

# Strategic Environmental Assessment for the Silverton Parish Neighbourhood Plan

Scoping Report

Silverton Parish Council

March 2019

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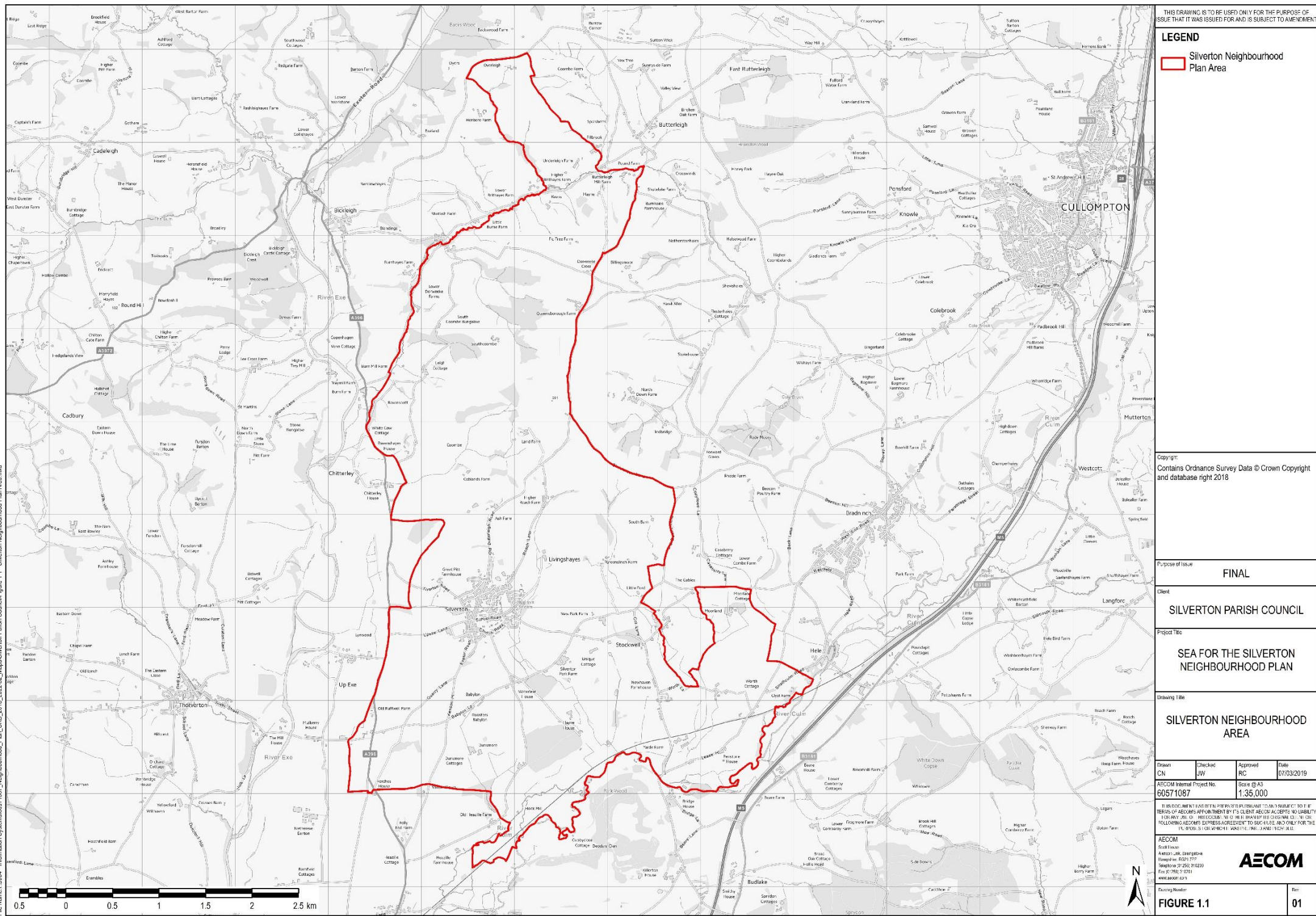
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**LEGEND**

Silverton Neighbourhood Plan Area

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Purpose of Issue  
**FINAL**

Client  
**SILVERTON PARISH COUNCIL**

Project Title  
**SEA FOR THE SILVERTON NEIGHBOURHOOD PLAN**

Drawing Title  
**SILVERTON NEIGHBOURHOOD AREA**

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# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment in support of Silverton Parish's emerging Neighbourhood Plan.
- 1.2 The Silverton Parish Neighbourhood Plan (SPNP) is currently being prepared as a Neighbourhood **Development** Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Mid Devon Local Plan, and the emerging Local Plan Review.
- 1.3 It is currently anticipated that the SPNP will be submitted to Mid Devon District Council (MDDC) later in 2019.
- 1.4 Key information relating to the Silverton Parish Neighbourhood Plan is presented in **Table 1.1**.

**Table 1.1 Key facts relating to the Silverton Parish Neighbourhood Plan**

Name of Responsible Authority	Silverton Parish Council
Title of Plan	Silverton Parish Neighbourhood Plan (SPNP)
Subject	Neighbourhood planning
Purpose	<p>The SPNP is being prepared as a Neighbourhood <b>Development</b> Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the existing Mid Devon Local Plan.</p> <p>The SPNP will be used to guide and shape development within the Silverton Parish Neighbourhood Plan area.</p>
Timescale	To 2031
Area covered by the plan	The SPNP applies to the area that is under the jurisdiction of Silverton Parish Council ( <b>Figure 1.1</b> )
Summary of content	The SPNP will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	William Croome  Email address: <a href="mailto:su9448@eclipse.co.uk">su9448@eclipse.co.uk</a>

## Relationship of the Silverton Parish Neighbourhood Plan with the Mid Devon Local Plan

- 1.5 The SPNP is being prepared in the context of the existing Local Plan, which currently includes the Core Strategy (2007), the Allocations and Infrastructure Development Plan Document (2010) and Development Management Policies Document (2013). It is also being prepared in the context of the emerging Mid Devon Local Plan Review which was submitted to the Secretary of State on 31<sup>st</sup> March 2018 for examination. Following preliminary hearings in September 2018, main hearings took place at Phoenix House, Tiverton on the 14th, 15th, 19th and 20th February 2019.
- 1.6 The emerging Local Plan Review will guide development in the district over a 20 year period and aims to ensure that new homes, jobs and services needed by communities are located in the most sustainable places. It will also help deliver the infrastructure, facilities and other developments needed to make this possible.
- 1.7 Neighbourhood Plans will form part of the development framework for Mid Devon, alongside the 'parent' document – the Local Plan. Neighbourhood Plans are required to be in general conformity with the strategic policies of the adopted Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Mid Devon, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.8 The Local Plan Review includes 14 strategic policies. Three of these refer specifically to the main towns of the district where development will be focussed; Tiverton, Cullompton and Crediton. The other 11 provide the strategic context with the SPNP must conform. Policy S13 (Villages) designates Silverton Parish as a 'village', suitable for a limited level of development, meeting local needs appropriate to its individual opportunities.
- 1.9 The emerging Local Plan Review does not allocate housing in the SPNP area or set out a specific housing number to be delivered. Rather, the delivery of new homes in the SPNP is supported through Policy S13.
- 1.10 In line with Policy S13 "development will be limited to proposals within their defined settlement limits and to allocations for:
  - a) small-scale housing, employment, tourism and leisure;
  - b) Services and facilities serving the locality; and
  - c) Other limited development which enhances community vitality or meets a local social or economic need."

## SEA explained

- 1.11 The SPNP has been screened in by MDDC as requiring a Strategic Environmental Assessment (SEA). SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the SPNP seeks to maximise the emerging plan's contribution to sustainable development.
- 1.12 SEA is undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.13 Two key procedural requirements of the SEA Regulations are that:
1. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  2. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e the draft SPNP) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

## This scoping report

- 1.14 This 'Scoping Report' is concerned with item 1 above. It presents a suggested scope for the SEA so that the designated authorities (Historic England, Natural England and the Environment Agency) can provide timely comment.

## SEA 'scoping' explained

- 1.15 Developing the draft scope for the SEA as presented in this report has involved the following steps:
1. Defining the broader context for the SPNP and associated SEA (i.e. EU, UK Government and local policy and commitments), to summarise the regulatory and legislative landscape;
  2. Establishing the baseline for the SEA, (i.e. the current and future situation in the area in the absence of the SPNP, in order to help identify the plan's likely significant effects;
  3. Identifying particular problems or opportunities ('issues') that should be a particular focus of the SEA; and
  4. Developing a SEA Framework comprising objectives and appraisal questions on the basis of these issues which can then be used to appraise the draft plan.

## Structure of this report

### Key sustainability issues

- 1.16 The outcomes of the scoping elements introduced through steps 1–4 above have been presented under a series of key environmental themes, as follows:
- Air quality
  - Biodiversity
  - Climate change (including flood risk)
  - Land, soil and water resources
  - Population and community
  - Health and wellbeing

- Landscape
- Historic environment
- Transportation

- 1.17 The selected environmental themes incorporate the 'SEA topics' suggested by Annex I (f) of the SEA Directive<sup>1</sup>. These were refined to reflect a broad understanding of the anticipated scope of plan effects.
- 1.18 It is intended that presenting the scoping information under these themes will help enable the reader to easily locate the information of greatest interest to them. Once agreed (i.e. subsequent to consultation on this Scoping Report), the suggested scope presented under eight themes will provide a methodological 'framework' for the environmental assessment of the draft plan and reasonable alternatives. The discussion of the scoping information for each theme is presented in Sections 2 to 10.

## SEA framework to assess policy proposals

- 1.19 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the emerging SPNP will be assessed consistently using the framework.
- 1.20 The SEA objectives and appraisal questions proposed for the SPNP SEA are presented under each of the themes in Sections 2 to 10.

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<sup>1</sup> The SEA Directive is 'of a procedural nature' (para 9 of the Directive preamble) and does not set out to prescribe particular issues that should and should not be a focus, beyond requiring a focus on 'the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors' [our emphasis]



## 2. Air quality

### Focus of theme

- Air pollution
- Air quality hotspots
- Air quality management

### Headline sustainability issues

- Air quality in the Neighbourhood Plan area is good, with no significant issues identified.
- There are no Air Quality Management Areas (AQMAs) within the Neighbourhood Plan, with the nearest being located in Cullompton, approximately 7.5km north east of Silverton Parish.
- Housing and employment growth have the potential to increase emissions and reduce air quality in the area.

2.1 Due to the absence of any significant air quality issues within the Neighbourhood Plan area, air quality has been scoped out for the purposes of the SEA process.

### Policy context

2.2 The UK's Air Quality Strategy<sup>2</sup> details a long term vision for improving air quality in the UK, which involves objectives and policies for the different pollutants and the environmental implications associated with these.

2.3 Key messages from the National Planning Policy Framework<sup>3</sup> (NPPF) include:

- *'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality of mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.'*
- *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.'*
- *'New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.'*

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<sup>2</sup> DEFRA (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf) accessed 06/03/19

<sup>3</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 06/03/19

- 2.4 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>4</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 'Clean Air' and the policies contained within 'Chapter 4: Increasing resource efficiency, and reducing pollution and waste' within the 25 year plan directly relate to the air quality SEA theme.
- 2.5 In terms of the local context, Mid Devon District is required to monitor air quality across the borough, report regularly to Defra and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide, Sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMA's) and local authorities are required to produce an Action Plan to improve air quality in the area.
- 2.6 The Air Quality Annual Status Report (ASR) (2018) found that overall, improvements to both NO<sub>2</sub> and PM<sub>10</sub> concentrations within the district have been made at key locations along arterial routes, reflecting the Council's continued commitment to improving air quality.<sup>5</sup>
- 2.7 Additionally, at the local level, Policy DM6 (Transport and Air Quality) of the Local Plan relates to the Air quality SEA theme, requiring that *"development proposals that would give rise to significant levels of vehicular movement must be accompanied by an integrated Transport Assessment, Travel Plan, traffic pollution assessment and Low Emission Assessment."* This policy is replaced with Policy DM3 (Transport and Air Quality) in the Local Plan Review Proposed Submission Document.

## Baseline summary

- 2.8 As of March 2019, there are no Air Quality Management Areas (AQMA's) within the Neighbourhood Plan area. There are two AQMA's located within the Mid Devon Borough, in Cullompton (approximately 5km from Silverton Parish), and in Crediton (approximately 12km from Silverton Parish).
- 2.9 The Cullompton AQMA was designated in December 2006, this AQMA was declared for an area encompassing most of Cullompton town to the west of the M5. The reason for this designation was for exceedances of NO<sub>2</sub> at Station Road, Higher Street and Fore Street within the town centre.
- 2.10 The Air Quality Annual Status Report (ASR) (2018) found that overall, improvements to both NO<sub>2</sub> and PM<sub>10</sub> concentrations within the district have been made at key locations along arterial routes.

## Summary of future baseline

- 2.11 Whilst no significant air quality issues currently exist within the Silverton Parish Neighbourhood Plan area, new housing and employment provision within the parish and the wider area has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO<sub>2</sub>. Areas of particular sensitivity to increased traffic flows are likely to be the village centre, and routes with heavier traffic flows; notably the network of old lanes which emanate from the village square.
- 2.12 However, baseline levels of air pollutants are reducing within Mid Devon District and as such significant issues are not currently anticipated.

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<sup>4</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 06/03/19

<sup>5</sup> Mid Devon District Council (2018) Air Quality Annual Status Report [online] available at: [https://www.middevon.gov.uk/media/346132/6994\\_6978\\_mid-devon-asr-v2.pdf](https://www.middevon.gov.uk/media/346132/6994_6978_mid-devon-asr-v2.pdf) accessed 06/03/19

## 3. Biodiversity

### Focus of theme

- Nature conservation designations
- Habitats
- Species
- Geodiversity

### Headline sustainability issues

- There are no internationally or nationally designated sites within Silverton Parish, however Killerton Site of Special Scientific Interest (SSSI) is located within 100m of the Neighbourhood Plan area, to the south.
- There are a number of locally designated sites within Silverton Parish, including County Wildlife Sites (CWS), Unconfirmed Wildlife Sites (UWS) and Other Sites of Wildlife Interest (OSWI).
- The Neighbourhood Plan area includes BAP priority habitats and other features of biodiversity value such as trees, hedgerows, and woodland. Their integrity should also be supported through improved ecological connections in the area, including through the provision of green infrastructure enhancements.

### Policy context

- 3.1 The EU Biodiversity Strategy<sup>6</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.
- 3.2 Key messages from the National Planning Policy Framework<sup>7</sup> (NPPF) include:
- *One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'helping to improve biodiversity.'*
  - *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
  - *'Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'*

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<sup>6</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52011DC0244&from=EN> accessed 07/03/19

<sup>7</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 07/03/19

- *'To protect and enhance biodiversity and geodiversity, plans should:*
    - a. *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
    - b. *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*
  - *Take a proactive approach to mitigating and adapting to climate change, considering the long term implications for biodiversity.*
  - *The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.*
- 3.3 The Natural Environment White Paper (NEWP)<sup>8</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal wellbeing. It was in part a response to the UK's failure to halt and reverse the decline of biodiversity by 2010, and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature. It includes commitments to:
- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
  - Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
  - Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
  - Address barriers to using green infrastructure to promote sustainable growth.
- 3.4 Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy; the 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'<sup>9</sup> aims to *'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'*.
- 3.5 The recently published 25 Year Environment Plan<sup>10</sup> sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:
- Using and managing land sustainably;

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<sup>8</sup> HM Gov (2011) The Natural Choice: securing the value of nature [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228842/8082.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf) accessed 07/03/19

<sup>9</sup> DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf) accessed 07/03/19

<sup>10</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 07/03/19

- Recovering nature and enhancing the beauty of landscapes;
  - Connecting people with the environment to improve health and wellbeing;
  - Increasing resource efficiency, and reducing pollution and waste;
  - Securing clean, productive and biologically diverse seas and oceans; and
  - Protecting and improving the global environment
- 3.6 In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the Biodiversity SEA theme.
- 3.7 At the local level, the following policies within the Mid Devon Local Plan relate to the biodiversity SEA theme:
- DM28 (Green Infrastructure in Major Development)
  - DM29 (Protected Landscape)
- 3.8 These policies are replaced with the following policies in the Local Plan Review Proposed Submission Document:
- DM26 (Green Infrastructure in Major Development)
  - DM27 (Protected Landscape)
- 3.9 Additionally, Policy S9 (Environment) within the Local Plan Review Proposed Submission Document requires development to *"protect and enhance designated sites of international, national and local biodiversity and geodiversity importance."*

## Baseline summary

- 3.10 **Figures 3.1 – 3.3** ) shows the designated biodiversity sites and BAP priority habitats located within the Neighbourhood Plan area. These are discussed further below.

## Internationally designated sites

- 3.11 There are no internationally designated sites within, or within close proximity to the Neighbourhood Plan area.

## Nationally designated sites

- 3.12 Killerton Site of Special Scientific Interest (SSSI) is located within 100m of the Neighbourhood Plan area, to the south.
- 3.13 Notified in 1986, the site covers much of Killerton Park and the quarries therein, and is one of the more accessible examples of Permian basalt-like rocks known as lamprophyres. The lamprophyres here are typical biotite-phyric minettes and although field relationships are often obscure, they are considered to be lava flows rather than the usual dyke-like bodies seen elsewhere.
- 3.14 Based on the most recent condition assessments, Killerton SSSI is in 100% 'favourable' condition.

## SSSI Impact Risk Zones (IRZs)

- 3.15 IRZs are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that

have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

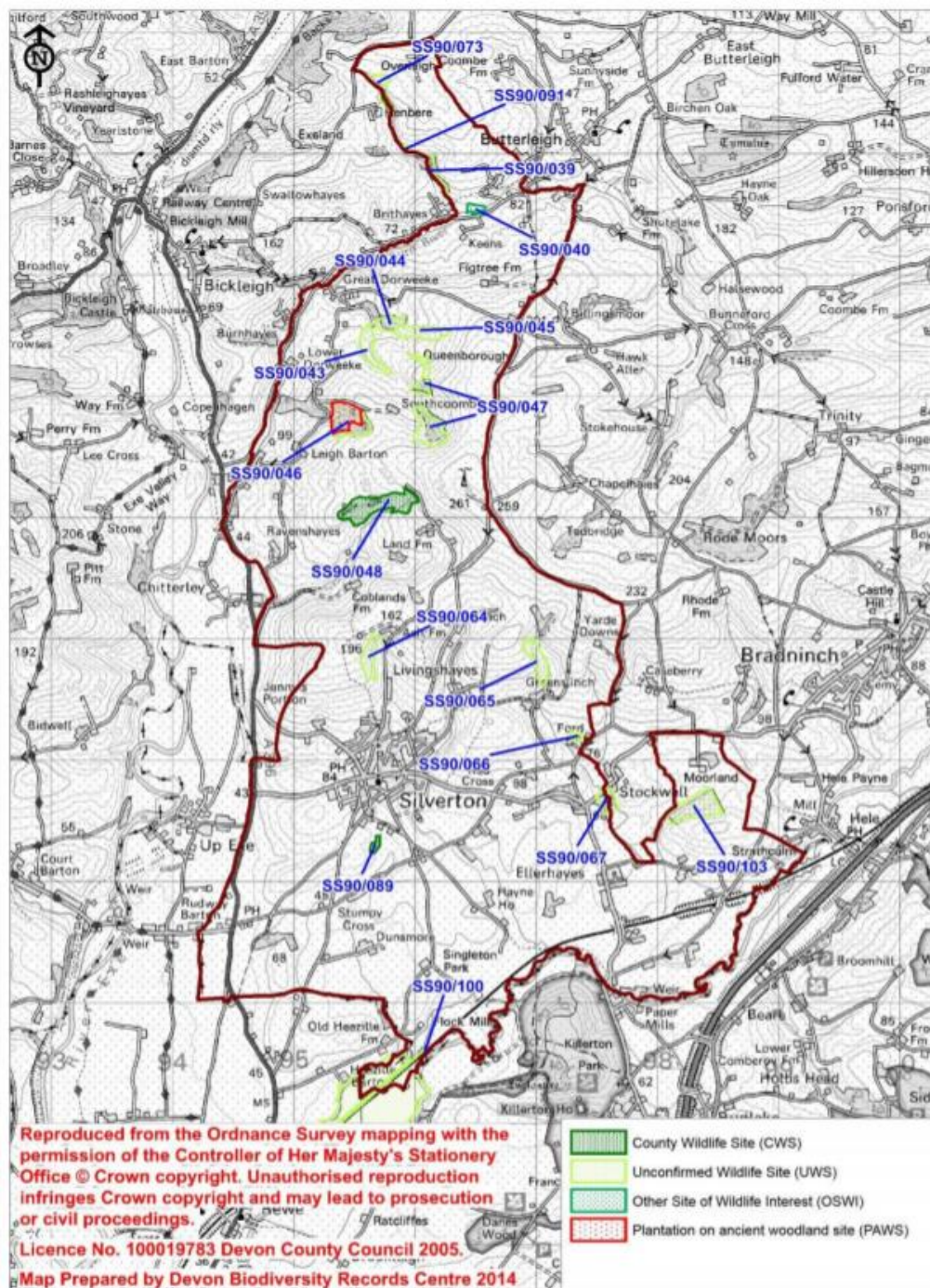
- 3.16 There are no areas within the Neighbourhood Plan area that are located within an IRZ for residential development, rural residential development or rural non-residential development.

