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| **SITE OVERVIEW: Red Rejected site** | |
| **Town BCG Area (Brixham Peninsula NP Area)** | |
| **Site Land south of Inglewood and between Inglewood development and the A3022 Brixham Road. Entire area between Inglewood and Galmpton** | |
| **HELAA Reference no.** | **21B041 whole area (see 21B039 for rounding of area between Inglewood and A3022)**  **T739 (land to the south)** |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | **Knowledge site** |
| **Current use** | Agriculture |
| **Site descriptions** | *Land between approved Inglewood development (P/2017/1133) and Galmpton*  *Note that Inglewood (P/2017/1133) was granted outline approval at appeal and is counted elsewhere. This proforma relates to land between Inglewood and Galpmton, excluding the “pocket” between Inglewood and Brixham Road (which is assessed as site 21B039).* |
| **Total site area (ha)** | *42ha (entire gap between Inglewood and Galmpton).* |
| **Gross site area (ha)** |  |
| **Approx. yield** | *0* |
| *Map* | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: 50+ dwellings** | |
| **Housing?** | Yes |
| **Employment?** | No – visual prominence |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** | GHB sustenance zone. Development of the whole area would have significant harmful effect on the South Hams SAC |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | Development of whole area would have a major harmful impact on the AONB |
| **Conclusion** | Extensive development of circa 500 dwellings would have major harmful effect on bat sustenance zone (SAC) and AONB; as well as local impacts and therefore rejected at stage A. |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Through approved new access onto A3022 at Inglewood. Will increase traffic pressure on Windy Corner. |
| **Flood risk, water quality and drainage** | No significant barriers to development |
| **Heritage and Archaeology (including distance from assets).** | Archaeological investigations would be needed. |
| **Infrastructure** | Highways |
| **Landscape** | Significant issues: Within the setting of the South Devon AONB and Settlement Gap in the BPNP. |
| **Ecology** | Greater Horseshoe Bat Sustencane Zone, Cirl Buntings. |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | BMV agricultural land (2 or 3A) |
| **Local Plan** | Countryside area (C1) |
| **Neighbourhood Plan** | Settlement Gap (E3. Inglewood has eroded the gap between White Rock and Galmpton, so there is an argument to strenghthen protection of the remaining gap. |
| **Development progress (where relevant)** | No recent history of promotion. Speculative application for whole area refused in the mid 1990 . 95/0998/OA –refused October 1995. |
| **Other** | See above on ownership. Potential ransom and site assembly issues and would be dependent upon completion of roads etc to a satisfactory standard at Inglewood. |
| **HELAA Panel Summary** | Rejected by Panel – too environmentally damaging. |
| **Site potential** | 0 |

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| **AVAILABILITY ASSESSMENT**  The site promoter(s) has confirmed that the site will be available for development within: | |
| The next 5 years |  |
| A 6-10 year period | 0 |
| An 11-15 year period |  |
| Later than 15 years | 0 |