

# Silverton Parish Neighbourhood Plan

2013-2033

## Local Evidence Report

Version 4 – Post 3<sup>rd</sup> Full Consultation



**Silverton Parish Council**

**October 2022**

Version	
Version 4 Submission to Parish Council	October 2022

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Produced with the help of Paul Weston, Community Consultant



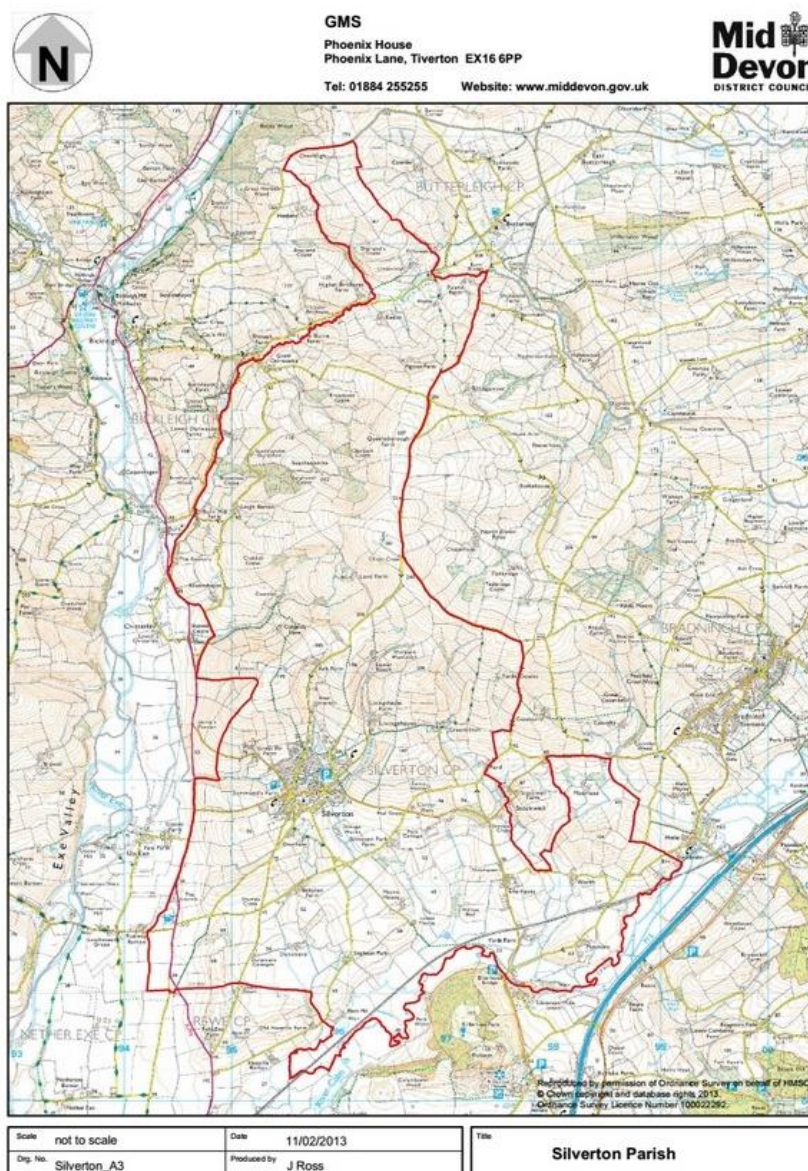
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# Introduction

In choosing to prepare a neighbourhood plan for the Parish of Silverton, the Parish Council expressed the view in its designation application that such a Plan would enable it to consider and take fully into account planning issues across the whole Parish, within the strategic framework of the Mid Devon Local Plan.

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if they are to be relevant, realistic and to address local issues effectively. It is therefore important that our Neighbourhood Plan is based on robust information and analysis of the local area; this is called the ‘Evidence Base’. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

This report endeavours to bring together recent information and informed opinion about the Parish that may have some relevance in preparing a Silverton Parish Neighbourhood Plan. Together with its companion document, which sets out the strategic framework in which we must prepare the Neighbourhood Plan, it provides us with a shared base of knowledge and understanding about Silverton Parish on which we can build.

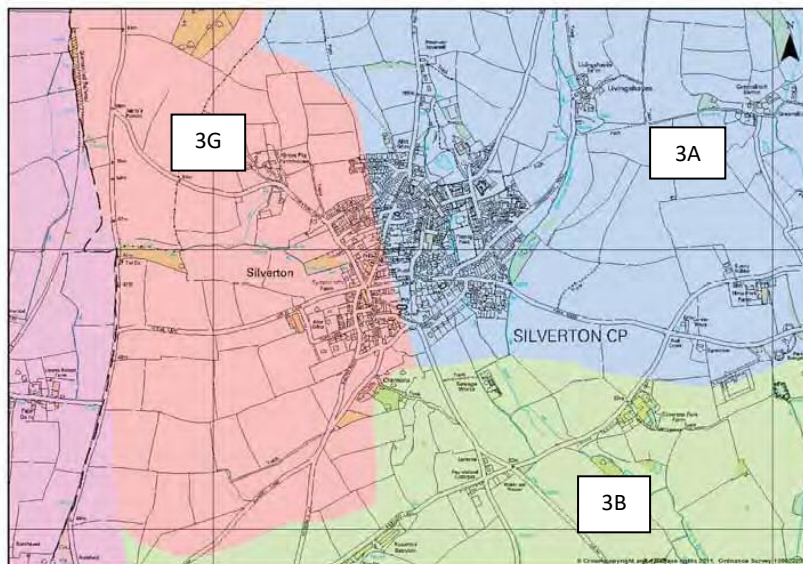


# Natural Environment

## General Description

The Parish 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 runs 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. The Parish is not included in any national landscape designations which leaves it vulnerable to additional development pressures within it. It is hoped that the Exe Valley will be designated as an AONB (Area of Outstanding Natural Beauty) which may afford the Parish some protection from overdevelopment, solar panel farms and commercial wind turbines. The role of farmers and landowners especially, but also all parishioners being aware, is crucial in maintaining the rural nature of the Parish.

The local geology comprises 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.



The Landscape Character Assessment (2011) provides an in-depth assessment of Mid Devon and the Landscape Character Types (LCTs) within the district. The mixture of different LCTs locally creates an interesting, varied and dramatic landscape. The LCTs around Silverton are:

- 3A: Upper Farmed and Wooded Valley Slopes
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 3E: Lowland Plains
- 3G: River Valley Slopes and Coombes

The qualities and the forces for change are described in Mid Devon District Council's Landscape Character Assessment of 2011:

### 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
- 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

### 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 settlements 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*

### 3E: Lowland Plains

#### Description

*This landscape is mainly located to the east and west of the River Exe, and River Taw. These 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. mink)*

## Nature Conservation

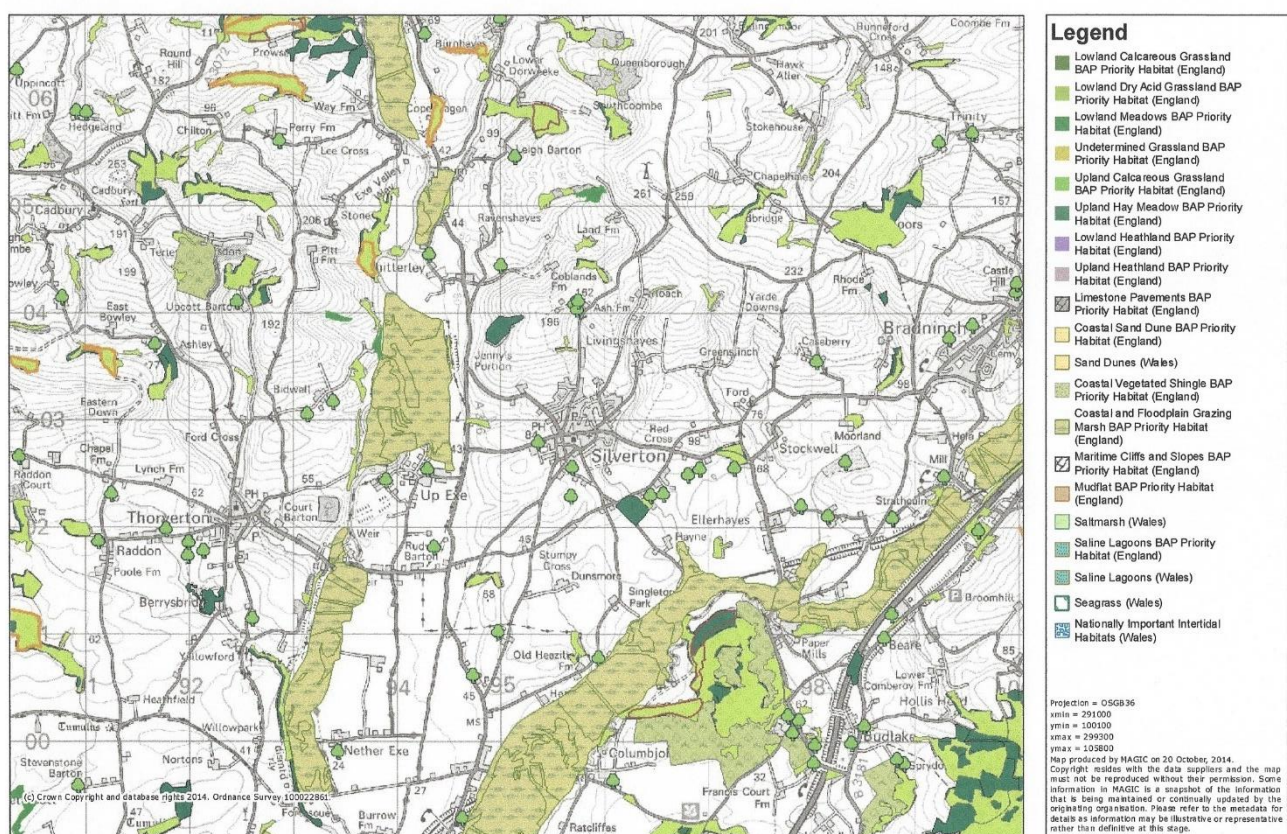
Despite its varied habitats, there are no nature statutory wildlife conservation sites within the Parish though there are many areas of local interest such as the deep Devon lanes, the orchids growing on the banks near the top of Butterleigh Hill and the wild flowers in spring and summer which make our hedges and lanes such a delight to walk and drive along. The oak tree as you enter Silverton village from the east is of conservation interest and has a Tree Preservation Order (TPO) on it.

