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# Brixton Parish Neighbourhood Plan

## Site Assessments for Development



July 2018

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<i>Brixton Parish Development Site Assessment Matrix</i>	
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## EXECUTIVE SUMMARY

As part of the preparation of the Brixton Parish Neighbourhood Plan, this site assessment report is intended to assess the sites identified for potential development within the plan.

The draft Plymouth and South West Devon Joint Local Plan (JLP) indicates that the settlement of Brixton village has the potential to accommodate approximately ten additional dwellings over the plan period. This number has been proposed in consideration of the village's relationship to the South Devon Area of Outstanding Natural Beauty (AONB).

In addition to allocating sufficient land to meet the numbers proposed new homes in the draft JLP, the Brixton Parish Neighbourhood Plan takes a proactive approach to development within the designated Neighbourhood Plan area to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and support the wellbeing of local people.

In the context of the above, the purpose of the site assessments is to produce a clear appraisal of the suitability of each of the sites available for potential development within the Brixton Parish Neighbourhood Plan area.

### Sites considered through the appraisal

Three sites have been considered through the site assessment, listed below in Table 1. The location of the sites is presented in Map 1.

Following the completion of the site assessments, it is considered that the three sites are appropriate for taking forward for development through the Brixton Parish Neighbourhood Plan. This is due to the suitability of the sites to deliver either housing or employment land due to their location and accessibility, availability, and the limited number of environmental constraints present (see Table 1.1).

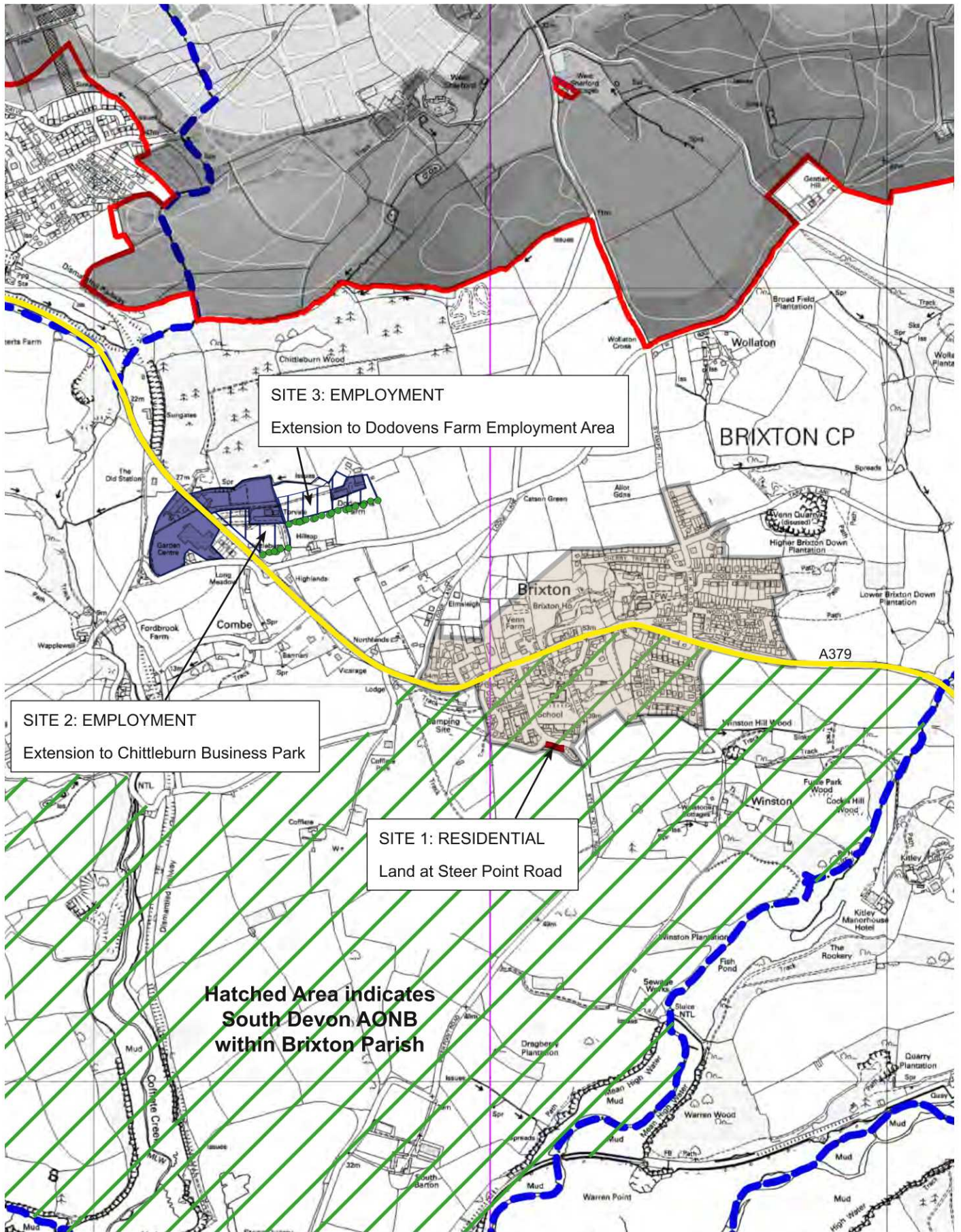
Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Steer Point Road	0.1 ha	Yes Housing development on this site would be accessible to the highway network, local services and amenities. With few constraints, it would also relate well to the surrounding residential area.
Site 2: Extension to Chittleburn Business Park	1.1 ha	Yes Employment development on this site would relate well to the existing employment use, and would have good accessibility to the highway network, local services and amenities.
Site 3: Extension to Dodovens Farm Employment Area	1.1 ha	Yes Employment development on this site would relate well to existing surrounding employment use, and would have good accessibility to the highway network, local services and amenities.

