

## **5.7 White Rock Extensions**

This site comprises a large area of agricultural land located to the west of the A3022 / Brixham Road. The land is gently sloping and includes a number of hedgerows and tree lines. The A3022 forms the full eastern boundary of the site.



### **Site Development Potential**

The site is of considerable size (approximately 45 hectares) and would allow it to deliver approximately 250 homes if fully developed. The land does not contain any steep gradients, and is accessed by the adjacent A3022, from which frequent public transport is available. The site is also within relatively short distances of community facilities. The site is considered viable.

### **Key Constraints**

The land is currently arable land and comprises areas of the best and most versatile agricultural land (Grades 2 and 3a). Development of the site would significantly increase the footprint of the existing built up area. It would significantly affect the existing settlement pattern of the area and potentially comprise an amalgamation of development with Galmpton.

Whilst there are no statutory nature conservation sites that would likely be significantly affected by allocations at this location, the site itself is likely to be of some ecological value, particularly the hedgerows and tree lines within it. There are TPOs on several trees on the northern boundary of the site, but it is unclear whether these fall within the boundaries of the proposed site.

The site is subject to views in from the A3022 and from properties along the A3022. The development would also have significant impact on wider views and the character of the area's rural landscape. Whilst the site is outside of the South Devon AONB, views from the AONB are likely to be affected. In this context development of the whole site would likely result in impacts on views from key parts of the AONB, including from the River Dart valley.

### **Recommendations**

Development of the entire site for housing would lead to the loss of significant areas of the best and most versatile agricultural land. It would also represent a major encroachment of the built up area into the previously undeveloped landscape and affect views from key elements of the South Devon AONB, including the Dart Valley.

However, given the good viability of the site, its good access, and few statutory environmental or heritage constraints this site could be considered as potentially appropriate for consideration through the Neighbourhood Plan, contingent on the scale and nature of the development.

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**Site name: White Rock Extensions**



**1. Background information**

Site location and use	
<b>Site location</b> <i>General description</i>	Significant area of agricultural land to west of road and settlement
<b>Parish Name</b>	Churston Ferrers (edge)
<b>Gross area (Ha)</b> <i>Total area of the site in hectares</i>	Approx. 45ha
<b>SHLAA site reference (if applicable)</b> <i>Was it included in the LPA's SHLAA?</i>	Part of T756b land parcel (Appendix J)

Site pro-forma: Churston, Galmpton and Broadsands

Context				
<b>Surrounding land uses</b>	Agricultural, residential to east beyond bordering road			
<b>Site boundaries</b>	A3022 to east, agricultural land/hedgerow to west			
<p><b>Is the site:</b></p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p> <p><i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i></p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<b>Existing/ previous use</b>	Agricultural land			
<p><b>Site planning history</b></p> <ul style="list-style-type: none"> <li>Have there been any previous applications for development on this land?</li> <li>What was the outcome?</li> </ul>	<p>P/2015/1126</p> <p>2015- Refused</p> <p>Land West of Brixham Road, Paignton</p> <p>Submission of appearance, landscaping, layout and scale in relation to 216 dwellings and associated development.</p> <p>(Many other recent applications listed for a site overlapping the northern extent of this specified site)</p>			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
<b>Where is the site located in relation to the built up area of a village, town or neighbourhood?</b>	Within the settlement	On the edge X	Outside
<b>How would development of this site relate to the surrounding uses?</b> <ul style="list-style-type: none"> <li>• <i>What would be the impact of the proposed land use for the site?</i></li> <li>• <i>What would be the impact of the proposed design of site development?</i></li> <li>• <i>What would be the impact of the proposed scale of site development?</i></li> </ul> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well Development of the site would extend the built up area and relate poorly to the existing settlement pattern of the area.	Don't know
<b>How the site is currently accessed? Is it accessible from the highway network?</b> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Site is adjacent to A3022 road Good bus service from A3022, bus stops within 100m of the site. Nearest train station is Paignton, approximately 3.7km north of the site. The site is adjacent to part of a local cycle route leading towards Paignton.		



