



2411_The Glebe

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2411 The Glebe

Silverton, Devon

The Site



Silverton

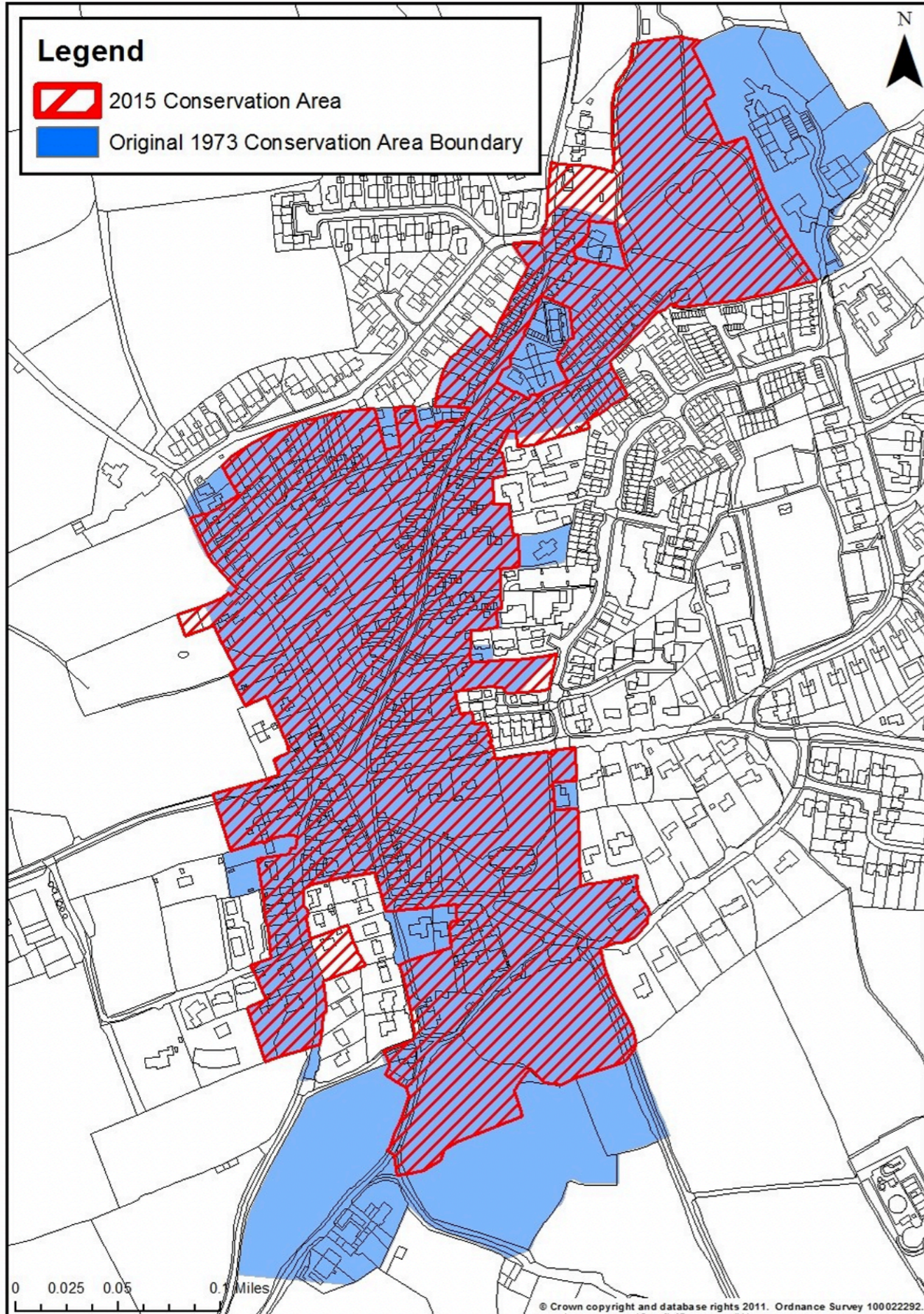


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Silverton, Devon

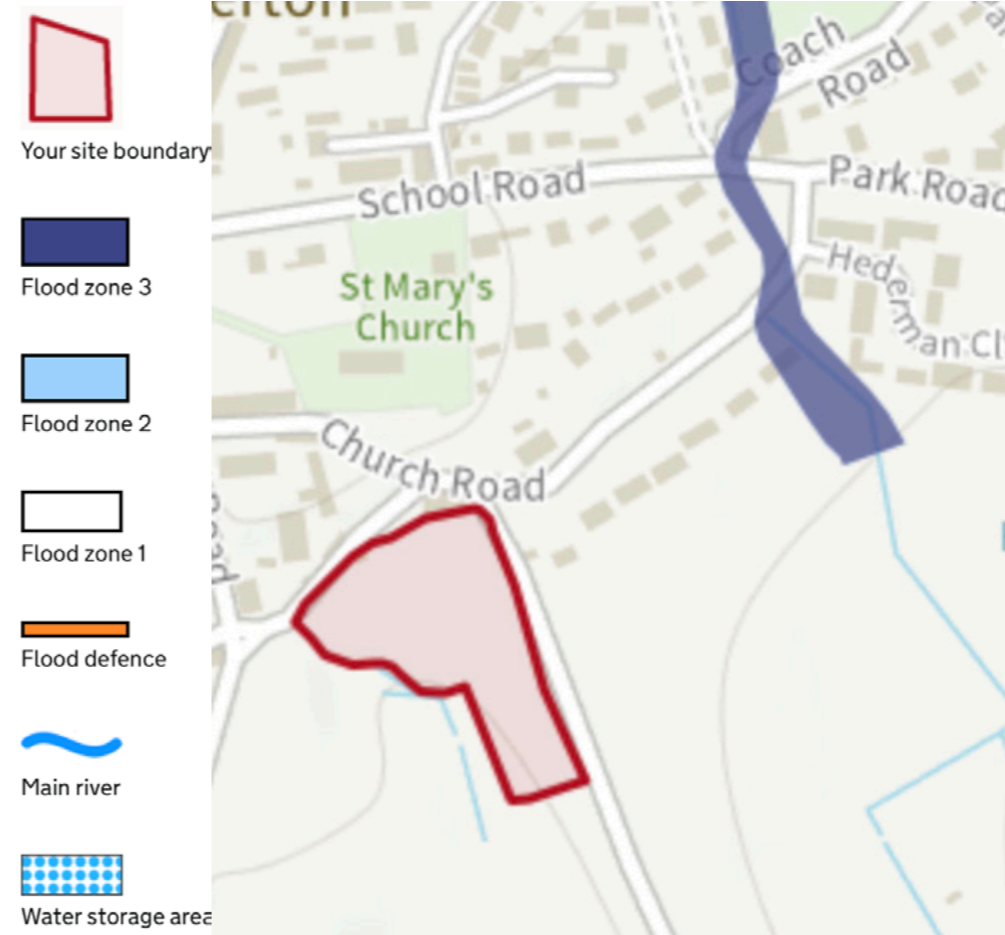
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The Site



Silverton Conservation Area

The North half of the site lies within the Silverton conservation area.



Site Flood Zone

The Site is in Flood Zone 1. Therefore there is little chance of flooding.



5. LANDSCAPE CHARACTERISATION

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 formed of Culm Measures.

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.