**Table 1. Sites considered within the appraisal and their suitability**





## LOCATION OF SITES



Map 1. Location of sites considered within the appraisal





### 1.0 Background

The purpose of the site assessments is to produce a clear appraisal as to whether the identified sites are suitable, available and viable for development. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

#### 1.1. Local Plan context for the Brixton Parish Neighbourhood Plan (BPNP)

The BPNP is prepared in the context of the emerging Plymouth and South West Devon Joint Local Plan (JLP), which will supersede the Local Development Framework and cover the period until the year 2034. The JLP will set out the over arching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change. It brings together previous work that has already been carried out by the three councils on South Hams 'Our Plan', West Devon's 'Our Plan' and the Plymouth Plan 3.

The draft JLP outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area.

The aim of Strategic Objective S09 within the draft JLP is to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified within the areas covered in the JLP, including Brixton village. Policy TTV30 supports this strategic objective, aiming to empower local residents to create strong and sustainable communities, with the preparation of Neighbourhood Plans as a means of identifying local development needs within the villages.

The JLP does not identify sites for development within the villages defined as 'sustainable villages', including Brixton village, but takes an approach which aims to enable development to come forward in these villages that reflects their sustainability. This approach seeks to achieve a balance so that development maintains and improves the viability of the villages whilst being of an appropriate scale, respecting their character and, in particular, any landscape designations such as Areas of Outstanding Natural Beauty (AONB).

The draft JLP indicates that the Brixton Parish Neighbourhood Plan area has the potential to accommodate approximately ten new dwellings over the plan period, in order to limit the potential impact on the sensitive South Devon AONB landscape which covers approximately half of the Neighbourhood Plan area.

#### 1.2 Sites considered through the site appraisal

In addition to allocating sufficient land to meet the housing numbers presented in the draft JLP for Plymouth and South West Devon, the Brixton Parish Neighbourhood Plan supports a balanced approach to development. The BPNP therefore reflects the outcomes of public consultation initiated during earlier stages of development of the Plan, following the Housing Needs Survey undertaken in April 2016 and the Community Survey undertaken in June 2016.

