

## Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Closely affected resident adjoining parish (Silverton)

### Question 1

To which section of the Neighbourhood Plan does this representation relate?

Please state in the box below, the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

1.Economy&Employment/p.83 relating specifically to Silverton Mill  
2.Housing/p.106

### Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. Continue on a separate sheet if necessary.

My previous concerns as expressed in earlier contact with representatives of both the Broadclyst Neighbourhood Plan team , East Devon District Council and also via the Silverton Neighbourhood Plan team have related to the previous lack of any formal consultation with directly affected adjoining communities ( in this case, Ellerhayes) concerning earlier proposals contained within the Draft BNP. In particular, my concerns specifically related to an earlier proposal; to redevelop the Silverton Mill site for a mixture of housing (24 houses) , tourism and other business uses.

Having now read through this latest (final) consultation version I am pleased to note that this proposal has now apparently been withdrawn: page 83 states: " In June 2022 the Qualifying Board made the decision to withdraw this site from the present Neighbourhood Plan", subject it seems to "further technical assessments".

There is however no further information provided as to what such technical assessments may entail and/or whether it is still the intention of the National Trust, as landowners, to bring forward such proposals. It would be helpful if further clarification could be provided. My concerns- should the intention still be to substantially redevelop this site - would ,as previously raised, relate to the problems concerning this site in terms of highways access and increased traffic ( narrow approach lanes), potential flooding and its inappropriate location for effectively a new small village in effectively an area of open countryside.

However, as stated above, I am pleased to note that previous policy EM1( MU5) has now been withdrawn from the Neighbourhood Plan.

As a further general comment concerning the general tourism/recreational development of this area ( the Regional Park , Killerton Estate etc), I have also raised the increasing need for carrying capacity studies to be carried out: there have been no estimates made as far as I can make out of either existing visitor capacity levels or projected future levels- which should help underpin and inform future visitor management and development policies for this area. I had understood that this was something which the NT itself was intending to give greater recognition to, but as the pandemic has graphically illustrated, our local areas - including immediately adjoining areas outside the parish such as at Ellerhayes- are likely to experience greater pressures in the future - resulting e.g in increasing on-road parking etc. as experienced at Ellerhayes Bridge.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Part B - Representation Details

**Question 3**

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible and continue on a separate sheet if necessary.

1. Clearer statement concerning the intended future uses of the Silverton Mill site  
2 Fuller consultation with adjoining affected communities ( Ellerhayes/Silverton Parish Council) concerning any such proposals relating to this site  
3. Acknowledgement of the need for improved visitor/recreational carrying capacity studies by the NT and EDDC to better inform future visitor management and development policies