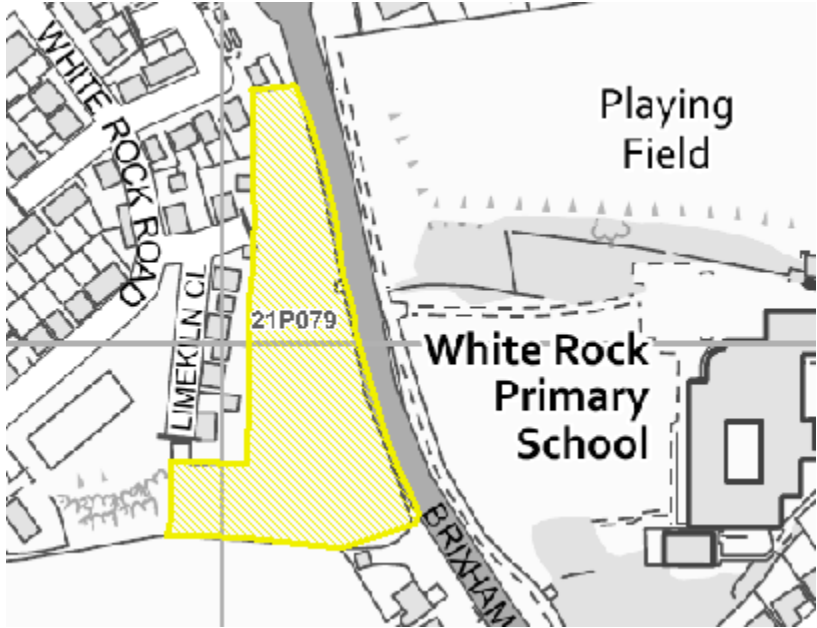


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Former Farmhouse, White Rock
HELAA Reference no.	21P079
Approx. yield	19
	
Suitable	<p>The site is sustainably located with respect to public transport, local shops, schools, employment areas, and open space (with a children’s play park very close to the west of the site). Part of the site comprises previously developed land and the site is surrounded by residential development to the north and west, with the recently approved Inglewood development to the south. There is potential for noise pollution due to proximity to Brixham Road although this could be mitigated through siting/layout and through boundary screening.</p> <p>The site is suitable for residential development.</p>
Available	Yes, the site is being promoted for development by the landowner’s agent.
Achievable	Yes
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call for sites
Current use	Open, undeveloped land.
Site descriptions	<p>An area of open and undeveloped land between Brixham Road to the east and the rear of the detached dwellinghouses along Limekiln Close to the west. The Inglewood site is to the south beyond an area of recently planted woodland and 2 dwellinghouses fronting onto Brixham Road. The site, which slopes gently (approx. 1:20) downhill towards the north, previously hosted a farmhouse and agricultural buildings which have been demolished. While the site has been subject to clearance works (particularly the western part of the site), a number of trees, shrubs and hedgerows remain on the southern, eastern and northern parts of the site. The site was previously included in the illustrative masterplan for the White Rock development as undeveloped land due to a potential future requirement to utilise the land for the widening of Brixham Road, however this potential road widening may no longer be necessary.</p>

Total site area (ha)	Approx. 0.76ha
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes
Employment?	Potentially, although the site is relatively small and adjacent to residential development.
Other Use?	
Biodiversity- Within SAC/SSSI	No
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B	
Access	Suitable vehicular access could be provided via Limekiln at the west of the site and via Diane Close at the north of the site, either of which would be preferable to any additional site accesses onto Brixham Road. Any development scheme for the site should seek to accommodate a walking and cycling route through the site to enable sustainable travel between the Inglewood development to the south and the White Rock local centre area. (It should be noted that such a link is indicated on the illustrative masterplan for the Inglewood development.)
Flood risk, water quality and drainage	No significant constraints.
Heritage and Archaeology (including distance from assets).	No significant heritage constraints. The site was included in an archaeological assessment that was undertaken as part of the outline application for the wider White Rock development; the archaeological assessment did not reveal any known archaeological constraints affected this site.
Infrastructure	Proximity to adjacent residential development with existing infrastructure connections. The site would be subject to highway capacity constraints at the Windy Corner junction.
Landscape	Area of Local Character: 10 North Galmpton (Highly sensitive). The landscape sensitivity of the site is reduced as a result of adjacent residential development (White Rock) to the north and west, and the recent approval of the mixed-use development (Inglewood) to the south.
Ecology	A bat house which was provided as part of the White Rock development is located on land to the southwest of the site.
Safety related constraints	Highway safety in relation to Brixham Road, and the need for support for walking and cycling.
Soils (Agricultural Land classification) and contamination	Part of the site is Grade 2 (Very Good), and part of the site is 'Other land'.
Local Plan	Committed Development Site (White Rock)

	Strategic Delivery Area (Policy SS1) White Rock Local Centre – to the north of the site (Policy TC2.3)
Neighbourhood Plan	White Rock (Policy PNP21) – Supports job-led growth, landmark planting on prominent hilltops, increased connection to ecological/wildlife assets. Western Corridor (Policy PNP22) – Support active travel, green infrastructure network along both sides of Western Corridor (Brixham Road) with tree planting.
Development progress (where relevant)	Former buildings on the site have been demolished, and the western part of the site has been subject to site clearance works.
Other	
HELAA Panel Summary	The site was described as unmanaged scrub land. Development of the site for residential was considered good and efficient use of land. Potential for the site to be used for self-build housing.
Site potential	

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	19
An 11-15 year period	
Later than 15 years	