### 2.0 Methodology

The site assessments are based on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

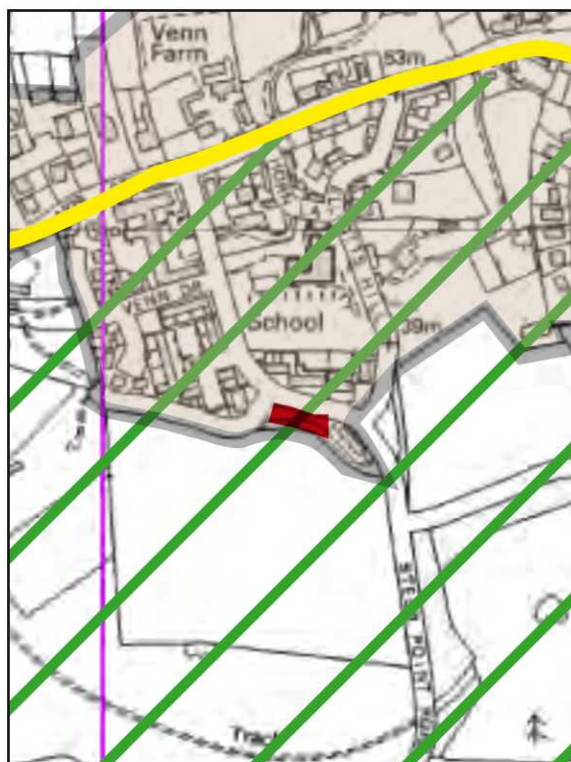
Although a Neighbourhood Plan is on a smaller scale than a Local Plan, the use of clear criteria for the assessment of sites for housing is still appropriate. This includes an assessment of whether a site is suitable, available and viable.

In this context, the methodology for carrying out the site assessments consisted of a desktop study to identify key issues, underpinned by site visits. These visits evaluated the sites 'on the ground' to support the desk top appraisal, in addition to gaining a better understanding of the context of each site.

A summary of each site assessment follows in Section 3. For the detailed assessment matrix appraising each of the three identified sites in Brixton Parish area refer to Appendix 1.



### 3.1. Site 1: Steer Point Road



Proposed site for Affordable/Community Housing

#### Site Development Potential for Residential

The land on Steer Point Road is approximately 0.1 hectares and has the potential to deliver between 8-10 dwellings (to reflect the existing neighbouring housing character and density). Currently, the site forms part of an extended verge owned by South Hams District Council.

Topographically, the site is relatively flat, defined along the northern edge by the public footway and the southern boundary by an existing hedgerow bank with several mature trees.

#### Key Site Advantages or Constraints

The site is within the existing settlement boundary of Brixton village.

The site is within the South Devon AONB.

The site is a narrow strip of land, but has highway access along its length as a roadside verge.

There are mature trees and hedgerows within the site or adjacent to it.

There are no historic structures immediately adjacent to the site.

Small scale housing development would complement the surrounding character of the area.

Access to the site is suitable for construction and connection of services.

There are unlikely to be significant environmental constraints.

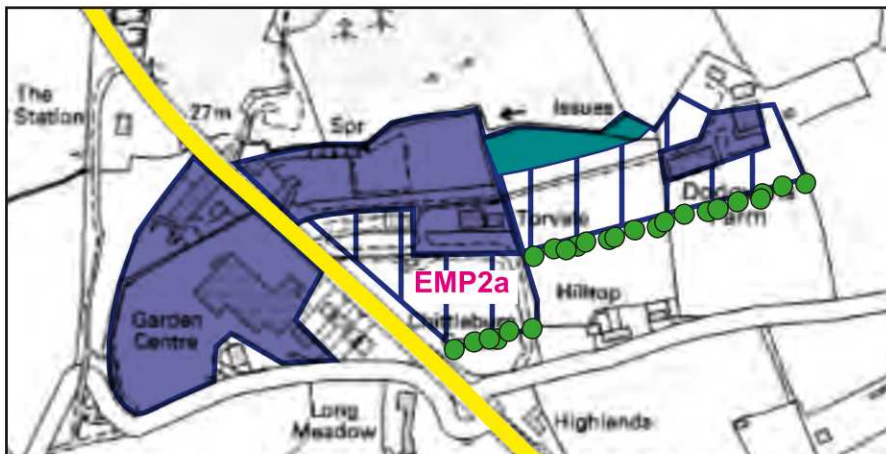
None of the proposed land is within Flood Zones 2 or 3.

