>
68	General	106	<p>I have spotted several mistakes missed by proof reader:</p> <p>P12 under "Our Vision" "We heritage seek(?) ... country setting and ancient (?)</p> <p>P51 13.2 Talk of 3 recreation areas, and then saying "both"</p> <p>I recognise a lot of time and effort has been devoted to developing this plan. Thank you.</p>	<p>Thank you for your comments. The committee will be proof reading again but grateful for those you and others have pointed out, which we will correct.</p>
69	Natural Environment	10	<p>We think you are getting this right.</p>	<p>Thank you for comment.</p>
69	Natural Environment	11	<p>More wild flower areas would be good, without chemical sprays.</p>	<p>We will pass on your comment to the Parish Council anonymously. If you would like an individual response, we recommend that you contact them directly.</p>

Person	Policy	Ref	Comment	Answer
69	Natural Environment	12	We were sorry about the loss of the 'wild area' in the corner of the Rec.	Thank you for your comment. We will pass them on anonymously to the Parish Council. If you would like an individual response we recommend that you contact them directly.
69	Built Environment	159	Agree with your proposals but the potential proliferation of houses behind Silverdale seems to be at odds with your policies, not mentioned. Its too big to ignore. Should be accounted for in the Plan?	Unfortunately, the Draft Plan is not yet in force, so there was no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.
69	Housing	286	Agree with your proposals but the potential proliferation of houses behind Silverdale seems to be at odds with your policies, not mentioned,. It too big to ignore. Should be accounted for in the Plan?	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.
69	Business and Jobs	200	Using existing business premises is a good idea with due consideration given to traffic.	Policy BJ01 requires that traffic and highway issues are addressed.

Pers on	Policy	Ref	Comment	Answer
69	Traffic and Travel	236	Width limit is a good idea. Red Cross is a dangerous junction from the north side and badly needs a mirror to aid visibility	Thank you for your comment, but this would be a matter for Devon Highways and the landowner. We will pass your comments on to Devon Highways anonymously, but if you would like an individual response from them, we recommend that you contact them directly.
69	Community Spaces & Activities	126	We agree with your proposals. Open space is vital and what we have should be preserved – really '5' does not reflect how important we feel it is!! P52 is 'Little Rec' missing the list?	The Draft Plan recognises all the recreational ground mentioned in the Draft Plan is important. The little rec is owned by the Richards Educational Trust who want to maintain the space as a recreational space in perpetuity but are bound by the purposes of the charity to not place restrictions on its potential income. We are investigating to see whether this can be reconciled with the clear desire of the parish community to keep this as a public space in perpetuity.
69	General	60	Very comprehensive and well presented. Thankyou.	Thank you for your support.
70	Natural Environment	14	Renewable energy solutions should be supported as well as protection of the environment	The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections.
70	Built Environment	161	Design guidelines should be flexible to allow for sustainable solutions.	We will revise the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf to encourage more sustainable solutions in response to your comment.
70	Housing	288	Community and affordable housing should be prioritised and protected from 'buy to let' profiteering.	The present policy on affordable housing (now known as 'First Homes'), is dependent on having developments of ten or more houses. Opinion in the Parish is for small, incremental developments of no more than five houses. A Community Land Trust development could provide some low-cost housing for local people in perpetuity but it is dependent on below market-price land being available and at present none has been offered. This may change in the future.
70	Business and Jobs	203	Supported	Thank you for your comment.
70	Traffic and Travel	239	In a rural parish such as ours, with Devon banks, it is difficult to see how this could be achieved.	Thank you for your comment.

