

H3 – R7: White Rock Extensions

Address

Brixham Road, White Rock

Site Area

82 ha

Description

A large tract of farmland comprising the best and most versatile agricultural land (grade 2 and 3a).

Amount of Development

Could provide 460 homes based on the density suggested by Torbay Council in an emerging draft of the Local Plan (but not the adopted Local Plan).

Planning Policy

Part of the site was refused consent at appeal in 1997 (having been called in by the Secretary of State) for a business park due to landscape, highways and loss of agricultural land reasons. The Secretary of State attached "*substantial weight to the need to preserve the high quality of the Dart Valley AONB, one of the finest riverene landscapes in the country*" and took the view that the "*peripheral location... on the far side of the built-up area ... would result in a growth rather than a containment in car travel*".

SHLAA Status

Identified in the 2013 SHLAA as two separate sites, one for 250 homes T756(b) (39.4 ha) and another for 100 homes T739 (42.6 ha).

Opportunities

The site is very large and could offer an opportunity to accommodate some development.

Constraints

Development of this site would demonstrably impact on sweeping public views into Dart Valley AONB from the Dartmouth Road, something which currently significantly contributes to the character of the area. Furthermore, the open countryside at this location provides an important area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements. The site is also farmland which is likely important to Greater Horseshoe Bats and other protected species.

Assessment Conclusions

Site is suitable	N
Site is available	Y
Site is achievable	N

Conclusions

Development of the site, so close to recently completed extensive developments in White Rock, would be a major urban encroachment into an area of sweeping farmland which flows into the Dart Valley AONB. There is likely to be a significant ecological impact through development on the scale of this site. This site is not considered suitable for inclusion in the Neighbourhood Plan.

