

Brixham Peninsula Neighbourhood Plan



Updated site appraisal for Submission

July 2017



<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
Researcher and report writer	Max Heaver	Assistant Environmental Consultant	Undertook site appraisal and compiled original report	Max Heaver	17.10.16
Project Manager	Nick Chisholm-Batten	Principal Consultant	Undertook site appraisal and compiled original and updated report	Nick Chisholm-Batten	05.07.17
QA	Una McGaughrin	Associate Director	QA	Una McGaughrin	05.07.17
Qualifying Body	Adam Billings	Forum contact	Co-ordinated group inputs and comments	Adam Billings	05.07.17
Project Coordinator	Mary Kucharska	Neighbourhood Planning coordinator	Reviewed draft report	Mary Kucharska	05.07.17

AECOM Infrastructure and Environment
 Plumer House
 Tailyour Road
 Crownhill
 Plymouth
 PL6 5DH

Telephone: 01752 676700

www.aecom.com

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Abbreviations used in the report

AONB	Area of Outstanding Natural Beauty
DCLG	Department of Communities and Local Government
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Protection Order

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Brixham Peninsula Neighbourhood Plan on behalf of the Brixham Peninsula Neighbourhood Forum.

The Brixham Peninsula Neighbourhood Forum has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan¹, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Forum have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Local Planning Authority for the Neighbourhood Plan area is Torbay Council. The development plan for Torbay, known as the Torbay Local Plan, was adopted in December 2015. Whilst the Local Plan identifies potential locations for delivering 790 houses in the Brixham area, it also sets out the minimum housing and employment provision it is expected to be delivered during the plan period.

Over the 18 year Local Plan period from 2012/13, the Torbay Local Plan requires the provision of at least 660 new homes and requires 2,700 square metres of employment land to be delivered. These housing and employment numbers are to be delivered through allocations in the Brixham Peninsula Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment of the suitability of each of the sites available for potential housing development in the Brixham, Churston, Galmpton and Broadsands areas.

This site appraisal report, which accompanies the Submission version of the Neighbourhood Plan, is an updated version of the Site Appraisal Report released with Regulation 14 consultation on the Neighbourhood Plan. This report has been revised to reflect consultation comments received.

Sites considered through the appraisal

22 sites have been considered through the site appraisal, including 15 sites in Brixham town and seven sites in Churston, Galmpton and Broadsands. These sites are as follows:

Table ES1: Sites considered through the site appraisal: Brixham Town

Site name	Size
Berry Head Road	2.5 ha
Beverley Court	0.2 ha
Brixham Town Centre Car Park	0.61 ha
Copythorne Road	3,23 ha
Kings Barton	0.2 ha
Mathill Road	0.78 ha
Northcliff Hotel	0,3 ha
Oxon Cove and Freshwater Car Park	0.5 ha
Police Station	0.15 ha
Shoalstone Overflow Car Park	0.07 ha
St Kildas	0.25ha

¹ The Brixham Peninsula Neighbourhood Plan area comprises the area covered by Brixham, Churston, Galmpton and Broadsands.

Site name	Size
St Mary's Campsite	2.7 ha
St Mary's / Old Dairy	0.75 ha
Torbay Industrial Estate	0.32 ha
Wall Park Extensions	c.12 ha

Table ES2: Sites considered through the site appraisal: Churston, Galmpton and Broadsands

Site name	Size
Archery Field	4.9 ha
Golf Club	4 ha
Greenaway Road	0.45 ha
Knapman's Yard	0.14 ha
The Piggery	0.7 ha
Waterside Quarry	0.9 ha
White Rock Extensions	c.45 ha

The location of these sites is presented in Figures 1.2 and 1.3 below.

Following the completion of the site appraisal, it is considered that eight sites are most appropriate for shortlisting by the Neighbourhood Forum for taking forward for housing through the Brixham Peninsula Neighbourhood Plan. This is due to the capacity of the sites to deliver housing, their location, their availability, and the limited number of constraints present at the sites.

The eight sites are as follows:

Brixham town

- Brixham Town Centre Car Park
- Northcliff Hotel
- Police Station
- St Kildas
- St Mary's / Old Dairy (in part)
- Torbay Industrial Estate

Churston, Galmpton and Broadsands

- Knapman's Yard
- Waterside Quarry

In addition to these sites, six further sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan. These sites however have significant constraints, including relating to environmental and accessibility constraints, that would need to be addressed through appropriate design and layout of development. Two of the sites also have potential viability issues.

Tables ES3 and ES4 below summarise the suitability of the sites in the vicinity of Brixham town and Churston, Galmpton and Broadsands for taking forward for the purposes of the Neighbourhood Plan.

Table ES3: Suitability of sites for taking forward for the purposes of the Brixham Peninsula Neighbourhood Plan: Brixham town sites

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Brixham town sites	
Berry Head Road	No – Significant constraints exist, including relating to biodiversity, landscape and access considerations.
Beverley Court	Potentially - Would be consistent with surrounding land use and has good access to local facilities. However, there are viability issues associated with development at this site.
Brixham Town Centre Car Park	Yes – Allocation for mixed use development at this location would contribute to enhancements to Brixham Town Centre, especially with high quality, well designed development. However, given existing flood risk, development should be undertaken in conjunction with advice from the Environment Agency.
Copythorne Road	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and the loss of the best and most versatile agricultural land.
Kings Barton	Potentially - Allocation for a small number of dwellings would have few adverse impacts and relate well to existing uses in the area. However, there are viability issues associated with development at this site.
Mathill Road	No – The site has the potential to have significant effects on landscape character, including in conjunction with the South Devon AONB, and would lead to the loss of the best and most versatile land.
Northcliff Hotel	Yes – The site has good access, including to key open spaces in the town and would fit well with existing development in the area.
Oxon Cove and Freshwater Car Park	No – The site has good viability and has the potential to deliver high density development. Development of the site would however lead to the loss of key car parking provision serving the town centre and businesses immediately adjacent to the site. The site has also been allocated for employment land in the Torbay Local Plan.
Police Station	Yes – Residential development at the site would relate well to existing uses in the area and there are no significant constraints to development.
Shoalstone Overflow Car Park	Potentially – The site is in principle suitable for development. There would however be a requirement for development to be sensitive to the ecological interest of the area and the historic environment value of its setting.