## Woodland

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. 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.

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.

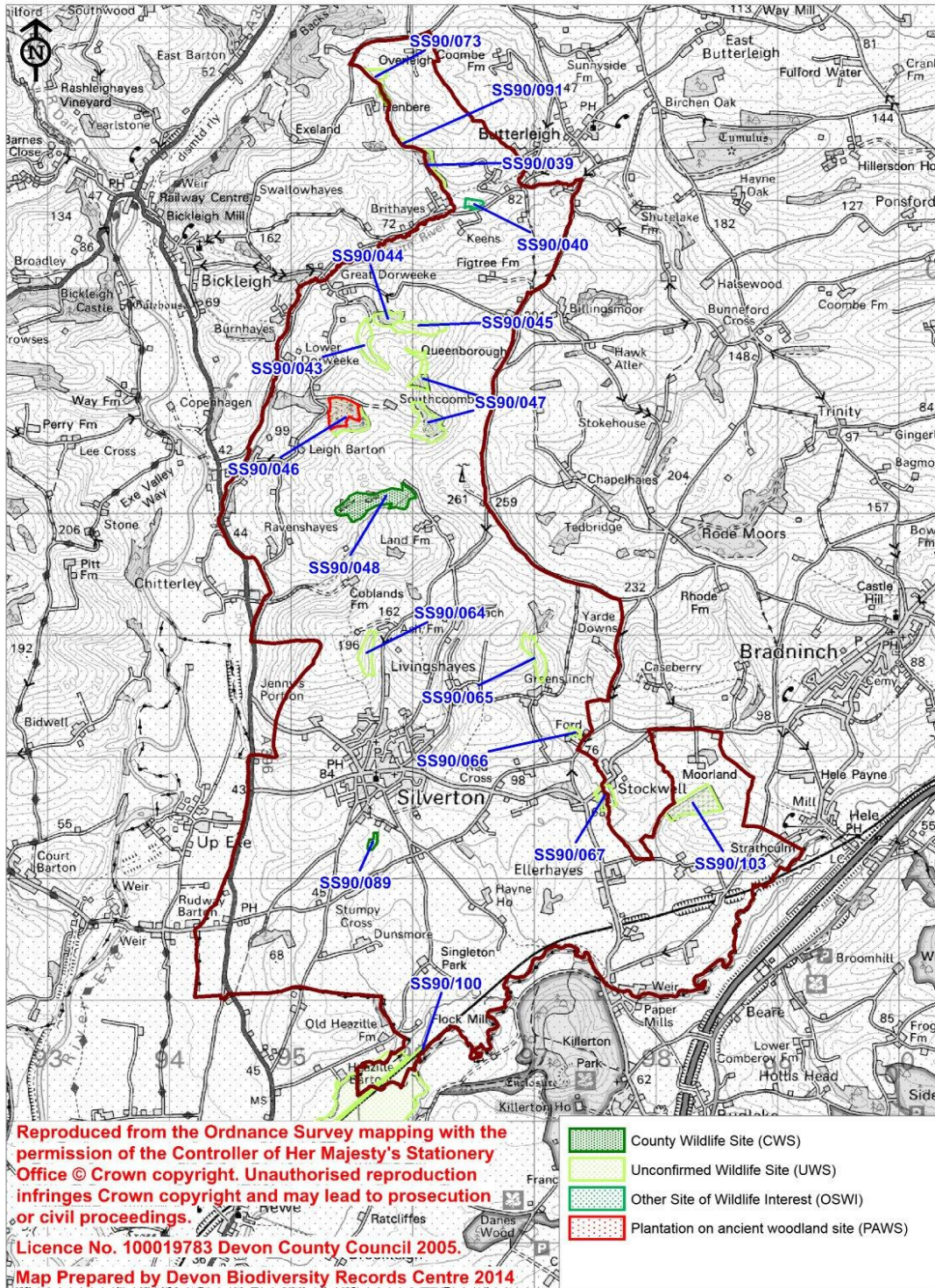
The significant wildlife habitats in and around the area are shown on the map below.



## Biodiversity

The Devon Biodiversity Records Centre has confirmed that there are no statutory wildlife sites in the Parish<sup>1</sup>. There are however several areas of significance for wildlife, as shown on the map below.

### Non-statutory sites within the parish of Silverton (13/11/2014) Enq no. 7173



<sup>1</sup> Information taken from the Wildlife Site Resource Map and species information for neighbourhood planning – Silverton Parish, Devon Biodiversity Records Centre, Nov 14



The range and significance of the Non-Statutory Sites is as follows:

County Wildlife Sites (CWS): 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 like SSSIs, and does not have any legal status. The National Planning Policy framework (NPPF) requires local authorities to identify and map locally designated sites of biodiversity importance (such as County Wildlife Sites) as part of the Local Plan process and to draw up criteria based policies against which proposals for development affecting them will be judged. CWS recognition does not demand any particular actions on the part of the Landowner and does not give the public rights of access. However, it may increase eligibility for land management grants.

The two CWS sites in Silverton are:

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

Ancient Woodland Inventory (AWI): 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. The Devon Ancient Woodland Inventory was prepared in 1986 by the Nature Conservancy Council. 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 National Planning Policy framework (NPPF):

- 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.

Other Sites of Wildlife Interest (OSWI): 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. They are not covered by NPPF, but may be included in Local Plans. OSWIs used to be called Local Wildlife Sites (LWS).

Unconfirmed Wildlife Sites (UWS): these are sites identified as having possible interest but not fully surveyed. Some of these sites will be areas of significant wildlife interest.

## Green Spaces

These are limited in both village and hamlet, though being surrounded by beautiful countryside makes up for the limitations to a large extent. In Ellerhayes, the main hamlet is built around the play park and the National Trust property at Killerton has allocated a piece of land to the west of Ellerhayes to be used by the residents as allotments.

In Silverton, there is the 'Little Rec' in the centre of the village which is an area of green lawn bounded by walls and is situated opposite the village shop. The Old Pond Site, a green lawn area, is on two levels divided by a steep slope and is adjacent to the junction of High Street and Silverdale. The football field on the eastern side of the village, along with the play-park and open land provides a good sized green space for recreation and is known as 'The Rec'. A magnificent oak tree at the top of this area is a

real feature and has become the symbol of the village in many residents' eyes. Also the Berry by the church has two areas of lawn with wonderful old lime trees, reputedly originally planted during Charles II's reign, but which have been replaced over the years as the originals died.

The National Trust estate of Killerton is, of course, just 2 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 13<sup>th</sup> Century. It is currently used for recreational coarse fishing. Therefore, the use has altered from a practical purpose to a recreational one with only the type of fish changing!

## **Flooding**

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 does regularly flood. Outside of the village, the road over the Culm River by the Killerton Estate floods in winter, along with the lower stretch of the lane below Silverton Paper Mill which leads up to Hele. Silverton and Ellerhayes can be cut off from Tiverton and Exeter with the River Exe flooding at Bickleigh Bridge and Stoke Canon, though new flood defences have been built at Stoke Canon during early 2014..

There is always a risk of Silverton Village houses in High Street and Fore Street flooding due to the water coming down Butterleigh Hill when the drains on the hill are blocked, the land is saturated and the springs are overflowing. Flooding occurs most years when there is very heavy continuous rain. The leat, which runs down High Street and Fore Street, gets blocked so that water overflows into people's houses and most houses at risk keep sandbags handy for such occasions.

## **Water Sources**

As described above, there are springs in the hills above Silverton and some of the old properties have wells though most, if not all, have now been capped or filled in.

## **Renewable Energy**

There have not been a large number of applications, either large or small, made for renewable energy installations in the Parish in recent years.

### **Natural Environment**

#### **What Local People Say:**

- We want to protect our rural status
- We are concerned about the impact on the local environment of litter and dog faeces
- We are concerned with the erosion of hedgerows and verges caused by large farm and commercial vehicles
- We are concerned about the loss of old Devon hedgerows
- We wish to minimise the loss of green-fields through development
- We support a community orchard/woodland and more allotments

**From 2014 Silverton Community Consultation**

### **Natural Environment**

### Key Messages:

- The countryside and our relationship to it is important to us
- There are threats and pressures for change on the countryside that may need controlling or resisting
- The need to consider farm diversification is relevant
- There is commercial interest in solar farm development
- New developments must not increase the flood risk

### Sources:

Mid Devon Landscape Character Assessment, MDDC, 2011

Wildlife Site Resource Map – Silverton Parish, Devon Biodiversity Records Centre, 2014

## Built Environment

### Characteristics of Parish Buildings

Much of the character of the Parish arises from its history starting as a village in Saxon times. Several out-lying farms are mentioned in the Norman Domesday book. The village is centred on The Square with its 15<sup>th</sup>C Church House, an imposing cob building with a thatched roof. Opposite lies a terrace of cob and thatch hall-houses. Fire proved a terrible scourge with many thatched properties lining Fore Street being rebuilt in brick and slate. Above them Mill Cottages in High Street complete the scene. These streets follow the medieval layout with narrow side or back streets branching off. All are narrow making travel through them difficult due to parked cars but add to the overall character of the village.

A prominent feature of Silverton is the Parish Church of St. Mary's, which was re-built in stone from about 1450. Also in stone and slate is the boys' school built in 1742 with the Head's house adjacent, the 19<sup>th</sup>C terrace, including the village stores and post office, being extended by two-storey brick houses. Of historic interest is the Old Fire Station, a K6 telephone kiosk designed in 1935 together with a classic post box. The War Memorial erected in 1922 also graces the Square. Silverton has two public houses, both of interest due to their age.