#### Recommendations

Small scale development on this site would create additional dwellings within the existing built-up part of Brixton Parish close to village amenities and would be suitable for affordable community housing for local people.

## SUMMARY OF SITE ASSESSMENTS

### 3.2. Site 2: Extension to Chittleburn Business Park



Proposed site for the extension of Chittleburn Business Park

#### Site Development Potential for Employment

The site, approximately 1.1 hectares, is adjacent to the existing employment land at Chittleburn Business Park. It has the potential to provide a significant area of employment use (B1 light industrial). The site slopes moderately south to north and is screened on all boundaries by mature hedgerows. The land is currently vacant agricultural. The access road to the existing industrial estate runs alongside the eastern side of the site.

#### Key Site Advantages or Constraints

The site is at Chittleburn and is in close proximity to Elburton and Brixton villages.

The site is accessible from the public highway along the existing private road to the business park.

Development would complement the surrounding employment use character of the area.

Mature hedges bound the site which are of biodiversity value. They also screen the site.

None of the proposed land is within Flood Zones 2 or 3.

The nearest historic structure is some distance away and is not visible due to the existing topography and landscape features.

There is good existing access to the site for construction and connection of services.

There are unlikely to be significant environmental constraints.

Visual impact of development could be screened using the sloping topography and new tree screen planting.

There is a public bus stop within 50 metres of the site.

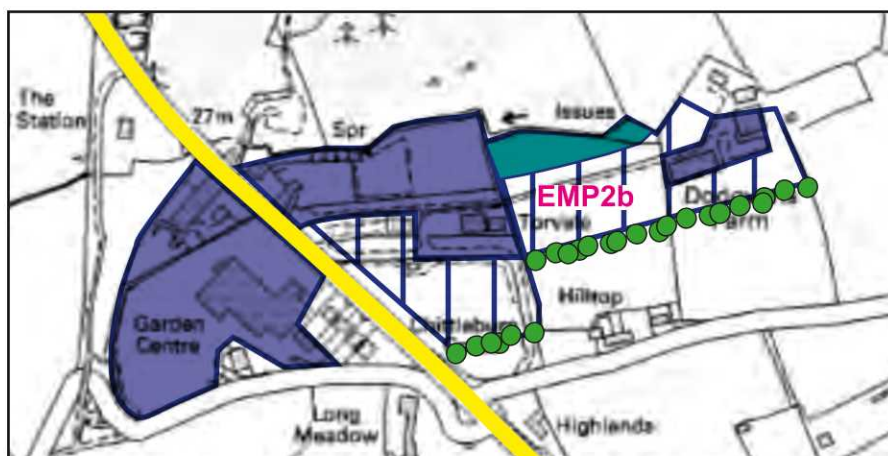
#### Recommendations

Development at the site would create additional employment to complement that on the adjacent site.



## SUMMARY OF SITE ASSESSMENTS

### 3.3. Site 3: Extension to Dodovens Farm Employment Area



Proposed site for the extension of Dodovens Farm existing employment area

#### Site Development Potential for Employment

The land adjacent the existing employment at Dodovens Farm is approximately 1.1 hectares. It has the potential to provide a significant area of employment use (B1 light industrial). The site slopes south to north. Cutting into the southern slope would provide flat building land and screen the development from the existing houses above at Hilltop. The land is currently agricultural. The area to the north of the access road is waste land where old machinery has been deposited.