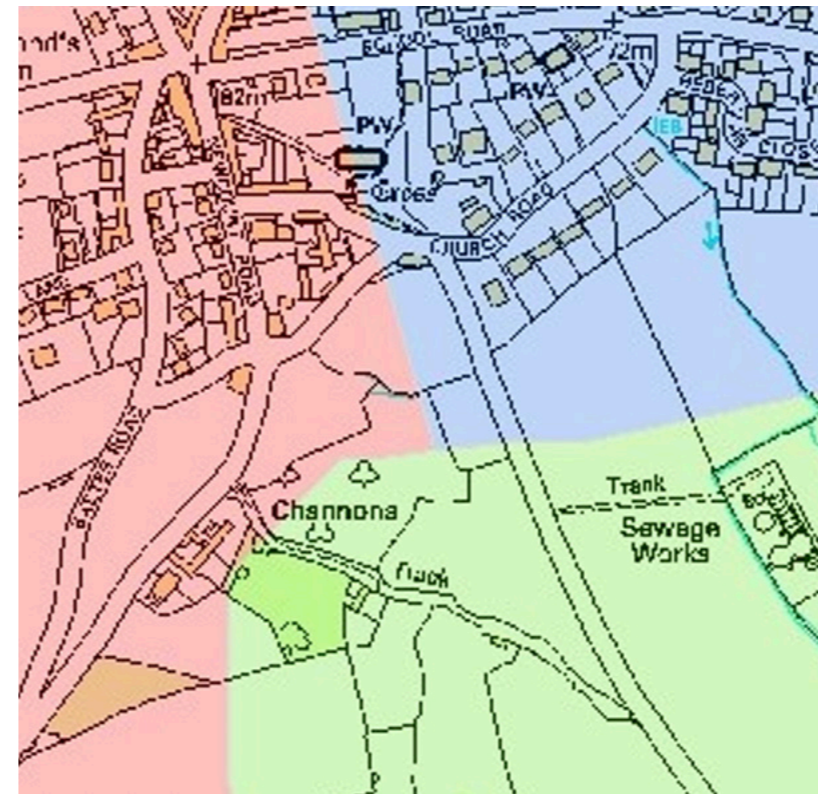
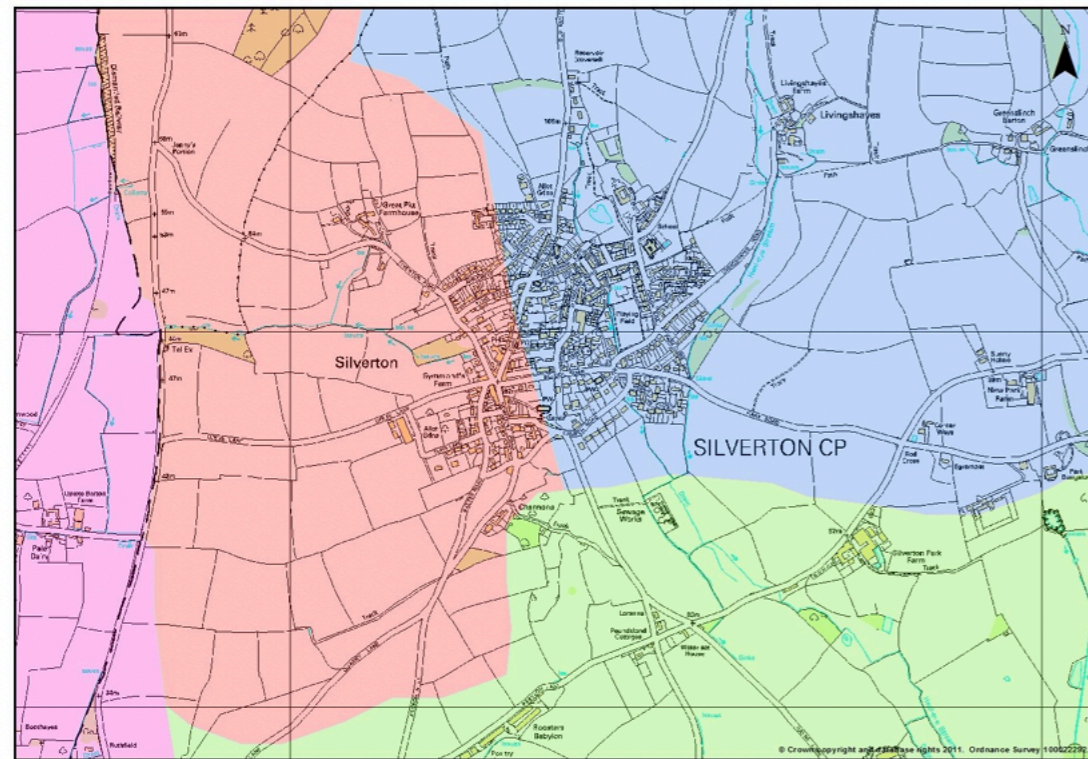
The Landscape Character Assessment (2011) provides an in-depth assessment of Mid Devon and the Landscape Character Types (LCTs) within the district (see Map 3)

The mixture of different LCTs locally creates an interesting, varied and dramatic landscape that the village is situated in.