Person	Policy	Ref	Comment	Answer
71	Housing	338	I fully support any measures that provide affordable housing and accommodation for local residents over and above people moving into the village. Having lived in places where local people were essentially pushed out of the places they grew up and called home through rising rents and housing costs driven by outside migration, I can vouch for the destructive nature of that on local communities and culture and it would be devastating to see it happen in Silverton.	Your concerns are understood. The only way to provide housing for local people would be through a Community Land Trust development and this is dependent on the provision of land at below market value. At present no land is available but this may change in the future. The houses would be for rent only.
71	Traffic and Travel	279	Objective 5/26. On a visit to the North coast of Cornwall, many of the local towns and villages had car parks a short walk from the village centre. In some instances, this also included allocated spaces for residents. This solution seemed to work incredibly well, generating income where visitors paid for parking. increasing visitorship to villages and therefore custom in our local shops & pubs, and reducing traffic and parking obstructions on main through ways. I understand it may be highly unlikely, but if there was ever an opportunity where land became available, or could be made available to create a residents and visitors car park, it might alleviate some of the parking pressure in the village.	TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognises the need for further parking over the parish. Unfortunately, although providing car parking space a short walk from Silverton or Ellerhayes village centres would be useful. However, the parish cannot progress this unless landowners offer land for this use.
71	General	113	Vision statement: A small note but I think there is a miss typo here. It currently says "We heritage seek to protect the special character of both its country setting and ancient," whereas I suspect it should read "We seek to protect the special character of both its country setting and ancient heritage" but may be worth checking.	Thank you for pointing out the errors. The Draft Plan will be corrected when updated.

Person	Policy	Ref	Comment	Answer
71	General	114	<p>Objective 3 - limits to solar or wind farm Set development to minimise disturbance and visual impact</p> <p>While I acknowledge that sustainable energy development can be visually striking, I worry that if we are overly restrictive on this kind of development, we doom the very environment we seek to protect. The climate crisis is very real, and already affecting many in our community – through flooding, rising energy prices, erosion of the roadways, impacts on agricultural harvesting and it will continue to disrupt and negatively impact our lives. If we genuinely want to protect our countryside and people from these and future effects, we have to acknowledge the changes needed and that we may need to compromise and relax our tight grip on the way things are. Windmills are big and bold, but they can also be beautiful. If when we looked at rows of solar panels, we saw a positive step to safe guarding the world for our families and generations to come, we may not find them so aesthetically offensive. To tackle the problems the world is facing, and genuinely contribute to preventing further climate catastrophe – it will take bold not tentative action. I would want the neighbourhood plan to reflect that, and ensure it does not hamper progress of such critical development.</p>	<p>Other similar comments have been received and the Draft Plan will be updated significantly to recognise that we are in a Climate emergency. Thank you for your reference to the Carnforth plan.</p>
72	Natural Environment	52	<p>The ancient hedgerows around the village are especially important to us as a family which we enjoy when out walking; we therefore ask that these are given special protection from damage by future developments.</p> <p>We also ask that local green spaces E and G in particular are continued to be protected as these two areas are much loved and used by our young child.</p>	<p>We will revise the Draft Plan to add in protection for hedgerows against future development as you propose.</p> <p>Once green spaces (e.g. E and G) are nominated in the Draft Plan, they will be better protected if the Plan is adopted.</p>