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
St Kildas	Yes – The site is suitable for development in principle given its location and opportunities provided by the site. Given its current uses as a care home, there is significant potential for an allocation at the site to comprise sheltered housing and housing for older people.
St Mary's Campsite	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.
St Mary's / Old Dairy	Yes – The previously developed part of the site has significant potential for an intensification of uses, and given its screening from the AONB, is unlikely to have significant effects on the character of the AONB. For these reasons, the previously developed part of site is considered appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan. No – The undeveloped part of the site is not appropriate for allocation in the Neighbourhood Plan. This is due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.
Torbay Industrial Estate	Yes – the site offers significant scope for an intensification of uses and is accessible to services and facilities.
Wall Park Extensions	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.

Table ES4: Suitability of sites for taking forward for the purposes of the Brixham Peninsula Neighbourhood Plan: Churston, Galmpton and Broadsands

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Sites in Churston, Galmpton and Broadsands	
Archery Field	Potentially – Whilst development of the whole site for housing is inappropriate for the purposes of the Neighbourhood Plan, development of part of the site, with associated enhancements to green infrastructure, may be appropriate if it can meet a specific community need.
Golf Club	Potentially – If legal restrictions are overcome, and a site for a new clubhouse can be located, this site has potential to deliver a significant number of homes in an accessible location. Development of the site would however lead to significant impacts on townscape character in the area, linked to a loss of the open aspect of the area.
Greenaway Road	No – Due to potential adverse effects on landscape character and integrity of the South Devon AONB.

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Knapman's Yard	Yes – This site presents a small, but relatively unconstrained opportunity for new dwellings, and provides opportunities for enhancing the quality of the public realm and villagescape in this part of Galmpton.
The Piggery	No – Significant issues linked to flood risk and pedestrian access make this site unsuitable for allocation.
Waterside Quarry	Yes – with a reduced density and development that is sympathetic to the existing treelines and views.
White Rock Extensions	Potentially – Comprising a major encroachment of the built up area into the previously undeveloped landscape development of the whole site would be inappropriate in size. Smaller scale development may have the potential to be appropriate for considering as a potential allocation for the Neighbourhood Plan however.


Next steps

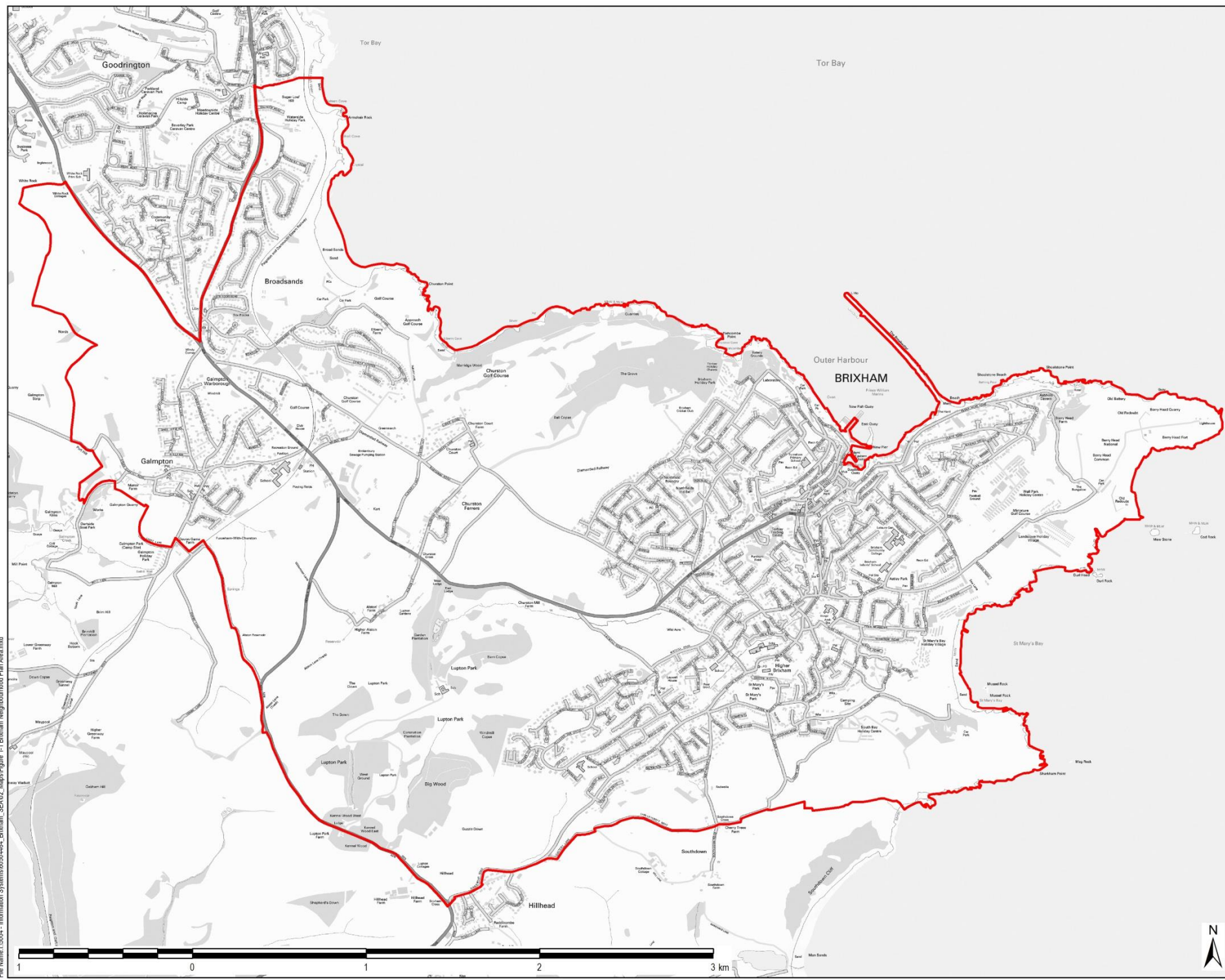
Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by the Brixham Peninsula Neighbourhood Forum on the basis of:

- the findings of this site appraisal;
- responses received during consultation on proposed sites;
- the scope for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions;
- viability studies; and
- the extent to which the sites support the Vision and Objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Torbay Council and other stakeholders.

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 Brixham Neighbourhood Plan Area



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AECOM
800t House
 Aescop Lane, Basingstoke
 Hampshire, RG21 7PP
 Telephone: 01256 310200
 Fax: 01256 310209
 www.aecom.com

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1 Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Brixham Peninsula Neighbourhood Plan on behalf of Brixham Peninsula Neighbourhood Forum. The work undertaken was agreed with the Neighbourhood Forum and the Department for Communities and Local Government (DCLG) in July 2016.

Brixham Peninsula Neighbourhood Forum has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Forum have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Neighbourhood Plan, which will cover Brixham, Churston, Galmpton and Broadsands in south Devon (**Figure 1.1**) is being prepared in the context of the adopted Torbay Local Plan. It will, when adopted, include allocations for housing.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are suitable, available and viable for housing 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.

This site appraisal report, which accompanies the Submission version of the Neighbourhood Plan, is an updated version of the Site Appraisal Report released with Regulation 14 consultation on the Neighbourhood Plan. This report has been revised to reflect consultation comments received.

1.2 Local Plan context for the Neighbourhood Plan

The Neighbourhood Plan is being prepared in the context of the Torbay Local Plan, which was adopted in December 2015². The Local Plan, which covers the period 2012 to 2030, provides a framework for how future development across Torbay will be planned and delivered.

The Local Plan sets out a spatial strategy for Torbay through setting out provisions for three areas: Torquay, Paignton and Brixham. The Brixham Peninsula Neighbourhood Plan covers the latter area.

With Torquay and Paignton, the Local Plan has identified a pool of potential sites for the delivery of housing in the Brixham area. Based on a Strategic Housing Land Availability Assessment, this provides a selection of sites for development which amounts to a capacity of 790 dwellings in Brixham over the plan period. **Table 1.1** sets out the capacities of key broad locations in the area.

Table 1.1: Breakdown of Local Plan housing capacities in the Brixham Peninsula

Location	Number
Brixham Town Centre and Waterfront	65
Brixham Urban Fringe and AONB	260
Elsewhere within Brixham Peninsula	230
Small windfalls <6 dwellings	235
Total	790

² Torbay Council (December 2015) Torbay Local Plan 2012 to 2030
<http://www.torbay.gov.uk/council/policies/planning-policies/local-plan/new-local-plan/>

Whilst the Local Plan identifies potential locations for delivering 790 houses in the Brixham area, it also sets out the minimum housing and employment provision it is expected to be delivered during the plan period.

In this context over the 18 year Local Plan period (2012/13 to 2029/30), the Local Plan requires the provision of at least 660 new homes and requires 2,700 square metres of employment land to be delivered. This is the minimum trajectory to ensure that a rolling 5 year land supply is maintained. These housing and employment numbers are to be delivered through allocations in the Brixham Peninsula Neighbourhood Plan.

Whilst SHLAA processes were undertaken for the purposes of the Local Plan, the current site assessment has been undertaken to provide an additional perspective on the sites in the context of the scope and purposes of the Brixham Peninsula Neighbourhood Plan.

1.3 Sites considered through the site appraisal

In addition to allocating sufficient land to meet the numbers presented in the Torbay Local Plan, Brixham Peninsula Neighbourhood Forum are keen to take a proactive approach to development in the Neighbourhood Area to secure additional community infrastructure and support the vitality of Brixham, Churston, Galampton and Broadsands. This reflects the outcomes of consultation initiated during earlier stages of development of the Brixham Peninsula Neighbourhood Plan, including through a number of community events, workshops and surveys.

To help deliver these further aspirations, the Neighbourhood Forum were offered technical support to consider potential sites within the Brixham Peninsula Neighbourhood Plan area which have been offered up by landowners as appropriate for development.

These were chosen on the basis of the sites considered for the SHLAA undertaken for the Local Plan and a Call for Sites undertaken by the Neighbourhood Forum Steering Group. The Call for Sites was undertaken to reach landowners and/or developers who may have an interest in developing land within the Neighbourhood Area for all uses and was supported by notices circulated by email, posters displayed in and around the Neighbourhood Area, social media and details posted on the Brixham Peninsula Neighbourhood Plan website.

This process resulted in 22 sites being taken forward for the purposes of the site appraisal process:

- The 15 sites considered in Brixham town are presented in **Table 1.2**, with their location presented in **Figure 1.2**.
- The seven sites considered in Churston, Galampton and Broadsands (the villages) are presented in **Table 1.3**, with their location presented in **Figure 1.3**.