The LCTs around Silverton and their corresponding colours on Map 3 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

MAP 3: LANDSCAPE CHARACTER TYPES OF SILVERTON

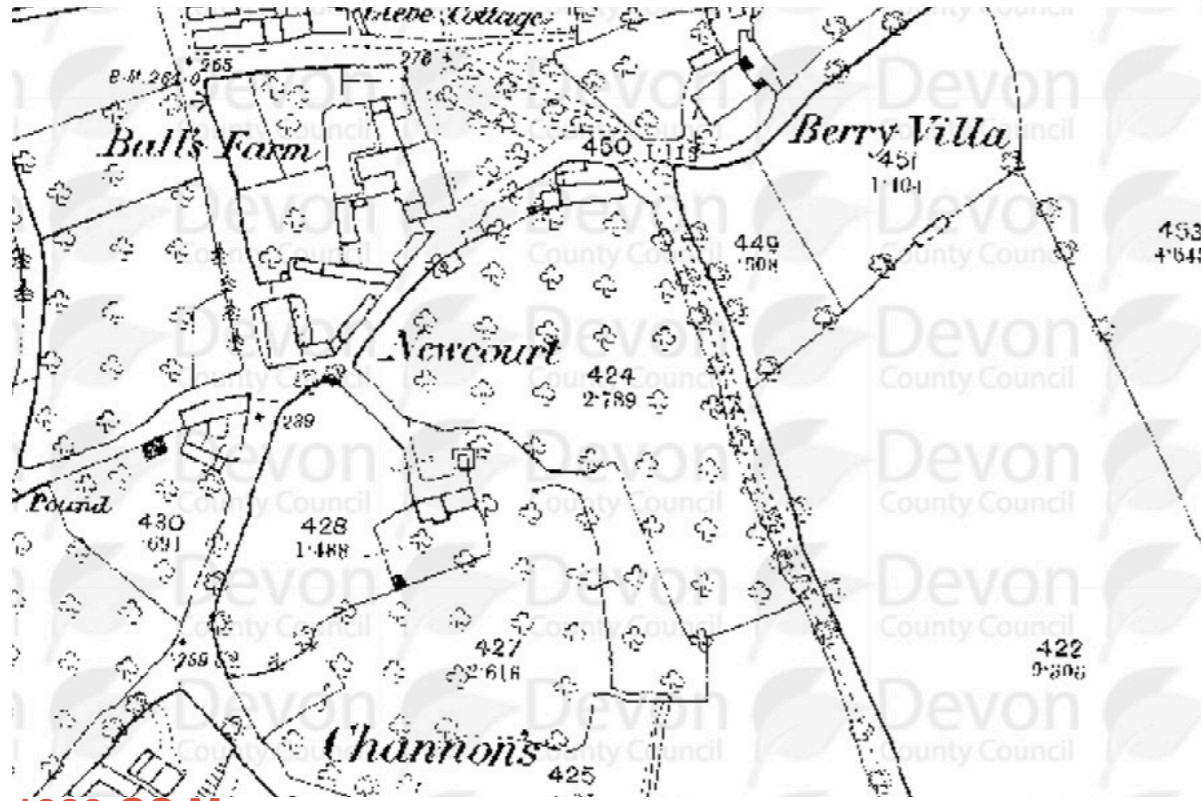


Landscape Characterisation

Taken from the Silverton Conservation Area Appraisal this map describes the landscape of the site.