Person	Policy	Ref	Comment	Answer
72	Housing	337	<p>Our young child has recently joined Silverton primary school and has come home on more than one occasion complaining about the cramped nature of his classroom. Currently in Maple Class, there are over 30 children. If new houses are to be built in the parish, we ask that investment is ring-fenced specifically for the school to increase physical space and to pay for extra teaching staff.</p> <p>We note that the recent development on Butterleigh Hill offers far from affordable houses. The nature of this development appears to create a segregated style of living (i.e. behind locked gates) and has taken a lovely green lane away from the community which only profits the developer at the expense of the local community.</p>	<p>Thank you for your response. Your concerns about the school are understood but are really matters for Devon County Council Education Department. Your comments will be passed on to them anonymously but if you wish an individual response we recommend that you contact them directly. As far as the Butterleigh Road development is concerned, planning permission was granted by Mid-Devon District Council. Had the Draft Plan been adopted at the time the nature of the development would have been influenced by the Design Statement in the Plan.</p>
72	Traffic and Travel	278	<p>We ask that any new developments must not further hinder an already embarrassing traffic management system in the village. Where we live on Fore Street, we regularly witness vehicles travelling at inconsiderate speeds. Parked cars on Fore Street cause passing vehicles (especially delivery vans) to mount the curb which is very dangerous for pedestrians, particularly children. Parked cars are also regularly hit by passing vehicles (including my car in 2017) and a recent bad crash into two stationary vehicles this summer on Fore Street.</p>	<p>TR03 and TR04 cover traffic management proposals to reduce speed and improve pedestrian safety and recognises the need for further parking over the parish. The Design Statement which accompanies the Draft Plan, requires any new developments to allow for 2 parking spaces for each house.</p> <p>Enforcement of these measures is the responsibility of the police. We have passed your comment on to them anonymously, but if you would like an individual response we recommend that you contact them directly.</p> <p>We will pass on your concerns about speed anonymously to the Parish Council to see if "20 is Plenty" signs, which are advisory, could be introduced to the High Street, but if you would like an individual response we recommend that you contact them directly.</p>
72	Community Spaces & Activities	353	<p>We agree that if new developments go ahead in the parish, there will be an increased wear and tear of the play equipment in the playpark. We would like to raise awareness that the Silverton playpark does not appear to be allocated enough resources at present, for repairing broken equipment. We have seen (and still are seeing) play equipment left broken and unusable for over 12 months at a time.</p>	<p>In the Draft Plan it is recognised that the existing recreational equipment needs to be managed, maintained, and updated. The Parish Council are actively addressing this issue regarding new play and fitness equipment.</p> <p>We will pass on your comments to the Parish Council anonymously. If you wish to receive an individual response from them, we recommend that you contact them directly.</p>

Person	Policy	Ref	Comment	Answer
72	General	111	Many thanks for all the hard work that has gone into the Silverton Parish Neighbourhood Plan.	Thank you for your support.

73	Housing	<p>318 * I oppose putting residences of 5 dwellings on this Glebe site. Especially as the proposed site of the building is on the skyline/the only quiet lane near the village for people to walk. It will create both visual, noise and light damage to the environment especially to wildlife, bats, owls etc. at night as well. It will destroy the peaceful landscape many in the village enjoy when they walk down the lane. It will provide increased traffic, cars/delivery vans, etc. It will not provide low cost housing. It will be visible from across the valley from roads, footpaths. It does not follow the existing building line, but stands alone in the middle of green fields. It will set a precedent for building in green field sites behind existing building line. If older peoples' bungalows are put on this site, they will have a longer walk uphill to reach the village shop/church, etc. because you have put site access half way down the lane. If you had at least sited the buildings where you currently have an orchard marked and splay access out where the old garage building is, it would be a much shorter walk up the Berry steps to the top of Church Road, therefore less likely to use car to go to the Square. Also buildings would be sheltered by the lee of the hill, obscured from view. Also access here, would be on a well used lane between Newcourt Road and Church Road, easy access to leave the village. Increasing traffic on a quiet country lane enjoyed by many every day because of its views, wildlife and peace and quiet is very wrong. You say a "free" park will be provided, but the effect will be totally ruined by siting the buildings on the skyline! Also, surely it is other parts of the village that need more greenspaces, e.g. Applemede/Silverdale area which has no real park type area. You have ignored brown field sites, e.g. West's Garage site, and chosen a green field site in part of the conservation area. Why? This development contradicts your stated policies in virtually every other category, Natural Environment, Built Environment, Housing, Traffic, etc. If you at least put the buildings in line with others, i.e. actually part of the village, not separate, the park area would then be the view you saw from the Church/Berry and when looking up/across to village. It would allow the lane to retain its current character as it leaves village and heads toward Waterleat.</p> <p>NB You yourselves have advised against granting the permission for an older person's residence in the garden of Lorrane Bungalow further down the lane, because it is outside village boundary, yet you now want to recommend siting a Close of 5 detached properties half way down the lane</p>	<p>Thank you for your detailed response. Your objections to a possible development on the Glebe site have been noted and will be given careful consideration. You are correct that green spaces in the village are limited, and the Draft Plan recognises this. West's Garage was removed from the Draft Plan, due to a significant number of issues and objections surrounding its use for residential development.</p>
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Person	Policy	Ref	Comment	Answer
			in the middle of green fields and visible/audible for miles in that position. Light pollution at night will be intrusive, at present you can see stars when walking in this area at night. Street lighting and lighting in houses on that skyline will cause issues for both people and wildlife. Low cost housing is something you state is an issue for young people in Silverton, yet neither of the sites you have put forward will be suitable for any low cost/social housing provision. Why are you not using the brown field sites? There are plenty of barn conversions sites/Ellerhayes, etc. who have to travel a distance to visit the local shop. It is not right to refuse to look at sites for building just because they are not close to central Silverton.	
74	Natural Environment	24	EN01. And such measures MUST include the use of native species EN02, EN03 and EN04 OK	As regards EN01, the use of native species is in the second paragraph of this policy and would be encouraged where possible. The wording is as follows: "such measures should include the use of native species of trees and hedges where planting is required" and "Where mitigation or enhancement planting takes place, we would expect trees and hedges that are considered native to the Parish to be provided."
74	Built Environment	367	OK	Thank you for your comment.
74	Housing	296	1 and 2 fine 3 and 4 Good 5 OK 6. Size of garages to allow for a MODERN family car!	Thank you for your support. Policy HS07 gives a requirement for garages to allow for a modern family-sized car and a bicycle.
74	Business and Jobs	210	OK	Thank you for your comment.
74	Traffic and Travel	248	OK but the current benefit of narrow lanes is that of speed control	Thank you for your comment.
74	Community Spaces & Activities	136	OK	Thank you for your comment.
74	General	76	Good. Well thought out. Evidently a great deal of input.	Thank you for your support.