Table 1.2: Sites considered through the site appraisal: Brixham Town

Site name	Size
Berry Head Road	2.5 ha
Beverley Court	0.2 ha
Brixham Town Centre Car Park	0.61 ha
Copythorne Road	3,23 ha
Kings Barton	0.2 ha
Mathill Road	0.78 ha
Northcliff Hotel	0,3 ha
Oxon Cove and Freshwater Car Park	0.5 ha
Police Station	0.15 ha

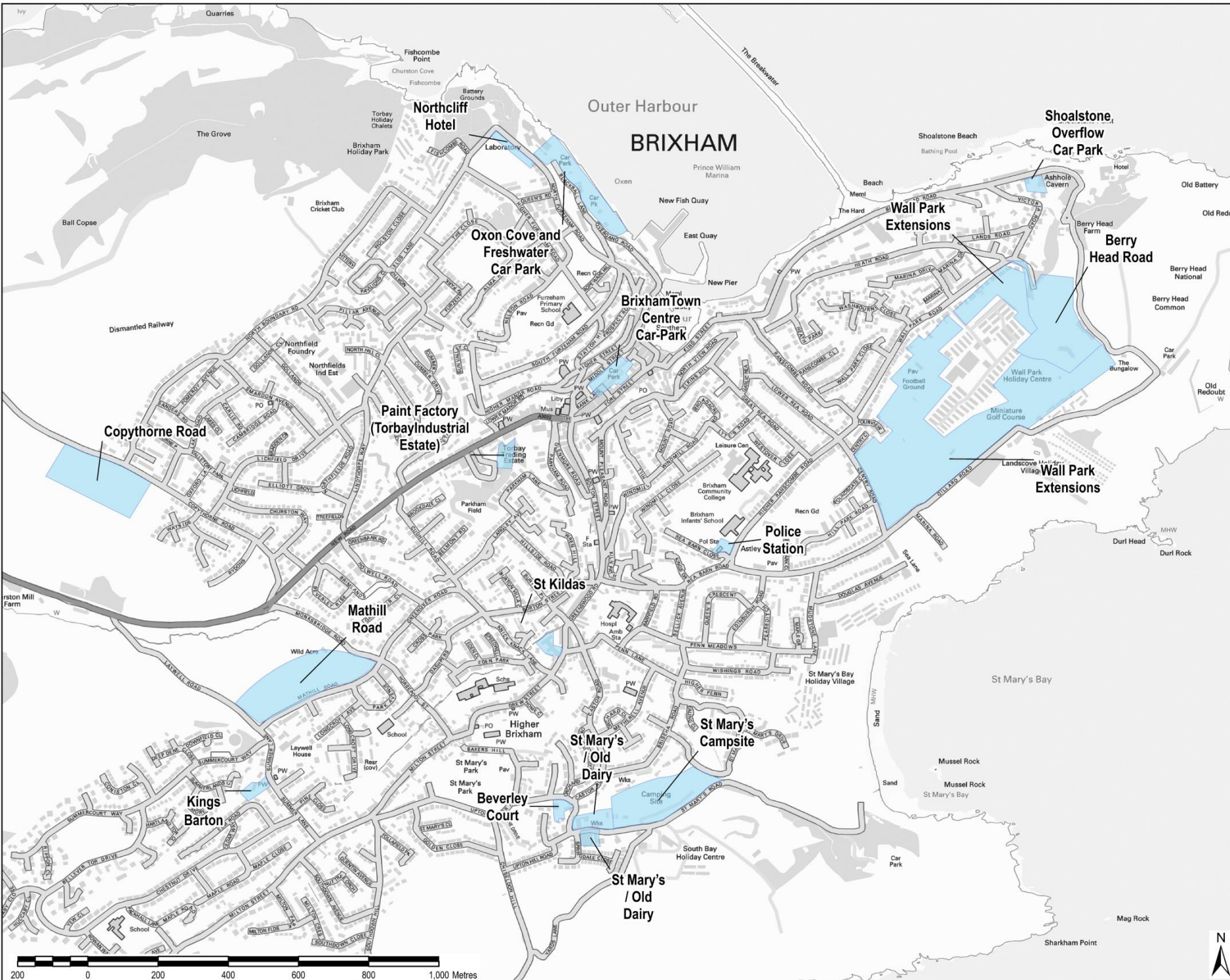
Site name	Size
Shoalstone Overflow Car Park	0.07 ha
St Kildas	0.25ha
St Mary's Campsite	2.7 ha
St Mary's / Old Dairy	0.75 ha
Torbay Industrial Estate	0.32 ha
Wall Park Extensions	c.12 ha

Table 1.3: Sites considered through the site appraisal: Villages

Site name	Size
Archery Field	4.9 ha
Golf Club	4 ha
Greenaway Road	0.45 ha
Knapman's Yard	0.14 ha
The Piggery	0.7 ha
Waterside Quarry	0.9 ha
White Rock Extensions	c.45 ha

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AECOM
 5500 North
 Algonquin Lane, Basingstoke
 Hampshire, RG21 7PP
 Telephone: 01256 310200
 Fax: 01256 310201
 www.aecom.com



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SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE BRIXHAM NEIGHBOURHOOD PLAN: VILLAGES