- The Glebe, uniquely, sits within three of the Landscape Character types;
- Upper Farmed and Wooded Valley Slopes
 - Lower Rolling Farmed and Settled Valley Slopes
 - River valley Slopes and Coombes

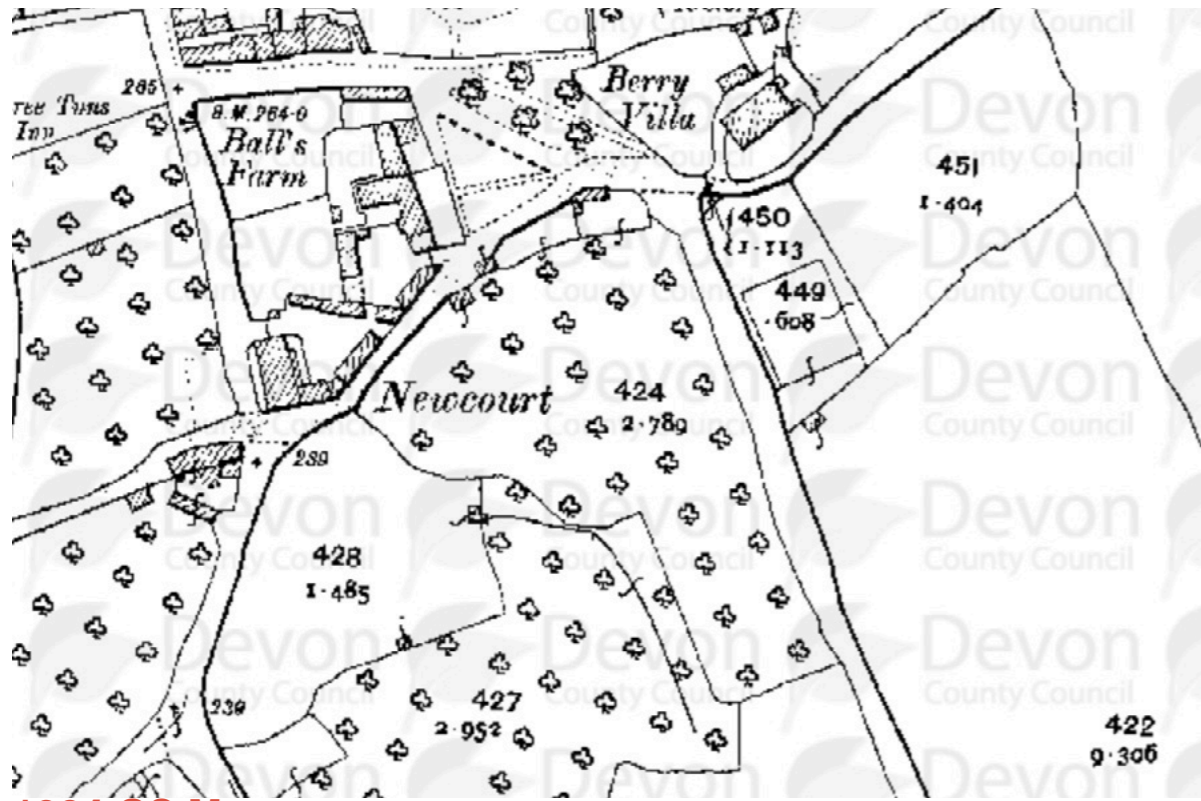
Site History



1880 OS Map



1949 RAF Aerial Photos



1904 OS Map



Recent Satellite Image

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6 Local Plan

Silverton Neighbourhood Plan

The Silverton Neighbourhood plan expands on the Mid Devon local plan adopted in 2020.

A Large Section of Bank may need to be removed for site access. New hedges can be planted

New footpaths into a large park on site has been discussed.

This can be addressed in the design stage. Their design standards can be integrated into the design or an alternative presented.

Small scale development proposed.

see 9.