The access road to the existing employment area crosses the site.

#### Key Site Advantages or Constraints

The site is at Chittleburn and is in close proximity to Elburton and Brixton villages.

The site is accessible from the public highway along the existing private road, which could be improved.

Development would complement the surrounding employment use character of the area.

Semi-mature trees line an existing watercourse along the northern boundary, which is of biodiversity value.

None of the proposed land is within Flood Zones 2 or 3.

There are no nearby historic structures.

There is good existing access to the site for construction and connection of services.

There are unlikely to be significant environmental constraints (no development adjacent the water course).

Visual impact of development could be screened using the sloping topography and new tree screen planting.

There is a public bus stop within 100 metres of the site.

#### Recommendations

Development at the site would create additional employment to complement that already on the site.



### 4.0. Conclusions and recommendations

This site assessment has considered the three sites in Brixton Parish put forward for consideration for inclusion in the Brixton Parish Neighbourhood Plan. These have been evaluated against consistent criteria.

#### 4.1. Sites to take forward for the purposes of the Brixton Parish Neighbourhood Plan

Following the completion of the site assessment, it is considered that the Steer Point Road site is suitable for housing allocation in the Neighbourhood Plan. This is due to the capacity, and availability, of the site to deliver housing, its location, and the limited number of constraints present at the site.

The existing sites adjacent Chittleburn Business Park and Dodovens Farm Employment Area are both considered suitable for proposed development for B1 employment use allocation within the Neighbourhood Plan by virtue of their location adjacent existing established employment uses, suitable size, good existing access and limited constraints.

For detailed site assessment and criteria analysis of each proposed site refer to Appendix 1.



**BRIXTON PARISH DEVELOPMENT SITE ASSESSMENT MATRIX**



**APPENDIX 1  
BRIXTON PARISH DEVELOPMENT SITE ASSESSMENT MATRIX**

**GREEN:** positive/favoured

**ORANGE:** possible constraint

**RED:** negative/not favoured

Site location and use			
<b>Site Reference / name</b>	<b>Land at Steer Point Road</b>	<b>Extension to Chittleburn Business Park</b>	<b>Extension to Dodovens Farm Employment Area</b>
<b>Site Address</b>	Grid Reference (middle of site): <b>SX551518</b>	Grid Reference (middle of site): <b>SX544523</b>	Grid Reference (middle of site): <b>SX545524</b>
<b>Current use</b>	Roadside Verge	Vacant Agricultural	Agricultural/waste land
<b>Proposed use</b>	Residential	Employment	Employment
<b>Gross area (Ha)</b> Total area of the site in hectares	0.1 Ha (approximately)	1.1 Ha (approximately)	1.1 Ha (approximately)

Context																		
<b>Surrounding land uses</b>	The site on Steer Point Road is on the edge of a residential area. It is adjacent to agricultural land to the south and houses to the north, west and east.	The vacant agricultural land lies between the A379, the public highway, and existing access to the business park. The site is adjacent to existing employment land to the north. To the west of the A379 is a mix of residential and employment. To the east is agricultural land.	The proposed site lies between the A379 and the existing employment land at Dodovens Farm. The site is adjacent to existing employment land to the west and east. To the north of the site is an area of waste land. To the south is agricultural land.															
<b>Site boundaries</b>	Mature hedgerow to the south, pavement to the north and west and an existing property to the east	Mature hedgerows surround most of the site in particular to the east and south. The existing business park road is to north and west, separated from the site by hedgerows.	Some mature hedgerows border the site to the west and northeast corner. To the north and south there are no definitive boundaries.															
<b>Is the site:</b>	<table border="1"> <tr> <td>Greenfield</td> <td>Brownfield</td> <td>Mixture</td> <td>Unknown</td> <td>Other</td> </tr> </table>	Greenfield	Brownfield	Mixture	Unknown	Other	<table border="1"> <tr> <td>Greenfield</td> <td>Brownfield</td> <td>Mixture</td> <td>Unknown</td> <td>Other</td> </tr> </table>	Greenfield	Brownfield	Mixture	Unknown	Other	<table border="1"> <tr> <td>Greenfield</td> <td>Brownfield</td> <td>Mixture</td> <td>Unknown</td> <td>Other</td> </tr> </table>	Greenfield	Brownfield	Mixture	Unknown	Other
Greenfield	Brownfield	Mixture	Unknown	Other														
Greenfield	Brownfield	Mixture	Unknown	Other														
Greenfield	Brownfield	Mixture	Unknown	Other														
If a mixture or other, please provide details i.e.	Large extent of road side verge	Vacant agricultural land and former residential care home	Agricultural Land with existing road access and waste land.															
<b>Site planning history</b> Have there been any previous applications for development on thisland?	No	Land owner of vacant agricultural land already in discussion with SHDC about possible development options	Unknown															