Person	Policy	Ref	Comment	Answer
75	Natural Environment	20	In general I support the objectives set out in the plan. They seem relevant and sensible when compared to the overall vision statement.	Thank you for your support.
75	Natural Environment	21	<p>We do need more than just words. Even as I write more Devon banks are being eroded. Walking recently, I met a 'tractor/slurry' combination in the lane between Beech Cross and Stumpy Cross. There was no room for a pedestrian – huge trailer wheels were grinding away the banks on both sides of the lane. The driver was very considerate but that's not the point – damage is happening pretty well every day. Why not introduce a width limit on the more fragile parts of the precious green lanes? Consider designated routes for extra large vehicles. Some sections of the lanes might benefit from 'one way' traffic control.</p> <p>Despite its delightful rural aspect, Silverton has a limited number of level footpaths accessing the countryside. The Development Plan (DP) makes reference to 'new footpaths and bridleways'. I would strongly support that. There is a reference to 'permissive paths' – I know of only one permissive path – that through the plantation adjacent to Singleton Park. I think efforts should be made to encourage local landowners to increase the number of permissive footpaths with the objective of linking into existing footpaths as much as possible. The increases in cycling is to be welcomed. However, cyclists and walkers together are a dangerous mix. When cycles approach from behind, there is no warning and it's easy to step into danger. There is great need for more discreet tracks for horse riders and walkers.</p>	<p>Objective 1 in the Natural Environment section of the Draft Plan is to protect the Devon banks and hedges within the Parish. Unfortunately, it is difficult to restrict key thoroughfares which are necessary for access to the village, but we will pass your comments on anonymously to Devon Highways Department. If you wish a response, we recommend that you contact them direct.</p> <p>Permissive footpaths are entirely up to the generosity of the landowner and can be closed at any point. The Parish Council could be asked to approach landowners if there was enough interest in a particular route.</p> <p>Sadly, there is no law that a cyclist must have a bell, and much less use it.</p>
75	Built Environment	166	I applaud the objectives as set out. The restoration of the 'Three Tuns' and the two new terrace cottages built alongside it are good examples of attempts to retain the essential character of the village whilst improving the housing stock. I don't think this level of excellence is apparent in some other recent buildings. I would hope that future developments might emulate what has happened in Tuns Lane and the recently developed site opposite the Silverton Inn.	Thank you for your comments. If the Draft Plan is adopted, the parish will have more control over the design of future developments and restoration of buildings in the parish as indicated by the Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf .

Person	Policy	Ref	Comment	Answer
75	Housing	292	The Plan seems reasonable in its objectives. I would support any initiatives aimed at providing more 'affordable' homes as retention of 'native' population is a real problem in many villages – including Silverton. I do realise that persuading builders to build 'affordable' homes is not easy. The Plan makes no reference to 'second homes' . I am not aware this is a problem in Silverton – yet- but it might be in future. The Parish Council might consider taking a position on this issue bearing in mind that retention of accommodation for young people is already a problem and there is reported evidence of a shift in population from town to country.	At present affordable housing (now known as 'First Homes') is only achievable in developments of ten houses or more. There was strong opinion in the Parish for small developments of up to five houses to allow incremental growth as has been the pattern in the past. In the future a Community Land Trust Development (Policy HS05) could meet the concerns you express. Your views about second homes will be referred to the Parish Council anonymously, but you could also make a personal approach on the matter.
75	Business and Jobs	208	Only to say that it is clearly desirable if rural light industry/small home based businesses can be encouraged to establish locally, subject to the overall vision of Silverton retaining its essential 'country village' features.	Policy BJ03 provides for support only for development for home-working. See the Broadclyst Neighbourhood plan for the redevelopment of Silverton Mill and the provision of commercial premises at Chitterley Business Centre. These are adjacent to Silverton parish. We will also add references to these sites to Para 11.2 of the Draft Plan.
75	Traffic and Travel	244	Generally agree objectives although I put walkers' interests ahead of those of cyclists. The footpath link to the A396 should be a priority. How about a 'permissive path' through the adjacent fields?	Policy TR02 supports a development of a car free link between the village and the A396. Permissive footpaths are entirely up to the generosity of the landowner and can be closed at any point. The Parish Council could be asked to approach landowners if there was enough interest in a particular route.
75	Community Spaces & Activities	133	The proposed new woodland area at the Glebe is excellent. It should be implemented regardless of the associated housing development. There is no publicly accessible woodland within the village. The 'permissive' woodland at Singleton Park is too far out for many residents – the Glebe would help to redress this shortage	Thank you for your comment. The Draft Plan refers directly to the potential recreational space in the Glebe as a different type of recreational space accessible to the village.
75	General	69	A good plan – well and logically presented. The objectives chime well with the generally recognised desire that the village should retain its essential rural character through control over the type and number of developments – both residential and commercial. There might be advantages to drivers and other users of the lanes through the introduction of more positive traffic management in the form of width restrictions or even one way use – Quarry Lane for example. But overall, a good and useful well presented plan. Thank you to all those who worked so hard constructing it.	Thank you for your comments, support and suggestions. Road management is the responsibility of the Devon Highways, and we have passed your comments on to them anonymously. If you would like an individual response we recommend that you contact them directly. In addition we will see whether the Draft Plan should be revised to refer to these kinds of measures.

Person	Policy	Ref	Comment	Answer
76	Traffic and Travel	266	Number of vehicles parked illegally on double yellow lines. Lack of another car park.	Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety, however lack of space in the village makes it problematic to create new parking areas unless a landowner provides more land. As regards parking enforcement, for example double yellow lines, this is the responsibility of the police. We will pass your comments on to them anonymously, but if you would like an individual response, we suggest that you contact them directly.
78	Natural Environment	32	EN03 – local green spaces. Stop cars parking on them. Village has limited green spaces and spaces of merit. Don't lose any of them to housing.	Enforcement of this is the responsibility of the landowner. Some of these spaces are owned by the Parish Council, and so your comment on parking on the green spaces will be anonymously passed on to the Parish Council. If you would like an individual response, we recommend that you contact them direct. If the Draft Plan is adopted, the Community will have more say to what is built and where.
78	Built Environment	175	The new development on Old Butterleigh Road is totally at odds with the character and architecture of the village.	Unfortunately, the Draft Plan is not yet in force, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process.
78	Housing	300	The Glebe site is a popular walking route for villagers. Don't impede it. Links to TR01 Re: Old Tiverton Road housing see TR01-TR04	If development were permitted on the Glebe site there would be a gain of green space for walkers in perpetuity on part of the site.
78	Business and Jobs	214	Small industry and home working are important.	Thank you for your comment which support the aims of Policies BJ01 and BJ03.