Many of the older properties are constructed with cob walls and thatched roofs which add to the attraction of the village. Later buildings were built with solid stone or brick walls and slate roofs. Since that time building material has consisted of brick or rendered brick/block with mainly tiled roofs. More recently timber frame construction has proved popular.

The village grew between 1926/7 with an estate of semi-detached and terraced houses built in rendered brick. Another estate of houses above this was added post War and extended. A further development of mainly brick and tiled bungalows was built on the northern edge of the village in 1966/8. A Wimpey estate to south east was built in the 1970's with detached 3/4 bedroom properties. These were all finished with render and tiled roofs.

In the 1960's a larger development of terraced houses and flats was started, Wyndham Road being extended down through the site of Central Garage in 1996. Four smaller developments have been built since 2000 featuring mainly detached properties built in block and rendered, although the latest is in a more urban modernist style. There has also been significant infilling over recent years.

A previous shop in the village has been developed into mews-style housing, one unit retaining the old shop front. The old coaching inn, the Three Tuns, has been converted into two units with an adjacent house and two cottages on the site. Many properties have been extended to provide more living space.

South east of the village, the hamlet of Ellerhayes was established in the early 20<sup>th</sup> century to provide housing for workers at the nearby Silverton Mill, all built in solid brick. Further housing was added post-WWII of rendered and tiled construction with an additional estate of detached houses in 1980s.

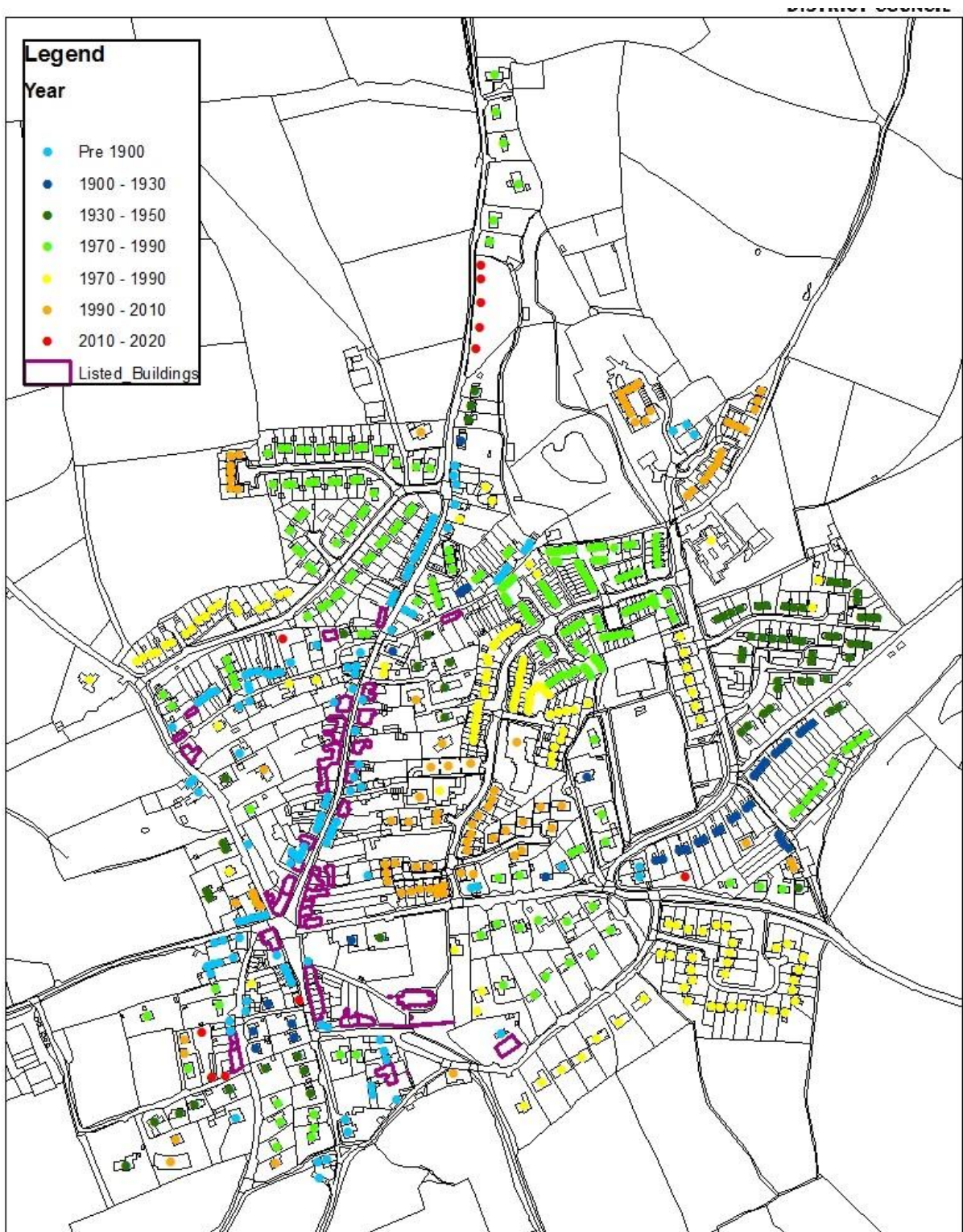
## **Conservation of the Built Environment**

Silverton Parish has a rich history dating back to Domesday, though there were earlier settlements here, and many of the original houses are situated running down Fore Street and across the square.

Ellerhayes does not have such an old history as it was built in the 20<sup>th</sup> century but it is of historic interest as the houses were built for workers in the paper mill to live in. Of course, it has since been further developed and many of the houses are around 50 years old.

If Silverton is to keep its appeal as a village, future building needs to be carefully monitored as regards construction and appearance. Sufficient car parking is of particular importance due to lack of parking space. Future housing needs to be in keeping with the area and to enhance its appearance. Protection for individual structures in the Conservation area is provided under the national system of designated ancient monuments and listed buildings. Many properties in Silverton, including St. Mary's Church and the War Memorial, come under this heading and must be protected.

The Parish's listed buildings (many are shown in purple on the map above) are set out in Appendix A.



A review and appraisal of the Conservation Area was undertaken by Mid Devon District Council in 2015. The response and conclusions from this exercise have been used to inform the Neighbourhood Plan.

### Future of Silverton

Owing to the number of cars in the village parking is at a premium. Many cars are parked outside homes, making it extremely difficult for large vehicles, for example emergency vehicles and buses, to drive along them. Future building must make provision to overcome further problems. (See photographic evidence sheet at Appendix B).

Land has been put forward for development but is not necessarily suitable. It is anticipated that infill would allow for a large proportion of any necessary new building and would mean that the village would keep its character. Consultation has indicated that future building should include social housing, bungalows and possibly provision for self-build.

### **Built Environment**

#### **Key Messages:**

- We appreciate and respect our historic built environment

#### **Built Environment**

##### **What Local People Say:**

- We like Silverton the way it is
- Protect our village character and traditions
- Our history and heritage are significant and should be respected
- Any change must benefit the local community and be sensitively done
- We want small scale housing for local people, but no major development
- Infrastructure must be adequate to cope with any new development
- The design of new buildings is important
- With any development pedestrian safety must be taken into account
- Adequate off-street car parking spaces must be provided for each new dwelling and for other developments

**From 2014 Silverton Community Survey**

- We must not lose the feel and character of our village
- Any new development should fit in and not detract from what we have
- Any development should be small scale and respond to local needs
- We should set design and build standards
- Space around any new development is important
- Pedestrian safety is a prime consideration

#### **Sources:**

The Book of Silverton, Silverton Local History Society  
National Heritage List, English Heritage, 2014

## **People and Housing**

### **Population**

The results of the 2021 Census are still not all available to the public. Therefore the following information is taken from the 2011 Census which gives the population in Silverton as 1,875, a small increase (+73) on the number of residents in 2001. The latest demographic profile shows that the proportion of 14's and under has decreased from 10 years ago and the over 60's has increased.

<b>Silverton - Age Structure 2011</b>			
	<b>2011</b>		<b>2001</b>
All Usual Residents	<b>1875</b>		<b>1802</b>
	No.	%	%
Age 0 to 4	102	5.4	5.6
Age 5 to 7	62	3.3	3.8
Age 8 to 9	44	2.3	2.2
Age 10 to 14	98	5.2	5.6
Age 15	27	1.4	0.8
Age 16 to 17	46	2.5	2.3
Age 18 to 19	29	1.5	2.1
Age 20 to 24	81	4.3	2.8
Age 25 to 29	79	4.2	5.0
Age 30 to 44	350	18.7	22.9
Age 45 to 59	376	20.2	22.0
Age 60 to 64	146	7.8	5.7
Age 65 to 74	226	12.1	9.4
Age 75 to 84	128	6.8	9.4
Age 85 to 89	58	3.1	1.8
Age 90 & over	23	1.2	0.7

There were 839 households in the Parish at 2011. Almost a third of all households (31.2%) were single person households. The average household size was 2.2 persons per household (compare to the national average of 2.3 persons/household).

<b>Silverton - Household Type 2011</b>	<b>Silverton</b>	
	<b>No.</b>	<b>%</b>
All Households	839	
One Person Household	261	31.2
Couple Household; With Dependent Children	166	19.8
Couple Household; No Dependent Children	340	40.5
Lone Parent Household; With Dependent Children	40	4.8
Lone Parent Household; No Dependent Children	17	2.0
Multi-Person Household; All Full-Time Students	0	0
Multi-Person Household; Other	15	1.8

Over three quarters of the Parish's dwellings are owner-occupied. There are just over 50 council-owned properties in the Parish. Just over 100 dwellings are rented from a private landlord.

