

Silverton NP - Site Analysis

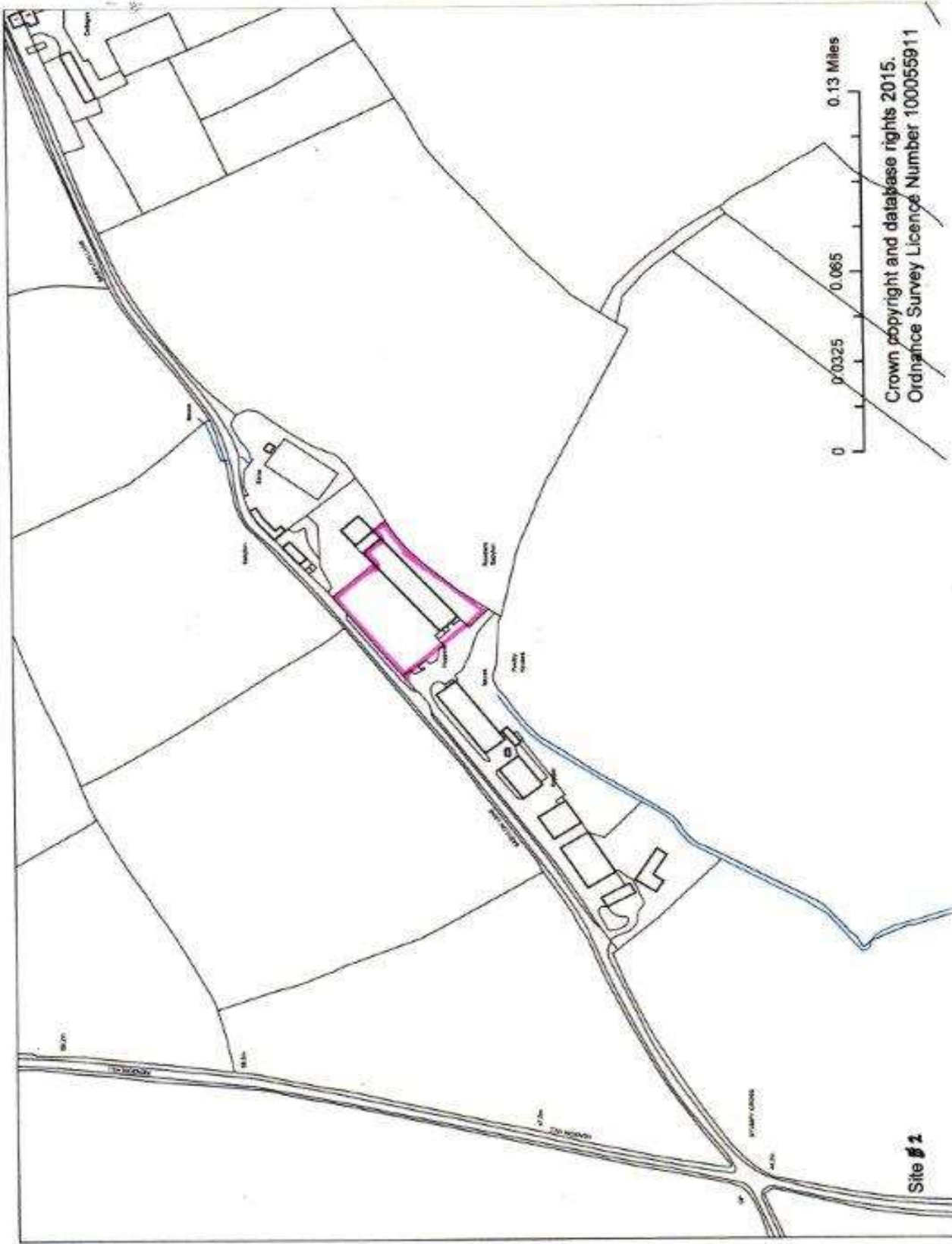
Site Name	CfL Site 4
Site Location	Roosters, Babylon Lane, Silverton EX5 4DT
Gross Area ha (acres)	0.607ha (1.5 acres)
Current Use	Vacant site and redundant chicken shed
Preferred use	Light industrial units and/or residential redevelopment.
Description	The site is located about 1 mile south of the village of Silverton. It forms the eastern end of a former intensive chicken rearing farm. Hedges and mature trees front and rear with fencing to east side. It lies in a valley between the original Babylon farmhouse and Roosters bungalow.
Suitability	The site is divorced from the settlement in open countryside.
Biodiversity & Heritage	None.
Flood Risk	Flood zone 1. Stream piped under site.
Impact	None anticipated on the Historic, Cultural or Built
Environment	Site falls within the 'Lower rolling farmed and settled valley' landscape character area. The site is shielded along the lane with few opportunities for views into and out of the site. Minimal impact anticipated. The lane is narrow and well used. Traffic may be an implication.
Mineral resources	None
Air quality	No issues
Land status	Brownfield
Services	Mains electricity, water, septic tank sewerage, surface water to stream
Availability	Owner supports light industrial use or residential redevelopment within 5 years.
Achievability	The site may need decontamination from previous use.
Acceptability	Use of the building for light industrial units or workshops, additional to those adjoining, could provide local job opportunities. Residential redevelopment could help meet local housing need. Yield - max 24 dwellings; min 15 dwellings.

Aspect of the site from the entrance on the lane



Looking down the site from the bank on the lane





Crown copyright and database rights 2015.
Ordnance Survey Licence Number 100055911

Site # 2