Person	Policy	Ref	Comment	Answer
78	Traffic and Travel	254	The exit from Old Tiverton Road to the A396 is dangerous. Both Upexe Lane and Old Tiverton Road are narrow. Possible to make it one way? Or better, passing places? Car sharing? Park and Ride?	<p>Silverton is not of a size to warrant Park and Ride facilities.</p> <p>Policy TR02 supports a development of a car free link between the village and the A396.</p> <p>Thank you for your suggestion regarding a one way system. This suggestion is being passed on to the Parish Council anonymously to see if they wish to recommend it to Devon Highways, but if you would like an individual response we suggest that you contact them directly.</p> <p>The Draft Plan will be revised to encourage car sharing initiatives.</p>
78	Community Spaces & Activities	141	There is nowhere for people to walk their dogs. What about a managed, dedicated dog walking area?	We will pass this comment on to the Parish Council anonymously. If you would like an individual response, we recommend that you contact them directly.
78	General	86	Transport and traffic remain a huge issue for the village. The more you increase off-road parking, the more car numbers will increase. Perhaps the objective should be to reduce car numbers and put size/weight restriction on large vehicles. i.e. remove the problem rather than finding ways of dealing with it.	<p>The Draft Plan will be revised to encourage car sharing initiatives.</p> <p>The issue of size and weight restrictions is a matter for Devon Highways, and we will pass your comments onto them anonymously. We recommend that you contact them directly if you would like an individual response. The amount of off-road parking proposed in the plan is very limited and is unlikely to increase traffic significantly.</p>
77	Housing	323	The below comments and objections relate to the Glebe site specifically and not the general policies of the plan. We concur wholeheartedly with the Parish Council views expressed in Paragraph 2.2. The local roads will be unable to cope with increased traffic for the building work and thereafter. It will be dangerous for the many pedestrians who walk around the area. It is one of the very few flat areas available in the village for recreational walking. As we are all getting older, this is a major consideration. We take our daily walks in this area and would feel threatened should the traffic levels increase, as would cyclists, parents and children and dog walkers.	Your detailed objections to possible development on the Glebe site are noted and will be given careful consideration. The gain of a green space for walkers would go some way to off-set the problem of traffic in the lane.

