

Silverton NP – Site Analysis

Site Name	CFL Site 2
Site Location	West's Garage, Newcourt Rd, Silverton EX5 4HR
Gross Area ha (acres)	0.11ha(0.27 acres)
Current use	Vehicle repair and servicing
Preferred use	Residential redevelopment
Description	<p>The site is located on the southern edge of the village of Silverton and out side of the settlement area. It is occupied by an industrial unit in use as a vehicle repair garage and adjoins the converted barns of Channons farmhouse, a heritage asset. Hedges and mature trees front the site with fencing to the side and rear. The site has access from the road, approximately 200 yards from this entrance the road narrows for a short distance. There are no pedestrian footpaths on this road.</p>
Suitability	The site is divorced from the settlement in open countryside.
Biodiversity & Heritage	Removed from Conservation Area, on revision, but near heritage asset.
Flood Risk	Flood zone 1. Roadside ditch with underground run- off pipe, draining to the rear of the site into a field sloping away from the buildings.
Impact	<p>Non anticipated on the Historic, Cultural or Built Environment.</p> <p>Site falls within the 'River valley slopes and coombes' landscape character area. This area is typical of the Exe Valley with steep wooded sides and a strong sense of enclosure. The site is shielded along the lane with few opportunities for views into and out of the site. Minimal impact anticipated.</p>
Mineral Resource	None
Air Quality	No issues
Services	Mains electricity, water, septic tank sufficient for use by 2 houses.
Availability	Owner supports residential redevelopment of up to 5 houses, including one for his own occupancy within five years.
Achievability	The site will require decontamination from current use, there are no underground tanks.
Acceptability	<p>Residential redevelopment could help meet local housing needs.</p> <p>Yield - max 6 dwellings, min 3 dwellings.</p>
Planning History	In Local Plan is noted for development of 5 – 6 houses

West's Garage



Above: Entrance to Site Below: South west corner of site Both views from Newcourt Rd



