

SITE OVERVIEW: Yellow – Minor constraints	
Town	Brixham
Site Name	Wall Park Extensions, Rear of Wall Park Farm, 39 Wall Park Road
HELAA Reference no.	21B026
Approx. yield	20
Suitable	While the site is a greenfield site within the AONB, the site is surrounded by residential development to the northwest, northeast, and southeast, and part of the site has an extant outline consent for residential development (P/2019/0594). The site is in an acceptable location with respect to local shops, amenities, and public transport, and is suitable for residential development subject to ecology assessments.
Available	While the northwestern half of the field is available, has extant outline consent, and is currently for sale, it is understood that the southeastern half of the field may not currently be available for development.
Achievable	The achievability of the site will depend upon the availability of the southeastern half of the field, and the ability to achieve an access via the Pilgrim Close cul-de-sac to the northeast.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Former 'Below the Line' sites
Current use	Greenfield
Site descriptions	An open field located at the edge of Brixham's built up area to the rear of Nos 29-39 Wall Park Road. The field is surrounded by residential development to the northwest, northeast, and southeast, with Brixham Football Club located beyond the southwestern boundary along which there is a hedgerow. The site is currently accessed via a private access lane which serves Brixham Football Club and neighbouring dwellinghouses.
Total site area (ha)	Approx. 0.66ha
Gross site area (ha)	

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	
Biodiversity- Within SAC/SSSI	Within South Hams SAC GHB LCZ and SZ
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	None
Conclusion	Major development in AONB so tests in paragraph 172 of the NPPF apply.

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing site access via a private access lane along the southwestern boundary serving Brixham Football Club however the capacity of the lane is limited. Access may need to be achieved via the Pilgrim Close cul-de-sac to the northeast although this would rely upon successful negotiations relating to a potential ransom strip.
Flood risk, water quality and drainage	No significant constraints.
Heritage and Archaeology (including distance from assets).	Heritage: No significant constraints. Archaeology: 'Wall' names and previous archaeological finds indicate some potential. Requires programme of archaeological mitigation.
Infrastructure	Located at the edge of the built up area with proximity to existing infrastructure connections.
Landscape	Within South Devon AONB, although visual sensitivity is lessened due to surrounding residential development.
Ecology	Within South Hams SAC GHB LCZ and SZ
Safety related constraints	No significant constraints.
Soils (Agricultural Land classification) and contamination	Agricultural Land Classification: Grade 5 – Non-agricultural land.
Local Plan	AONB (Policy SS8) Minerals Safeguarding Area (Policy M3) The site is 'white land' in terms of the Local Plan and does not form part of the Countryside Area.
Neighbourhood Plan	The site is outside of, but adjacent to, the settlement boundary (Policies E2 and BH4).
Development progress (where relevant)	The site has extant outline consent for 3 dwellinghouses – see P/2019/0594. The site was subject to a pre-application enquiry in 2016 for the construction of 26 dwellings – see DE/2016/0444. The written response to the pre-application enquiry concluded that "the residential development of the site has the potential to be acceptable subject to the submission of further information including but not limited to landscape and visual impact assessments, ecological surveys, details of how waste will be collected and surface water drainage information".

Other	
HELAA Panel Summary	
Site potential	

AVAILABILITY ASSESSMENT Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	
An 11-15 year period	20
Later than 15 years	