Pers on	Policy	Ref	Comment	Answer
80	Natural Environment	8	The bank bordering the south side of road at Red Cross to Silverton continues to be eroded. I support the formation of a foot/cycle path from the village centre to the A396.	Thank you for you comments. The bank has now been repaired. Policy TR02 supports a development of a car free link between the village and the A396.
80	Business and Jobs	199	Install high speed Broadband in Ellerhayes.	Policy BJ02 supports the provision of Broadband infrastructure (including wirelessly) and provides for new development to have fibre optic connections installed throughout the parish, including Ellerhayes.
80	Traffic and Travel	233	On road parking is becoming a serious problem in Ellerhayes causing some obstruction to traffic flow. Consider provision of off-road parking/extend layby.	Policy TR04 does recognise the need for further parking over the parish, including Ellerhayes. We will pass your comment anonymously on to the Parish Council, but if you would like an individual response, we recommend that you contact them directly. In order for the lay-by to be extended the landowner would need to provide the land.
80	General	57	Thanks to all those who have contributed to this excellent plan	Thank you for your support.
79	General	87	There is a lot of wishful thinking: e.g. joining up public rights of way, footpath and cycle track to main road. How are these achievable? Also anything agreed can be overturned by appeals to local council/government in future.	If the Draft Plan is adopted the community should have more say in how they wish to see the parish develop. The Draft Plan is a step towards achieving our aims: without it, there is no control whatsoever. Permissive paths are in the gift of the landowner, but if enough of the community are supportive, the Parish Council can approach the landowner to see if they were willing to allow a permissive path through their land.
81	Built Environment	160	Follow and engage with the nearest neighbour i.e. National Trust	Some issues have been raised in relation to neighbouring bodies, for example, residents in Ellerhayes lease their allotments off the National Trust and are in consultation with them about a footpath through the fields to the west to link with the footpath from Silverton which crosses over the railway to Killerton.
81	Housing	287	Whenever planning is granted in future, off road parking should be mandatory.	Policy H07 in the Draft Plan does address the need for off-road parking spaces in new housing developments.
81	Business and Jobs	202	Since planning granted 2016, have been following proposals on original plan, i.e. workshop and storage, but not interested in housing.	Policy BJ01 does not provide for housing.
81	Traffic and Travel	238	Roads to be appropriate to current traffic loads with an emphasis on safety.	In a rural parish such as ours, with Devon banks, it is difficult to see how this could be achieved without damaging the environment.

Person	Policy	Ref	Comment	Answer
81	Community Spaces & Activities	127	<p>Room 4 U is not a parish-controlled premises. As Mid Devon sold the toilets to the Room 4 You Trust. However, should it become in control of the parish, Mid Devon should:</p> <ol style="list-style-type: none"> 1) Refund the purchase money 2) Set up a 99 year lease at £1/pa 3) Make this asset for the community come under parish control 	<p>Thank you for your comments and the issue you raise about the Room4U. It is listed as a Community Asset under Policy CS01 (in the same way that the Community Hall). If you would like the ownership of the Room4U premises to be transferred from the Silverton Room4U charity to the Parish Council (the ownership of assets is outside the remit of the Neighbourhood Plan) we recommend that you take this up with those organisations.</p>
82	Natural Environment	38	<p>Need to increase focus on renewable energy provisions and re-wilding of local areas.</p>	<p>The Draft Plan will be revised to recognise the importance of the Climate Emergency, the need for action on climate change and to balance this with the need for other environmental protections. We will pass your comments on rewilding to the Parish Council anonymously, but if you would like a direct response, we recommend that you contact them directly.</p>
82	Built Environment	180	<p>Allow more retro-filling in the conservation area to enhance zero carbon initiatives.</p>	<p>The Draft Plan will be adapted to make it clear the retrofitting of energy saving measures is encouraged in the conservation area, as long as it is in line with English Heritage guidelines. More information can be found here: https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/</p>
82	Housing	308	<p>Well balanced – Needs to mention Silverdale – especially further development of the site</p>	<p>Unfortunately, the Draft Plan is not adopted, so had no control over the approval of this development. If the Draft Plan is adopted (together with the accompanying Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf), it will give the community more influence over the nature and location of future developments within the Parish. Without an adopted Plan, the only way to object to or influence such development proposals is to object directly to Mid Devon District Council as part of the normal planning process. Although this development is already approved, we will make the strength of feeling about this development (you are far from the only person to raise such concerns) known to Mid Devon District Council as they move on to the detailed planning phase for this development.</p>