Suitability			
<b>Is the site within the existing built up area of the settlement?</b>	The site is located along the southern edge of Brixton village, within the existing settlement boundary. Existing housing is immediately adjacent the site and also on the opposite side of the road.	The site is located at Chittleburn, approximately 600m west of Brixton village. It is adjacent to existing employment land.	The site is located at Chittleburn, approximately 1000m west of Brixton village. It is located between 2 areas of existing employment land.
<b>How would development of this site relate to the surrounding uses?</b>	Development would be consistent with the residential character of the area	Development would be consistent with the character of the existing business park	Development would be consistent with the character of the existing employment areas
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes	Current access is adequate for the proposed development.	Current access is adequate for the proposed development.
<b>Is the site accessible from the highway network?</b>	Yes	The site is readily accessible from the public highway network.	The site is readily accessible from the public highway network.



<i>Environmental Considerations</i>				
	Observations and comments			Observations and comments
<b>Designated Sites of National Importance</b> Is the development likely to affect the setting of the international designations e.g. Special Areas of Conservation, Sites of Special Scientific Interest, Area of Outstanding Natural Beauty (AONB) etc	The site is within the South Devon AONB. However, there is unlikely to be harm to the setting of the AONB as the site is in an existing residential area		The site is outside the South Devon AONB and any development will have no adverse effect on the setting.	The site is outside the South Devon AONB and any development will have no adverse effect on the setting.
<b>Distance to sites designated as being of European Importance</b>	>800m			>800m
<b>Distance to sites designated as being of local importance</b>	150m	Elbridge House Grade 2	>800m	>800m
<b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc?	The site has no known or suspected nature conservation value Preliminary Ecological Assessment required.		The site has no known or suspected nature conservation value Preliminary Ecological Assessment required.	The site has no known or suspected nature conservation value Preliminary Ecological Assessment required.

<i>Heritage considerations</i>				
Proximity of site to the following sites/ areas	Proximity	Comments	Proximity	Comments
Conservation Area	Not Applicable		Not Applicable	
Scheduled monument	Not Applicable		Not Applicable	
Registered Parks and Gardens	Not Applicable		Not Applicable	
Listed buildings	Site is not within the setting of a listed building		Not Applicable	
Archaeological features on the Historic Environment Record	Not Applicable		Not Applicable	
Non-designated Heritage Asset	Not Applicable		Not Applicable	