## Locally designated sites

- 3.17 There are several areas of local significance for wildlife located within the Neighbourhood Plan area, as shown on **Figure 3.2** below.



**Figure 3.2 Non-statutory biodiversity sites within Silverton Parish**



3.18 The range and significance of the non-statutory sites is as follows:

### County Wildlife Sites (CWS)

3.19 These are sites of County importance for wildlife, designated on the basis of the habitat or the known presence of particular species. This is not a statutory designation, and does not have any legal status.

3.20 The two CWS sites in Silverton are (Figure 3.2):

- Land Farm 9ha. Of semi-improved & unimproved neutral grassland, unimproved marshy grassland & small broadleaved copses; and
- Symonds Farm Orchard 0.7ha. of traditional orchard

### Other Sites of Wildlife Interest (OSWI)

3.21 These are sites of significant wildlife interest within a local context that have been surveyed but do not reach the criteria for County Wildlife Sites. OSWIs used to be called Local Wildlife Sites (LWS). The location of these sites in relation to the Neighbourhood Plan area can be seen in **Figure 3.2**.

### Unconfirmed Wildlife Sites (UWS)

3.22 These are sites identified as having possible interest but not fully surveyed. Some of these sites will be areas of significant wildlife interest. The location of these sites in relation to the Neighbourhood Plan area can be seen in **Figure 3.2**.

### Ancient Woodland Inventory (AWI)

3.23 Ancient Woodland is a term applied to woodlands which have existed from at least medieval times to the present day without ever having been cleared for uses other than wood or timber production. A convenient date used to separate ancient and secondary woodland is about the year 1600. In special circumstances semi-natural woods of post-1600 but pre-1900 origin are also included.

3.24 The Devon Ancient Woodland Inventory was prepared in 1986 by the Nature Conservancy Council.<sup>11</sup> There are two types of ancient woodland, both of which should be treated equally in terms of the protection afforded to ancient woodland in the NPPF (2018):

- Ancient semi-natural woodland (ASNW): where the stands are composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. The stands may have been managed by coppicing or pollarding in the past, or the tree and shrub layer may have grown up by natural regeneration.
- Plantations on ancient woodland sites (or PAWS, also known as ancient replanted woodland): areas of ancient woodland where the former native tree cover has been felled and replaced by planted stock, most commonly of a species not native to the site. These will include conifers such as Norway spruce or Corsican pine, but also broadleaves such as sycamore or sweet chestnut.

3.25 AWI are mapped online.<sup>12</sup> **Figure 3.3** overleaf shows the location of QAWI in and around Silverton Parish. Notably, AWI are located to the north and south of the Neighbourhood Plan area.

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<sup>11</sup> Nature Conservancy Council (1986) Devon Ancient Woodland Inventory [online] available at: <http://www.dbr.org.uk/ancient-woodland-inventory-awi/> accessed 06/03/19

<sup>12</sup> Devon County Council (2019) map.devon [online] available at: <http://map.devon.gov.uk/dccviewer/?bm=OSGreyscale&layers=Historic%20Environment;0:1&activeTab=Historic%20Environment&extent=210064;27188;338387;150088> accessed 14/03/19

**Figure 3.3 Ancient Woodland Inventory in and around Silverton Parish<sup>13</sup>**



## Biodiversity Action Plan Priority Habitats

- 3.26 The Devon Biodiversity Action Plan (BAP) identifies a number of 'priority habitats' that are characteristic of Devon and for which Devon makes a significant contribution to the UK aims of the BAP.<sup>14</sup>
- 3.27 The significant habitats in and around the Neighbourhood Plan area are shown on **Figure 3.4**.

<sup>13</sup> Devon County Council (2019) map.devon [online] available at: <http://map.devon.gov.uk/dccviewer/?bm=OSGreyscale&layers=Historic%20Environment;0;1&activeTab=Historic%20Environment&extent=210064;27188;338387;150088> accessed 14/03/19

<sup>14</sup> Devon County Council (2019) The Devon Biodiversity Action Plan [online] available at: <https://www.devon.gov.uk/environment/wildlife/the-devon-biodiversity-action-plan-bap> accessed 14/03/19



**Figure 3.4 Significant wildlife habitats in and around Silverton Parish**

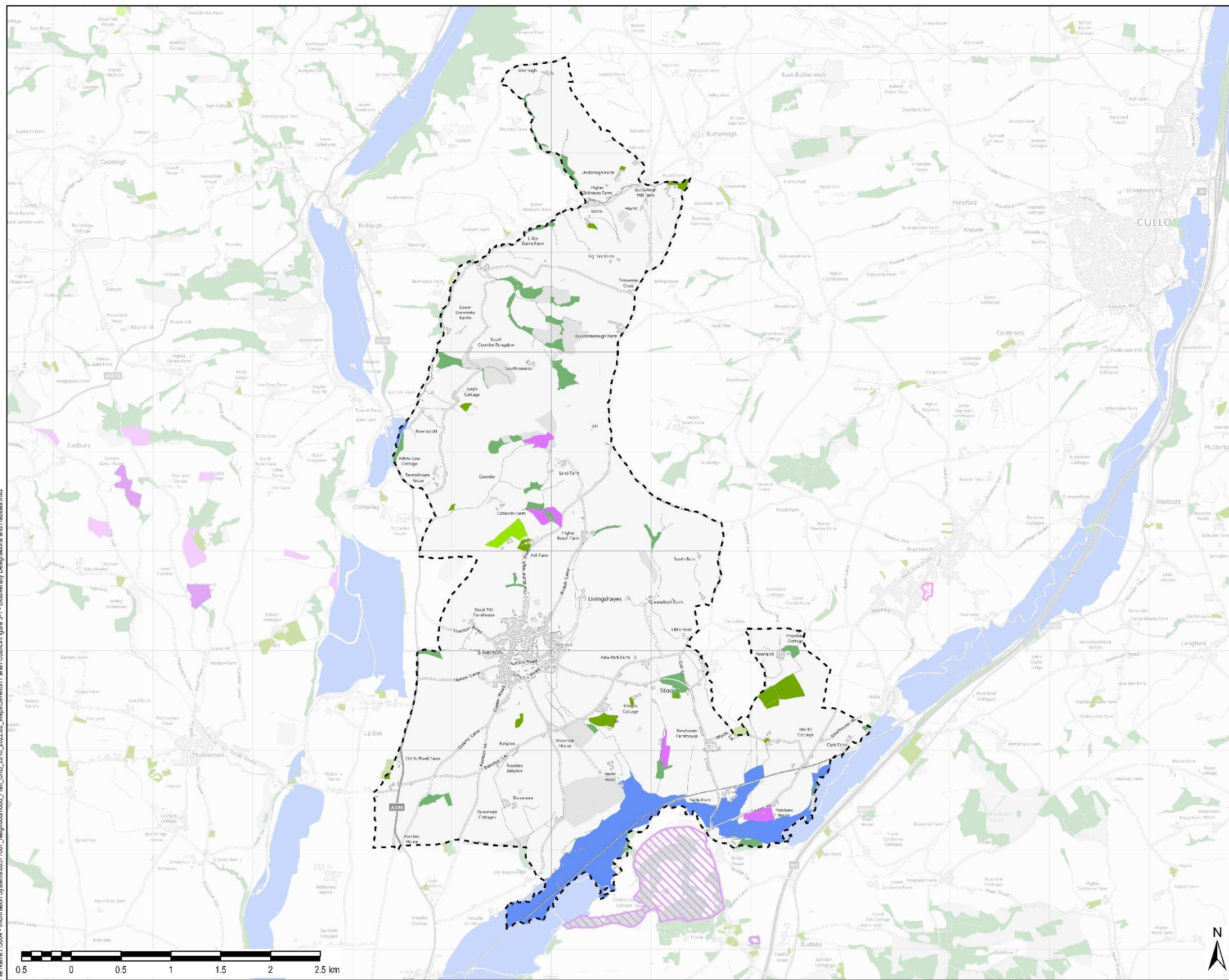


## Woodland

- 3.28 The copses and wooded valleys which have mostly been allowed to remain or grown up where agriculture is not viable, provide a varied and diverse habitat for many wild creatures. These snips of woodland enhance the landscape.
- 3.29 A private, recently planted woodland between Singleton Park and Hayne House to the south east of the parish has been created using native broadleaved species. The public are allowed access via a permissive pathway and stiles.

## Geodiversity

- 3.30 The local geology comprises of Thorverton sandstone overlain by Cadbury breccias. There are distinctive rounded hills to the north east and west, providing an attractive backdrop of rising land. The conjunction of these rocks is thought to be the reason for streams surfacing in the locality. Basalt is also present and has been used for building stone.



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**LEGEND**

- Silverton Neighbourhood Plan Area
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Biodiversity Action Plan Priority Habitats**
  - Coastal and Floodplain Grazing Marsh
  - Deciduous Woodland
  - Good Quality Semi-improved Grassland
  - Lowland Meadows
  - Purple Moor Grass and Rush Pastures
  - Traditional Orchard

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Purpose of Issue  
**FINAL**

Client  
**SILVERTON PARISH COUNCIL**

Project Title  
**SEA FOR THE SILVERTON NEIGHBOURHOOD PLAN**

Drawing Title  
**BIODIVERSITY DESIGNATIONS AND HABITATS**

Drawn	Checked	Approved	Date
CN	JW	RC	07/03/2019

AECOM Internal Project No.  
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Scale @ A3  
**1:35,000**

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## Summary of future baseline

- 3.31 Although there are no sites within Silverton Parish that have protection through statutory designations, there are many areas which are important to local biodiversity. As such habitats and species have the potential to come under increasing pressures from housing and employment land provision in the area. This includes through a loss of habitats and impacts on biodiversity networks. This may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.
- 3.32 There may be opportunities in years to come to use land taken out of agriculture for short rotation coppice for use in biomass heating. Overgrown hedgerows could also provide a source of fuel for local residents and businesses while at the same time improving wildlife habitat, visual amenities and road safety.

## What are the SEA objectives and appraisal questions for the biodiversity SEA theme?

SEA objective	Assessment questions
Protect and enhance all biodiversity and geological features	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Protect and enhance semi-natural habitats?</li> <li>• Protect and enhance locally designated sites?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to ecological networks, including through improvements to multifunctional green infrastructure networks?</li> <li>• Support access to, interpretation and understanding of biodiversity?</li> </ul>



## 4. Climate change (including flood risk)

### Focus of theme

- Contribution to climate change
- Effects of climate change
- Climate change adaptation
- Flood risk

### Headline sustainability issues

- Flood risk in Silverton has the potential to increase as a result of development, land use change and climate change.
- Per capita greenhouse gas emissions for Mid Devon District are slightly higher than England, but have been falling since 2005.
- An increase in the built footprint of the Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions.
- There is a need to increase the Neighbourhood Plan area's resilience to the effects of climate change through supporting adaptation to the risks associated with climate change in the area.

### Policy context

- 4.1 The UK Climate Change Act<sup>15</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement. The Climate Change Act includes the following:
- The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
  - The Act requires the Government to set legally binding 'carbon budgets' - a cap on the amount of greenhouse gases emitted in the UK over a five year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
  - The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions. The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same.
- 4.2 The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future

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<sup>15</sup> GOV.UK (2008) Climate Change Act 2008 [online] available at:  
[http://www.legislation.gov.uk/ukpga/2008/27/contents?sm\\_au=iVVt4Hr6tbignqNi](http://www.legislation.gov.uk/ukpga/2008/27/contents?sm_au=iVVt4Hr6tbignqNi) accessed 06/03/19

climate risks and opportunities. The evidence report<sup>16</sup> contains six priority risk areas requiring additional action in the next five years, identified below:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, wellbeing and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

4.3 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>17</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 6 'Protecting and improving the global environment', Goal 4 'A reduced risk of harm from environmental hazards such as flooding and drought' and Goal 7 'Mitigating and adapting to climate change' directly relate to the Climate Change SEA theme.

4.4 Key messages from the National Planning Policy Framework<sup>18</sup> (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to *'contribute to protecting and enhancing our natural, built and historic environment'* including by *'mitigating and adapting to climate change'* and *'moving to a low carbon economy.'* *'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'*
- *'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'*
- *'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'*

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<sup>16</sup> GOV.UK (2017) UK Climate Change Risk Assessment Report January 2017 [online] available at:

<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017> accessed 07/03/19

<sup>17</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 07/03/19

<sup>18</sup> MHCLG (2018) National Planning Policy Framework [online] available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 07/03/19

- Direct development away from areas at highest risk of flooding (whether existing or future). *'Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.'*
- 4.5 The Flood and Water Management Act<sup>19</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:
- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
  - Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
  - Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
  - Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
  - Creating sustainable drainage systems (SuDS)
- 4.6 Further guidance is provided in the document 'Planning for SuDS'.<sup>20</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.
- 4.7 The Mid Devon Climate Change Strategy and Action Plan (2016) sets out a number of objectives for ensuring the District's legislative compliance and contribution towards reducing the effects of climate change. The Strategy seeks to make a positive impact through the quality of housing and the environment, energy savings, planning decisions, choice of transport use and reducing carbon emissions. The strategy and action plan objectives are:
- To adapt to and mitigate the effects of climate change for the benefit of all who live, work and visit Mid Devon.
  - To raise awareness about climate change and encourage action by staff, members, partners and the community.
  - To promote sustainable development in the Council's decisions, policies and actions in conjunction with partners.
  - To maximise our impact by working with partners and linking with the Local Enterprise Partnership.
  - To encourage sustainable communities in Mid Devon and also lead our partners to work towards this objective.
- 4.8 At the local level, Core Strategy (2007) policy COR5 (Climate Change) states that "measures will be sought which minimise the impact of development on climate change, and contribute towards national and regional targets for the reduction of greenhouse gas emissions." This is replaced by Policy S9 (Environment) in the Local Plan Review Proposed Submission Document, which further seeks to *"minimise the impact of development on climate change"*.

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<sup>19</sup> Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents> accessed 07/03/19

<sup>20</sup> CIRIA (2010) Planning for SuDS – making it happen [online] available at: <http://www.ciria.org/service/knowledgebase/AM/ContentManagerNet/ContentDisplay.aspx?Section=knowledgebase&NoTemplate=1&ContentID=18465> accessed 07/03/19

## Baseline summary

### Summary of current baseline

#### Potential effects of climate change

- 4.9 Following the success of the UK Climate Projections released in 2009 (UKCP09), the Met Office recently released the UK Climate Projections for 2018 (UKCP18).<sup>21</sup> UKCP18 provides the most up to date climate observations and projections out to 2100, using cutting-edge climate science. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.
- 4.10 As highlighted by the research, the effects of climate change for the South West by 2040-2059 (at a 50% percentile) are likely to be as follows:<sup>22</sup>
- the central estimate of increase in winter mean temperature is 2.1°C and an increase in summer mean temperature of 2.7°C; and
  - the central estimate of change in winter mean precipitation is 17% and summer mean precipitation is –20%.
- 4.11 Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area. These include:
- increased incidence of heat related illnesses and deaths during the summer;
  - increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
  - increased incidence of pathogen related diseases (e.g. legionella and salmonella);
  - increase in health problems related to rise in local ozone levels during summer;
  - increased risk of injuries and deaths due to increased number of storm events;
  - effects on water resources from climate change;
  - reduction in availability of groundwater for abstraction;
  - adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
  - increased risk of flooding, including increased vulnerability to 1:100 year floods;
  - changes in insurance provisions for flood damage;
  - a need to increase the capacity of wastewater treatment plants and sewers;
  - a need to upgrade flood defences;
  - soil erosion due to flash flooding;
  - loss of species that are at the edge of their southerly distribution;
  - spread of species at the northern edge of their distribution;
  - deterioration in working conditions due to increased temperatures;
  - changes to global supply chain;
  - increased difficulty of food preparation, handling and storage due to higher temperatures;

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<sup>21</sup> Data released 26<sup>th</sup> November 2018 [online] available at: <https://www.metoffice.gov.uk/research/collaboration/ukcp> accessed 07/03/19

<sup>22</sup> Met Office (2018) Land Projection Maps: Probabilistic Projections [online] available at: <https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps> accessed 07/03/19

- an increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- increased demand for air-conditioning;
- increased drought and flood related problems such as soil shrinkages and subsidence;
- risk of road surfaces melting more frequently due to increased temperature; and flooding of roads.

## Greenhouse gas emissions

4.12 In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Mid Devon has had slightly higher per capita emissions compared to England, the South West, and Mid Devon. Mid Devon has seen a similar reduction in emissions per capita between 2005 and 2015 (20%) compared to the South West (22%) and England (21%).