Silverton Parish Neighbourhood Plan	
Aims	Objectives
Natural Environment:	
Protect our rural environment	1. <i>Protect the Devon banks and hedgerows</i>
Ensure any new development that takes place outside the built-up area is appropriate and un-intrusive	2. <i>Accept farm diversification where it is proven to be in the interests of viability</i> 3. <i>Set limits to solar or wind farm development to minimise disturbance and visual impact</i> 4. <i>Control the scale and type of development in the countryside</i>
Enhance access to the countryside around us for enjoyment and wellbeing	5. <i>Maintain and improve existing routes</i> 6. <i>Support development of new footpaths and bridleways</i>
Promote the wellbeing benefits of the countryside	7. <i>Protect existing green spaces in and around Silverton Parish</i> 8. <i>Ensure future development does not compromise the landscape, rural and built heritage, wild life habitats, geological assets and archaeological sites, or cause flooding.</i>
Built Environment:	
Ensure all new development in the Parish contributes positively to character, visual appearance and community safety	9. <i>Establish appropriate design standards where they are required</i>
Respect and value the history and heritage of the Parish	10. <i>Raise awareness of the need to protect and enhance our history and heritage</i>
Aims	Objectives
Housing:	
Encourage small-scale development that meets local needs	11. <i>Restrict the provision of new housing to small-scale development</i> 12. <i>Identify preferred housing development sites</i> 13. <i>Establish development criteria for new housing development</i>
Explore and promote alternative ways of building and providing new homes	14. <i>Encourage alternative house building initiatives that help provide more affordable homes for local people and introduce more flexibility into the local housing stock</i>
Ensure new housing meets adequate standards of design, energy efficiency and off-road parking	15. <i>Ensure housing is built in keeping with the local character and distinctiveness of the area</i> 16. <i>Set space standards around new dwelling houses to provide adequately for cars, storage and garden</i>
Business and Jobs:	
Seek opportunities to provide additional employment opportunities for local people	17. <i>Identify and allocate appropriate sites for business development</i> 18. <i>Establish development criteria and limits for new business development</i>
Remove major barriers to home working	19. <i>Facilitate high speed broadband by fibre or wireless</i>
Encourage the provision for	20. <i>Protect existing employment space</i>

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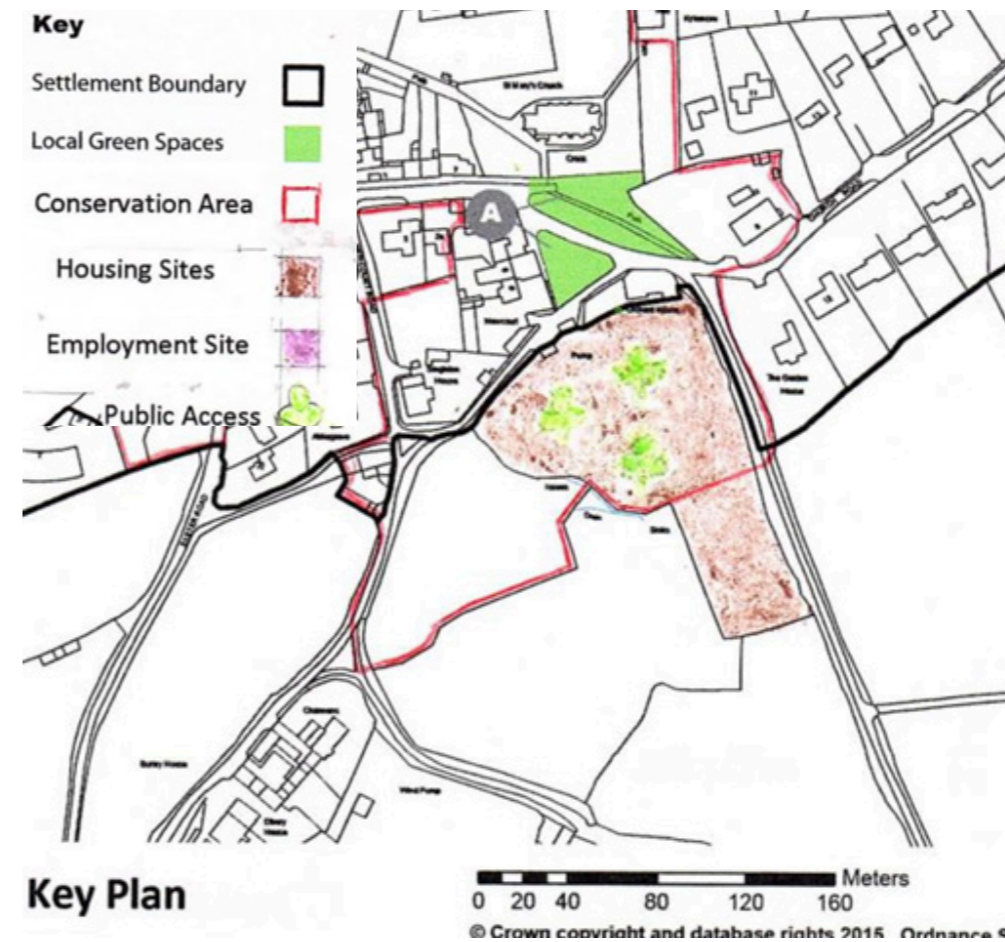
Proposal to widen road to East of site, allowing for speed bumps and two lanes of traffic.
 All dwellings to have dedicated parking.
 2 per household