Community Facilities						
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments	Distance (metres)	Observations and comments	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 400m to the village centre, with access to Post Office and village shop.	<400m	Local garage shop within 100m. Approximately 1000m to the Brixton village centre, with access to Post Office and village shop.	<400m	Local garage shop within 300m. Approximately 1300m to the Brixton village centre, with access to Post Office and village shop.
Public transport e.g. Bus Stop	<400m	Bus stops on A379 in the village	<400m	Bus stop at Chittleburn by garage on A379	<400m	Bus stop at Chittleburn by garage on A379
School(s)	<400m	Brixton Parish C of E Primary School and Ladybirds Nursery are located on Steer Point Road.	>800m	Pre-school child care at Ladybirds Nursery in the village	N/A	
Open Space/recreation facilities	<400m	Brixstix play space and St Mary's School playing field are within 100m. Public footpaths within the AONB are within short walking distance.	<400m	Public footpaths within the AONB are within short walking distance.	<400m	Public footpaths within the AONB are within short walking distance.
Health Centre facility	>800m	Nearest health centre facilities are located in Yealmpton, approximately 2 miles away.	N/A		N/A	
Cycle route	>800m	The cycle route connecting to Elburton and Plymouth is yet to be completed.	<400m	A cycle route connecting to Plymouth is accessible at Otter Garden Centre, some 200m from the site. This route will be linked to the new town of Sherford.	<400m	A cycle route connecting to Plymouth is accessible at Otter Garden Centre, some 400m from the site. This route will be linked to the new town of Sherford.

Other key considerations				
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Flood Zone 1		Flood Zone 1	

Is the site known to be affected by any of the following?	Yes	No	Comments	Yes	No	Comments	Yes	No	Comments
Contamination		√			√			√	
Significant infrastructure crossing the site i.e. power lines/ pipe lines		√			√			√	
Utility services available	√			√			√		



Characteristics		Comments	Comments	Comments
<b>Characteristics affecting development on the site:</b>				
<b>Topography:</b>		Level site	Moderate sloping site south to north	Moderate sloping site south to north
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?		Main views from along the northern boundary of Steer Point Road. Limited views from the southern side of the site	Development would be mainly hidden from public view by existing, and enhanced with additional, trees/ hedgerows. Setting buildings into the topography would provide further effective screening.	Development would be mainly hidden from public view by existing, and enhanced with additional, trees/ hedgerows. Setting buildings into the topography would provide further effective screening.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?		There are limited views south over the AONB There are limited views north to St Mary's School	There are limited views out from the site. No landmarks visible.	There are limited views out from the site. No landmarks visible

Availability				Availability				Availability			
	Yes	No	Comments	Yes	No	Comments	Yes	No	Comments		
<b>Is the site available for sale or development (if known)?</b>	√		Site is owned and development is proposed by SHDC for affordable housing	√		Owner of vacant agricultural land has discussed the development opportunities for this site with the Neighbourhood Plan group		X	Site is in the same ownership as the adjoining Dodovens Farm employment area, the access to which crosses the proposed site.		
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>		√			√				Unknown		
<b>Any other comments?</b>									Awaiting Landowner response		

Conclusions			Conclusions			Conclusions		
Site name/number:	Land at Steer Point Road		Extension to Chittleburn Business Park		Extension to Dodovens Farm Employment Area			
The site is appropriate for development	YES		YES		YES			
This site has minor constraints	NO		NO		YES			
The site has significant constraints	NO		NO		NO			
The site is available for development	YES		YES			As yet unknown		
Potential housing development capacity:	8-10		N/A		N/A			
<b>Explanation/justification for decision to accept or discount site.</b>	The site is considered as an appropriate location for the allocation of housing for the purposes of the Neighbourhood Plan as it is suitable, available and viable for development within village settlement .		Currently, the existing access to the site is sufficient for future employment development, and would not affect the viability of the site. There are no significant constraints. The site is considered as an appropriate location for the allocation of employment development for the purposes of the Neighbourhood Plan. The site is well screened by existing mature hedgerows which could be enhanced by additional tree/hedgerow planting. The proposed site could also deliver a public foot/ cycle path link along the site boundary with the A379 to Chittleburn Cross.		Currently, the existing access to the site is sufficient for future employment development, and would not affect the viability of the site. There are no significant site constraints. The site could be well screened with new trees and hedgerows with new buildings set down into the sloping landscape. The site is considered as an appropriate location for the allocation of employment development for the purposes of the Neighbourhood Plan.			
<b>Constraints to be resolved</b>	None		None		Landowner yet to confirm availability.			