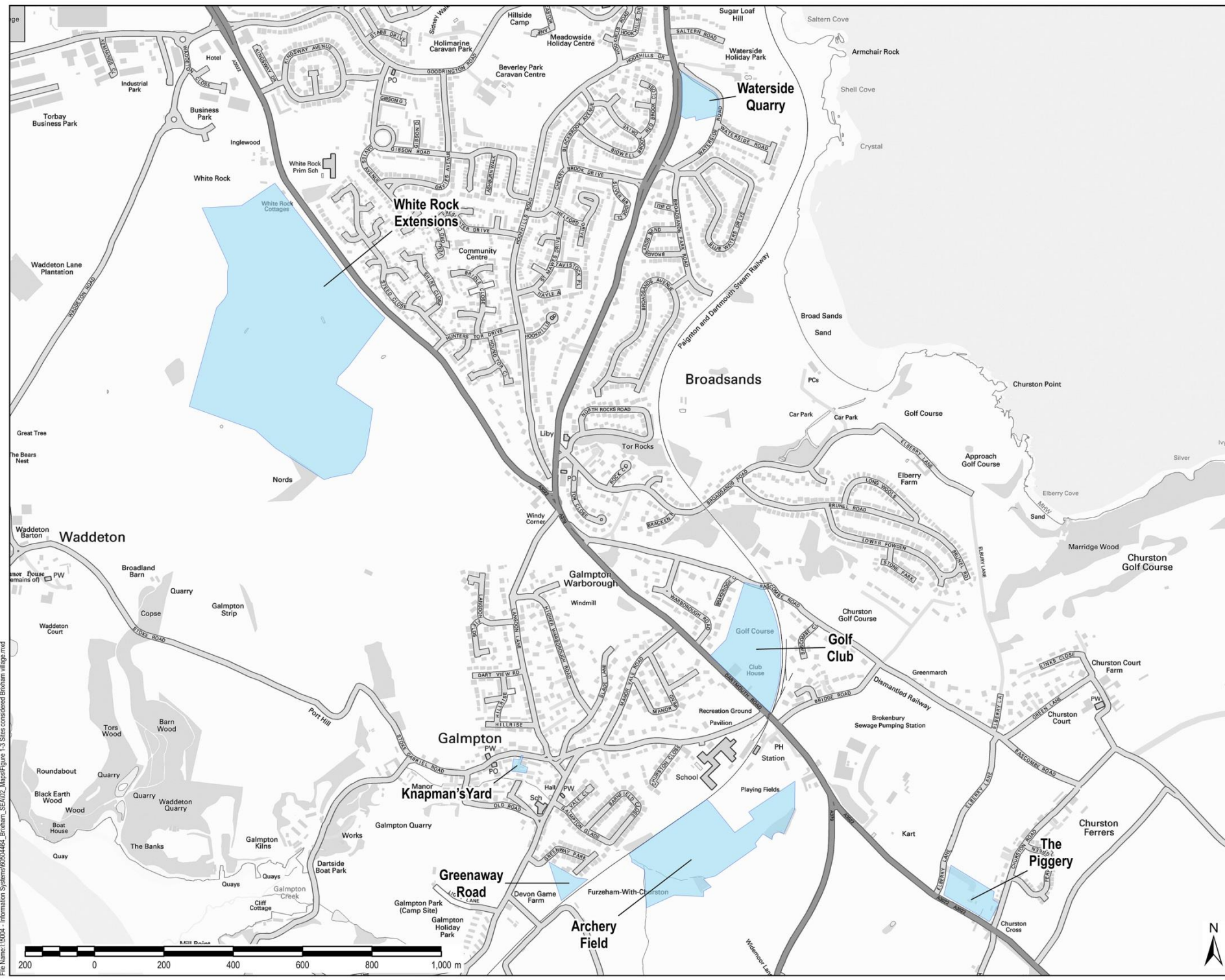
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AECOM
South House
Aston Lane, Basingstoke
Hampshire, RG21 1PP
Telephone: (01256) 310200
Fax: (01256) 310201
www.aecom.com

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2 Methodology for the site appraisal

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (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 at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-forma were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background details on the site;
- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure;
- Land ownership; and
- Site availability.

2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. In addition to gaining preliminary information relating to each site, the purpose of this stage was to highlight areas which should be examined in more detail during the subsequent site visit.

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by two members of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of the Neighbourhood Plan area.

2.5 Task 4: Consolidation of results

Following the site visit further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Sections 4 and 5 presents a summary of the findings of the site appraisal.

The completed pro-forma for each site are subsequently provided in **Appendix 1**.

3 Indicative housing capacity

Where sites were previously included in Torbay Council's Strategic Housing Land Availability Assessment (SHLAA)³ the indicative housing capacity listed in this document has been used. For sites not included within the SHLAA, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.

In terms of housing density, the methodology assumes a density of 30 dwellings per hectare (dph) for all sites.

This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).

To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided in **Table 3.1**.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density:
Up to 0.4ha	90%	30
0.4 to 2ha	80%	30
2ha to 10 ha	75%	30
Over 10 ha	50%	30

The indicative number of dwellings for each site is shown in **Table 3.2**. Those sites calculated by AECOM using the above methodology are noted with an asterisk (*). It should be noted that these densities are for comparative purpose. For a number of the sites, a higher density is likely to be achievable. Where this is the case, this is indicated in the site appraisal summaries below.

It is viewed that the above approach reflects the provisions of the Torbay Local Plan, which states that "... as a general guideline, a minimum density of 30 dwellings per hectare will be sought on greenfield sites" and "new homes should be developed at a density which makes good use of land, whilst avoiding town cramming and the loss of open space."⁴

³ Peter Brett Associates on behalf of Torbay Council (July 2013) SHLAA Update 2013, Final Report

⁴ Adopted Torbay Local Plan 2012-2030, Policy DE3: Development Amenity

Table 3.2: Indicative number of dwellings, Brixham town sites

Site name	Size (ha)	Indicative Number of Dwellings
Berry Head Road	2.5 ha	c.56*
Beverley Court	0.2 ha	9
Brixham Town Centre Car Park	0.61 ha	14 (as part of mixed use development)
Copythorne Road	3.23 ha	80
Kings Barton	0.2 ha	7
Mathill Road	0.78 ha	20
Northcliff Hotel	0.3 ha	15
Oxon Cove and Freshwater Car Park	0.5 ha	50
Police Station	0.15 ha	12
Shoalstone Overflow Car Park	0.07 ha	6
St Kildas	0.25ha	7+*
St Mary's Campsite	2.7 ha	60*
St Mary's / Old Dairy	0.75 ha	25
Torbay Industrial Estate	0.32	15
Wall Park Extensions	c.12 ha	170

* Site capacity calculated by methodology presented above

Table 3.3: Indicative number of dwellings, village sites

Site name	Size (ha)	Indicative Number of Dwellings
Archery Field	4.9 ha	c.110*
Golf Club	4 ha	132
Greenaway Road	0.45 ha	10
Knapman's Yard	0.14 ha	8
The Piggery	0.7 ha	16*
Waterside Quarry	0.9 ha	21
White Rock Extensions	c.45 ha	250

* Site capacity calculated by methodology presented above

4 Summary of site appraisals: Brixham town

The following sections provide a summary of the findings linked the evaluation of the 15 sites considered through the site appraisal for Brixham town.

