

SITE OVERVIEW: Amber- Significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land south of Inglewood and between Inglewood development and the A3022 Brixham Road (southern area).
HELAA Reference no.	21B039
Approx. yield	40
Suitable	Significant constraints. Would further erode the settlement gap between Paignton and Galmpton and brings development further into the setting of the AONB.
Available	Not being actively promoted. Inglewood developer has indicated that they would not support development of the area.
Achievable	Likely to be viable for residential development if considered to be suitable.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Agriculture. The site is substantially greenfield but has a track and some hard standing associated with informal car boot sale use (carried out under permitted development).
Site descriptions	<p>Land between approved Inglewood development (P/2017/1133) and Brixham Road.</p> <p>Note that Inglewood (P/2017/1133) was granted outline approval at appeal and is counted elsewhere. This proforma relates to southern portion of land between Inglewood and Galmpton, extending along the A3022 Brixham Road. Land directly south of Inglewood and the current site is assessed under proforma 21B041.</p>
Total site area (ha)	5.9ha
Total developable area (ha)	Development of the area would have a substantial landscape and biodiversity impact. It would erode the already diminished gap between White Rock and Galmpton and impacts upon the AONB.
<p><b>SUITABILITY ASSESSMENT: STAGE A</b></p>	

<b>Strategic potential: 50+ dwellings</b>	
<b>Housing?</b>	Yes - as part of wider area (but has a significant landscape impact).
<b>Employment?</b>	No – visual prominence
<b>Other Use?</b>	
<b>Biodiversity- Within SAC/SSSI</b>	GHB sustenance zone. Development of the whole area would have significant harmful effect on the South Hams SAC
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	<p>This proforma considers the scope for a limited development along Brixham Road to the south of Inglewood. The area directly to the north “rounding off” between Inglewood and Brixham Road is assessed separately as 21B041</p> <p>The current site would realistically have to come forward in addition to 21B041 and would have an additional cumulative land scape and ecological impact. Whilst lower than Inglewood, the site is within the setting of the AONB and would extend development further in the AONB setting. It would further undermine the settlement gap between White Rock and Brixham.</p> <p>Extensive development of the area to the south of this site, and north of Galmpton is assessed and rejected under site 21B030.</p>

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Will increase traffic pressure on Windy Corner. There is an existing access onto the A3022 Brixham Road but the use of this would be intensified. There is also access from Langdon Lane, although this would increase pressure on Windy Corner or result in rat-running through narrow country lanes.
<b>Flood risk, water quality and drainage</b>	No significant barriers to development
<b>Heritage and Archaeology (including distance from assets).</b>	No significant heritage constraints. Archaeology: Potential for Prehistoric archaeology. Requires programme of archaeological mitigation.
<b>Infrastructure</b>	Not significant barriers to development apart from capacity of Windy Corner junction.
<b>Landscape</b>	Significant issues: Within the setting of the South Devon AONB and Settlement Gap in the BPNP. Cumulative impact with Inglewood.
<b>Ecology</b>	Greater Horseshoe Bat Sustenance Zone, Cirl Buntings.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	BMV agricultural land (2 or 3A). Cumulative loss combined with Inglewood.
<b>Local Plan</b>	Countryside area (C1)

<b>Neighbourhood Plan</b>	Settlement Gap (E3.1) Inglewood has eroded the gap between White Rock and Galmpton, so there is an argument to strengthen protection of the remaining gap.
<b>Development progress (where relevant)</b>	No. Promoted to the Local Plan Examination in 2013 but not subsequently pursued by Abacus Deeley freed, as outside their ownership. Speculative application for the whole area refused in the mid 1990s. 95/0998/OA – refused October 1995.
<b>Other</b>	
<b>HELAA Panel Summary</b>	Not supportive of the area – not being actively supported. Site assembly issues
<b>Site potential</b>	40
<b>AVAILABILITY ASSESSMENT</b>	
The site promoter(s) has confirmed that the site will be available for development within:	
The next 5 years	
A 6-10 year period	
An 11-15 year period	40
Later than 15 years	