<b>Silverton - Tenure 2011</b>	<b>Silverton</b>	
	<b>No.</b>	<b>%</b>
All Households	<b>839</b>	
Owned; Owned Outright	369	44.0
Owned; Owned with a Mortgage or Loan	275	32.8
Shared Ownership (Part Owned and Part Rented)	4	0.5
Social Rented; Rented from Council (Local Authority)	57	6.8

Social Rented; Other	20	2.4
Private Rented; Private Landlord or Letting Agency	101	12.0
Private Rented; Other	4	0.5
Living Rent Free	9	1.1

Silverton - Types of Dwellings 2011	Silverton	
	No.	%
Detached bungalows/houses	293	40.0
semi-detached houses/bungalows	250	28.9
terraced /house/bungalow	248	28.7
maisonette/apartment/purpose built block of flats	58	6.7
Part of a converted house including bedsits	7	0.8
flats in commercial buildings	5	0.6
Caravans or temporary mobile structure	3	0.4
<b>Total Dwellings</b>	<b>864</b>	

## Housing Need

The last formal housing needs survey that took place in Silverton Parish was in 2016, which led to three new affordable homes for rent being built at Prispden View. A further six new affordable homes, named Exe View, have been built adjacent to Silverdale since this survey took place.

According to the right move website, “Properties in Silverton had an overall average price of £328,787 over the last 2021/2022. The majority of sales in Silverton during this time were terraced properties, selling for an average price of £357,000. Semi-detached properties sold for an average of £292,000, with detached properties fetching £466,500. Overall, sold prices in Silverton over the last year were 19% up on the previous year and 4% up on the 2018 peak of £315,162.”<sup>2</sup>

According to Zoopla, the average price for property in Silverton stood at £341,152 in November 2021. This is a fall of 2% in the months from August to November 2021, and a fall of 2.17% over the whole year to November 2021. In terms of property, flats in Silverton sold for an average price of £138,004 and terraced houses for £236,714 in this year. A total of 35 houses were sold in the year 2020-2021. Since March 2021, 14 houses have sold with asking prices varying from £850,000 to £155,000.

Rental properties are infrequent and there are no rental properties available in September 2022.

## Housing Supply

Over the 20 years to 2014 “about 131 dwellings have been constructed, comprising: 80 houses (including 17 association houses for rent); 51 flats, including 31 for older residents. There remains in the village core land for further development, some with and some without planning permission.”<sup>3</sup>

Mid Devon DC has made an assessment of a number of sites that could be made available for housing in the Parish. The 2013 SHLAA<sup>4</sup> exercise appraised sites that were brought forward by owners or developers. The sites and the conclusions reached by the ‘experts’ that carried out the appraisal for the Council is set out in the table below for information.

<sup>2</sup> <http://www.rightmove.co.uk/house-prices/Silverton-22183.html>

<sup>3</sup> Representation of Silverton Parish Council In the matter of Local Plan Review Option Consultation, Dec 2013

<sup>4</sup> SHLAA = Strategic Housing Land Availability Assessment



SHLAA 2013 sites in Silverton			
	Gross Ha	Yield	
Land at Old Butterleigh Road	1.4	45	Allotments on part of site
Glebe	1.08	35	
The garage (West's Garage)	0.11	5	Possible loss of employment land, isolated from settlement
Livinghayes Road	1.04	15	Access limitations
East of Hederman Close	1.86	60	Highway would require widening

As a result of the Neighbourhood Plan 'Call for Land' in 2014, 2 sites were identified as possible for housing development. Namely, the Glebe site and Tiverton Road site.

### The Glebe



Site Area: 1.08ha

Max yield: 43 - Min yield: 26

Site description

The site is on the southern boundary of the village of Silverton and comprises a largely flat, agricultural field which gently slopes to the south. The site is bounded by hedges and trees on all sides. It sits within the conservation area, and there is a small existing access point along the northern boundary of the site. The site is outside of the existing settlement boundary but adjacent to the settlement.

Biodiversity and Heritage - The site is located within the Silverton Conservation Area.

Flood Risk - Flood zone 1

Impact on Historic, Cultural and Built Environment

The proposed development site lies on the edge of the historic core of the village and in an area where the mid-19th century Tithing Map shows a concentration of buildings that have largely disappeared by the late 19th century. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted for development here.

Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is largely flat, but does offer some views to the south, which will be impacted, although the site will be partly shielded by the hedges and trees. Views from the north are limited to the buildings immediately adjacent.

Minerals Resources - None

Air Quality - No issues

Land Status - Greenfield Grade 1 0.16ha (15% S), Grade 2 0.03ha (3% S), Grade 3 0.86ha (81% N)

Biodiversity and Heritage - No designations.

Flood Risk - Flood zone 1. The Heal-eye Stream runs along the western boundary of the site, and a flood risk assessment would need to be required to determine any potential impacts of developing the site.

#### Impact on Historic, Cultural and Built Environment

This site lies within a landscape where there is a concentration of prehistoric activity.

While no sites are recorded within the area under consideration it is possible that evidence of prehistoric activity may be present here. Should this area be subject to a planning application for development, the Historic Environment Team would advise that any such application should be supported by an appropriate programme of archaeological investigation to allow the presence/absence and significance of archaeological deposits to be understood along with the impact of the development upon them. This would be in accordance with Local and National Policy on planning and the historic environment.

#### Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site can be viewed from the wooded hillside to the south west, but it appears an inaccessible viewpoint. Views to the north are shielded by elevated fields. The housing along the western boundary is visible from the east and would provide a level of mitigation.

#### Minerals Resources

Not applicable

#### Air Quality

No issues

#### Land Status

Greenfield Grade 1 0.82ha south east, Grade 2 0.04ha north east, Grade 3 1ha west

Silverton Parish Council has already gone on record<sup>5</sup> that it is not in favour of development on the following proposed sites:

- The Allotment Gardens at Old Butterleigh Road
- Land at Livinghayes Road
- Land in Park Road east of Hederman Close
- Land known as The Glebe adjacent to Church Road and The Berry

The Parish Council did state that it would be supportive of small scale development on the following two proposed sites:

- Land opposite the Allotment Gardens, Old Butterleigh Road
- Land known as West's Garage by Channons Farm

### **People and Housing**

#### **What Local People Say:**

- We do not want large scale development
- Growth in the number of dwellings should be small and incremental
- We would support small scale development that meets specific local needs
- We should find a way to provide dwellings that are accessible to our young people
- We will need more homes suitable for the elderly and first-time buyers
- We should consider alternative methods of providing homes including self-build

**From 2014 Silverton Community Survey**

<sup>5</sup> Representation of Silverton Parish Council In the matter of Local Plan Review Option Consultation, Dec 2013

## Built Environment

### Key Messages:

- We would accept small-scale new development that meets a proven need
- We need to know more about local housing need
- We believe that there is a demand for specialised housing e.g. for the elderly
- We are not in favour of development on several of the sites considered by the Mid Devon SHLAA 2013

### Sources:

Census Records, Office of National Statistics, 2011

Strategic Housing Land Availability Assessment, MDDC, 2013

Local Plan Review Option Consultation, Silverton Parish Council, Dec 2013

## Business and Jobs

### Economic History

Silverton's history goes back to pre-Roman times and was occupied by Ancient Britons. It is believed that the later Saxon origin of the name was either "sil-ford-tun" (*farm by the miry ford*) or "plough-ford-town" (*there being no natural ford the Saxons are thought to have used a plough or sil to reduce the height of the River Exe bank in order to be able to cross the river from their settlement*). Silverton was a village of some wealth and said to be one of the richest areas in Devon due to its nurture of sheep and trade in wool. It is one of the oldest villages in Devon.

Throughout most of its early existence, the main source of employment was agriculture. This waned as the introduction of machinery increased with the industrial revolution generating employment, but is still of some significance locally today. Exeter, the Exe Valley and the nearby towns of Tiverton and Cullompton benefitted from the early growth of the wool trade and later the Culm Valley spawned a concentration of paper mills, one of the largest being the Silverton Mill which at its peak had over 350 employees, a significant proportion of whom came from the village. Even though the Silverton Mill is located just outside the Parish boundary, a number of houses in the Parish were owned by the Mill Company. Unfortunately, paper-making at the Mill closed in 1999. For part of the period between then and now, the Mill was used temporarily as a recycling packaging centre but this activity closed in July 2014, the buildings having since been demolished and the land returned to the National Trust which owns the adjacent Killerton Estate. There is now no large-scale employer within the Parish meaning that the majority of those of working age in Silverton have to commute daily to Exeter, the neighbouring towns and beyond for employment. A small number of the indigenous population is still employed in the Parish in agriculture, education and the retail trade - mainly in the three public houses) and shops which are currently the local Spar (providing grocery, and postal services), a barber shop, two hairdressers and an estate agent. The Parish is also home to the long standing and well known Exe Valley Brewery. The Landmark Trust have made extensive renovations to Silverton Park Stables, which is encouraging tourism to the area.

### Key Statistics

Data from the National Statistics Office shows that in 2011 of some 1,333 persons living in the Silverton Parish and eligible to work, 422 are classified as "not in employment" (of these 273 or 20% were retired persons and a further 37 or 3% were students) generating an active workforce of 911 persons employed principally in Devon. Of these, the 2011 Census statistics indicate that 383 persons were employed in Silverton Parish (NB: this compares with 295 in the 2001 Census).

