

## Silverton NP – Site Analysis

Site Name	CFL Site 3
Site Location	Land at Tiverton Rd, Silverton
Gross Area ha (acres)	Approximately one acre
Current use	Allotment/occasional grazing, for family use
Preferred use	Residential redevelopment
Description	<p>The site is located on the north west edge of the village of Silverton and outside of the settlement area. It is currently left to grass, with old hedges and mature trees on three sides, a more recent hedge has been planted on the boundary adjacent to the field on the south west edge. The slightly sloping site is accessed from the narrow road that runs from the village to the Exe Valley and there may be a visibility factor in accessing the site. There is a right of way by a green lane which runs from the road across the front of the site and entrance gate, and continues north west to the side of the site where there is a further entrance gate.</p>
Suitability	The site is divorced from the settlement in open countryside.
Biodiversity & Heritage	Not within the conservation area
Flood Risk	Flood zone 1, no history of flooding
Impact	<p>None anticipated on the Historic, Cultural or Built Environment.</p> <p>Site falls within the River valley slopes and coombe's landscape character area. This area is typical of the Exe Valley with steep wooded sides and a strong sense of enclosure. Although the site is shielded along the lane with few opportunities for views into and out of the site, there may be some visual impact.</p>
Mineral Resource	None
Air Quality	No issues
Land Status	Green field
Services	Mains water on site, electricity and sewerage adjacent
Availability	Owner prefers 2 self build houses for family members, with parking provision under the housing on this sloping site and supports residential development within 5 years.
Achievability	Anticipated achievable within five years.
Acceptability	Residential redevelopment could help to meet local housing needs. Yield, maximum 2 dwellings.
Planning History	Owner has made an informal approach to MDDC whose preference would be for affordable housing



Above: Site from rear gate    Below: General view from east of the site