Possibility for small community structure in community park/garden.

Community park/garden proposed on 50% of site.

The Site has already been designated as a housing site within the neighbourhood plan.

Silverton Parish Neighbourhood Plan	
Aims	Objectives
small work units and other business opportunities	21. Support development of micro business spaces such as artisan workshops, small offices, live-work units 22. Resist large-scale industrial units
Traffic and Travel:	
Make it easier and safer for people to walk and cycle within the Parish	23. Explore proposals to provide new facilities for cyclists should they come forward 24. Explore possibility of foot and cycle link between the Village and A396
Manage traffic in the interests of safety	25. Explore appropriate traffic management measures to reduce the speed of traffic lowering pedestrian risks from traffic
Address parking issues	26. Encourage the creation of off-road parking space 27. Ensure all new housing has adequate off-road parking for their residents and visitors
Community Spaces and Activities:	
Recognise their value and further strengthen our sense of community	28. Support community based facilities
Safeguard existing facilities and services	
Recognise and respond to the needs of all members of the community	29. Provide more public open space for community use
Ensure there are recreational facilities and opportunities for all	30.
Make people aware of community land and involve them in its care	31. Keep community spaces well maintained and fit for purpose
Encourage participation of all ages in sport and recreation	





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Silverton, Devon

The Glebe Existing Plan



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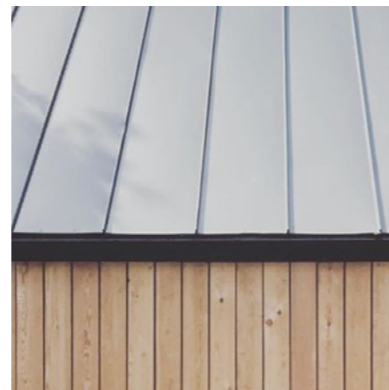
Opportunities.

- Community Garden 50% of site enhanced and given over to the public.
- SuDS - attenuation ponds
- Ponds & Meadows to create diverse habitats on site.
- Site is in Flood Zone 1, little - no risk of flooding.
- Renewable energy. Solar on roofs. Ground & Air Source.
- Existing access to highway at the Northern edge of site.
- New access to highway to the East will avoid traffic in Silverton.
- Strong potential pedestrian links to village, access to local amenities by residents
- Road widened to allow to two lanes of traffic. 30mph limit to be instated.

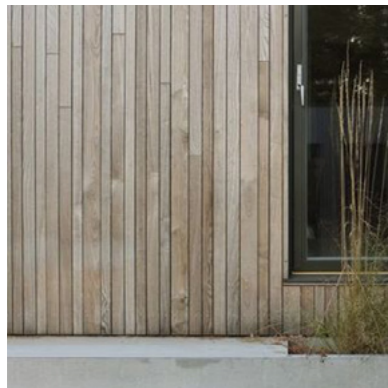
Constraints.

- Views into site, can be addressed with screening vegetation
- New Access needed into site.
- BNG, Low distinctiveness habitat
- BNG, Site is bordered by hedgerow. The current proposal would only see the removal of a small amount of this habitat.

The Glebe Proposed Plan Opportunities & Constraints



Roof



Wall

Proposed Material Palette



Proposed Building Precedent

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