Environmental Considerations		
	Distance or Yes /No	Comments
<b>Is the site in an Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes / <u>No</u></b>	Development of the site is likely to impact on views from the AONB however.
<b>Distance from important green space?</b> Discretionary designation for green areas of particular importance to the local community	<b>&gt;2000m</b> <b>1000-2000m</b> <b>&lt;1000m</b>	Hookhills Community Centre Park approximately 250m to east of site
<b>Is site within an area designated as being of European Importance<sup>19</sup></b>	<b>Statutory - Yes / <u>No</u></b> <b>If no, is the site more than 2km away or more than 10km away for bats and SPA?</b>	5.2km from South Hams SAC
<b>Distance from sites designated as being of national importance<sup>20</sup></b>	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	1.4km from Saltern Cove SSSI
<b>Distance from sites designated as being of local importance<sup>21</sup></b>	<b>&lt;400m</b> <b>400-800m</b> <b>&gt;800m</b>	1.4km from Saltern Cove SSSI
<b>Ancient Woodland</b>	<b>400-800m</b>	Tor/Barn Woods Approximately 700m southwest of site

<sup>19</sup> Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

<sup>20</sup> Sites of Special Scientific Interest

<sup>21</sup> Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	Co-op Food approximately 750m to east of site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Frequent bus services along A3022, adjacent to site. Bus stop within 250m of site.
Distance to Primary School(s)	<500m 500-1000m >1000m	White Rock Primary School within 100m, across A3022 from site.
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<400m 400-800m >800m	White Rock Primary School Playing fields within 100m of site.
Distance to Public Open Space	<300m 300-800m >800m	Churston Common approximately 700m south of site
Distance to Primary Healthcare Centre (GP, nurse)	<400m 400-800m >800m	500m south to Compass Medical Centres
Key employment site	<400m 400-800m >800m	Approximately 3.7km to Paignton Town Centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	Yes/No	
Distance to public footpath	<400m 400-800m >800m	

Site pro-forma: Churston, Galmpton and Broadsands

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><b>Site is within a conservation area</b></p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p><b>Archaeological event, feature or find within the site</b></p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p><b>Site is on a Scheduled Monument</b></p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p><b>Site is within a Registered Park and Garden</b></p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p><b>Site is within a Registered Battlefield</b></p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p><b>Site contains a listed building</b></p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p><b>Site is within a conservation area</b></p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p><b>Site contains a locally listed building</b></p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p><b>Zone 3</b> <input type="checkbox"/></p> <p><b>Zone 2</b> <input type="checkbox"/></p> <p><b>Zone 1</b> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	<p>Yes / <b>No</b></p>	
Are there any Tree Preservation Orders on the site?	<p><b>More than one</b></p> <p><b>One</b></p> <p><b>None</b></p>	A number of TPOs are present along the A3022 boundary, but it is unclear whether these are in the site
Agricultural Land Classification?	<p><b>Grade 1-3a</b></p> <p><b>Grade 3b to 5</b></p> <p><b>Grade 3</b></p>	The site comprises Grade 2a and 3a agricultural land- the best and most versatile.



Is the site affected by any of the following?	Yes	No	Comments
<b>Ecological value?</b> <b>Could the site to be home to protected species such as bats, great crested newts, badgers etc.?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Extent of site and presence of treelines and hedgerows makes some ecological value likely
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Minerals or waste considerations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gently sloping or undulating / steep gradient	<b>Site slopes downwards to the south and west</b>
<b>General character</b> <b>Open Countryside / rural settlement / suburban / urban / inner city</b>	<b>Rural</b>
<b>Views in?</b> Wide/ framed/ screened /long/ short	<b>Short from A3022, medium wide views from properties along the A3022. Longer views from the South Devon AONB</b>
<b>Views out?</b> Wide/ framed/ screened /long/ short	<b>Long views out over River Dart valley. Short views from A3022</b>

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### 3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**4. Summary**

Conclusions	
Site name/number:	White Rock Extensions
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	250 homes
Explanation / justification for decision to accept or discount site.	<p>Development of the entire site for housing would lead to the loss of significant areas of the best and most versatile agricultural land. It would also represent a major encroachment of the built up area into the previously undeveloped landscape and affect views from key elements of the South Devon AONB, including the Dart Valley.</p> <p>However, given the good viability of the site, its good access, and few statutory environmental or heritage constraints this site could be considered as potentially appropriate for consideration through the Neighbourhood Plan, contingent on the scale and nature of the development.</p>