Pers on	Policy	Ref	Comment	Answer
82	Traffic and Travel	262	Needs to support improvement/provision of electric car charging in all areas of the village. Enhance provision for road safety in all areas.	Policy HS06 has included electric point to be added to new developments. We will review the Draft Plan to look at other opportunities for locating charging points in the village. Policy TR03 covers traffic management proposals to reduce speed and improve pedestrian safety.
82	Community Spaces & Activities	149	Definitely support an increase in community areas and footpath provision	Thank you for your comment. We hope that more space will come forward. The Draft Plan recognises that the Parish does not have sufficient recreational space for the population, or footpath provision, and identifies the need to increase these. We will pass your comments on to the Parish Council anonymously, but if you wish a direct response from them, we suggest you contact them directly.
82	General	95	Thanks so much for all the work. A well balanced document covering all areas of our village.	Thank you for your support.
83	Natural Environment	33	Hedges and banks are not only part of a rural village but a haven for wildlife and plants which need to be protected. Keeping footpaths and rights of way open are important for walking and people's health and mentality. What better views from the Square of the hills and from the bottom of King Street? More building in the north of the village takes away the natural drainage which will cause more flooding in Fore Street and lower part of High Street.	Hedges and banks are protected in Policy EN01 of the Draft Plan. If the Draft Plan is adopted, the community would have more say on where development was to occur, and the design.
83	Built Environment	176	Houses should be built in keeping with a rural and historic village. Already modern designed builds are creeping in which are not in keeping with the Parish.	The Design Statement at www.middevonparish.co.uk/media/281463/design-statement-aug-21.pdf which will accompany the Draft Plan should help ensure this does not happen in the future if the Draft Plan is adopted.
83	Housing	301	Silverton cannot cope with large developments - the increase in traffic, parking, strain on the primary school, GP surgery, water supply, drainage and sewage. Houses should be available for village people! Developments should be in keeping with the parish and with off road parking.	Policy HS01 addresses the need for small, incremental development in the Parish. A Community Land Trust would help to provide housing for local people which is supported in Policy HS05 but is only achievable if land were made available for this purpose. In the future this may be achievable.
83	Business and Jobs	215	Homeworking and small business should be encouraged especially if there is a building suitable to be converted without causing traffic problem or an impact to the surrounding environment.	Policy BJ03 provides for support only for development for home-working. Section 12, Traffic and Travel, refers to transport/parking issues.

Person	Policy	Ref	Comment	Answer
83	Traffic and Travel	255	<p>Many older properties have no parking facilities and have to park on the road or have to stop on double yellow lines to unload/load their car. There are homes with parking area/garage but still park on the road. Any further housing development in Applemede/Silverdale or Butterleigh Road will cause more big lorries and delivery vans coming along Fore Street and High Street. Foot and cycle links can cause problems for pedestrians having to avoid cyclists.</p> <p>Traffic calming—humps in roads cause damage to the road and cars, plus a noise disturbance to those who live nearby. Widening roads will only increase traffic and speed. There have been lorries coming up Fore Street trying to get to Tiverton; there should be a sign indicating very narrow road. More houses increases the number of cars, lorries and delivery vehicles either going through the village or using the older parts of its streets for access. This causes a danger to pedestrians and damage to buildings. Also road surface.</p>	Policy TR03 covers your concerns.
83	Community Spaces & Activities	142	<p>More could be made of the Rec Coach Road. Community facilities have been lost in the past through lack of support and usage, even a gym all of which have been turned into houses.</p>	<p>The adoption of the Draft Plan would help ensure that the recreational spaces identified in policy CS02 are kept as community spaces. CS03 (New Public Open Space) aims to increase the amount of recreational space.</p> <p>Regarding the state of existing spaces, the Parish Council is actively considering how to improve the recreational spaces and their facilities. We will pass your comments on to the Parish Council anonymously, but if you require an individual response, we recommend that you contact them directly.</p>
83	General	88	<p>Traffic calming—humps in roads cause damage to the road and cars, plus a noise disturbance to those who live nearby. Widening roads will only increase traffic and speed. There have been lorries coming up Fore Street trying to get to Tiverton; there should be a sign indicating very narrow road. More houses increases the number of cars, lorries and delivery vehicles either going through the village or using the older parts of its streets for access. This causes a danger to pedestrians and damage to buildings. Also road surface.</p>	<p>It would be possible to add "Except for Access" signs to limit heavy vehicles through the village, but the issues you raise are mostly Highways issues. We will pass your comment on to the Devon Highways anonymously. If you would like a response, we recommend that you contact them directly.</p>