

Silverton Parish Neighbourhood Plan

DRAFT Land Availability and Potential Development Site Assessment Report

Introduction

The purpose of this report is to consider land in the Parish which might be available in the short term (*5 years*) and which has the potential for development for housing, business or recreational purposes.

In 2013 Mid Devon DC undertook a Strategic Housing Land Availability Assessment (SHLAA2013)

As part of this exercise, MDDC sent out a call for land to local landowners and various sites in the Parish were put forward. Five sites were appraised and the findings published.

Silverton Parish Council (SPC) received MDDC's report in Dec 2013 and considered it at their meeting in January 2014.

There was uproar in the Parish when it was discovered that possibly 160 houses might be built on the edges of the village. A meeting which filled the Parish Church was held on 25 February 2014 chaired by the Chairman of SPC when the Planning Officer explained the scheme.

It was felt that sites had been put forward with little public consultation and the sites had been allocated potentially what was considered to be far too many houses for the needs of the Parish.

SPC made representations under the Local Plan Review Option Consultation in 2014.

As a result, SPC resolved in March 2014 to proceed with the preparation of a Neighbourhood Plan under the Localism Act 2011.

During the course of the neighbourhood plan development, the SPC were given three options on whether to allocate sites, allow MDDC to allocate sites or allow MDDC to allocate sites with SPC having some input into how many houses and their design. The decision to allocate sites was eventually taken in June 2015.

Methodology

Further funding was obtained and a consultant appointed in October 2015. A Site Appraisal sub-committee was formed and briefed. In order to assess housing need in the Parish, SPC instructed Devon Communities Together, part of Devon Rural Housing Partnership, to send out a housing survey in February 2016 to every household in the parish.

Along with the survey, a letter was sent requesting that if anyone had land that they would like to put forward for development, they could submit a plan and the address of the land to the sub- committee for assessment. Returns were to be made by 18 March 2015 and all were kept confidential. The sites were then appraised using a standard template, inspected, all pertinent information gathered and scored in consultation with the owners.

The summary Site Reports are set out below.

Reference No.	CfL Site1 <i>*(SHLAA2013 Site2)</i>
Site Name	The Glebe, Church Road, Silverton EX5 4HS
Site Location	Land south of the Berry, Silverton
Gross Area	1.08 ha
Current Use	Pasture Field
Suitability	Edge of village, sloping south, bounded by trees & hedges, narrow access to lane, part within CA, impact on Heritage, HT electricity on site, mains water available, pumped sewerage, no flood risk
Availability	Owners support development of 4 houses within 5 years
Achievability	Very sensitive site, lane access poor
Preferred use	Residential with public access open space/woodland
Acceptability	Part development with limited number of well designed houses together with woodland planting

Reference No.	CfL Site 2 <i>*(SHLAA2013 Site 3)</i>
Site Name	The Garage, Newcourt Road, Silverton EX5 4HR
Site Location	Garage adjacent the converted farm buildings of Channons farm
Gross Area	0.110 ha
Current Use	Vehicle repairs and servicing
Suitability	Outside village but adjacent Heritage asset, hedges and mature trees on frontage, narrow lane, brown-field site, no underground tanks, mains electricity & water, septic tank sewerage for 2 houses
Availability	Owner supports residential development for 5 houses (one own occupation)
Achievability	Site will need decontamination, access/visibility require improvement
Preferred use	Identified in Local Plan Review for up to 6 houses Light industrial use would provide employment
Acceptability	Site provides an early opportunity to meet current housing need

Reference No.	CfL Site 3
Site Name	Tiverton Road
Site Location	Land opp Little Pitt, Tiverton Road, Silverton EX5 4JQ
Gross Area	0.405ha
Current Use	Detached garden
Suitability	Edge of village, site relies on right of way to highway at junction of Tiverton Road and Applemead. Roadside hedge bank may need removal for visibility. Development will impact views from village. Mains water on site, electricity and sewerage nearby.
Availability	Owner prefers 2 self-build houses for family members with parking below the buildings on this sloping site.
Achievability	May be achievable within 5 years if highway issues resolved
Preferred use	Residential
Acceptability	Supports self-build residential development for local family

Reference No.	CfL Site 4
Site Name	Roosters Chicken Farm, Babylon Lane, Silverton EX5 4DT
Site Location	About 1 mile south of village in open countryside
Gross Area	0.607ha
Current Use	Vacant site and redundant chicken shed
Suitability	Valley situation screened by hedges and trees, narrow lane access Brown-field site, mains electricity & water, septic tank drainage
Availability	Owner supports residential or light industrial/storage development within 5 years
Achievability	Existing use has planning issues. Site may need decontamination. Traffic generation impact on narrow access.
Preferred use	Residential development and storage
Acceptability	Any development by new building or change of use will exacerbate traffic flows and density on this narrow lane.

Reference No.	CfL Site 5
Site Name	Hillcrest
Site Location	Land r/o 7-9 Hillcrest Road, Silvertown EX5 4JS
Gross Area	0.04625ha
Current Use	Allotment garden
Suitability	Site is within the village. Pedestrian access only. The site is bounded by housing, a public footpath and school grounds. Development would overlook 7-9 Hillcrest Road. All main services available.
Availability	Owner supports residential development for 2 units in collaboration with adjoining owners who control access
Achievability	Only by agreement
Preferred use	Vegetable garden or public allotments
Acceptability	No development possible

Reference No.	Butterleigh Road *(SLHAA2013 Site1)
Site Name	Old Butterleigh Road, Field
Site Location	Old Butterleigh Road, Silvertown EX5 4JE eastside
Gross Area	0.389ha?
Current Use	Fallow small holding
Suitability	Site lies on narrow road, bounded by historic hedgebanks and trees, mains services available. Site floods from springs with stream at rear.
Availability	Owners agent progressing development proposals
Achievability	Identified in Local Plan Review for up to 8 houses
Preferred use	Residential
Acceptability	Development would infill ribbon of houses up the valley. High impact on historic banks to former turnpike road.