**Table 4.1 Carbon dioxide emissions and sources, plus emissions per capita, 2005-2012<sup>23</sup>**

	Industrial and Commercial (kt CO2)	Domestic (kt CO2)	Road and Transport (kt CO2)	Total (kt CO2)
<b>Mid Devon</b>				
2005	230.6	178.8	300.8	741.0
2006	226.2	182.9	293.4	732.0
2007	219.3	177.9	299.6	725.2
2008	215.7	176.9	285.8	706.6
2009	192.0	165.0	279.8	665.3
2010	198.0	175.9	270.4	670.5
2011	186.6	153.2	267.8	633.3
2012	195.7	168.2	272.3	661.1
<b>South West England</b>				
2005	15,583.0	12,610.2	12,512.2	41,480.2
2006	15,487.2	12,698.5	12,521.1	41,436.7
2007	15,010.0	12,265.0	12,831.6	40,797.1
2008	14,194.0	12,189.0	12,293.5	39,336.5
2009	12,080.7	11,139.8	11,869.2	35,746.5
2010	12,537.6	11,902.4	11,689.1	36,743.5
2011	11,356.4	10,425.5	11,515.4	33,899.1
2012	12,087.2	11,581.0	11,373.8	35,639.6

<sup>23</sup> Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO2 emissions: subset dataset (emissions within the scope of influence of local authorities) available at: <https://www.gov.uk/government/publications/local-authority-emissions-estimates%202005%20to%202012> accessed 08/03/19

England				
2005	190,394.0	128,131.4	114,509.0	432,212.3
2006	190,132.8	128,169.2	113,877.5	431,120.6
2007	184,594.4	124,260.5	115,983.5	423,705.3
2008	178,548.1	123,351.5	109,431.2	409,992.0
2009	153,510.8	112,289.3	105,982.4	370,427.6
2010	160,542.4	120,482.6	104,811.7	384,529.4
2011	145,393.3	105,764.8	103,425.9	353,354.4
2012	155,183.4	116,838.1	102,669.8	373,732.0

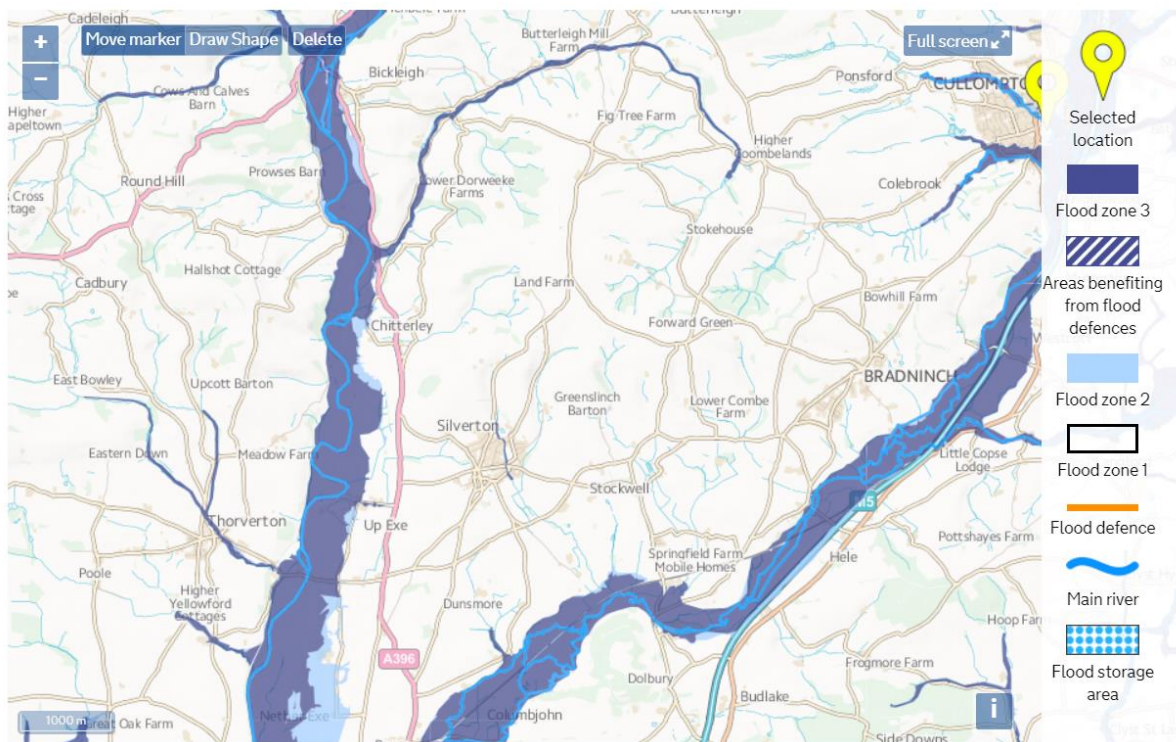
- 4.13 In relation to CO<sub>2</sub> emissions by end user, between 2005 and 2012 the proportion of emissions originating from industrial and commercial sources in Mid Devon fell from 31% to 29%. In the same period the proportion of total emissions from domestic sources increased slightly from 24% to 25%. Total emissions from road transport increased marginally from 40% to 41%.

### Flood risk

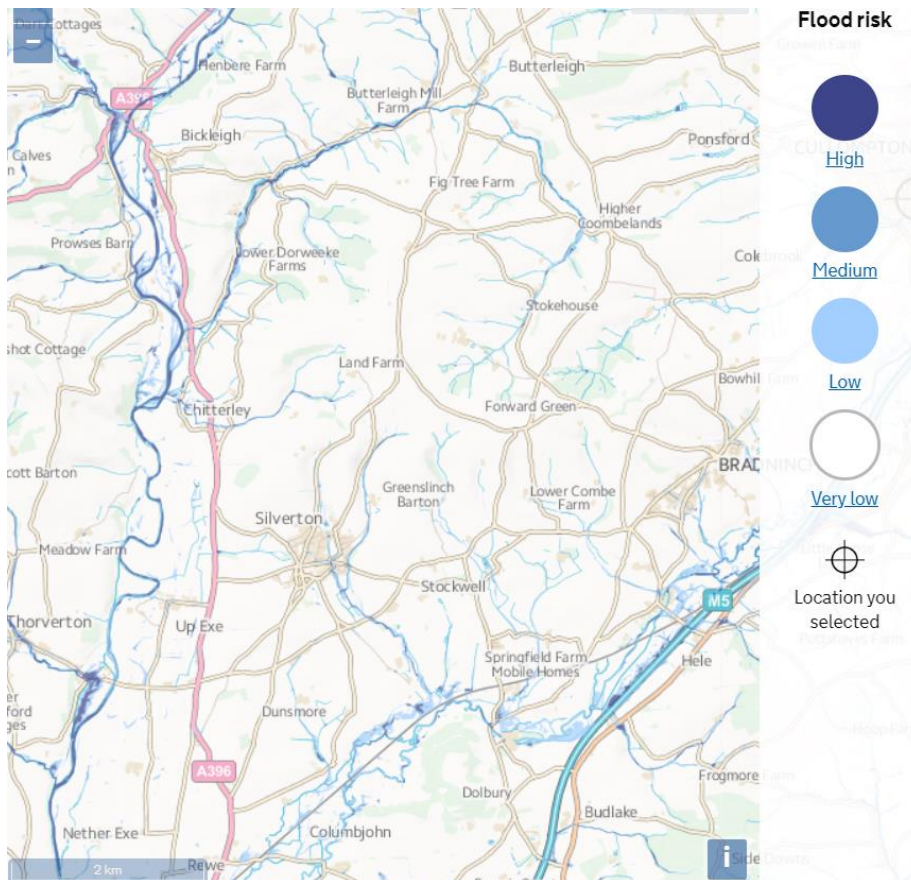
- 4.14 The Mid Devon Strategic Flood Risk Assessment (SFRA) identifies Silverton Mills and the B3185 at Silverton as 'flood warning coverage' areas for the River Culm (Lower) from Cullompton to Stoke Canon, including Hele.
- 4.15 Much of the parish is above the flood plain of the rivers Exe and Culm. Unless the weather is extreme (such as November/December 2012) the village area is normally free from flood risk apart from Park Road which floods regularly. Outside of the village, the road over the Culm River by the Killerton Estate floods seasonally in winter, along with the lower stretch of the lane below Silverton Paper Mill which leads up to Hele.
- 4.16 Silverton and Ellerhayes are at times cut off from Tiverton and Exeter due to the River Exe flooding at Bickleigh Bridge and Stoke Canon. New flood defences have been built at Stoke Canon during early 2014 to address this, but these have not yet been tested.
- 4.17 When the drains on Butterleigh Hill are blocked, the land is saturated and the springs overflowing. This causes Butterleigh Hill to flood, with water draining down to the existing built up area. This particularly affects houses located on the High Street and Fore Street where there is a constant risk of flooding. Flooding occurs most years when there is very heavy continuous rain. Local knowledge indicates that the leat which runs down High Street and Fore Street becomes blocked, resulting in water overflowing into houses. It is recognised that houses at risk retain sandbags for such occasions.
- 4.18 **Figure 4.1** and **Figure 4.2** overleaf further illustrate the areas of fluvial and surface water flood risk present in the Neighbourhood Plan area.



**Figure 4.1 Fluvial Flood Risk in and around Silverton Parish<sup>24</sup>**



**Figure 4.2 Surface water flood risk in Silverton Parish<sup>25</sup>**



<sup>24</sup> Gov.uk (2019) Flood map for planning [online] available at: <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=221120&northing=106048&placeOrPostcode=Silverton> accessed 08/03/19

<sup>25</sup> Ibid.

## Summary of future baseline

- 4.19 Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial and surface water flooding) with an increased need for resilience and adaptation.
- 4.20 In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. However increases in the built footprint of the Neighbourhood Plan area may lead to increases in overall emissions.

## What are the SEA objectives and appraisal questions for the climate change SEA theme?

SEA objective	Assessment questions
Promote climate change mitigation in Silverton Parish	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>Limit the increase in the carbon footprint of the plan area from population growth?</li> <li>Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>Reduce the need to travel?</li> <li>Increase the number of new developments meeting sustainable design criteria?</li> <li>Generate energy from low or zero carbon sources?</li> <li>Reduce energy consumption from non-renewable resources?</li> </ul>
Support the resilience of Silverton Parish to the potential effects of climate change	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>Ensure that no development takes place in areas at higher risk of flooding, taking into account the likely effects of climate change?</li> <li>Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?</li> <li>Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</li> <li>Ensure the potential risks associated with climate change are considered through new development in the plan area?</li> <li>Increase the resilience of biodiversity in the plan area to the effects of climate change, including enhancements to ecological networks?</li> </ul>

## 5. Historic environment

### Focus of theme

- Designated and non-designated sites and areas
- Setting of cultural heritage assets
- Archaeological assets

### Headline sustainability issues

- The Neighbourhood Plan area has a rich historic environment with many designated and non-designated heritage assets that new development would need to positively respond to; including 61 listed buildings and Silverton Conservation Area.
- Silverton Conservation Area has a varied character, ranging from the green nature of the Church and Berry to the busy environment of The Square.
- Development has the potential to positively affect the setting of designated heritage assets through townscape/ public realm improvements, and may also increase access to and awareness of heritage assets.

### Policy context

5.1 Key messages from the National Planning Policy Framework (NPPF) include:

- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.

5.2 Additionally, the NPPF states that Neighbourhood Plans should include enough information, where relevant, *“about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale”* and *“about local non-designated heritage assets including sites of archaeological interest to guide decisions”*.

5.3 The Government’s Statement on the Historic Environment for England<sup>26</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

5.4 Along with the policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’, Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’<sup>27</sup> directly relates to the Historic Environment SEA theme.

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<sup>26</sup> HM Government (2010) The Government’s Statement on the Historic Environment for England [online] available at: [http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx) > last accessed 05/03/18

<sup>27</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 05/03/18

- 5.5 The Mid Devon Town and Village Character Assessment (TVCA) (2012)<sup>28</sup> aims to provide a comprehensive analysis and evaluation of the character of towns, villages and hamlets within the Mid Devon district. By describing variations in the settlement character, the TVCA will help to ensure that future development respects the distinctive qualities of both the natural and built environment of Mid Devon.
- 5.6 A number of Mid Devon Local Plan policies seek to protect and enhance the historic environment, notably Core Strategy Policy COR2 (Local Distinctiveness) and Development Management Policy DM27 (Development Affecting Heritage Assets). Policy COR2 is replaced in the Local Plan Review Proposed Submission Document by Policy S9 (Environment) and Policy DM25 (Development affecting Heritage Assets). Policy DM25 states that the Council will *"require development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them."*

## Baseline summary

### Summary of current baseline

- 5.7 Much of the character of Silverton Parish arises from its history being founded as a village in Saxon times. Several out-lying farms are mentioned in the Norman Domesday book and many of the original houses are situated running down Fore Street and across the square. The village is centred on The Square with its 15<sup>th</sup> Century Church House.
- 5.8 South east of the village, the hamlet of Ellerhayes was established in the early 20th century to provide housing for workers at the nearby Silverton Mill, all built in solid brick.

### Historic assets

- 5.9 The Neighbourhood Plan area has a rich historic environment, with numerous features recognised through historic environment designations. These include statutory listed buildings and a Scheduled Monument, which are nationally designated, the Silverton Conservation Area, which is designated at the local level. **Figure 5.1** shows the location of the designated historic environment assets within the Neighbourhood Plan area.
- 5.10 Historic England is the statutory consultee for certain categories of listed building consent and all applications for Scheduled Monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.

### Listed buildings

- 5.11 Listing marks and celebrates a building's special architectural and historic interest.<sup>29</sup> Listed buildings hold special historic or architectural interest for the community; these buildings are often selected because they provide insights into the history of the region. There are three categories for listed buildings:
- Grade 1 (with exceptional interest, only 2.5% of all listed buildings)
  - Grade II\* (with greater special interest, only 5.8% of all listed buildings)
  - Grade II (with special interest, 91.7% of all listed buildings)
- 5.12 Any changes to a listed building require a consent application.

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<sup>28</sup> Mid Devon District Council (2012) Town and Village Character Assessment [online] available at: <https://www.middevon.gov.uk/residents/planning-policy/adopted-local-plan-evidence/landscape-character-assessment/> accessed 05/03/18

<sup>29</sup> Historic England (2019) Listed Buildings [online] available at: <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/> accessed 08/03/19



5.13 The Neighbourhood Plan area contains 61 listed buildings. Of these, one is Grade I listed and eight are Grade II\* listed:

- Parish Church of St Mary the Virgin (Grade I)
- Great Pit Farmhouse (Grade II\*)
- Ellerhayes Bridge (Grade II\*)
- Dunsmore Farmhouse (Grade II\*)
- Clysthayes Farmhouse (Grade II\*)
- 2, Fore Street (Grade II\*)
- 4, Fore Street (Grade II\*)
- 8, Fore Street (Grade II\*)
- 10 and 12, Fore Street (Grade II\*)

### Scheduled Monuments

5.14 A scheduled monument is an archaeological site of national importance which is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. There are over 200 categories of monuments on the schedule, representing features from a range of periods. Scheduled monuments are not always ancient, or visible above ground.

5.15 The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The criteria for national importance are based on: period; rarity; documentation/finds; group value; survival/condition; fragility/vulnerability; diversity; and potential.

5.16 Once a monument is scheduled any works to it require scheduled monument consent from the Secretary of State, (not the local planning authority). Historic England manages the process of scheduled monument consent on behalf of the Secretary of State.

5.17 According to the National Heritage List for England there is one Scheduled Monument within the Neighbourhood Plan area.<sup>30</sup> This is 'Standing cross 6m south of St Mary's Church'.

### Conservation Areas

5.18 A Conservation Area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.<sup>31</sup>

5.19 Conservation Areas are designated under the Planning (Listed Building and Conservation) Act 1990, section 69(1), by Local Planning Authorities. The Silverton Conservation Area was designated on 6th February 1973.

5.20 Silverton Conservation Area incorporates the historic core of the village and contains over 60 statutorily protected heritage assets, mostly dating from the late medieval period and includes the Parish Church of St Mary, Grade I Listed (see **Figure 5.1**).

5.21 In 2015 MDDC held a public consultation on proposed boundary changes to the Conservation Area and adoption of an Conservation Area Appraisal and Management Plan (2015). The consultation ran from 2nd February until 16th March 2015. The Conservation Area boundary was subsequently adjusted to better take into account the architectural and historic built environment as set out in the guidelines of English Heritage on conservation areas.<sup>32</sup> **Figure 5.2**

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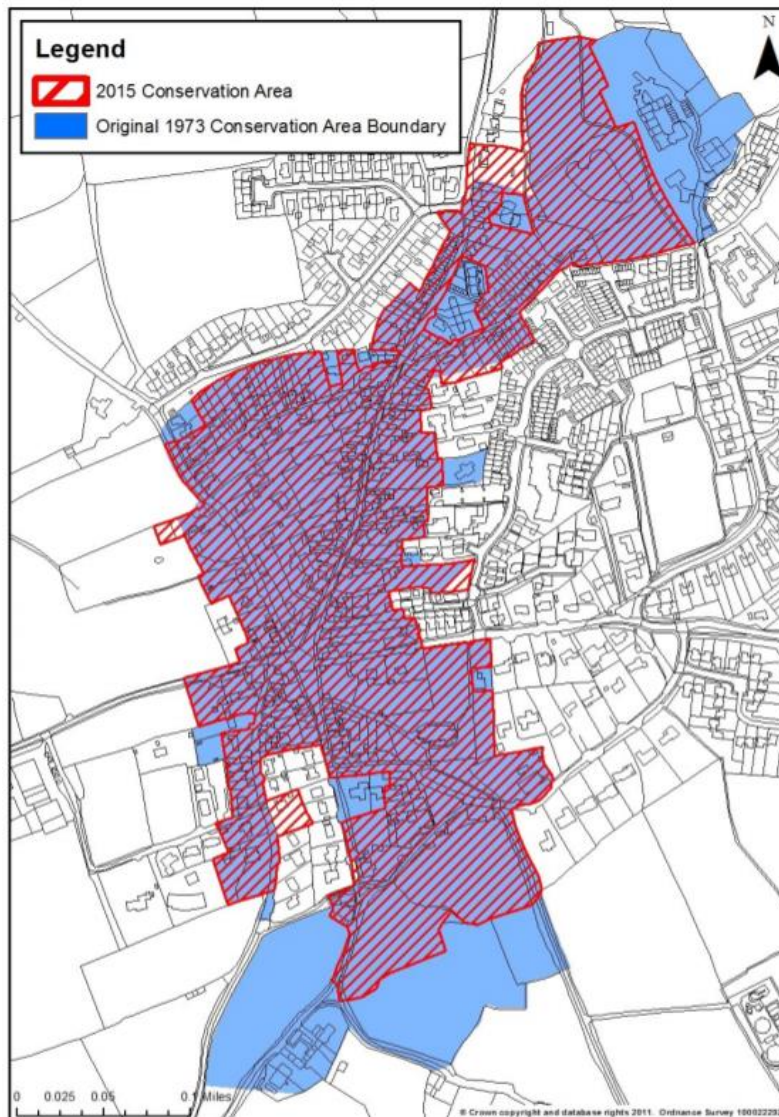
<sup>30</sup> Historic England: National Heritage List for England [online] available at: <http://list.historicengland.org.uk> accessed 08/03/19

<sup>31</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

<sup>32</sup>

shows the original and revised areas of the Conservation Area. The Conservation Area is also shown within **Figure 5.1**.