It has not been possible to classify those working in the Parish by employment type as this information is not currently available from the National Statistics Office but these main forms of current employment are thought to be in agriculture, building services, retail and a growing number of self-employed working from home. The next level of statistics combining the number of Silverton residents working locally and elsewhere show the main sources of employment as – Wholesale & Retail trade 138 (15.3%), Health & Social Work 134 (14.9%), Education 110 (12.2%), Construction 90 (10.0%), Manufacturing 66 (7.3%), Public Administration 58 (6.4%), RSTU 49 (5.4%) and Agriculture, Forestry & Fishing 40 (4.4%)

<b>Silverton - Occupation 2011</b>	<b>Silverton</b>		<b>Eng.</b>
	<b>No.</b>	<b>%</b>	<b>%</b>
All Usual Residents Aged 16 to 74 in Employment	902	100	
Managers, Directors and Senior Officials	102	11.3	10.9
Professional Occupations	190	21.1	17.5
Associate Professional and Technical Occupations	103	11.4	12.8
Administrative and Secretarial Occupations	89	9.9	11.5
Skilled Trades Occupations	136	15.1	11.4
Caring, Leisure and Other Service Occupations	100	11.1	9.3
Sales and Customer Service Occupations	61	6.8	8.4
Process, Plant and Machine Operatives	49	5.4	7.2
Elementary Occupations	72	8.0	11.1
	<b>902</b>	<b>100</b>	

<b>Silverton - Industry 2011</b>	<b>Silverton</b>		<b>Eng.</b>
	<b>No.</b>	<b>%</b>	<b>%</b>
Agriculture, forestry, fishing	40	4.4	0.8
Mining, quarrying	0	0	0.2
Manufacturing	66	7.3	8.8
Electricity, Gas, Steam and Air Conditioning Supply (Pollutant)	10	1.1	0.6
Water Supply; Sewerage, Waste Management and Remediation Activities	12	1.3	0.7
Construction	90	10	7.7
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	138	15.3	15.9
Transport and Storage	27	3	5.0
Accommodation and Food Service Activities	41	4.5	5.6
Information and Communication	19	2.1	4.1
Financial and Insurance Activities	12	1.3	4.4
Real Estate Activities	18	2	1.5
Professional, Scientific and Technical Activities	48	5.3	6.7
Administrative and Support Service Activities	30	3.3	4.9
Public Administration and Defence; Compulsory Social Security	58	6.4	5.9
Education (Persons)	110	12.2	9.9
Human Health and Social Work Activities	134	14.9	12.4
Other	49	5.4	5.0

<b>Silverton - Hours Worked 2011</b>	<b>Silverton</b>	
	<b>No.</b>	<b>%</b>
All Usual Residents Aged 16 to 74 in Employment	902	
Part-Time; 15 Hours or Less Worked	88	9.8
Part-Time; 16 to 30 Hours Worked	189	21.0
Full-Time; 31 to 48 Hours Worked	492	54.5

Full-Time; 49 or More Hours Worked	133	14.7
Males Total	448	
Males; Part-Time; 15 Hours or Less Worked	21	4.7
Males; Part-Time; 16 to 30 Hours Worked	36	8.0
Males; Full-Time; 31 to 48 Hours Worked	297	66.3
Males; Full-Time; 49 or More Hours Worked	94	21.0
Females; Total	454	
Females; Part-Time; 15 Hours or Less Worked	67	1.9
Females; Part-Time; 16 to 30 Hours Worked	153	4.4
Females; Full-Time; 31 to 48 Hours Worked	195	5.6
Females; Full-Time; 49 or More Hours Worked	39	1.1

## Business and Jobs

### What Local People Say:

- It would be good to have more local jobs for local people
- There should be provision for small workshops to encourage local businesses

From 2014 Silverton Community Survey

## Business and Jobs

### Key Messages:

- We should support local enterprise
- More local jobs for local people would be welcomed
- We should investigate more space for small scale local business
- We should consider ways to support home-working

## Sources:

Census Records, Office of National Statistics, 2011

## Traffic and Travel

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 accessing or passing through the Village. The road, 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.

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. The housing here was built mainly in the 1930's. 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 but the extent of on-road parking causes congestion affecting traffic going to the school and the movement of large vehicles and buses.

A network of old roads fan out from the Village Square and have changed very little since medieval times, they are narrow and predominantly single track with tight bends. The main street, Fore Street leading into High Street is part of an ancient turnpike road which carries a high volume of traffic through the Village to the Square on mainly single width roads, parts of which have no pavements also causing safety concerns, as the photograph illustrates.



The photograph shows the turnpike road as it exits High Street into Old Butterleigh Road, and from medieval times the main thoroughfare between Exeter and Tiverton.

The 1960's estate of Applemede and Silverdale situated to the west of the main street, was built with off-road parking and access roads adequate for the normal flow of traffic of the time. These roads now have a substantial amount of on-road parking, much of it from houses in the surrounding streets. It is also heavily used by heavy goods vehicles and large tractors and other agricultural vehicles which are unable to negotiate the narrower roads of Fore Street and High Street.



The reduction of the speed limit to 20mph would reduce the concerns of pedestrians. The instigation of a width restriction, would deter larger vehicles that currently have difficulty in negotiating the narrow roads and lanes and would reduce the damage caused to the roads and erosion to the traditional hedgerows.

## Parking

There is a small public car park between Fore Street and Wyndham Road, which is well used. The Village Hall also has a small car park designated for visitors using the Hall. Many of the houses in the village do not have off-road parking or garages, resulting in a high density of road side parking. The flow of traffic will remain a problem and a high number of additional houses can only exacerbate this. Care is needed in the siting of small numbers of 1 or 2 additional houses with off-road parking for 2 or 3 vehicles per house, but importantly also taking road access into account to reduce the impact that additional vehicle movement will cause. A further car park would also help to reduce road-side parking, but at this time it is difficult to see where this could be situated.

## Public Transport

Public transport services to and from Silverton are supplied by Stagecoach and run in a circular route from Exeter to Tiverton. Some buses going to and from Exeter call at St David's Railway Station.

Buses from the Square start to run in the early morning between Exeter and Tiverton 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. 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. There is no access to public transport for those living at Ellerhayes.

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.

The Friends of Wyndham House run Link-Up a car service operated by volunteer drivers who all live in the Parish. The service is to take patients of the surgery to and from medical appointments.

Other services available:-

- Ring and Ride. (shopping)
- Tiverton Voluntary car Scheme. (Doctors, Hospitals etc.)
- Community Minibus hire (available to local groups who have elderly or disabled members)

These services are run by Tiverton and District Community Transport Association, (TDCTA) and all services carry a charge.

The School buses are provided by private coach companies. Currently there are no buses running to Cullompton from the Village. There is no private taxi service available in the village. If Government subsidies were withdrawn this would affect the use of the bus services.

An increase in the village population would put a strain on the main bus service, as larger vehicles have difficulties in approaching and leaving the village using the current main access route.

Silverton currently has a 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.

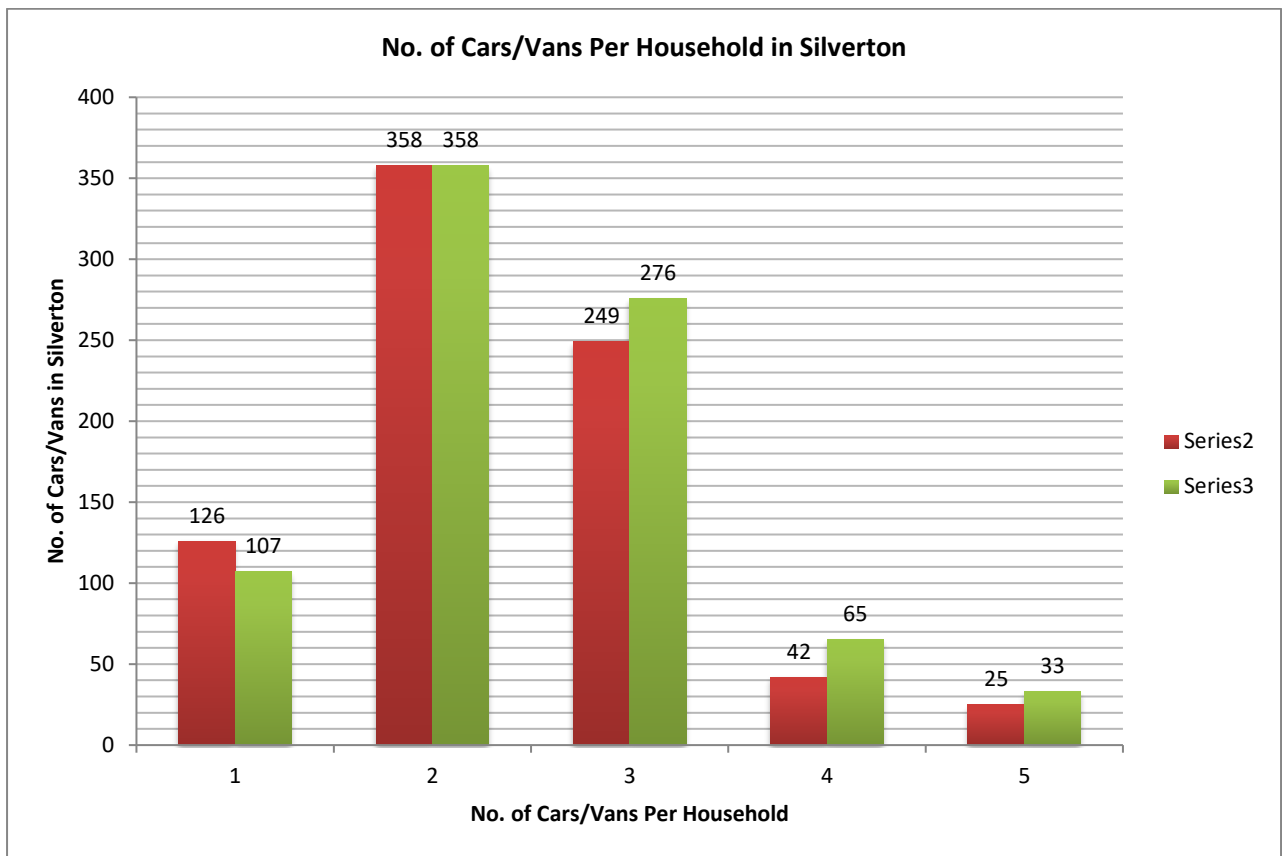
## **Pedestrian, Cycle and Equestrian Access**

The Village has a well-supported cycling group using the local lanes, but at this time there are no plans for a cycle path/track to make cycling more accessible. 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. The addition of cycle paths would be environmentally friendly.

A cycle route running along the Exe Vale and adjacent to the A396 would alleviate road safety concerns of both cyclists and vehicle drivers using this busy and winding road.