These summaries should be read alongside the completed pro-forma presented in Appendix 1.

4.1 Berry Head Road

The site is located off Berry Head Road. It comprises an area of scrub and woodland which was previously used as pasture.



Site Development Potential

The site is of a relatively large size, at 2.5 ha, and has potential to deliver up to in the region of 56 dwellings. It has access to Berry Head Road and also has the possibility of access via a private driveway to the northwest of the site. The site has good access to green infrastructure networks, including at Berry Head.

Key Constraints

Whilst the site has access to Berry Head Road, potential access points from the road are poor, and the road does not have a footpath. Parts of the site are heavily sloping.

The site is constrained in landscape terms, and is located within the South Devon AONB. Whilst the site is currently relatively screened, development at this site has an undeveloped outlook and would not relate well to its surroundings. The site is likely to be of biodiversity value and protected species are likely to be present. It is located 50m from the South Hams SAC and Berry Head National Nature Reserve.

Located at some distance from amenities in Brixham town centre, it has poor access to key services and facilities and frequent public transport links.

Recommendations

Whilst the site is of some size with the capacity to deliver a large number of houses, significant constraints exist on the site. This includes in relation to biodiversity, landscape and access considerations. The site is also at some distance from key services, facilities and public transport links.

For these reasons it is considered that the site would be inappropriate for residential development.

4.2 Beverley Court

The site is located on Upton Manor Road and comprises a house, garage and garden. The site has a total size of 0.2ha.



Site Development Potential

The site is modest in size at 0.2 ha and could accommodate 9 dwellings on previously developed land. It relates well to the existing townscape in this part of Brixham and has direct existing access to Upton Manor Road.

The site is located with good proximity to local facilities. It is located within 100m of town bus routes and located relatively close to shops on Castor Road. The site also has good access to the services and facilities in Brixham town centre.

It is not constrained by biodiversity considerations.

Key Constraints

It is an elevated site, and is prominent from properties to the north and north east. It is located next to a listed property at 1, 2 and 3 St Marys Road.

The landowner has expressed doubts over whether the site is viable for residential development.

Recommendations

The site is suitable for residential development, and has the capacity to deliver in the region of 9 dwellings. Development at this site would be consistent with existing residential areas, as well as providing accessible housing with good proximity to services and facilities.

However, the landowner has expressed doubts that the site is viable for residential development. As such there is some uncertainty as to whether the site is appropriate for allocation through the Neighbourhood Plan.

4.3 Brixham Town Centre Car Park

This prominent site is located in Brixham town centre and comprises the public car park located off Bank Lane and below Middle Street.



Site Development Potential

The site is in a prominent and accessible town centre location and offers significant possibilities for supporting wider enhancements to the offer of Brixham town centre. The SHLAA states the site could deliver in the region of 14 dwellings as part of mixed use development.

The current car park detracts from the quality of the public realm in this part of the town centre. As such development at this site provides a significant opportunity for enhancing local distinctiveness in this prominent location through improving the quality of the built environment.

The site is not constrained by biodiversity considerations.

Key Constraints

Development of this site would potentially lead to the loss of car parking in the town centre without the provision of alternative car parking solutions.

A large proportion of the site sits within Flood Zone 3 ('high probability' flood zone, where there is 1 in 100 or greater annual probability of flooding) associated with the Lupton watercourse and Higher Brixham watercourse.

In terms of historic environment designations, whilst the site is located within the Brixham Town Centre Conservation Area, and is adjacent to one listed building, these are not viewed as constraints as development at this location offers significant opportunities for enhancements to the public realm and setting of the historic environment. Further listed buildings are present on Middle Street and Higher Street; however the setting of these are unlikely to be affected given the raised nature of these streets from the site.

Recommendations

The site is appropriate for allocation through the Neighbourhood Plan. As a prominent and accessible town centre location, mixed use development at this location offers significant possibilities for the town centre which would support the wider regeneration of Brixham. With high quality design and layout, the

development of the site also offers significant opportunities for enhancements to the public realm, local distinctiveness and the setting of the historic environment.

However, given the flood risk constraints on the site, development at this location should be undertaken in conjunction with the provisions of the SFRA sequential test and advice from the Environment Agency.

4.4 Copythorne Road

The site comprises two fields located to the south of Copythorne Road, on the western edge of Brixham.



Site Development Potential

At 3.23 ha, the site is large in size and could accommodate in the region of 80 dwellings. The site is relatively contingent with the existing settlement pattern in this part of Brixham. The site is largely flat, is accessible from Copythorne Road and would be viable.

Key Constraints

The site is on the edge of the town, and although located adjacent to an existing residential area, is at some distance to facilities, amenities and open space. Land at this location has been classified as Grade 2 and Grade 3a agricultural land. This comprises land classified as the best and most versatile agricultural land.

Development at this location would comprise an extension to the existing built up area of Brixham, and would affect views from properties on Copythorne Road, Wayside and Wayside Close. The site is also located within the South Devon AONB.

Recommendations

The site has the capacity to deliver in the region of 80 dwellings and has good viability. However the site is located on the edge of the town and is not readily accessible to existing services and facilities. The site also has significant constraints, including linked to its location within the AONB and being located on land

classified as the best and most versatile agricultural land. For these reasons the site is less appropriate for taking forward as an allocation for the Neighbourhood Plan.