**Figure 5.2 Silverton Conservation Area original and revised boundary**



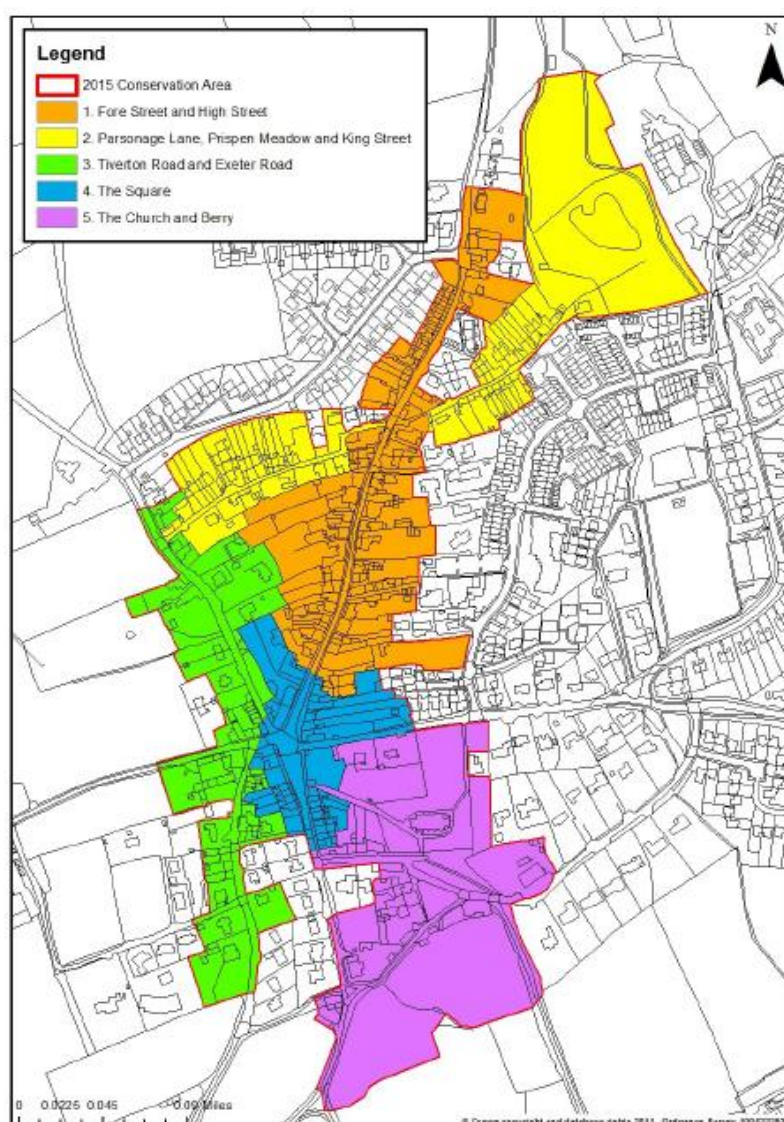
### **Character Areas in Silverton Conservation Area**

5.22 Throughout the Silverton Conservation Area the character varies. For example, the leafy green nature of the Church and Berry is very different to the 'hustle and bustle' of The Square. The Silverton Conservation Area Appraisal (2015) splits the Conservation Area into the following five different character areas (**Figure 5.3**):

- Fore Street and High Street
- Parsonage Lane, Prispem Meadow and King Street
- Tiverton Road and Exeter Road
- The Square
- The Church and The Berry



**Figure 5.3 Character Areas in Silverton Conservation Area**



The Silverton Conservation Area Appraisal (2015) uses a SWOT analysis to evaluate the Strengths, Weaknesses, Opportunities and Threats for each area in the Conservation Area. This has been summarised below in **Table 5.1**.

**Table 5.1 Silverton Conservation Area Character Areas SWOT analysis<sup>33</sup>**

Character area	Overview	Strengths	Weaknesses	Opportunities	Threats
<b>Fore Street and High Street</b>	Fore Street and High Street are characterised by their narrowness which are barely passable by two vehicles in places. Footpaths run along most of the streets, as does a leat which flows south through High Street and Fore Street. There are a small number of commercial units such as two public houses along Fore Street which also add to the character.	A number of high quality Listed Buildings. A coherent use of building materials and style with rendered walls, slate/thatch roofs and timber window frames.	On some of the unlisted properties white uPVC double glazed windows negatively affect the Conservation Area. Very busy route in mornings and evenings. A large number of parked cars and signage. Overhead power lines cause unnecessary clutter to the streetscape.	Re-development of some of the poor quality housing and former village hall site. Remove some of the less important street signs or replace with a more sympathetic design. Overhead wires placed underground. Reuse and conversion of existing buildings in the Conservation Area.	The continual replacement of timber windows with uPVC. The lack of maintenance of existing properties and rising cost of repair. Threats to key views to open countryside caused by development on burgage plots.
<b>Parsonage Lane, Prispen Meadow and King Street</b>	Parsonage Lane and King Street are characterised by being narrow and close together which results in them being barely passable by modern vehicles. Many of the buildings in this part of the Conservation Area are part of the historic village core. Prispen Meadow is a large open space in the Conservation Area and contributes to the setting and views of the Conservation Area.	A coherent use of building materials and style, mainly rendered walls with slate roofs. Restricted views due to narrow streets and dwellings fronting onto the highway. Wide views to the west of King Street of the open countryside. No footpaths and very few vehicles create a tranquil area. Prispen Meadow provides an important amenity space in the southern part of Silverton.	Views of unsympathetic development to the north of King Street and to the south east of Parsonage Lane. Lack of maintenance of walls and some of the original timber framed windows.	Retain the remaining garden walls along King Street. Monitor the maintenance of walls to reduce risk of historic walls being lost. Screen views to unsympathetic development with planting.	Threats to views caused by development on the periphery of the village. Threat to front gardens and walls through the creation of hard standing for car parking. Retention of large gardens to the rear of properties, especially along King Street to restrict 'garden grabbing'. Retention of Prispen Meadow as an open green space in the Conservation Area.
<b>Tiverton Road and Exeter Road</b>	This part of the Conservation Area contains a number of large dwellings with large gardens. Views to the north, west and	Tranquil and rural nature of the area. Some traditional agricultural buildings. High hedges enclose public space and form a green	There are a few walls which are in need of repair. Unsympathetic	Very little opportunity for future development but possible areas of improvement or enhancement.	Unsympathetic conversion of agricultural buildings to dwellings and other uses may harm character. Removal of

<sup>33</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

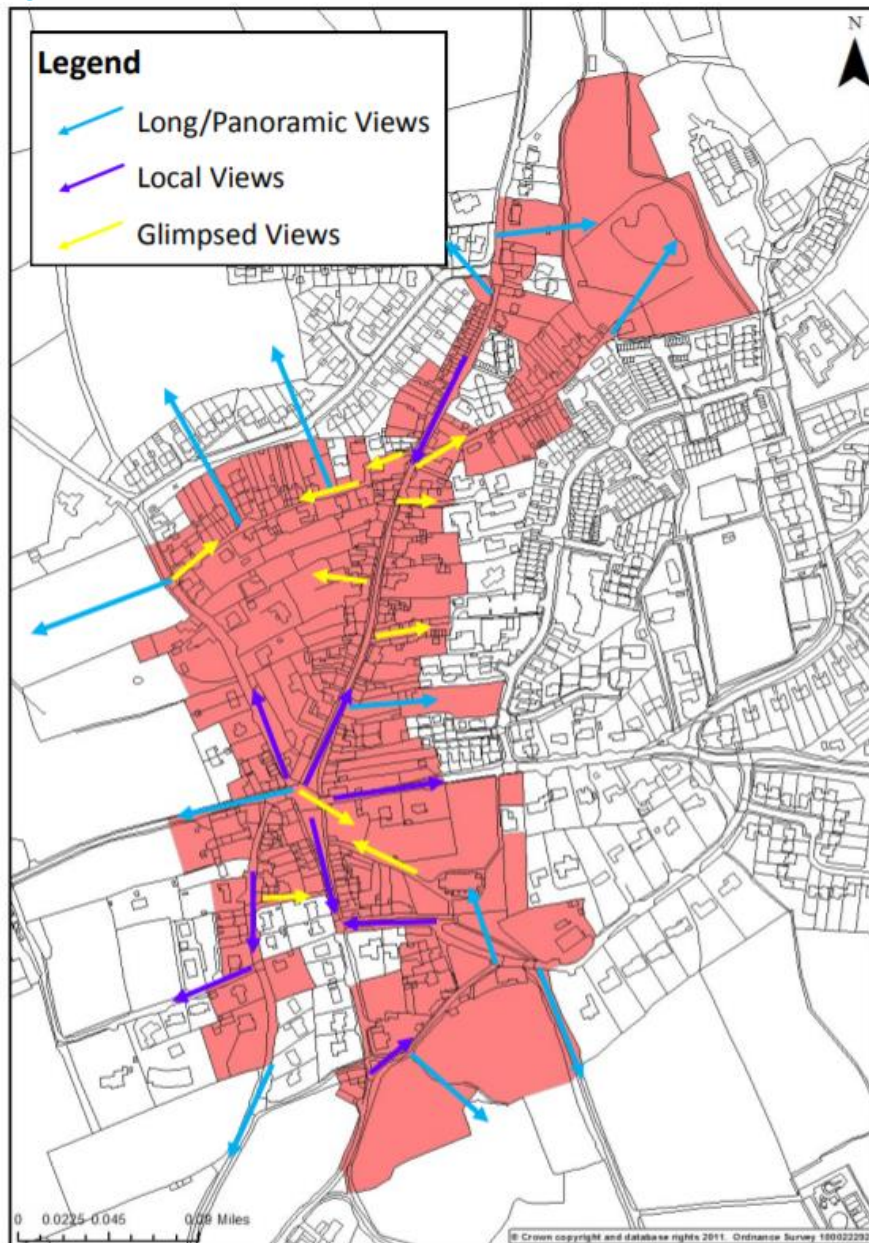
Character area	Overview	Strengths	Weaknesses	Opportunities	Threats
	south of the surrounding countryside provide a rural feel. This area is also characterised by hedges and boundary walls to properties.	and leafy area. Many of the gardens are well cared for and contribute positively to the street-scene.	modern development on the east of Exeter Road.		hedgerows would impact greatly on the street scene as would the removal of historic walls.
<b>The Square and Newcourt Road</b>	All of the primary routes within the village lead to The Square. It is relatively busy and noisy (traffic, shoppers, commuters). A number of the buildings in The Square are landmarks in the village. The Little Rec is a valuable play area and meeting space.	Busy commercial heart of the village with a diversity of uses. Excellent views to the surrounding countryside due to its elevated position and some exemplary listed and unlisted buildings. An interesting mix of materials, walls and cobbled surfaces.	Large volumes of traffic pass through this space daily. Traffic markings and signs detract from the unique setting. Parked cars in front of landmark buildings.	Limited opportunities for future development. Possible chances to convert existing premises into mixed uses. Public realm improvements in the Little Rec, behind the War Memorial, may provide better facilities for residents of Silverton.	Loss or decline of existing services and shops would severely harm the setting and the character of the area. Removal of historic walls and paving would detrimentally impact the Conservation Areas character. Replacement uPVC windows in unlisted properties can greatly impact on the character of the Conservation Area.
<b>The Church and the Berry</b>	This is historically the oldest part of the settlement with the Grade I Listed Church dating to the 13th Century. The fields to the south of the church and Berry used to contain buildings, possibly since Saxon/ Medieval times but now only contain possible archaeological remains.	The 13th Century Church and surrounding Listed buildings provide an impressive setting for this part of the Conservation Area. Cobbled surfaces add interest. Wall and terraces of buildings provide important enclosure. The trees in The Berry contribute positively to the setting of the Church.	Modern development to the east particularly has negatively affected the rural setting of the Church. The parking of cars around the Church also causes visual harm to the area. The lack of repair for some of the buildings and walls. The appearance and proximity of the church hall is not complimentary to the Church or The Berry.	Very little opportunity for development. Maintenance of the Church and trees. Potential redevelopment of the church hall site. The planting of trees to reduce the impact of the new development to the east of the Church.	Replacement uPVC windows in unlisted properties. Threat to the historic fabric (mostly cobbles) through neglect or wish to reduce maintenance costs.

## Views

- 5.23 The village of Silverton is located on the side of a hill that has views across the Exe and Culm Valley. The rural backdrop and views and vistas obtained both in and out of the Conservation Area significantly contribute to its character and feel.
- 5.24 The Square, at the centre of the village is slightly raised above the surrounding area which provides long views down primary routes in all directions. The church tower of St Mary the Virgin can be seen from the entire Conservation Area and is a significant landmark in Silverton and the surrounding countryside.
- 5.25 The smaller roads and lanes in the Conservation Area generally have no footways for pedestrians and are bounded by buildings and tall boundary walls providing a private feel to these routes and restricted views.
- 5.26 Views of the surrounding countryside can be seen in small sections between buildings and in some areas over buildings to the north, west and east. Open swathes of farmland can be viewed to the west of Tiverton Road and to the south of Newcourt Road and parts of Church Road, although some of these views are only visible through gaps in the tall hedge banks.

Figure 5.4 shows the different types of views in and around Silverton Conservation Area.

**Figure 5.4 Silverton Conservation Areas – Views<sup>34</sup>**



### Green spaces

5.27 Within the Silverton Conservation Area there are a number of open spaces which add to the character and feel of a rural village. These are discussed further within **Section 9.14** of this Report.

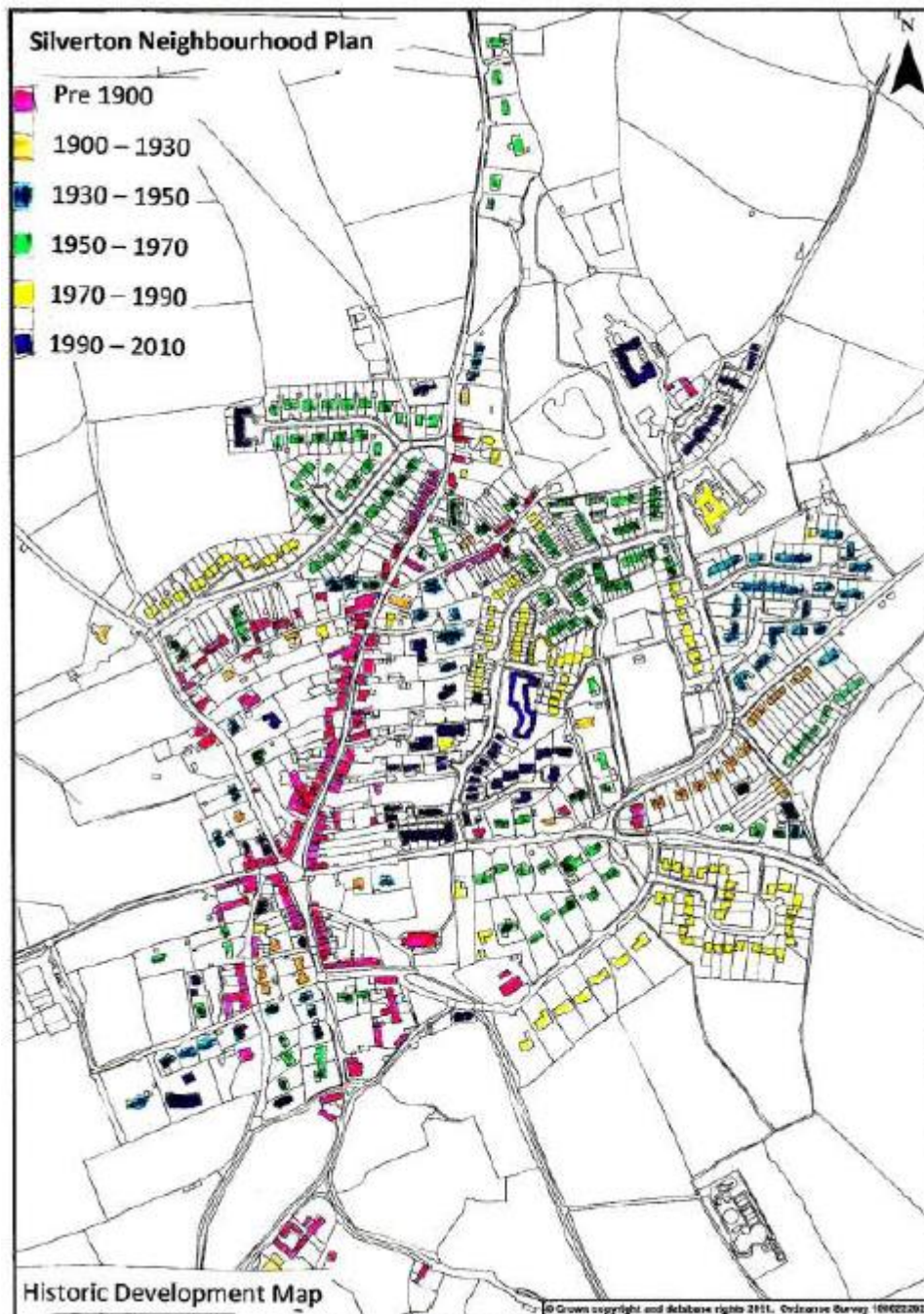
### Village development

5.28 Most parishioners live in the village of Silverton. Surrounding an historic core, the Village grew regularly and in phases throughout the 20th century, as shown in Figure 5.4 below. This phased growth was seen mainly as a result of successive housing estate developments (**Figure 5.5**).

<sup>34</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19



**Figure 5.5 Silverton Village development<sup>35</sup>**



### **Heritage at Risk Register**

5.29 Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I, Grade II and Grade II\* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and Conservation Areas deemed to be 'at risk'. According to the 2018 Heritage at Risk Register<sup>36</sup>, there are no heritage assets in the Neighbourhood Plan area at risk. However, it is important to recognise that the Heritage at Risk Register for areas outside of London do not contain information about the status of non-secular Grade II listed buildings. Due to this gap in the baseline, it is currently not

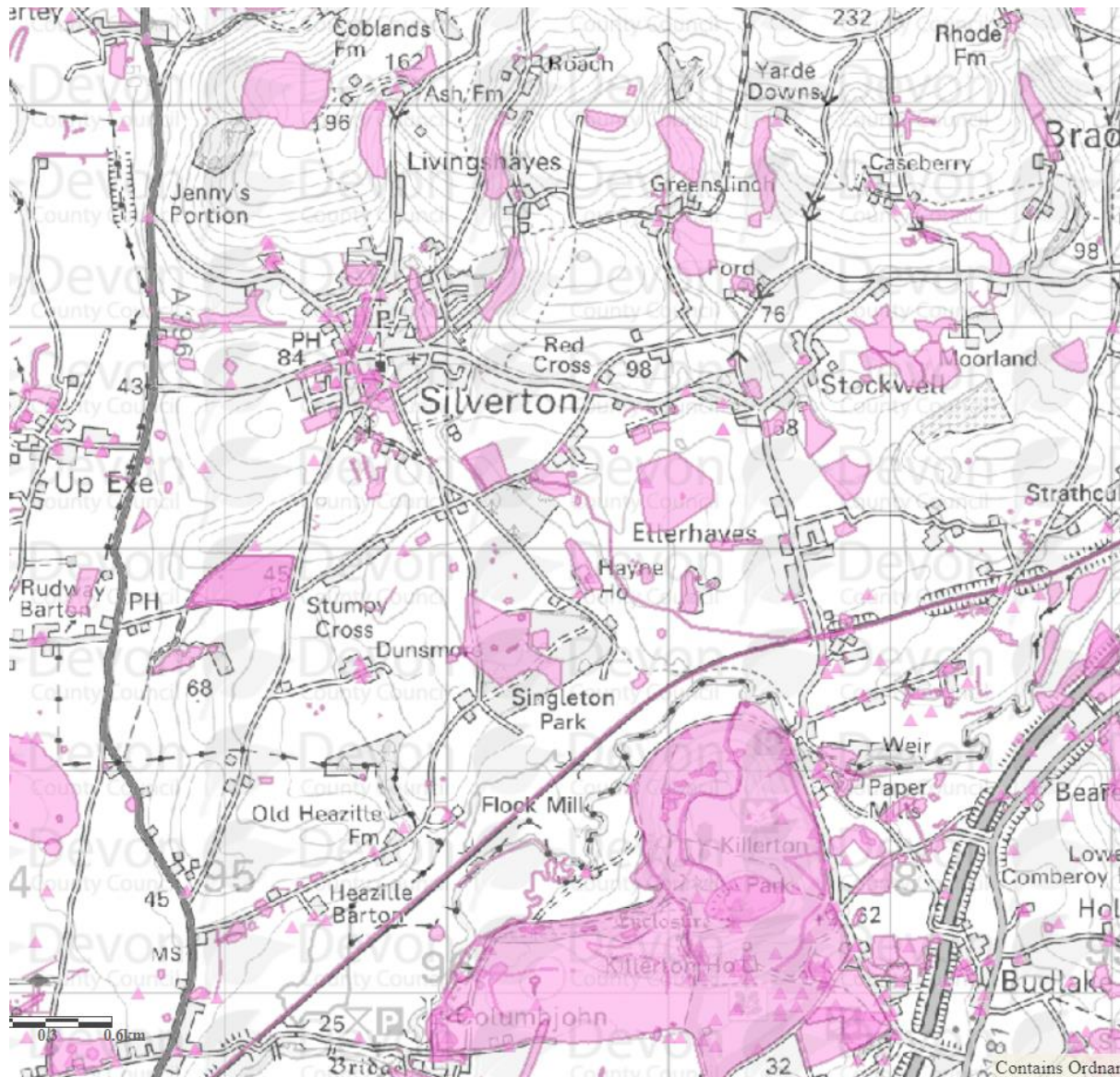
<sup>35</sup> Silverton Parish Council (2018) Silverton Parish Neighbourhood Plan

<sup>36</sup> Historic England (2019) Heritage at Risk Record [online] available at: <https://historicengland.org.uk/images-books/publications/har-2018-registers> last accessed 11/03/2019

possible to determine whether any Grade II listed buildings within the Neighbourhood Plan area are at risk.

