

SITE OVERVIEW - GREEN	
Town	Brixham
Site Name	Land South of White Rock (Inglewood)
HELAA Reference no.	21B002
Approx. yield	373
Suitable: How the principle of development is established	The site has planning permission for, inter alia, up to 373 dwellings – see P/2017/1133 which was approved on 26 April 2021.
Available: Any change in circumstances since principle established	Yes, the site remains available. Discharge of conditions applications were submitted in August/September 2021.
Achievable	Yes.
Customer Reference no.	
Current use	Open fields / agriculture.
Site description	The site is a greenfield area on the west side of Paignton, but within the Brixham Peninsula Neighbourhood Plan area. The site consists of open, undulating agricultural land to the West of Brixham Road that includes six fields, largely bounded by hedgerows. Brixham Road forms the eastern site boundary, beyond which is the predominately residential area of Hookhills. The White Rock housing and commercial development approved under application P/2011/0197 and currently under construction, sits to the north of the site. A group of derelict buildings, formerly kennels and other agricultural buildings lie to the North of the site. (These were the former “Inglewood” farm house from which the current proposal gets its name). Two semi-detached cottages, known as White Rock Cottages also sit to the north of the application site. Open fields surround the site to the south and west. The Nords, a clump of tall, mature trees are situated on the southern boundary. The South Devon AONB lies around 500m to the west and south of the site, where the River Dart Valley meets the rolling plateau. Galmpton and Waddeton Conservation Areas also lie to the south and west of the site.
Total site area (ha)	Approximately 31ha.

**AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

The next 5 years	100
A 6-10 year period	273
An 11-15 year period	
Later than 15 years	