4.5 King's Barton

The site comprises a single residential dwelling with 0.2ha of land. It is located off Summer Lane.

Site Development Potential

The site is modest in size at 0.2 ha and could accommodate 7 dwellings. The site is on previously developed land and could support an intensification of uses. Development at this site would relate well to existing uses in this suburban location and is likely to be well screened.

Key Constraints

Current access to the site is via Summer Lane, which is a relatively narrow road. There is one Tree Preservation Order on the site.

The landowner has expressed doubts over whether the site is viable for residential development.

Recommendations

The site has the capacity to deliver in the region of 7 dwellings. Whilst the site is not located in immediate proximity to services and facilities, the site is within a reasonable walking distance of a local shop and good bus links. The site is also not significantly constrained by environmental considerations and is well screened.

However, the landowner has expressed doubts that the site is viable for residential development. As such it there is some uncertainty as to whether the site is appropriate for allocation through the Neighbourhood Plan.

4.6 Mathill Road

The site adjoins open countryside of Mathill Road and comprises parts of a number of pasture fields with hedgerow boundaries.



Site Development Potential

The site comprises 0.78 ha and could accommodate 20 dwellings. The site has good access from Mathill Road and is accessible to bus services.

Key Constraints

The site is located on agricultural land, currently used for pasture. The land is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land.

The site does not relate well to the existing development pattern in this part of Brixham, and would be the only development area located on the northern side of Mathill Road. The site is on the boundary of the AONB, and is in a sensitive location in relation to landscape character. Development on this site would affect the views from the north, which is a sensitive area in terms of the integrity of the AONB.

Recommendations

Due to the likely loss of the best and most versatile agricultural land, and potential effects on landscape character on what has been deemed to be an extremely sensitive part of the South Devon AONB, the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.

4.7 Northcliff Hotel

The site includes part of the previous Northcliff Hotel site. It comprises a strip of cleared and elevated land running alongside the south side of North Furzeham Road.



Site Development Potential

The site is modest in size (c. 0.3 ha) and could accommodate eight dwellings. The site is well related to surrounding land uses. The site has views out to the sea and has benefits from excellent access to green infrastructure provision, including Battery Gardens and Stoney Park allotments.

The site has good access to Brixham town centre and its services and facilities and bus routes.

Key Constraints

The site is located across North Furzeham Road from the Battery Park Conservation Area and the scheduled monument located in the park.

Recommendations

The site is appropriate for allocation through the Neighbourhood Plan, and has the capacity to deliver in the region of 15 dwellings. The site has good access, including to key open spaces in the town and would fit well with existing development in the area.

4.8 Freshwater Car Park and Oxon Cove

The site comprises Freshwater Car Park west of Brixham town centre. It forms part of a wider car parking area for the town centre under the cliffs at Blackball Lane.



Site Development Potential

The previously developed site is 0.5 ha in size and could accommodate a large number of dwellings if high densities are applied.

The site is accessible to amenities and transport links, with Brixham town centre within a good distance of the site (approx. 700m).

The site is likely to have good viability given its coastline location close to Brixham Harbour and adjoining the South West Coast Path.

Key Constraints

The site currently comprises public car parking which is important for residents, businesses and visitors. The loss of car parking at this location would have significant effects on existing town centre provision.

The site is close to the Brixham trawler fishing fleet, and suffers from some noise issues. The site has been allocated for employment land in the Torbay Local Plan.

The site is within Brixham Town Conservation Area, although it should be noted that development at this location has significant potential to enhance the quality of the public realm and setting of the historic environment.

Recommendations

Given its coastal location, the site has good viability and has the potential to deliver high density development. Development of the site would however lead to the loss of key car parking provision serving the town centre and businesses immediately adjacent to the site. The site has also been allocated for employment land in the Torbay Local Plan. This reduces its suitability for development and its appropriateness for an allocation through the Neighbourhood Plan.

4.9 Police Station

The site comprises the police station and its grounds located on Rea Barn Close.



Site Development Potential

The previously developed site is 0.15 ha in size and could accommodate 12 dwellings. Residential development at the site would relate well to existing uses in the area and there are no significant constraints to development.

The site is accessible to amenities and transport links, with a primary school next door and a bus stop within 100m. The range of services and facilities in Brixham town centre is approximately 600m away.

Key Constraints

The site comprises a police station. Development of the site would therefore lead to the loss of this facility. However the police station is appointment-only to the public, and services could be consolidated elsewhere. Development would affect short views from three properties on Rea Barn Close.

Recommendations

The site has the capacity to deliver in the region of 12 dwellings and is suitable for development. Residential development at this site would relate well to existing uses in the area and there are no significant constraints to development.

4.10 Shoalstone Overflow Car Park

The site comprises the overflow car park for Shoalstone Car Park located close to the coastguard cottages on Berry Head Road.



Site Development Potential

The previously developed site is 0.07 ha in size and could accommodate 6 dwellings. Development at the site is unlikely to have significant effects on the outlook from surrounding properties, and would fit with the existing settlement pattern of this area of Brixham.

The site is accessible to green infrastructure provision, included associated with Berry Head, coastal amenity and Shoalstone Outdoor Pool.

Key Constraints

The site is adjacent to land which may be of ecological value. It is also located within 60m of the South Hams Special Area of Conservation. The site is also constrained by historic environment considerations, being located within the Brixham Town Conservation Area and adjacent to the Ashhole Cavern Scheduled Monument.

The site is at relative distance to public transport networks and facilities serving other areas in Brixham; however Brixham town centre is reasonably accessible.

Recommendations

Whilst the location is not as accessible to services and facilities as other parts of Brixham, the site has the capacity to deliver in the region of 6 dwellings and is in principle suitable for development. There would however be a requirement for development to be sensitive to the ecological interest of the area and the historic environment value of its setting.