- 5.30 It should be noted that not all of the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. For example, open spaces and key distinctive buildings in the area are likely to be of value for local people. The Mid Devon Historic Environment Record is mapped online, and identifies numerous HER monuments in the Neighbourhood Plan area (Figure 5.6).

**Figure 5.6 Historic Environment Record Monuments<sup>37</sup>**



<sup>37</sup> Devon County Council (2019) Map Devon [online] available at: <http://map.devon.gov.uk/dccviewer/?bm=OSGreyscale&layers=Historic%20Environment;0:1&activeTab=Historic%20Environment&extent=210064;27188;338387;150088> accessed 12/03/19



## **Historic Landscape Characterisation**

- 5.31 The landscape in the immediate vicinity of Silverton has been categorised as comprising orchard, with the larger fields further out from the village categorised mostly as large 'Barton' fields, set out in the 15th to 18th centuries, although some may respect and follow pre-existing medieval field systems.<sup>38</sup>

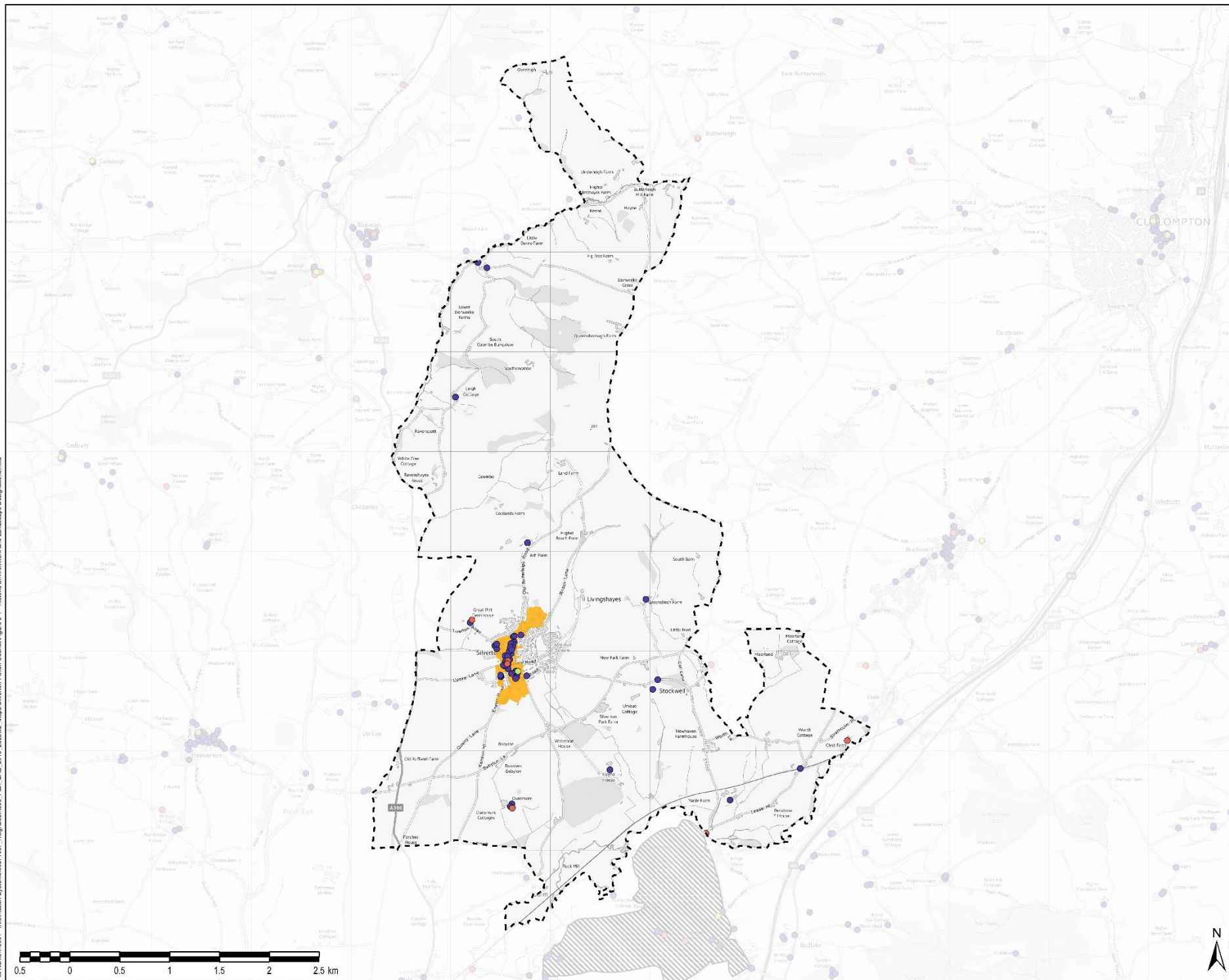
## **Archaeology**

- 5.32 Archaeological evidence indicating prehistoric settlement is recorded in the wider landscape and documentary evidence suggests Silverton may have Saxon origins. The historic core has the highest potential for the presence of below-ground archaeological deposits, ranging in date from prehistoric through to the post-medieval period. In addition, there is the potential for the survival of medieval historic building fabric within later buildings.<sup>39</sup>
- 5.33 Historic maps indicate that the area may contain evidence of former historic field boundaries, which would survive as in-filled ditches and may provide evidence for early land division and property division.
- 5.34 The Silverton Conservation Area Appraisal and Management Plan (2015) identifies that any developments within Silverton may be subject to an archaeological investigation due to the historic nature of the village.

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<sup>38</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

<sup>39</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Silverton Neighbourhood Plan Area
  - Registered Parks and Garden
  - Conservation Area
  - Listed Building**
    - Grade I
    - Grade II\*
    - Grade II

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Purpose of Issue  
**FINAL**

Client  
**SILVERTON PARISH COUNCIL**

Project Title  
**SEA FOR THE SILVERTON NEIGHBOURHOOD PLAN**

Drawing Title  
**HISTORIC ENVIRONMENT DESIGNATIONS**

Urban CN	Checked: JW	Approved: RP	Date: 08/03/2019
ALDCM Internal Project No: 60571087		Scale (A1): 1:35,000	

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**FIGURE 5.1**

## Summary of future baseline

- 5.35 New development in the Neighbourhood Plan area has the potential to impact on the fabric and setting of Silverton's many cultural heritage assets; for example through inappropriate design and layout. Further growth is likely to lead to incremental but small changes in the character and setting of the historic settlement which can detract from its recognised special qualities. However, new development also has the potential to enhance the townscape setting and public realm to improve the setting of designated heritage assets, and can increase awareness of and access to heritage assets and their settings to the benefit of the historic environment.

## What are the SEA objectives and appraisal questions for the historic environment SEA theme?

SEA objective	Assessment questions
Protect, maintain and enhance the rich historic environment within and surrounding the Neighbourhood Plan area, including Silverton Conservation Area, further designated and non-designated heritage assets and archaeological assets.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance the Silverton Conservation Area?</li> <li>• Conserve and enhance listed and locally listed buildings, and their settings, within and surrounding the Neighbourhood Plan area?</li> <li>• Conserve and enhance Silverton's local identity and distinctiveness?</li> <li>• Support access to, interpretation and understanding of the historic environment?</li> </ul>

## 6. Landscape

### Focus

- Landscape and townscape character and quality

### Headline sustainability issues

- Silverton Parish comprises three main landscape character types, as identified through the Mid Devon Landscape Character Assessment (LCA) 2011. The ancient woodlands and copses, mature trees, hedgerows and Devon banks are all noted in the LCA as being major contributory factors to the distinct special quality of the area and worthy of protection and/or enhancement.
- Silverton village is located within Silverton Conservation Area, which contributes to the landscape and townscape character and quality. The Conservation Area holds valued views of the surrounding countryside including the Exe and Culm Valley.

### Policy context

6.1 Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Develop *'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'*.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt *'proactive strategies'* to adaptation and manage risks through adaptation measures including well planned green infrastructure.

6.2 Along with the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes', Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment' directly relates to the Landscape and Historic Environment SEA theme.

6.3 The Mid Devon Landscape Character Assessment (LCA) (2011)<sup>40</sup> identifies the special qualities that give the landscape its sense of place. Recognised by Government and promoted by Natural England, it aids the planning, design and management of a landscape. The LCA seeks to ensure the compatibility with assessments undertaken by adjoining authorities and with the Devon Land Description Units.

6.4 At the local level, Core Strategy (2007) policy COR18 (Countryside) relates directly to the Landscape SEA objective. This policy is replaced by Policy S14 (Countryside) in the Local Plan Review Proposed Submission Document, which requires that *"development outside the settlements defined by Policies S10-S13 will preserve and where possible enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy."*

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<sup>40</sup>Mid Devon District Council (2011) Mid Devon Landscape Character Assessment [online] available at: <https://www.middevon.gov.uk/residents/planning-policy/adopted-local-plan-evidence/landscape-character-assessment/> accessed 05/03/18

## Baseline summary

### Summary of current baseline

- 6.5 The parish of Silverton is rural and largely agricultural, with a landscape of rolling hills and valleys. The small valleys are mostly wooded and there are plenty of natural broadleaved copses scattered throughout the Parish. The Parish stretches north to south above the Exe Valley and includes the village of Silverton and the hamlet of Ellerhayes. Some of the land is owned by the National Trust and belongs to Killerton Estate. Killerton Estate is a Georgian house set in 2,600 ha of working farmland, woods, parkland, cottages and orchards.<sup>41</sup>
- 6.6 The village of Silverton is located on the side of a hill that has extensive views across the Exe and Culm Valley.<sup>42</sup> The rural backdrop and views and vistas obtained from the Silverton Conservation Area are further discussed in **Section 5.19** of this Report. **Figure 5.3** shows the different types of views in and around Silverton Parish Conservation Area.
- 6.7 Open spaces also contribute to the character and feel of the rural village.<sup>43</sup> Areas of open space present within the Neighbourhood Plan area are discussed in **Section 9.17** of this Report.

### *Mid Devon Landscape Character Assessment (LCA)*

- 6.8 The character of Silverton is defined largely by its rural setting. According to the Mid Devon LCA 2011, the Parish comprises three identifiable Landscape Character Types (LCTs):<sup>44</sup>
- Upper Farmed and Wooded Valley Slopes (3A)
  - Lower Rolling Farmed and Settled Valley Slopes (3B)
  - River Valley Slopes and Coombes (3G)
- 6.9 **Figure 6.1** shows the distribution of each LCT in and around Silverton Parish.

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<sup>41</sup>National Trust (2019) Killerton [online] available at: <https://www.nationaltrust.org.uk/killerton> accessed 12/03/19

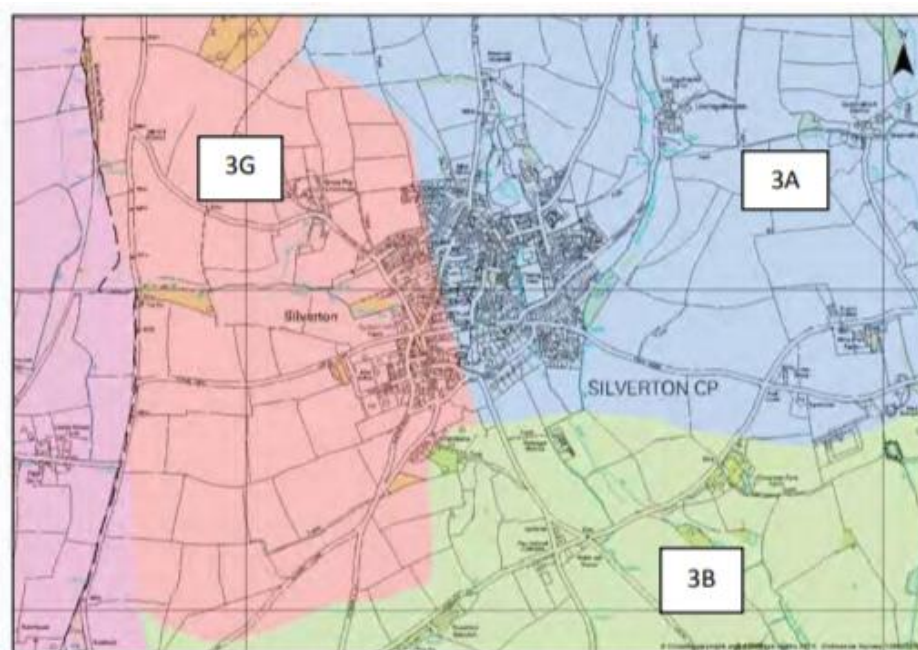
<sup>42</sup>Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

<sup>43</sup>Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

<sup>44</sup>Mid Devon District Council (2011) Mid Devon Landscape Character Assessment [online] available at: <https://new.middevon.gov.uk/media/103735/introduction.pdf> accessed 06/03/19



**Figure 4.1 Silverton Parish Landscape Character Types<sup>45</sup>**



6.10 The mixture of different LCTs locally creates an interesting, varied and dramatic landscape that the village is situated in.<sup>46</sup> The qualities and the forces for change are described in the LCA (2011) and set out below:

#### 6.11 **3A: Upper Farmed and Wooded Valley Slopes**

##### *Description:*

- The steeply rolling landform of this landscape type is located predominantly within the Exe Valley and Taw valley environs. The majority of this landscape type drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium-scale fields of permanent pasture.
- Dense, beech hedgerows are well managed and bound regularly shaped, medium to large-scale enclosures of pasture. Although this is a landscape dominated by small-scale farming, there are a few notable estates, including Hockworthy Court Hall, Huntsham Court and Holcombe Court (situated east of the River Exe).

##### *Special Qualities*

- Organic, textured, visually interesting landscape pattern
- Important ancient woodland and copses
- Secluded lanes with sparse traffic traversing an undulating often steep landscape
- Small-scale historic settlements and farms, often picturesque
- Good network of public rights of way including regional/promoted routes often using historic green lanes
- Small, picturesque, archetypical 'Devon' farmland

##### *Future Forces for Change*

- Development pressure from people moving to the area

<sup>45</sup> Ibid.

<sup>46</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

- Amalgamation of fields has led to loss of hedges
- Variable management of Devon hedge-banks and hedgerows
- Uncertain future for the agricultural economy
- Continued trend in hobby farming and equine enterprises
- Climate change
- Higher demand for domestic food production leading to a further expansion in areas of arable and horticultural production and loss of rough grazing land
- Decline in traditional woodland management

#### 6.12 3B: Lower Rolling Farmed and Settled Valley Slopes

##### *Description*

- The main extent of this type is concentrated in a broad block of land located in the western part of the district north of Crediton and to the eastern part of the district between Tiverton, Cullompton and Culmstock.
- This is a gently rolling and strongly undulating landscape which is broadly characterised by intensively farmed light soils, derived from the underlying sandstones, creating easily managed land that is versatile and enables agricultural operations to be wide ranging and for these farms to be productive.

##### *Special Qualities*

- Well-wooded and pastoral character created by the combination of regular patterns of dense hedges containing, permanent, grazed pastures and deciduous woodlands
- Patterns are strong and distinct and look unified and harmonious, particularly when viewed from distant vantage points
- Distant views with no or little development on top of hills
- A remote landscape with distinctive convex upper slopes with valued red rich fertile farmland, distinctive of the Devon Redlands
- Lovely mature oaks and other hardwood trees in hedgerows
- Many water related features such as springs, drains and ditches. These brooks dictate where settlement grew

##### *Future Forces for Change*

- Changes in farming including diversification, decrease in number of larger scale farms, with an increase in the number of non-farming activities
- Uncertain future for the agricultural economy
- Climate change
- Higher demand for domestic food production leading to a further expansion in areas of arable and horticultural production, loss of rough grazing land
- Continuing decline in rural skills such as woodland management and hedge laying
- Solar farms on south facing slopes
- Continued development pressure
- Ongoing increase in commuting and visitor traffic requiring traffic management and road engineering works out of keeping with the character of the landscape's narrow rural lanes
- Increase in domestic tourism with associated demands for new facilities and infrastructure, farm conversions and caravan/camping sites



## 6.13 3E: Lowland Plains

### *Description*

- This landscape is mainly located to the east and west of the River Exe, and River Taw.
- The river valleys have steep, wooded sides. In the upper valleys, particularly in summer, there is a very strong sense of enclosure within a lush valley landscape containing attractive, fast flowing streams.
- Some of the main areas of trees are ancient semi-natural woodland. These are historically important fragments that are left over by farmers where the slopes were considered too steep for cultivation.

### *Special Qualities*

- Patterns are strong and distinct and look unified and harmonious, particularly when viewed from distant vantage points.
- The lack of extensive settlements and the relative isolation of farms and small-scale villages in this landscape type create a strong sense of serenity.
- This is both an impressive and 'beautiful' landscape that is colourful and has textural variety in the land cover and traditional land uses.
- Woodlands are highly valued for their colours and textures and give an intimate, secretive feel to the landscape.
- The presence of rivers and streams are important for providing wildlife habitats and for recreational uses

### *Future Forces for Change*

- Increased tourism and associated river activities such as angling, walking alongside river, kayaking & canoeing, leads to increased traffic flows on rural roads and requirements for associated facilities and infrastructure.
- Climate change may lead to summer drought potentially drying out wet woodland and valley mires, affecting their functions in capturing carbon dioxide and storing water, (to prevent downstream flooding).
- Climate change may lead to longer growing season and enhanced growth rates of vegetation including bracken, gorse and secondary woodland resulting in a further scrubbing of rough grazing land.
- Climate change may lead to change in woodland / tree species composition as new pests/diseases spread and species intolerant of water level extremes die back. Individual trees may become more susceptible to damage from the increasing frequency and magnitude of storm events.
- Decline in grazing levels on steep valley sides, leading to a spread of bracken and gorse, scrub and secondary woodland.
- Increased demand for bio-energy crops, including short rotation coppice as well as drive towards active woodland management to produce wood-fuel as a low carbon fuel source.
- Increased risk of flooding due to climate change and reduced water quality from increased public use and farming techniques.
- Peace and tranquillity interrupted by main roads running along the lower valley slopes.
- Government drive for increased afforestation.
- No predator control (e.g. minks)

- 6.14 Mid Devon District Council's strategic guidelines within the LCA (2011) sets out management procedures, and are intended to influence local landscape policies.<sup>47</sup>

## Summary of future baseline

- 6.15 New development has the potential to lead to incremental but small changes in landscape character and quality in and around the Neighbourhood Plan area which is identified in many areas as high value with numerous special qualities.
- 6.16 Future changes to the landscape are likely to include the loss of landscape features and visual impact. However, new development also has the potential to enhance the townscape setting and public realm.

