

Silverton NP – Site Analysis

Site Name	CFL Site 6
Site Location	The Glebe, land south of Church Rd, Silverton, EX5 4HS
Gross Area ha (acres)	1 acre
Current use	Pasture land
Preferred use	Residential development
Description	<p>The site is located outside of the settlement area, on the southern boundary of the village of Silverton, below the parish church and the open green space of The Berry, a heritage asset, and agricultural grazing land lies beyond the site. The site is approached by narrow lanes on two sides with access facing the Berry, through a farm gate adjacent to a thatched cob building originally used for livestock. From this gateway to the east and the entrance to New Barn road, the site is bordered by a converted farm building, its garden and outbuildings. The remaining boundaries comprise Devon hedges with mature trees. The land slopes from both the east and north divided by a gully running from the east to the boundary of the adjacent field which then falls away steeply.</p>
Suitability	The site is divorced from the settlement in open countryside
Biodiversity & Heritage	The northern part of the site is located within the conservation area and adjacent to several heritage assets.
Flood Risk	Flood zone 1, the land drains towards the stream on the western boundary of the field.
Impact	<p>Development would impact on the Historic, Cultural and Built Environment. The site lies on the edge of the historic core of the village and in an area where the mid 19thC Tithe Map shows a concentration of buildings which have largely disappeared. Archaeological mitigation may be required.</p> <p>The site falls within the ‘Upper farmed and wooded valley slopes’ landscape character area. These are typified by having a steeply rolling land form, being lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site offers views to the south, which will be impacted, though partly shielded by trees and hedges. Views from the higher ground to the north will be impacted.</p>
Mineral Resource	None
Air Quality	No issues
Land Status	Greenfield pasture
Services	HT electricity crosses site on poles with substation, well for water, sewerage to nearby treatment plant (may need to be pumped)

Availability	Owner requests 4 bungalows, but is willing to release more of the field for development and supports residential development within five years.
Achievability	The site will require removal of electrical poles crossing part of the field, possible sealing of the well situated on the southern side, and may also require archaeological investigation.
Acceptability	Residential redevelopment could help meet local housing needs. Yield - requested 4 dwellings.
Planning History	The land was considered by MDDC in the 2013 'call for land' and was withdrawn due to the environmental and high visual impact.



Above: Site as viewed from New Barn Road



Above: Site as viewed from Newcourt Road



Above: Site as viewed from The Berry



Site 6

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