

Old Butterleigh Road Site
(Part of SHLAA Site 1)

Extract from MDDC SHLAA report 2013 – Please note that only the Grade 3 site has been included in MDDC's draft Local Plan

Parish: Silverton

Site Area: 1.9ha

Max yield: 76

Min yield: 46

Site description

This site falls on the northern boundary of the village of Silverton and is comprised of two parts which are bisected by Old Butterleigh Road. The east part of the site is currently used for agricultural purposes (fallow) and is largely flat. The western part of the site is used for allotments in the southern part and for horses in the north. The site gently slopes to the north. Both parts of the site are bounded by high hedgerows and trees.

Site Suitability

Stage A

Strategic Policy

The site is located outside of the existing settlement boundary, but adjacent along the southern boundary.

Biodiversity and Heritage

The site is adjacent to the Silverton Conservation Area. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3.

Stage B

Impact on Historic, Cultural and Built Environment DCC

Archaeology - No anticipated impact.

Impact on Biodiversity No designations.

Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is shielded to the west and north by high hedges, but may be viewed from the east. The site would be visible from the houses adjacent.

Minerals Resources None.

Air Quality No issues.

Access to Public Transport

Silverton has an hourly bus service.

Access to services/facilities

Silverton has a convenience store and butchers. Other services/facilities require travel.

Land Status

Greenfield (Grade 2 1.02ha (54% S) Not included in MDDC Local Plan)

Grade 3 0.88ha (46% N) Included in MDDC Local Plan

Constraints to Delivery

Western part is steeply sloping.

Source Protection Zone Not applicable.

Open Space and Recreation Loss of allotment land.

Loss of Employment Land No loss.

Infrastructure Capacity No issues.

Highway Access

An adequate access to both sites is achievable. The highway would require widening across the site frontages.

Narrow lane, access gate at south end of site.

Pedestrian and Cycle Links

Frontage footways would need to be provided.

Education Infrastructure

Silverton Primary is forecast to be at capacity and has limited capacity to expand.

Compatibility

There is housing to the immediate north (of eastern site) and south of both sites.

Site Availability

Is the site immediately available for development?

Yes (eastern part), no (western)

Soonest date available (if currently unavailable):

Before March 2015

Is it currently being marketed:

Eastern part under option, western part - no

Landowners estimated development time:

1 year

Settlement: Silverton