## What are the SEA objectives and appraisal questions for the Landscape SEA theme?

SEA objective	Assessment questions
Protect and enhance the character and quality of landscapes and villagescapes within and surrounding the Neighbourhood Plan area.	Will the option/proposal help to: <ul style="list-style-type: none"><li>• Conserve and enhance landscape character and features?</li><li>• Conserve and enhance villagescape character and features?</li><li>• Support the integrity of the Silverton Conservation Area?</li></ul>

<sup>47</sup> Mid Devon District Council (2011) Mid Devon Landscape Character Assessment [online] available at: <https://new.middevon.gov.uk/media/103735/introduction.pdf> accessed 06/03/19

## 7. Land, soil and water resources

### Focus of theme

- Soil resources
- Waste management
- Watercourses
- Water availability
- Water quality

### Headline sustainability issues

- Land classified as the Best and Most Versatile Agricultural Land is present in parts of the Neighbourhood Plan area.

### Policy context

7.1 The EU's Soil Thematic Strategy<sup>48</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

7.2 The EU Water Framework Directive<sup>49</sup> (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD, namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

7.3 Key messages from the National Planning Policy Framework<sup>50</sup> (NPPF) include:

- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - a. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*

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<sup>48</sup> European Commission (2006) Thematic Strategy for Soil Protection [online] available at: [http://ec.europa.eu/environment/soil/three\\_en.htm](http://ec.europa.eu/environment/soil/three_en.htm) accessed 06/03/19

<sup>49</sup> European Commission (2000) Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy [online] available at: [http://ec.europa.eu/environment/water/water-framework/index\\_en.html](http://ec.europa.eu/environment/water/water-framework/index_en.html) accessed 06/03/19

<sup>50</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 06/03/19

- b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- ii. Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
  - iii. 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'
  - iv. 'Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'
  - v. Planning policies and decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs', and 'promote and support the development of under-utilised land and buildings.'
  - vi. Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
  - vii. Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
  - viii. The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.
- 7.4 Along with the policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 4 'Increasing resource efficiency, and reducing pollution and waste', Goal 2 'Clean and plentiful water', Goal 5 'Using resources from nature more sustainably and efficiently' and Goal 8 'Minimising waste' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>51</sup> directly relates to the land, soil and water resources SEA theme.
- 7.5 Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>52</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>53</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.
- 7.6 In terms of waste management, the Government Review of Waste Policy in England<sup>54</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

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<sup>51</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 06/03/19

<sup>52</sup> DEFRA (2009) Safeguarding our Soils: A strategy for England [online] available at: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [accessed 06/03/19]

<sup>53</sup> DEFRA (2011) Water for life (The Water White Paper) [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228861/8230.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228861/8230.pdf) [accessed 06/03/19]

<sup>54</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) accessed 10/12/18

- 7.7 The National Waste Management Plan<sup>55</sup> provides an analysis of the current waste management situation in England, and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>56</sup>. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.
- 7.8 The Devon County Waste Plan (2014) sets out the overarching principles and policy direction for waste planning in Devon.<sup>57</sup> It also identifies strategic sites for energy recovery across the County and a series of planning policies for making decisions on planning applications. The Plan covers the period to 2031.
- 7.9 The emerging Mid Devon Local Plan (2018) will replace several policies in the adopted Mid Devon Core Strategy (2007) that relate to the land, soil and water SEA them. Including:
- DM28 Green Infrastructure (to be replaced by Policy S9 (Environment))
  - DM22 Agricultural Development (to be replaced by Policy DM20 (Agricultural Development))
  - DM30 Other Protected Sites (to be replaced by DM28 (Other Protected Sites))

## Baseline summary

### Summary of current baseline

#### Land quality

- 7.10 The Neighbourhood Plan area does not have a history of heavy industrial land use. This does not preclude the potential for localised soil or groundwater contamination to be present, particularly on land surrounding the built-up area.

#### Soil resources

- 7.11 The Agricultural Land Classification (ALC) classifies land into size grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land. At the local level a detailed classification has not been undertaken within the Neighbourhood Plan area. As such, there is a need to rely on the national 'Provisional Agricultural Land Quality' dataset.
- 7.12 The Provisional Agricultural Land Quality dataset shows a mixture of agricultural grades within the Neighbourhood Plan area, however predominately Grade 3 is seen. It is uncertain if this is Grade 3 a (best and most versatile) or Grade 3b. There are also areas of Grades 1 and 2 agricultural land present to the south of the Neighbourhood Plan area; notably areas of Grade 2 appear to be located within/surrounding Silverton village.

#### Water quality

- 7.13 Heal-eye Stream is the main watercourse flowing through the plan area, and ultimately joins the River Exe, which runs close to the western border of the plan area. The Neighbourhood Plan area is divided between the Exe Main, and Clyst and Culm Operational Catchments.
- 7.14 Exe Main contains 27 identified waterbodies, categorised as follows:
- Ecological status; 10 good, 15 moderate, 1 poor 1 bad.

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<sup>55</sup> DEFRA (2013) Waste Management Plan for England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) accessed 11/03/19

<sup>56</sup> Directive 2008/98/EC

<sup>57</sup> Devon County Council (2014) Devon Waste Plan [online] available at: <https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-waste-plan> accessed 11/03/19



- Chemical status; 27 good.

7.15 Clyst and Culm contains 19 identified water bodies, categorised as follows:

- Ecological status; 8 moderate, 10 poor, 1 bad.
- Chemical status; 19 good.

### Water resources

7.16 Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. A small and narrow band running from the south-west corner of the plan area is designated within Zone 3 (Total Catchment), defined by “the total area needed to support abstraction or discharge.”

7.17 The EU Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. These areas are designated as Nitrate Vulnerable Zones (NVZs) and, as such, are recognised as being at risk from agricultural nitrate pollution. Member States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination. The southern half of the plan area is located in an NVZ.

### Waste management

7.18 There are no Household Waste Recycling Centres within the Silverton Parish. The closest Household Waste Recycling Centre is Ashley Recycling Centre, approximately 10 km from Silverton.

### Summary of future baseline

7.19 Further development has the potential to affect water quality through diffuse pollution, waste water discharges, water run-off, and modification. However, it is considered that water companies are likely to maintain adequate water supply and wastewater management over the Neighbourhood Plan period.

7.20 It is unlikely that development proposed through the SPNP would have a significant impact on the wider area’s NVZ unless agricultural intensification occurs.

## What are the SEA objectives and appraisal questions for the land, soil and water resources SEA theme?

SEA objective	Assessment questions
Ensure the efficient and effective use of land	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Promote the use of previously developed land?</li> <li>• Avoid development of the best and most versatile agricultural land (Grades 2 and 3a land)?</li> </ul>
Use and manage water resources in a sustainable manner	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support improvements to water quality?</li> <li>• Minimise water consumption?</li> <li>• Ensure the timely provision of wastewater infrastructure?</li> <li>• Protect groundwater resources?</li> </ul>
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Limit the amount of waste produced and support the minimisation, reuse and recycling of waste?</li> <li>• Encourage recycling of materials and minimise consumption of resources during construction?</li> <li>• Maximise opportunities for local management of waste in order to minimise export of waste to areas outside?</li> </ul>

## 8. Population and community

### Focus of theme

- Population size
- Population density
- Age structure
- Deprivation
- House prices and affordability
- Homelessness
- Education and skills

### Headline sustainability issues

- Based on the most recent Census data available, the population of the Neighbourhood Plan Area increased by 4.05% between 2001 and 2011.
- There is a greater proportion of residents aged 60+ within the Neighbourhood Plan area, compared to regional and national totals, indicating an ageing population.
- Households in the Neighbourhood Plan area are relatively less deprived in comparison to District, regional and national averages.
- The majority of residents within the Neighbourhood Plan area own a household either outright or by mortgage, a higher rate than the District, regional and national averages.
- The average house prices within the Silverton Parish are higher than the District averages.
- There is a high proportion of highly qualified and skilled residents with the Neighbourhood Plan area.

### Policy context

8.1 Key messages from the National Planning Policy Framework<sup>58</sup> (NPPF) include:

- *One of the three overarching objectives of the NPPF is a social objective to; 'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- *To support the Government's objective of significantly boosting the supply of housing, strategic policies 'should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'*
- *The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is*

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<sup>58</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 07/03/19

*identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.*

- *Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.*
- *In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.*
- *Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
- *Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.*
- *Ensuring that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.*

- 8.2 The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change<sup>59</sup> warns that society is underprepared for an ageing population. The report states that 'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.
- 8.3 Policies contained in Chapter 1 'Using and managing land sustainably' and Chapter 4 'Increasing resource efficiency, and reducing pollution and waste' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>60</sup> directly relates to the Population and Communities SEA theme.
- 8.4 The Devon Joint Health and Wellbeing Strategy 2016 – 2019 sets the priorities and overall approach for the Devon Health and Wellbeing Board.<sup>61</sup> Both priorities and approach have been reviewed by the Board for 2016 – 2019 and a new vision is set out. This focuses on place-based health and empowering people to take greater control over their own lives, to influence personalised services and to take greater responsibility for their health outcomes.
- 8.5 The Communities Strategy for Devon 2017 – 2020 is a first step in setting out how Devon County Council aim to work more closely with local communities and the voluntary and

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<sup>59</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <https://publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf> accessed 05/03/19

<sup>60</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 05/03/19

<sup>61</sup> Devon County Council (2016) Joint Health and Wellbeing Strategy 2016 – 2019 [online] available at: <http://www.devonhealthandwellbeing.org.uk/strategies/> accessed 05/03/19

independent sectors to find new ways to help meet some of the big social and environmental challenges shared.<sup>62</sup> The Strategy seeks to deliver the following Vision for Devon:

- 8.6 *“To have flourishing people and communities that are strong, kind, compassionate and safe.”*
- 8.7 In order to deliver this Vision, the Strategy identifies Seven Action Areas and four closely related Guiding Principles for designing and delivering activities. They will help to *“build and unlock Devon’s collective capacity, enabling people’s needs to be met in the most appropriate, sustainable and fair way.”* The four Guiding Principles are:
- Connection
  - Control
  - Equality
  - Working differently
- 8.8 For each of the Guiding Principles, statements have been provided through the Strategy, describing aspirations for communities and for the Devon County Council.
- 8.9 At the local level, the emerging Local Plan Review (2018) sets out the Spatial Strategy for development. This includes:
- Creating a prosperous economy which increases inward investment into the district
  - Meeting objectively assessed needs for development, guided to locations which are or can be made sustainable, achieving a suitable balance of housing, employment, facilities and other uses within towns, villages, neighbourhoods and rural areas
  - Reducing the need to travel by car, increasing the potential of public transport, cycling and walking
  - Promoting social inclusion and reduce inequalities by enhancing access for all to employment, services and housing
- 8.10 This will be supported by saved policies of the Core Strategy (2007), Allocations and Infrastructure Development Plan Document (2011), and Development Management Policies (2013).

## Population

- 8.11 **Table 8.1** illustrates that the population of Silverton has increased by 4.05% between 2001 and 2011. The rate of population increase in the Neighbourhood Plan Area was lower than the rate of increase for Mid Devon (11.43%), the South West (7.31%) and England (7.88%).

**Table 8.1: Population growth 2001-2011<sup>63</sup>**

	Silverton	Mid Devon	South West	England
<b>2001</b>	1,802	69,774	4,928,434	49,138,831
<b>2011</b>	1,875	122,309	5,288,935	53,012,456
<b>Population change 2001-2011</b>	4.05%	11.43%	7.31%	7.88%

<sup>62</sup> Devon County Council (2017) Communities Strategy 2017 – 2020 [online] available at: <https://www.devon.gov.uk/communities/community-strategy> accessed 05/03/19

<sup>63</sup> ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table KS002)



- 8.12 **Table 8.2** shows that the percentage of residents within the 60+ age category in the Neighbourhood Plan Area (30.99%) is higher than that for Mid Devon (27.90%), the South West (26.41%) and England (22.30%). Conversely, there is a lower proportion of younger residents (aged 0-24) in Silverton Parish (22.95%) compared to Mid Devon (31.6%), the South West (28.87%) and England (30.8%). Additionally, 42.62% of residents within the Neighbourhood Plan area are aged 25-59, which is lower than the totals for Mid Devon (45.93%), the South West (44.72%) and England (46.9%).

**Table 8.2: Age structure (2011)<sup>64</sup>**

	Silverton	Mid Devon	South West	England
<b>0-15</b>	17.76%	18.71%	17.58%	18.90%
<b>16-24</b>	8.32%	9.31%	11.29%	11.90%
<b>25-44</b>	22.88%	22.81%	24.61%	27.50%
<b>45-59</b>	20.05%	21.26%	20.10%	19.40%
<b>60+</b>	30.99%	27.90%	26.41%	22.30%
<b>Total Population</b>	1,875	77,750	5,288,935	53,012,456

- 8.13 In terms of ethnicity, of the 1,875 usual residents in 2011, 66.08% identified with a religion, the majority of which were Christian (64.96%). 0.3% identified themselves as Buddhist, 0.1% as Jewish, 0.3% as Muslim, 0.5% as other religions and 7.9% preferred not to state their religious beliefs.
- 8.14 99.2% of the usual residents in 2011 identified themselves as white, 0.4% as mixed, 0.25% as Asian and 0.1% as other ethnic groups.

## Household deprivation

- 8.15 Census statistics measure deprivation across four 'dimensions' of deprivation. These are summarised below:
- Employment: Any person in the household (not a full-time student) that is either unemployed or long-term sick.
  - Education: No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
  - Health and disability: Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
  - Housing: The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating
- 8.16 Based on the information presented in **Table 8.3**, 50.42% of households in Silverton are deprived in some form. This is lower than the proportion of deprived households seen in Mid Devon (54.88%), the South West (55.24%) and England (57.5%). This indicates that Silverton is not only less deprived than larger scale geographies, but is less deprived than other communities within Mid Devon.

<sup>64</sup> ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

**Table 8.1: Relative household deprivation dimensions<sup>65</sup>**

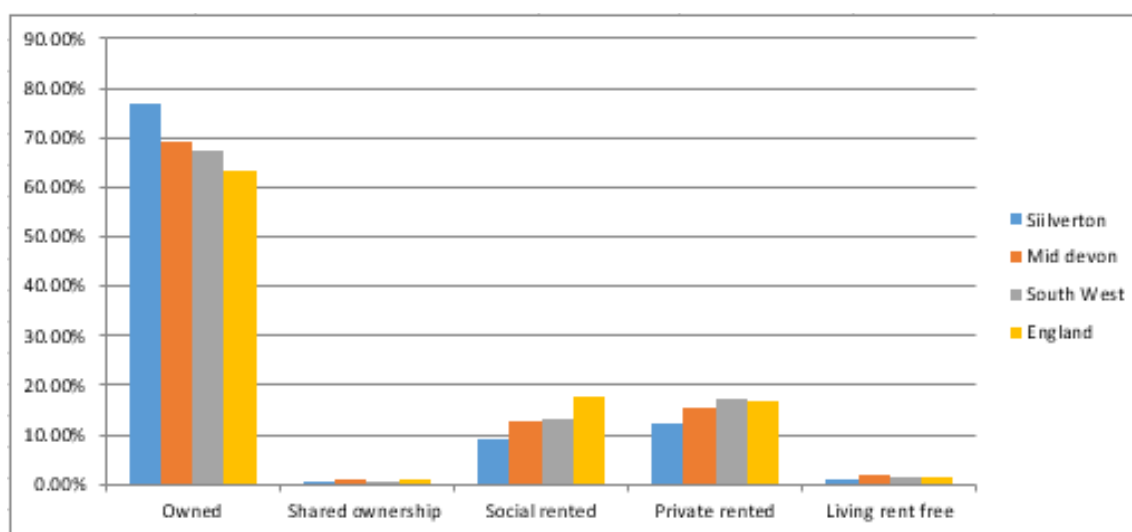
	Silverton	Mid Devon	South West	England
Household not deprived	49.58%	45.12%	44.76%	42.50%
Deprived in 1 dimension	33.02%	33.65%	33.17%	32.70%
Deprived in 2 dimensions	13.83%	17.22%	17.59%	19.10%
Deprived in 3 dimensions	3.34%	3.68%	4.04%	5.10%
Deprived in 4 dimensions	0.24%	0.33%	0.44%	0.50%

## Housing

8.17 In 2011, there were 839 dwellings in the Silverton Parish. The majority of the dwellings in the area are detached, semi-detached or terraced houses and bungalows (91.3%). The remaining 8.7% of dwellings within the Parish were flats, maisonettes, apartments, and caravans or other mobile structures.

8.18 **Figure 8.1** shows that there is a high rate of home ownership in the Neighbourhood Plan area. 77.76% of Silverton residents own their own home (either outright or with a mortgage); a higher proportion of home ownership than at district (69.07%), regional (67.4%) or national (63.3%) levels. There is a small proportion of residents living in social rented accommodation (9.18%), and a slightly higher proportion in private rented accommodation at 12.51%.

**Figure 8.1: Tenure by household**



8.19 In the last 12 months, Zoopla<sup>66</sup> identified 28 sales in the Silverton area, with an average price paid of £312,389, which is higher than the average price paid for dwellings in Devon (£277,468).

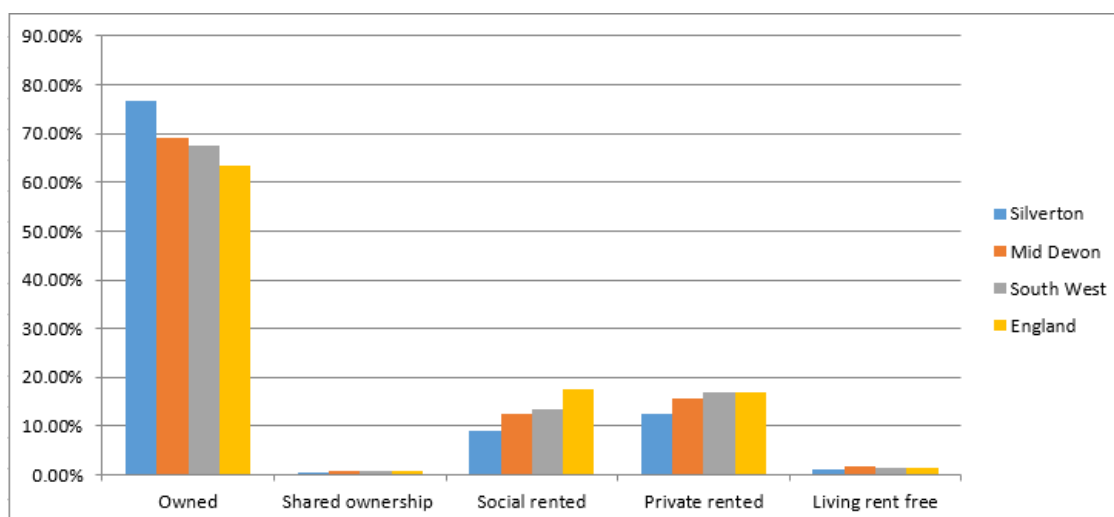
<sup>65</sup> ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

<sup>66</sup> Zoopla (2018) House prices in Silverton [online] available at: <https://www.zoopla.co.uk/house-prices/silverton/> accessed 07/03/19

## Education

8.20 Based on the 2011 census data, only 17.7% of the residents in Silverton have no qualification (**Figure 8.2**). This is lower than the totals for Mid Devon (22.7%), the South West (20.7%) and England (22.5%). Additionally, there is a greater proportion of residents within the Neighbourhood Plan area with level 4 qualifications or above (34.31%) compared with the district (23.15%), regional (23.59%) and national (27.38%) totals.