There are a few public footpaths in the Parish that are well used by walkers from the Village as well as visitors.

The Village streets and the lanes around the Parish are regularly used by horse riders. There are no official bridle paths. The addition of designated bridle paths would be an asset to the area.



Series 2 signifies the No. of Cars/Vans per household in Silverton in **2001**

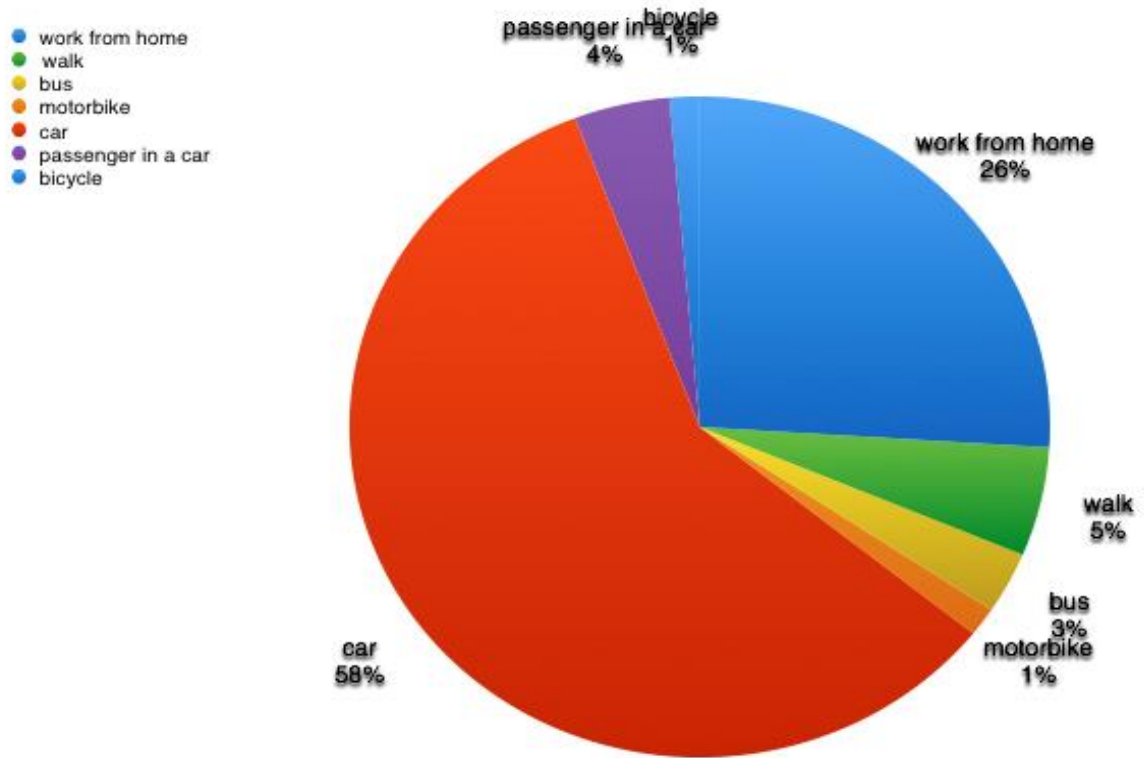
Series 3 signifies the No. of Cars/Vans per household in **2011**

This graph shows that in 2011 there was a growing number of 3-car households; meaning there was inevitably a rise in the number of cars in Silverton Parish from 1,100 in 2001 to 1,262 in 2011.

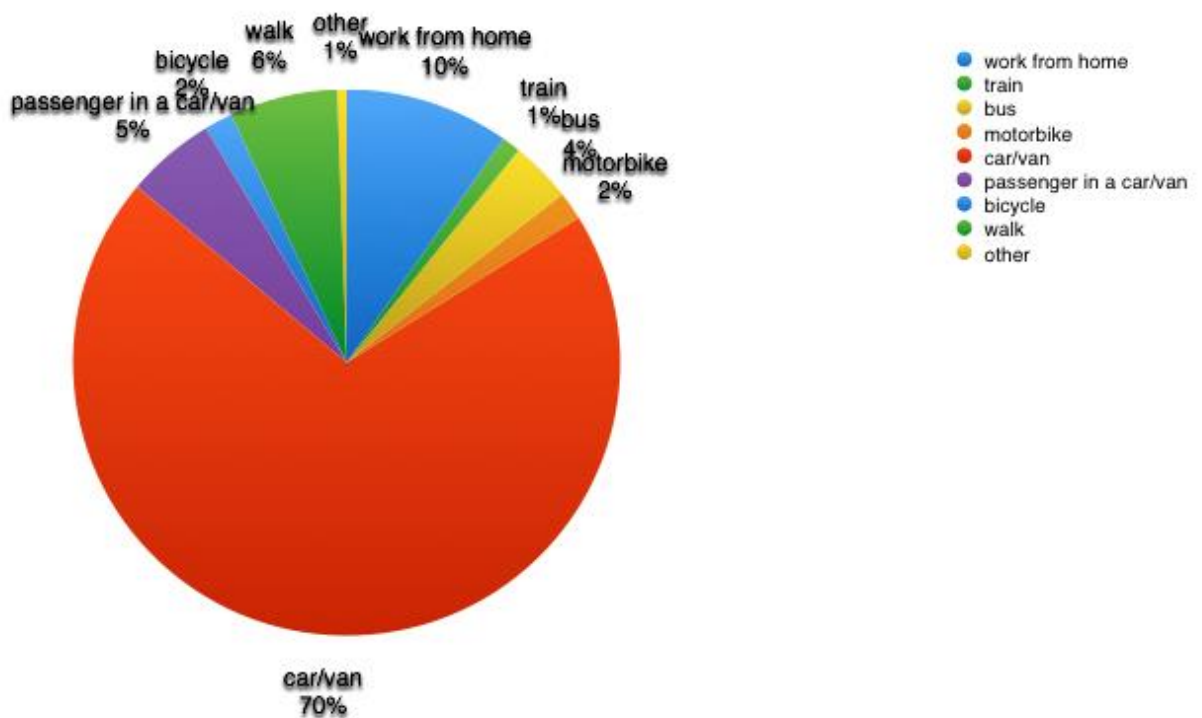
These figures show an increase of 1% in most forms of travel, the exception being in cars that has risen 12%. The availability off-road/private parking however has not increased thus causing more congestion.



**The method of travel for workers who live in Silverton in 2001**



**The method of travel for workers who live in Silverton in 2011**



In reply to the request to know how many parishioners were eligible to qualify for concessionary bus passes, Devon County Council replied as follows: 357 people currently hold National Bus Passes in the Parish.

The County Council does not hold information relating specifically to identify the total number of those eligible on the grounds of disability. As of March 2014, across Devon, 82.87% of people eligible on the grounds of age held a National Bus Pass. For Mid Devon, the equivalent figure was 78.56.

Silverton - Car or Van Availability 2011	Silverton		Eng.
	No.	%	%
All Households	839		
No Cars or Vans in Household	107	12.8	25.8
1 Car or Van in Household	358	42.7	42.2
2 Cars or Vans in Household	276	32.9	24.7
3 Cars or Vans in Household	65	7.7	5.5
4 or More Cars or Vans in Household	33	3.9	1.9
All Cars or Vans in the Area (Vehicles)	1262		

Silverton - Method of Transport to Work	Silverton	
	No.	%
All Usual Residents in Employment	902	
Work Mainly at or From Home	88	9.8
Underground, Metro, Light Rail, Tram	2	0.2
Train	9	1.0
Bus, Minibus or Coach	32	3.5
Taxi	0	0.0
Motorcycle, Scooter or Moped	15	1.7
Driving a Car or Van	633	70.2
Passenger in a Car or Van	47	5.2
Bicycle	15	1.7
On Foot	57	6.3
Other Method of Travel to Work	4	0.4

## Traffic and Parking

### What Local People Say:

- We are concerned about pedestrian safety, particularly because of the lack of pavements
- Our roads are too narrow to cope safely with larger vehicles and tractors
- Traffic speeding is a problem; traffic management measures should be considered
- We must reduce not increase on-street parking
- We need another public car park

From 2014 Silverton Community Survey

## Traffic and Parking

### Key Messages:

- We need to create safer walking, cycling and horse-riding routes
- A traffic management scheme should be considered
- The impact of the motor car needs to be reduced
- More off-street car parking would be welcomed

## Sources:

Census Records, Office of National Statistics, 2011  
Devon County Council, Freedom of Information Request, 2014  
Accessible/Voluntary Cars, Leaflet Ta3, 2014

## Community Facilities & Services

Silverton has a wide range of Community activities which take place in different venues in the village such as the Community Hall, the Dorothy Grainger Room, St. Mary's Church Hall, the Evangelical Church Hall, the Methodist Church Hall and the Lamb Inn Shed.

For outdoor events there is the Recreation Ground, and the 'Little Rec', while Fore Street and Newcourt Road are used for the annual Silverton Street Market in August.

**Worship** takes place at St. Mary's, the Parish Church, where there are regular Church services. The Parish Church has a team of bell ringers and a choir. At the Evangelical Church there are regular services, Friendship lunches, Dads and Toddlers and Under-Fives groups. Services are also held on a regular basis at the Methodist Church. All the Churches have coffee mornings and other social occasions and there is an annual Christmas Tree Festival in one of churches. The Methodist Church has regular services and Youth Group along with .....

**Health Services** are available at Wyndham House Surgery. There is a Link-Up service with volunteer drivers to take Surgery patients from their homes to hospital appointments, and a prescription delivery service for those who are house-bound. There are support meetings for Carers and a Project Worker is provided by the Friends of Wyndham House for elderly patients.

Other health-related activities in the village include both Keep Fit and Balance classes, walks in and around the village organised by Walk and Talk, Pilates, Yoga, and Tai Chi. 'Room 4 U' is a health and well-being centre situated in the public car park opposite Wyndham House Surgery. There is also a Memory Cafe run in the Community Hall once a week.