**Figure 8.2: Highest level of qualification**



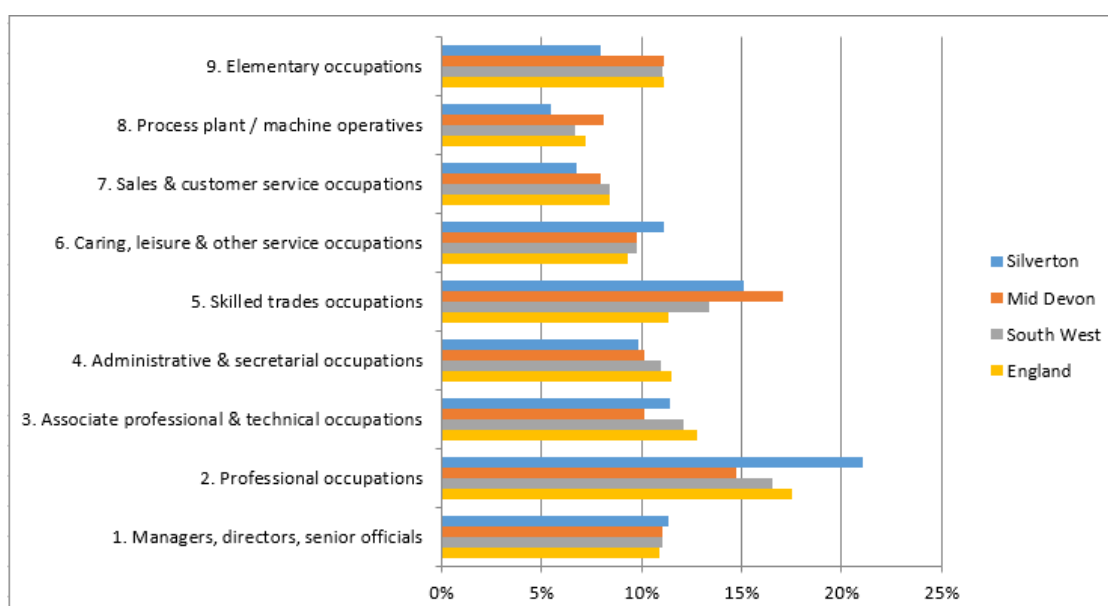
## Employment

8.21 **Figure 8.3** shows that the following three occupation categories account for the greatest proportion of residents in Silverton:

- Managers, directors, senior officials.
- Skilled trades occupations.
- Professional occupations.

8.22 In the Neighbourhood Plan area, 87.73% of residents work in these three occupation tiers, a higher proportion than the district (47.45%), regional (40.96%) and national (39.72%) level. This reflects the high proportion of qualified and skilled residents in the Neighbourhood Plan area.

**Figure 8.3: Occupation of usual residents aged 16 to 74 in employment**



## Summary of future baseline

- 8.23 Population trends indicate a growing and ageing population within the Neighbourhood Plan area. This can have implications for housing and may indicate a need for more specialist accommodation to meet the needs of the elderly in the future.
- 8.24 Overall levels of deprivation in the Neighbourhood Plan area are likely to remain low, particularly given Silverton is not only less deprived than larger scale geographies, but is less deprived than other communities in the District. Additionally, there is a notably high proportion of qualified and skilled residents in the Neighbourhood Plan area, which may contribute positively towards maintaining low levels of deprivation.

## What are the SEA objectives and appraisal questions for the population and community SEA theme?

SEA objective	Assessment questions
Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Will the option/proposal help to: <ul style="list-style-type: none"> <li>Promote the development of a range of high quality, accessible community facilities?</li> <li>Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> <li>Minimise fuel poverty?</li> <li>Maintain or enhance the quality of life of existing local residents?</li> <li>Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</li> <li>Support the provision of land for allotments and cemeteries?</li> </ul>
Reduce deprivation and promote a more inclusive and self-contained community.	
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	Will the option/proposal help to: <ul style="list-style-type: none"> <li>Support the provision of a range of house types and sizes?</li> <li>Support enhancements to the current housing stock?</li> <li>Meet the needs of all sectors of the community?</li> <li>Provide quality and flexible homes that meet people's needs?</li> <li>Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>

## 9. Health and wellbeing

### Focus of theme

- Health indicator and deprivation
- Influences on health and wellbeing

### Headline sustainability issues

- The majority of residents within the Neighbourhood Plan area consider themselves to have 'very good health' or 'good health'. This is higher than District, region, and national totals.
- A greater percentage of residents in the Neighbourhood Plan area report that their activities are not limited by disability, compared to District, regional and national percentages.
- Local evidence suggests green spaces are limited in both Silverton village and Ellerhayes hamlet.

### Policy context

9.1 Key messages from the National Planning Policy Framework<sup>67</sup> (NPPF) include:

- One of the three overarching objectives of the NPPF is a social objective to; *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*
- *Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.*
- *Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.*
- *Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

9.2 The policies contained in Chapter 3 'Connecting people with the environment to improve health and wellbeing' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>68</sup> directly relates to the health and wellbeing SEA theme.

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<sup>67</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 07/03/19

<sup>68</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) accessed 07/03/19



- 9.3 Other key national messages in relation to health include; Fair Society, Healthy Lives<sup>69</sup> ('The Marmot Review') which investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities'.
- 9.4 The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012<sup>70</sup> transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.
- 9.5 The Joint Strategic Needs Assessment (JSNA) (2018) provides an assessment of the current and future health and wellbeing needs of the people of Devon. The latest report focuses on headline facts uncovered by the most recent data analysis. Key themes include:
- Population;
  - Economy;
  - Environment;
  - Child and adult health.
- 9.6 At the local level, Core Strategy (2007) Policy COR1 (Sustainable Communities) seeks to *"manage growth [in Mid Devon] so that development meets sustainability objectives, brings positive benefits, supports the diverse needs of communities and provides vibrant, safe, healthy and inclusive places where existing and future residents want to live and work."* This policy will be replaced by emerging Local Plan Policy S1 (Sustainable Development Priorities) which outlines strategic priorities to deliver the Vision and address the key issues that have been identified in Mid Devon.

## Baseline summary

### Summary of current baseline

#### Health indicators

- 9.7 **Figure 9.1** shows that there are only two health indicators in Mid Devon that perform significantly worse than the England average. These indicators are:
- Diabetes diagnoses in people aged 17 and over.
  - Dementia diagnoses in people aged 65 and over.
- 9.8 Conversely, there are ten health indicators in which Mid Devon performs significantly better than the England average. These indicators are:
- Life expectancy at birth (male).
  - Life expectancy at birth (female).
  - Under 75 mortality rate: all causes.
  - Under 75 mortality rate: cardiovascular.

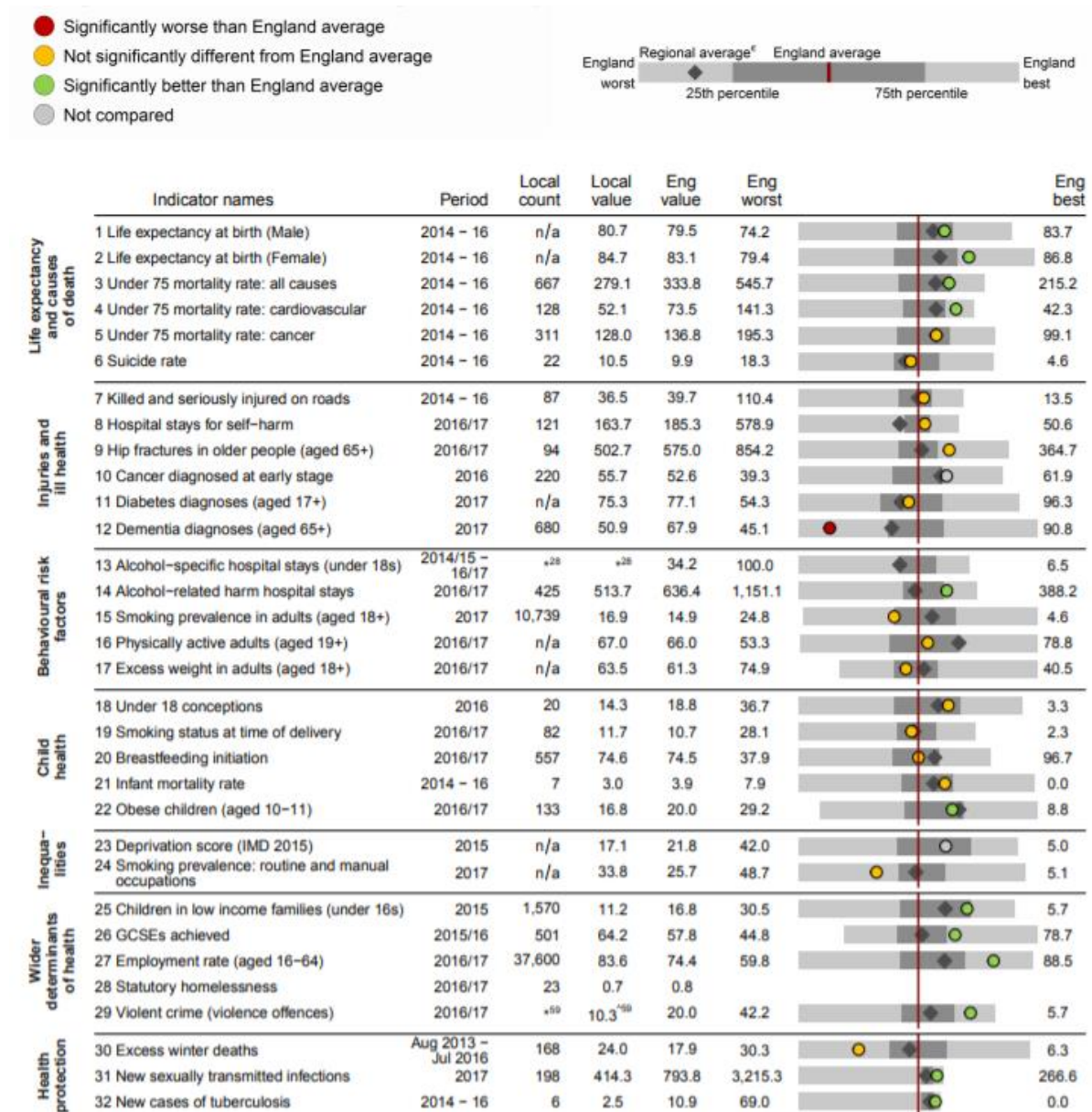
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<sup>69</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: <http://webarchive.nationalarchives.gov.uk/20170106161952/http://www.apho.org.uk/resource/item.aspx?RID=106106> accessed 07/03/19

<sup>70</sup> Health and Social Care Act 2012: <http://www.legislation.gov.uk/ukpga/2012/7/contents/enacted>

- Under 75 mortality rate: cancer.
- Alcohol-related harm hospital stays.
- Obese children (aged 10-11).
- Employment rate (aged 16-64).
- New sexually transmitted infections.
- New cases of tuberculosis.

Figure 9.1 Health profile for Mid Devon

For full details on each indicator, see the definitions tab of the Health Profiles online tool: [www.healthprofiles.info](http://www.healthprofiles.info)**Indicator value types**

1, 2 Life expectancy - Years 3, 4, 5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15, 16, 17 Proportion - % 18 Crude rate per 1,000 females aged 15 to 17 19, 20 Proportion - % 21 Crude rate per 1,000 live births 22 Proportion - % 23 Index of Multiple Deprivation (IMD) 2015 score 24, 25 Proportion - % 26 Proportion - % 5 A\*-C including English & Maths 27 Proportion - % 28 Crude rate per 1,000 households 29 Crude rate per 1,000 population 30 Ratio of excess winter deaths to average of non-winter deaths (%) 31 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 32 Crude rate per 100,000 population

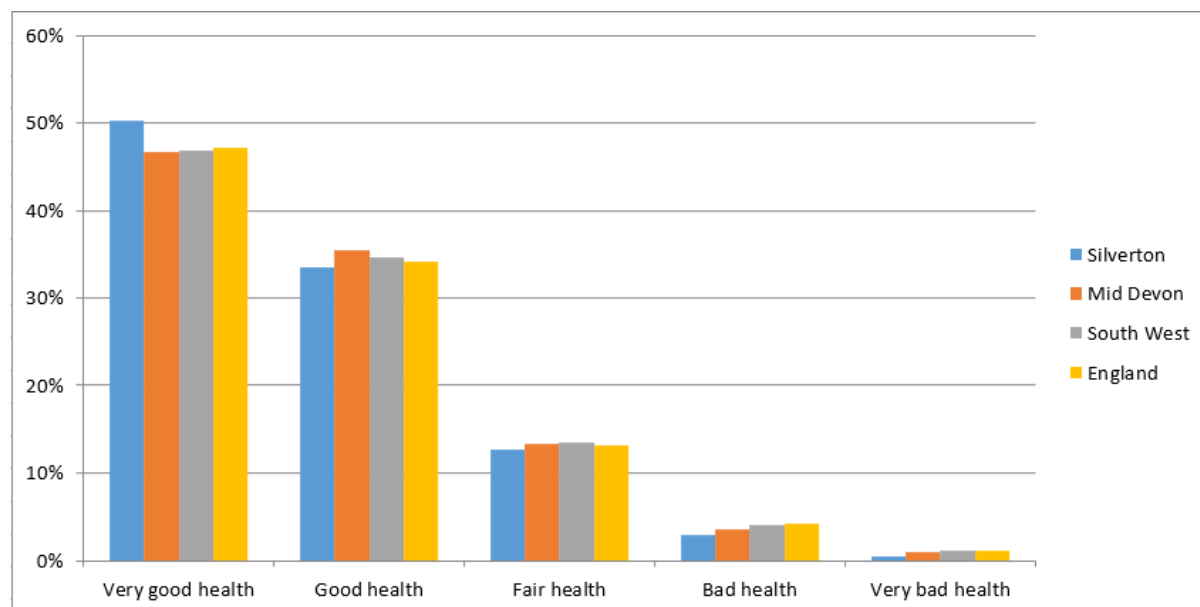
\*Regional refers to the former government regions.

<sup>28</sup> Value suppressed for disclosure control reasons <sup>59</sup> Value for the community safety partnership in which the LA lies <sup>AS9</sup> Value for the community safety partnership in which the LA lies

9.9 Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in **Chapter 8**.

9.10 As shown in **Figure 9.2**, a total of 83.80% of residents in the Neighbourhood Plan area consider themselves to be in “very good” or “good” health, which is higher than the totals for Mid Devon (82.1%), the South West (81.4%) and England (81.4%).

**Figure 9.2: General Health**



9.11 Based on the 2011 census data, the majority of Silverton residents reported that their day-to-day activities are “not limited” by disability. As **Table 9.1** demonstrates, the total percentage of residents within the Neighbourhood Plan Area who report that their activities are limited “a lot” by disability (6.29%) is lower than the district (7.45%), regional (8.26%) and national rate (8.30%).

**Table 9.1: Disability<sup>71</sup>**

	Silverton	Mid Devon	South West	England
Activities limited ‘a lot’	6.29%	7.45%	8.26%	8.30%
Activities limited ‘a little’	9.65%	9.91%	10.15%	9.30%
Activities ‘not limited’	84.05%	82.64%	81.59%	82.40%

## Green spaces

9.12 Good quality, accessible green space and infrastructure can provide many potential health and wellbeing benefits. The most significant of these can be grouped into three broad categories:

1. increased life expectancy and reduced health inequality;
2. improvements in levels of physical activity and health;
3. promotion of psychological health and mental well-being.

<sup>71</sup> ONS (no date): Census 2011: ‘Long-term Health Problem or Disability 2011’ (Table QS303EW)

9.13 The evidence strongly suggests that, at their best, green spaces can help reduce health inequalities and that both the improvement of existing, and creation of new, green infrastructure should be prioritised, especially in areas of greatest need.<sup>72</sup>

9.14 Local evidence suggests green spaces are limited in both Silverton village and Ellerhayes hamlet. The existing green space offer within and around the Neighbourhood Plan area includes:

- Ellerhayes play area includes a barrier of trees and an open grass area to the north.
- Allotment space at the National Trust property at Killerton. This piece of land has been allocated to the residents and is located to the west of Ellerhayes.
- Coach Road playing field includes a fenced play area, fenced tennis, skate board, and basketball courts, football pitch and play area. Hard surfaced cycle/walking path encompasses most of the site which contains an 800 year old specimen oak tree.
- Silverton Square is a mini recreation grassed area/ site used for fetes and on-street markets.
- The 'Little Rec' (**Figure 9.3**) is an area of open green space to the east of the War Memorial which creates a feeling of openness when entering the area known as 'The Square' (**Figure 9.4**).
- The Old Pond Site is a green lawn area, is on two levels divided by a steep slope and is adjacent to the junction of High Street and Silverdale (Silverton).
- There is a football field on the eastern side of Silverton village, which alongside the Jubilee Garden, play-park and open land provides a good sized green space for recreation and is known as 'The Rec'. Local evidence suggests that the oak tree at the top of this area is a real feature and has become the symbol of the village in many residents' eyes.
- The churchyard is one of the largest open spaces within the Conservation Area, providing a setting for the Grade I Listed church.
- The area to the south of the churchyard is known as 'The Berry', with two accessible areas of lawn (**Figure 9.5**).
- Within the historic streetscape of Fore Street and High Street there are a number of small private gardens to the front of dwellings. These add colour and interest to the street. Notable gardens are to the front of 28 and 40 Fore Street and those in front of the terrace in High Street (numbers 11-41 odd).
- The National Trust estate of Killerton is two miles from Silverton and half a mile from Ellerhayes and as well as beautiful gardens, the public are allowed to roam through its woodlands and across its parkland. The River Culm a tributary to the Exe which runs through Killerton Estate provides fishing and summer recreation for the parish.
- Below Prispen House to the north east of the village of Silverton, there is what is believed to be an old stew pond (used for keeping live fish for eating) dating back to the 13th Century. It is currently used for recreational coarse fishing.

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<sup>72</sup> Forestry Research (2010) The benefits of Green Infrastructure [online] available at: <https://www.forestryresearch.gov.uk/tools-and-resources/urban-regeneration-and-greenspace-partnership/greenspace-in-practice/what-is-greenspacegreen-infrastructure-gi/> accessed 11/03/19



**Figure 9.3 'The 'Little Rec'<sup>73</sup>**



**Figure 9.4 Area of green space to the east of the War Memorial<sup>74</sup>**



**Figure 9.5: The Berry<sup>75</sup>**



9.15 The specific green space offer of the Silverton Conservation Area is discussed in further detail within the Conservation Area Appraisal and Management Plan (2015). It is recognised that the open spaces discussed above add to the recreational offer of the village.

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<sup>73</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19

<sup>74</sup> Ibid

<sup>75</sup> Mid Devon District Council (2015) Silverton Conservation Area Appraisal and Management Plan [online] available at: <https://www.middevon.gov.uk/media/114951/silverton-part-1.pdf> accessed 08/03/19



## Summary of future baseline

- 9.16 Broadly speaking, health and wellbeing in the Neighbourhood Plan area is favourable in comparison to the Mid Devon, regional and national averages. While positively planned development has the potential to maintain this trend, it is recognised that an ageing population has the potential to increase pressure on local facilities, particularly healthcare services.<sup>76</sup>

## What are the SEA objectives and appraisal questions for the health and wellbeing SEA theme?

SEA objective	Assessment questions
Improve the health and wellbeing of residents within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>Facilitate enhancements to the housing stock of the Neighbourhood Plan area?</li> <li>Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</li> <li>Reduce noise pollution?</li> <li>Promote the use of healthier modes of travel?</li> <li>Improve access to the countryside for recreation?</li> </ul>

<sup>76</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

# 10. Transportation

## Focus of theme

- Transportation infrastructure
- Traffic flows and congestion
- Accessibility
- Car ownership
- Travel to work

## Headline sustainability issues

- The Neighbourhood Plan area does have a railway station.
- The proportion of people driving a car or van to work is slightly higher in the Neighbourhood Plan area than Mid Devon, regional and national averages.
- Buses to and from Silverton are supplied by Stagecoach and run in a circular route from Exeter to Tiverton. Services are frequent and stop both at Silverton CoE Primary School as well as on the edge of the settlement
- The PRoW network is an important asset for residents and is well utilised, providing a green link between lanes and roads.
- All exits from the village are constrained and road conditions are poor. Road safety is a concern in places.

## Policy context

10.1 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

10.2 Key messages from the National Planning Policy Framework<sup>77</sup> (NPPF) include:

- *'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
  - a. *The potential impacts of development on transport networks can be addressed*
  - b. *Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised*
  - c. *Opportunities to promote walking, cycling and public transport use are identified and pursued*
  - d. *The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account*

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<sup>77</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) accessed 06/03/19

- e. *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
- *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'*
- 10.3 At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008.<sup>78</sup> The Devon and Torbay Local Transport Plan 3 (LTP3) 2011 – 2026 consists of three principle documents:<sup>79</sup>
- Transport Infrastructure Plan
  - Devon and Torbay Strategy 2011 – 2026
  - Devon's Implementation Plan
- 10.4 The LTP3 is a joint Plan for Devon and Torbay, reflecting an integrated and cross boundary approach to transport. It aims to deliver a transport system that can meet economic, environmental and social challenges. It also seeks to deliver the aspirations of Devon and Torbay Councils, stakeholders, businesses and the public. To achieve Devon and Torbay's vision the LTP3 has five key objectives:
- Deliver and support new development and economic growth;
  - Make best use of the transport network and protect the existing transport asset by prioritising maintenance;
  - Work with communities to provide safe, sustainable and low carbon transport choices;
  - Strengthen and improve the public transport network; and
  - Make Devon the 'Place to be naturally active'.
- 10.5 The Mid Devon Core Strategy (2007) includes a number of policies which relate to the Transport SEA theme. Including:
- DM6 (Transport and Air Quality) (to be replaced with emerging Local Plan Review policy DM3 (Transport and Air Quality))
  - DM8 (Parking) (to be replaced with emerging Local Plan Review policy DM5 (Parking))

## Baseline summary

### Summary of current baseline

#### Rail network

- 10.6 There are no railway stations located within or in close proximity to the Neighbourhood Plan area. Cullompton, located approximately 7.5km north east once had a railway station which was closed in 1964. However, Network Rail is assessing the case for a new Cullompton Railway Station based on future housing predictions which are expected to put additional pressure on the transport network.

<sup>78</sup> Local Transport Act 2008 [online] available at: <http://www.legislation.gov.uk/ukpga/2008/26/contents> accessed 06/03/19

<sup>79</sup> Devon County Council (2011) Devon and Torbay Local Transport Plan 3 2011 – 2026 [online] available at: <https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/devon-and-torbay-local-transport-plan-3-2011-2026/> accessed 06/03/19

## Bus network

- 10.7 Buses to and from Silverton are supplied by Stagecoach and run in a circular route from Exeter to Tiverton. Some buses to and from Exeter call at St David's Railway Station, however this excludes Sundays and Bank holidays.
- 10.8 Buses from the Square run daily to Exeter (service 55) from 6.56am and to Tiverton (service 155) from 8.06am. Throughout the day the intervals between buses fluctuate widely within the range of twenty minutes and two hourly on weekdays, and two hourly only at weekends and Bank holidays. The last bus leaves from the Square to Exeter at 22.16pm and to Tiverton at 23.11pm. Some of these buses also run a circular route around the village, from the Square, travelling through School Road, Coach Road and Wyndham Road, before returning to the Square.
- 10.9 The bus route stops at Silverton CoE Primary School as well as on the edge of the settlement. This provides good access for both residents and pupils travelling from outside the village (which may reduce the dependency on cars in the village around peak school hours), although the service is mainly used by commuters, students and, after 9.30am, pensioners.
- 10.10 The direct bus, using the A396 main road to and from Exeter and Tiverton stops at the Silverton junction at the bottom of Upexe Hill. This entails passengers having to walk up or down the lane (no pavement) a distance of just under a mile. These buses are also accessible for those living in the Burn and Chitterley areas. Subsidised bus fares are available for the disabled, students, and pensioners. The contract for this is in place till 2020.
- 10.11 Access to public transport is limited for those living at Ellerhayes.

## Cycle and footpath network

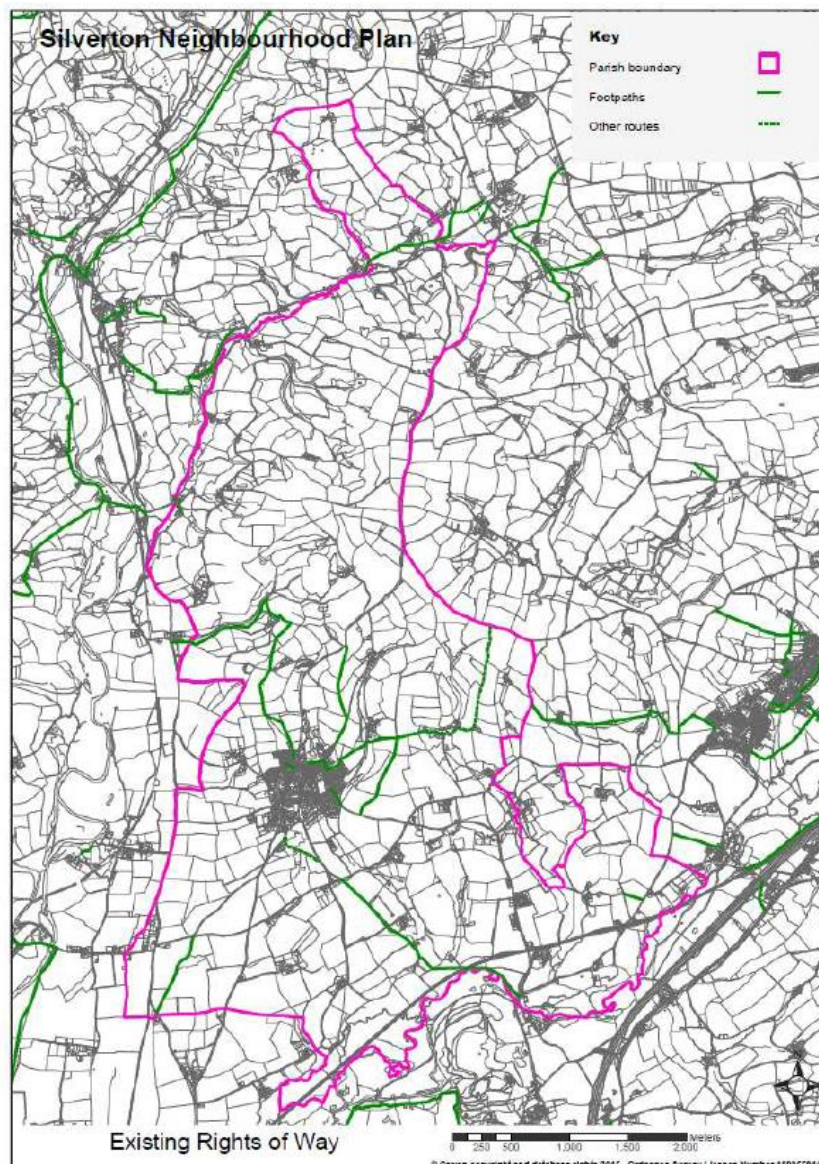
- 10.12 Local evidence suggests the Public Rights of Way (PRoW) and permissive paths in the Neighbourhood Plan area are well used and popular (**Figure 10. 1**).<sup>80</sup> Most of them are used very regularly by locals, notably dog walkers and hikers. The PRoW network is an important asset for residents looking to access the countryside, creating a green link between lanes and roads.
- 10.13 There are a number of permissive footpaths available for use by residents.
- 10.14 However, the current PRoW network is seen to hold many inadequacies at present. The roads accessing the village have partial or no footpaths, making them particularly hazardous for pedestrians. The Silverton Health Walks Group, 'Walk & Talk', reports that the *"limited number of safe public footpaths in the parish severely restricts the choice and variety of the walks. Many of the paths do not link with each other."*<sup>81</sup>
- 10.15 Silverton village has a well-supported cycle club. The lanes around the Parish and particularly the steep incline of Old Butterleigh Road to Criss Cross are regularly used by recreational as well as competitive cyclists as a training route. It is recognised that cyclists utilise local lanes, and that the provision of a cycle path/track would make cycling more accessible for residents.
- 10.16 Silverton village streets and the lanes around the Parish are regularly used by horse riders. There are no official bridle paths. Local residents indicate that the addition of designated bridle paths would be an asset to the area.

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<sup>80</sup> Silverton Parish Council (2018) Silverton Parish Neighbourhood Plan

<sup>81</sup> P. Kidds on behalf of Walk & Talk Silverton (2016)

**Figure 10.1 Public Rights of Way in and around Silverton Neighbourhood Plan area<sup>82</sup>**



## Road network and congestion

10.17 Silverton is an ancient village and the surrounding roads reflect this. The main traffic route into the village of Silverton is from Upexe Hill which, to the west, joins the A396 Valley road running between Exeter and Tiverton. Upexe Hill is used by service buses and a substantial number of heavy goods vehicles and farm vehicles accessing or passing through the village (the Neighbourhood Plan area has A-road access to the M5 within approximately 20 minutes' drive).

10.18 Upexe Hill, although on the whole wide enough for passing cars, relies on a small number of passing places for these larger vehicles. This road passes through the village Square, bisecting the old part of the village and exits to the east into School Road, Park Road and out of the Parish towards Bradninch and Cullompton, Killerton and Exeter.

10.19 School Road from the Square is also initially narrow and for much of the length there is no pavement. With the heavy traffic using the road this causes safety concerns. At the lower end of School Road there is access into Coach Road which is part of the bus route around the village. At the end of this road is the village primary school and the turn into Wyndham Road, a housing estate built in the 1970's. These roads are relatively wide for the free flow of traffic, although the

<sup>82</sup> Silverton Parish Council (2018) Silverton Parish Neighbourhood Plan



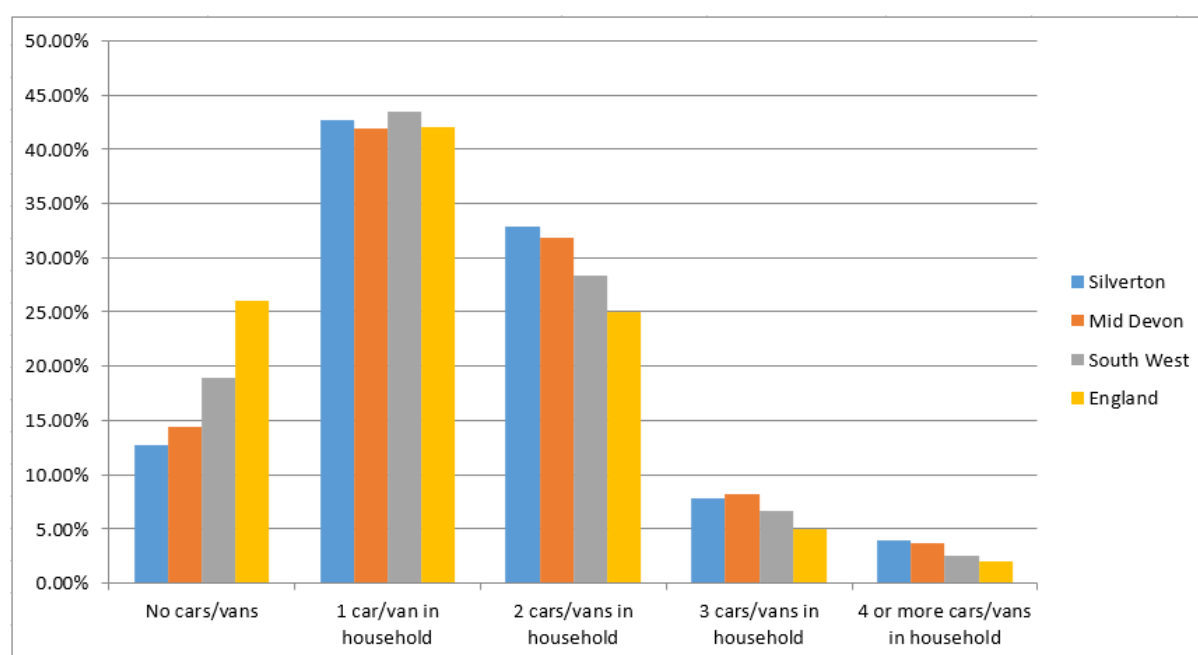
on-road parking, traffic accessing the school and the movement of the buses regularly cause congestion.

10.20 Overall access to the main roads from the village is therefore very tight and road safety is a concern. As discussed above, all exits from the village are constrained and road conditions are poor, particularly the main road running from Silverton to Cullompton (Park Road, Upexe Lane, Tiverton Road and Exeter Road). Road congestion at these locations is a key issue.

## Car ownership

10.21 Based on the 2011 census data, 87.25% of households in the Neighbourhood Plan Area own at least one car or van, which is higher than the percentage for Mid Devon (85.66%), the South West (81.1%) and England (74%). As shown in **Figure 10.2**, Silverton has a higher percentage of households with access to two or more vehicles than the district, regional and national totals, indicating a strong reliance on private vehicles in the Neighbourhood Plan area.

**Figure 10.2: Car and Van ownership**



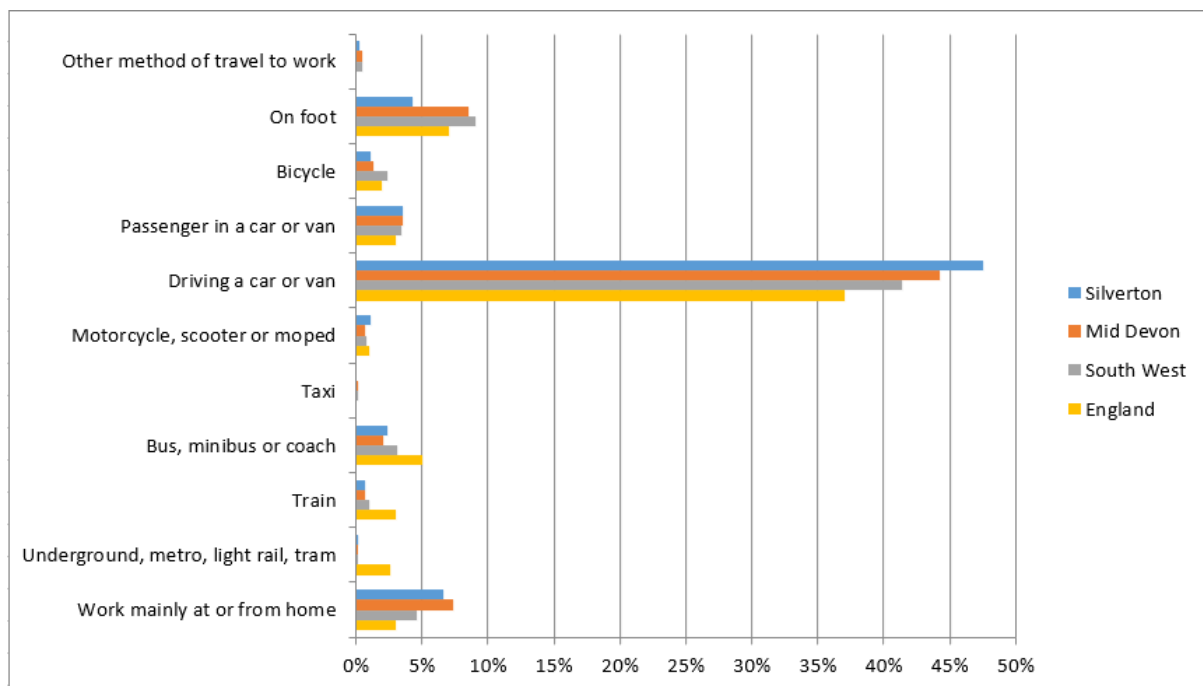
## Travel to work

10.22 As shown in **Figure 10.3**, the most popular method of travelling to work in the plan area is by car or van (47.49%), which is higher than the proportions for Mid Devon (44.25%), the South west (41.39%) and England (37%).

10.23 The percentage of people that work from home in Silverton Parish (6.6%) is slightly lower than for Mid Devon (7.31%), but higher than that for the South West (4.62%) and England (3%).

10.24 Finally, there is a lower percentage of people that walk, bike, or use a train, bus, minibus or coach to travel to work in the plan area (8.6%), than the Mid Devon District (12.6%), the South West (15.57%) and England (19.6%).

**Figure 10.3: Method of travel to work**



## Summary of future baseline

- 10.25 An increase in the village population may put a strain on accessibility, with larger vehicles having difficulties in approaching and leaving the village using the current main access route.
- 10.26 Silverton currently has an adequate bus service supplied by Stagecoach and supplemented by services available from the TDCTA. A useful addition to this service would be a public bus link with Cullompton. An increase in the village population would put a strain on the service as it is now.
- 10.27 Car ownership in Silverton is high and the majority of residents rely on their cars for commuting to work. It is unlikely that modest development in Silverton would be sufficient to support new provision of public transport services within the Neighbourhood Plan area. Reliance on the car is therefore likely to continue.

## What are the SEA objectives and appraisal questions for the transportation SEA theme?

SEA objective	Assessment questions
Promote sustainable transport use and reduce the need to travel.	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"><li>• Reduce the need to travel through sustainable patterns of land use and development?</li><li>• Encourage modal shift to more sustainable forms of travel?</li><li>• Enable sustainable transport infrastructure enhancements?</li><li>• Facilitate working from home and remote working?</li><li>• Improve road safety?</li><li>• Reduce the impact on residents from the road network?</li></ul>

# 11. Next steps

## Subsequent stages for the SEA process

- 11.1 The five stages of the SEA process<sup>83</sup> are identified below. Scoping (the current stage) is the second stage of the SEA process.
1. Screening
  2. Scoping
  3. Assess reasonable alternatives, with a view to informing preparation of the draft plan
  4. Assess the draft plan and prepare the Environmental Report with a view to informing consultation and plan finalisation
  5. Publish a 'statement' at the time of plan adoption in order to 'tell the story' of plan-making / SEA (and present 'measures decided concerning monitoring')
- 11.2 The next stage will involve appraising reasonable alternatives for the SPNP. This will consider alternative policy approaches for the Neighbourhood Plan. The findings of the appraisal of these alternatives will be fed back to Silverton Parish Council so that they might be taken into account when preparing the draft plan.
- 11.3 The draft plan will then be subjected to SEA, and the Environmental Report will be prepared for consultation alongside it.
- 11.4 Following the consideration of consultation responses, the Neighbourhood Plan will be finalised and submitted to Mid Devon Borough Council for subsequent Independent Examination. As part of this process, the Neighbourhood Plan and the Environmental Report will be publicised for consultation for a period of six weeks

## Consultation on the scoping report

- 11.5 Public involvement through consultation is a key element of the SEA process. At this scoping stage, the SEA Regulations require consultation with statutory consultation bodies but not full consultation with the public.
- 11.6 The statutory consultation bodies are the Environment Agency, Historic England and Natural England. The Scoping Report has been released to these three statutory consultees.
- 11.7 Consultees are invited to comment on the content of this Scoping Report, in particular the evidence base for the SEA, the identified key issues and the proposed SEA Framework.

## Download and viewing details

The Scoping Report can be downloaded at: <https://parish.middevon.gov.uk/silverton/neighbourhood-plan/>

This consultation period runs from XXXX March 2019 until XXXX April 2019.

Comments on the Scoping Report should be sent to: [Rosie Cox, rosie.cox@aeacom.com](mailto:Rosie.Cox@aeacom.com)

All comments received on the Scoping Report will be reviewed and will influence the development of the SEA where appropriate.

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<sup>83</sup> In accordance with the stages set out in the National Planning Practice Guidance