**Community activities** cover a wide range of interests. There is a monthly mini-market, a Local History Society, a Flower Club, a Drama Club, a Film Club, a Poetry Group, a branch of the Women's Institute, a branch of the Royal British Legion, Knit and Natter, and Coffee and Chat. For sports enthusiasts there is a Badminton Club and short-mat bowls. Specifically for the elderly there is the Over 50's Group which organises lunches, meetings and outings. For the young there is a Youth Club in the Methodist Church and a pre-school playgroup in the Primary School. In the 'Rec' there is a tennis court, a playground for young children, a skateboard park for older ones and outdoor exercise equipment for everyone to use.

**Licensed Premises** include The Lamb Inn and the Silverton Inn.

**Retail services** in the village centre on the Spar shop which has a Post Office. There is also FLIXX, a hairdresser's and the Silverton Barber's Shop, and in 2021 a gift shop called Silver Linings opened in the High Street.

## Education

### Primary Education

Silverton Church of England Primary School moved to its present site in Coach Road in 1975, combining the two previous separate school buildings in the village onto one larger and more convenient site, and providing places for an increased number of children resulting from the expansion of the village in the 1970's.

At present there are 113 pupils on the roll arranged into 4 mixed age classes, including 3 year olds, as the school opened a Foundation Stage Unit in September 2019 following the closure of the pre-school provide by the Evangelical Church. The current size limit for the school is 140, and the Planned Admission Number for the reception class is 20. In the Ofsted Inspection Report of 2019 the school was rated 'good' in all areas. The school supports Christian values working closely with all churches, especially with the Parish Church of St Mary's, where a service is held each term for the pupils. The Rector frequently takes the school assembly. The school has an informative and lively website and provides wrap-around care on most days, dependent on demand. The School became part of Exe Valley Federation in September 2019, which is a group of 6 local village Church and Community schools who work together to serve their communities.

- *“The school is smaller than average. Almost all the pupils are of White British heritage. Extremely few pupils are from minority ethnic groups, a few of whom are learning English as an additional language.*
- *The proportion of pupils known to be eligible for free school meals is below that found in schools nationally. These pupils are entitled to additional funding called the pupil premium.*
- *The proportion of pupils who have special needs supported at the school action level is below the national average.*
- *The proportion of pupils supported at school action plus and those with statements of special needs is also below average.*
- *The school meets the current floor standards set by the government, which determine the minimum expectations for attainment and progress.*
- *Children are taught in four mixed-age classes.”<sup>6</sup>*

### **Secondary Education**

Most children from the Primary School go on to Clyst Vale Community College at Broadclyst, and a school bus transports them. There are other options for State secondary education in Exeter, Tiverton, Uffculme and Crediton. The new school at Cranbrook may provide another. There are private schools in Exeter and Tiverton.

### **Adult Education**

There is no provision for Adult Education in Silverton. There are, however, classes for adults in Broadclyst, Tiverton, Exeter and Crediton.

### **Summary of Local Survey, 2014**

Comments from the local survey reveal concern about the future of the Primary School should there be any housing development in the village. Opinions for and against expanding the school to accommodate incoming families were equally balanced. Those against expansion feared that increasing the size of the school would lead to the lowering of standards. Those supporting expansion thought it would keep primary education in the village rather than children having to be bussed to nearby schools (providing there were spaces for them as most local primary schools are full). A larger school could provide opportunities for community activities. The provision of a bigger car park would be welcome. If the school were expanded, there was uncertainty about how the cost would be met. (A Section 106 agreement could be relevant here). The point was also made that the current size of the school could actually be dependent on new housing which would sustain present numbers. (National statistical information on Silverton based on the 2011 census shows that there are 334 children between 0 and 15 in the village.) There was unchallenged support for a purpose-built Pre-school, with two out of five comments recommending a position for it on the school site.

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<sup>6</sup> Silverton CofE Primary School, Ofsted Report, Feb 2013

General Health 2011	Silverton	
	No.	%
All Usual Residents	1875	
Very Good Health	942	50.2
Good Health	629	33.5
Fair Health	239	12.7
Bad Health	56	3.0
Very Bad Health	9	0.5

Long-Term Health 2011	Silverton	
	No.	%
All Usual Residents	1875	
Day-to-Day Activities Limited a Lot	118	6.3
Day-to-Day Activities Limited a Little	181	9.7
Day-to-Day Activities Not Limited	1576	84.1

Families with Dependent Children 2011	Silverton	
	No.	%
All Families in Households	565	
No Dependent Children in Family	359	63.5
One Dependent Child in Family; Aged 0 to 4	30	5.3
One Dependent Child in Family; Aged 5 to 11	21	3.7
One Dependent Child in Family; Aged 12 to 18	33	5.8
Two Dependent Children in Family; Youngest Aged 0 to 4	25	4.4
Two Dependent Children in Family; Youngest Aged 5 to 11	37	6.5
Two Dependent Children in Family; Youngest Aged 12 to 18	23	4.1
Three or more Dependent Children in Family; Youngest Aged 0 to 4	25	4.4
Three or more Dependent Children in Family; Youngest Aged 5 to 11	11	1.9
Three or more Dependent Children in Family; Youngest Aged 12 to 18	1	0.2
Total Dependent Children	378	

<b>Wyndham House Surgery Summary 2012/13<sup>7</sup></b>			
<b>Patient Profile</b>	<b>LGMC (%)</b>	<b>CCG<sup>8</sup> (%)</b>	<b>Eng &amp;W (Av) (%)</b>
<i>% aged 0-4</i>	3.4	4.3	5.1
<i>% aged under 18</i>	16.4	18	20.2
<i>% aged 75 and over</i>	11.3	11.1	7.9
<i>% aged 85 and over</i>	3.2	3.0	2.1
<i>Deprivation Score (IMD<sup>9</sup>)</i>	12.8	19.8	21.5
<i>Income deprivation affecting children</i>	10.0	16.9	21.8
<i>Income deprivation affecting the elderly</i>	11.0	15.9	18.1
<i>% with long-standing health condition</i>	53.0	56.4	53.5
<i>% with health problems in daily life</i>	43.0	49.7	48.7
<i>Disability allowance claimants (per 1000)</i>	29.3	51.5	48.3
<b><i>% that would recommend practice</i></b>	<b>97.5</b>	<b>85.5</b>	<b>79.9</b>

## Elderly Services and Activities

There is a Project Worker provided by the Friends of Wyndham House for elderly patients, and there is a 65+ Fitness Class and a Balance Class. Other than this many of the community activities in the village are enjoyed by everyone.

## Community Spaces

The church buildings of Silverton are in regular use for community activities. We are also fortunate to have the Community Hall.

## Community Hall

The Community Hall (consisting of the Millennium Hall and the Dorothy Grainger room) located on Wyndham Road is a very well-used community hub. The hall provides a community resource for local organisations, sports clubs and interest groups to meet in good quality surroundings, as well as being available for private hire for wedding receptions and parties etc. It offers two rooms which may be hired individually or together.

The Millennium Hall is a large facility accommodating up to 250 people, which is suitable for indoor sports as well as a wide range of other activities. The Dorothy Grainger Room is a smaller hall accommodating up to 50 people. If hired together, the combined facility can accommodate up to 300, people. Kitchen, shower and toilet facilities (including a disabled shower available to those in the Parish who do not have access to their own shower) are all provided, as is ample parking.

The accommodation is well used by a regular range of groups and organisations. mini market, martial arts, aerobics and keep-fit are just a few examples of a 'healthy' and varied calendar of community activities that take place at the Community Hall.

<sup>7</sup> National General Practice Profiles, Public Health England, <http://fingertips.phe.org.uk/profile/general-practice>

<sup>8</sup> CCG = NHS Northern, Eastern And Western Devon Clinical Commissioning Group

<sup>9</sup> IMD= Index of Multiple Deprivation

## Communications

Means of communication for Silverton have ranged from beacon fires to radio masts.

The Royal Mail, established in the wider community in 1635, developed the network of postal towns, Silverton being served by Exeter, Tiverton & Cullompton. The post was distributed by coach and later by rail and road to Post Offices. Silverton had a Post Office on Fore Street which has now moved in to the Spar shop. Telephone succeeded telegraph in later mid-19<sup>th</sup> century, the cable network being linked by exchanges. Those serving Silverton were located near the Ruffwell Inn (now closed) and at Bickleigh.

Fibre optic cabling has been introduced to facilitate digital transmission, with junction boxes set up in the village.

Wireless transmission of radio and TV signals is received from masts at Stockland Hill, near Honiton (primary), with St Thomas, west of Exeter, as an alternative. Geo-stationary satellites on the southern horizon also transmit signals between service providers and a user's satellite dish.

More recently the mobile phone network of transceivers has been established placed on high points around the Parish and on the church tower. Beginning in 2013, a 4G network was rolled out to provide high-speed wireless broadband.

## Crime

### Silverton Ward Annual Crime Statistics

The most recent crime statistics (October 2022) indicate the relatively low numbers and the nature of local incidences of reported crime in the Parish.

### Community Facilities and Services

#### What Local People Say:

- We are satisfied with existing health provision
- Concerns about care services for the growing number of elderly in future
- We are proud of our local school
- We are unsure about the ability of the school to cope with increased or decreased demand
- Pre-school facilities could be improved
- We are satisfied with the present shop
- We would like more small shops and choice
- We miss the dedicated post office
- There is some interest in having a local cafe
- Public toilets are needed in the village

From 2014 Silverton Community Survey

### Community Facilities and Services

#### Key Messages:

- The proportion of elderly people in the population is likely to increase over the plan period
- We need to ensure that services and facilities continue to meet needs
- Having a local school is important and we need to understand if and how the school would cope with additional pupils
- We should encourage small shops that meet local demands

- Public toilets are needed
- We need high speed broadband and mobile coverage across the Parish as soon as possible

### Sources:

Silverton Primary School Website  
 Silverton CofE Primary School, Ofsted Report, 2019  
 Silverton Local History Society, The Book of Silverton  
 Mid Devon District Council Crime Statistics  
 Census Records, Office of National Statistics, 2011  
 National General Practice Profiles, Public Health England, 2022

## Youth, Sports and Recreation

An assessment of public open space has been carried out in 2007 and again in 2014 by Mid Devon DC. The maps and typology on this page are from the 2007 report.



The following types of open space are located in the catchment area

Name	Typology	Size (ha)
Coach Road Playing Field	OS&PF (C&YPS)	1.560
Ellerhayes Play Area	C&YPS	0.076
Church Road	Amenity OS	0.138
School Road	Amenity OS	0.095
Silverton School	Education	No data



Mid Devon DC carried out a quality assessment of some of the Parish's recreation open space in 2014.

This report<sup>10</sup> deals briefly with the build and managed recreational facilities but does not mention the recreational value of the surrounding countryside which should be taken into account when assessing the overall access to green and amenity spaces.

2014 Recreation Facilities Assessment of Silverton by Mid Devon DC			
Name	Typology	Description	Quality improvements
Coach Road Playing Field (The Rec)	OS&PF (C&YPS)	Fenced play area, fenced tennis and skate board areas including a ping-pong table. Adult exercise equipment and relaxation area. Football pitch and play area. Hard surfaced cycle/walking path encompasses most of the site which contains an 800 year old specimen oak tree. Area is contained within various boundaries ranging from chain-link to field hedge and multi-coloured fencing. Open stream backs onto private housing.	New Fence around tennis court and skate board ramps. Tennis court surface approximately 35 years old average condition court line are in poor condition Rear block-wall supporting courts is cracked and coping is showing signs of getting loose New play area with new multi-coloured fencing and multiply play equipment  Lights could improve area up through main path Encouraging 'friends of the park' would be good as the whole area is surrounded by housing this may help reduce vandalism
Ellerhayes Play Area	C&YPS	Play area for up to 11 year olds including netball net enclosed in a post/rail & chain-link fence - with a barrier of trees and an open grass area to the north enclosed in a safe environment of houses in a quiet hamlet in a rural setting	Improved painting regime on play equipment
Wyndham Road	Millennium Hall and Dorothy Granger Room		Sports Hall with a badminton court and resources for exercise classes and hire as a venue for dance and music.
Silverton Square	Little Rec		Grassed area used for fetes and on Street market

## Accessibility

For the 2014 report the following accessibility standards are used in the analysis of each catchment area:

- Rural areas: 500 metres (straight line) about 10 minutes walking time (equivalent to around 800m pedestrian route)

The main Silverton recreational ground is accessible by about 2/3 of the village population under this rule and includes the football field, play-park, skate board ramps and tennis court

The football field is used frequently and on an informal basis by a range of youth most days.

The play park is used on a daily basis and along with the skate board park, built in one of the tennis courts, are very popular all year round.

## Young People's Activities

The sport clubs that provide for young people's participation include badminton in the Community Hall and cricket (Thorverton) in season.

<sup>10</sup> Assessment of Recreation Facilities, Mid Devon DC, 2014

The village youth club, young people aged 12 to 18 years, meet at the Methodist Church.

### **Youth, Sports and Recreation**

#### **What Local People Say:**

- Sporting facilities are inadequate
- A community orchard/woodland would be an asset
- We would like a field for dog walking

**From 2014 Silverton Community Survey**

### **Youth, Sports and Recreation**

#### **Key Messages:**

- Local recreation facilities and opportunities could be improved
- We need to understand better what young people want
- We need more 'community land'

#### **Sources:**

Open Space Catchment Report, MDDC, 2007

Assessment of Recreation Facilities, Mid Devon DC, 2014

## Appendix A - Listed Buildings in Silverton

<p><b>1 and 3, High Street</b> Grade II High Street, Silverton, Devon</p> <p><b>1,3,5,9,11,15,17 and 19, Newcourt Road</b> Grade II Newcourt Road, Silverton, Devon</p> <p><b>10 and 12, Fore Street</b> Grade II* 8 Fore Street, Silverton, Devon</p> <p><b>10, Exeter Road</b> Grade II Exeter Road, Silverton, Devon</p> <p><b>12, Exeter Road</b> Grade II Exeter Road, Silverton, Devon</p> <p><b>14 and 14a, Fore Street</b> Grade II 8 Fore Street, Silverton, Devon</p> <p><b>16 and 16a, Fore Street</b> Grade II 8 Fore Street, Silverton, Devon</p> <p><b>2, Fore Street</b> Grade II* 5 School Road, Silverton, Devon</p> <p><b>21, 23 and 25, Fore Street</b> Grade II Fore Street, Silverton, Devon</p> <p><b>27, Fore Street</b> Grade II Fore Street, Silverton, Devon</p> <p><b>29, 31 and 33, Fore Street</b> Grade II 10 Fore Street, Silverton, Devon</p> <p><b>3 and 5, Church Road</b> Grade II Church Road, Silverton, Devon</p> <p><b>3, Fore Street</b> Grade II 8 Fore Street, Silverton, Devon</p> <p><b>34, 36 and 38, Fore Street</b> Grade II Fore Street, Silverton, Devon</p> <p><b>35, Fore Street</b> Grade II 10 Fore Street, Silverton, Devon</p> <p><b>4 and 6, Parsonage Street</b> Grade II Parsonage Lane, Silverton, Devon</p> <p><b>4, Fore Street</b> Grade II* 8 Fore Street, Silverton, Devon</p>	<p><b>40, Fore Street</b> Grade II Fore Street, Silverton, Devon</p> <p><b>46 and 48, Fore Street</b> Grade II Orchard Lane, Silverton, Devon</p> <p><b>6 and 8, Church Road</b> Grade II Church Road, Silverton, Devon</p> <p><b>6, Fore Street</b> Grade II 8 Fore Street, Silverton, Devon</p> <p><b>7, Fore Street</b> Grade II Fore Street, Silverton, Devon</p> <p><b>8, Fore Street</b> Grade II* 8 Fore Street, Silverton, Devon</p> <p><b>Applegarth</b> Grade II King Street, Silverton, Devon</p> <p><b>Ardern House</b> Grade II 12 Tiverton Road, Silverton, Devon</p> <p><b>Ash Farmhouse</b> Grade II Old Butterleigh Road, Silverton, Devon</p> <p><b>Barn 40 Metres South West of Great Pit Farmhouse</b> Grade II Tiverton Road, Silverton, Devon</p> <p><b>Barn 75 Metres West of Dunsmore Farmhouse</b> Grade II Silverton, Devon</p> <p><b>Barn, Linhays and Cart Shed Ranges Immediately North North West of Leigh Barton Farmhouse</b> Grade II Leigh Barton, Silverton, Devon</p> <p><b>Bridge 100 Metres North North West of the Park Farmhouse</b> Grade II Silverton, Devon</p> <p><b>British Legion Hall</b> Grade II Upexe Lane, Silverton, Devon</p> <p><b>Browne Tomb Chest 5 Metres West of Parish Church</b></p>
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**Churchyard Wall, Gatepiers and Overthrow to the South of the Parish Church**

Grade II  
Church Road, Silverton, Devon

**Clysthayes Bridge**

Grade II  
Worth Lane, Silverton, Devon

**Clysthayes Farmhouse**

Grade II\*  
Strathculm Road, Silverton, Devon

**Dunsmore Farmhouse**

Grade II\*  
Silverton, Devon

**Ellerhayes Bridge**

Grade II\*  
Bridge Lane, Silverton, Devon

**Ellerhayes Bridge**

Grade II\*  
Bridge Lane, Silverton, Devon

**Gatepiers in Front of No 6**

Grade II  
Church Road, Silverton, Devon

**Gateway Arch and Adjoining Garden Wall 20 Metres South West of Dunsmore Farmhouse**

Grade II  
Silverton, Devon

**Great Dorweeke Farmhouse**

Grade II  
Silverton, Devon

**Great Pit Farmhouse**

Grade II\*  
Silverton

**Greenslinch Farmhouse**

Grade II  
Silverton, Devon

**Hayne House**

Grade II  
Hayne Lane, Silverton, Devon

**House Adjoining No 1 Fore Street**

Grade II  
School Road, Silverton, Devon

**Huntley Lodge**

Grade II  
5 Tiverton Road, Silverton, Devon

**Ivy Cottage**

Grade II  
Fore Street, Silverton, Devon

**K6 Telephone Box (0392 860247)**

Grade II  
2 Newcourt Road, Silverton, Devon

**Little Dorweeke**

Grade II  
Silverton, Devon

Grade II  
Church Road, Silverton, Devon

**Nettleworth House**

Grade II  
Church Road, Silverton, Devon

**Parish Church of St Mary the Virgin**

Grade I  
Church Road, Silverton, Devon

**Preaching Cross 7 Metres South of Parish Church**

Grade II  
Church Road, Silverton, Devon

**Prispfen House**

Grade DL  
Prispfen Dr, Silverton, Devon

**Silverton Hall**

Grade II  
Fore Street, Silverton, Devon

**The Cottage**

Grade II  
King Street, Silverton, Devon

**The New Inn**

Grade II  
Fore Street, Silverton, Devon

**The Old Church House**

Grade II  
8 Fore Street, Silverton, Devon

**The Park Farmhouse**

Grade II  
Park Road, Silverton, Devon

**The Rectory**

Grade II  
Church Road, Silverton, Devon

**Development of Three Tuns Public House to private dwellings**

Grade II  
Exeter Road, Silverton, Devon

**Willow Cottage**

Grade II  
10 Fore Street, Silverton, Devon

**Yarde Farmhouse**

Grade II  
Silverton, Devon

## Appendix B – On Street Parking

Record of on-street parking in Silverton and Ellerhayes during July 2022.

The photos were taken at 8 a.m. or between 6 p.m. and 8 p.m.



Coach Road



Davies Close



High Street



Ellerhayes



Fore Street



Old Exeter Road



Old Tiverton Road



Path to Parsonage  
Lane



Wyndham Road



Wyndham Road Car  
Park



Wyndham Road



Silverdale