4.11 St Kildas

The site, which is located at 15 Drew Street, comprises St Kilda Community Support Centre and is a registered care home for approximately 35 people. The buildings on the site comprise a converted Victorian house with 1960s additions.



Site Development Potential

The site is a brownfield site which provides scope for redevelopment and consolidation. Development at the site is unlikely to have significant effects on the outlook from surrounding properties, and would fit with the existing settlement pattern of this area of Brixham. Given its current uses as a care home, there is significant potential for development at the site to comprise sheltered housing and housing for older people.

The site has good access to local shops, health facilities and green infrastructure provision.

The site has a potential capacity of 20 homes, relating to the potential for retirement home/residential home uses on the site and existing uses on the site.

Key Constraints

No. 15 Drew Street (Kilda House), which comprises the Victorian property on the site fronting the road, is Grade II listed. The site is also within the Higher Brixham Conservation Area.

Recommendations

The site is suitable for development in principle given its location and opportunities provided by the site. Given its current uses as a care home, there is significant potential for development at the site to comprise sheltered housing and housing for older people.

There would however be a requirement for development to retain 15 Drew Street and be sensitive to the historic environment value of the site's setting.

4.12 St Mary's Campsite

The site comprises Upton Manor Farm Campsite at St Mary's Road. The site comprises grass pitches with some permanent structures.



Site Development Potential

The site is of a size of approximately 2.7 ha and would be able to deliver a significant number of houses (in the region of 60-70 dwellings). It is a flat/gently sloping area and is likely to have good viability.

The site is accessible from St Mary's Road and there is a bus stop at the entrance to the site on St Mary's Road. The site has good access to green infrastructure networks, including the South West Coast Path, and there is significant potential for enhancements to ecological networks onsite.

Key Constraints

The site is located in close proximity to the South Hams Special Area of Conservation (SAC). There are mature trees on site and the site is believed to be used by Greater Horseshoe Bats. The site has been established to be located on north east – south west flight paths from the SAC for bats.

A significant constraint is the presence of the South Devon AONB, which covers the site. The site's 'green' outlook retains the open character of the AONB. In this context, in landscape and townscape terms, the current land use of the site fits in with the mix of residential and holiday accommodation at this edge-of-town location. Whilst existing residential development has already encroached on the AONB in the area with existing impacts on landscape character, further encroachment of land within the AONB by residential development will affect the integrity of the designation.

The site is located close to Norton House, a Grade II listed building. The site is accessed via St Mary's Road, which is a narrow road, unsuitable for significant traffic.

A reduction in tourist accommodation resulting from development of the site for housing may have impacts on local commerce if not replaced.

Recommendations

Whilst the site has good viability, it is located in a sensitive location, both in terms of potential effects on landscape character and its proximity to the AONB. It is also in a sensitive location in terms of its position close to the SAC and its location on flight paths for Greater Horseshoe Bats.

Development of the site would lead to the loss of a campsite which is an important facility for the Neighbourhood Plan area's visitor economy.

For these reasons, the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.

4.13 St Mary's / Old Dairy

The site comprises commercial property on both sides of St Mary's Road. The site comprises disused and underutilised buildings, hardstanding used as a car park and an area of undeveloped land to the north east.



Site Development Potential

The site is 0.75 ha in size and has the potential to deliver approximately 25 dwellings. Most of the site comprises underutilised previously developed land, with significant potential for an intensification of uses.

The site is accessible from St Mary's Road and it is located close to a bus stop. The site has good access to green infrastructure networks, including the South West Coast Path.

Key Constraints

The site is located in relatively close proximity to the South Hams Special Area of Conservation (SAC). Studies have indicated that the site is within the flight path of the Greater Horseshoe Bat and is within its sustenance zone. The site contains several mature trees.

The undeveloped part of the site is within the South Devon AONB, and provides a green context to the designation. This part of the site's green outlook retains the open character of the AONB. This part of the site is screened from the rest of the site.

Given current and former uses, the previously developed element of the land may be subject to land contamination. However this is likely to be limited to current garage uses; the part of the site on the northern side of St Mary's Road historically has been used as a dairy, and the part of the site on the southern side of St Mary's Road has historically been used for the production of jam, trifles and similar goods.

The site is accessed via St Mary's Road, which is a narrow road, unsuitable for significant traffic. However there is opportunity to widen the road at the key 'pinchpoint' at this location.

Recommendations

The site has been considered in two parts.

The previously developed part of the site has significant potential for an intensification of uses, and given its screening from the AONB, is unlikely to have significant effects on the character of the AONB. For these reasons, the previously developed part of site is considered appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan. Previous land uses would however need to be explored further to determine if there is any potential for contamination on the site.

The undeveloped part of the site, given the presence of mature trees, and its sensitivity due to the presence of Greater Horseshoe Bats, is sensitive in relation to its biodiversity value. This part of the site also has significant landscape sensitivity, particularly given its current undeveloped condition and presence within the AONB. For these reasons, this part of the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.

4.14 Torbay Industrial Estate

The site comprises the paint factory and surrounding land at Torbay Industrial Estate off New Road. The site comprises industrial buildings and two main levels of raised hardstanding, with and part grassland/scrub on site boundaries. The site has steep slope access and is split level / terraced.



Site Development Potential

The site is a previously developed site of 0.32 ha which provides large scope for redevelopment and consolidation. The site has capacity for 15 dwellings.

Development at the site is unlikely to have significant adverse effects on the outlook from surrounding properties and offers possibilities for enhancement to the public realm. Residential development would fit with the existing settlement pattern of this area of Brixham.

The site has good access to the shops, services and facilities of Brixham town centre, which is approximately 350m away. The site has good access to bus routes on New Road, with links to the rest of Torbay and Newton Abbot.

Key Constraints

Access to the different levels of the site is via a number of steep slopes. This increases the difficulty of accessing the site by motorised vehicle.

A number of trees on the southern and eastern site boundaries are covered by Tree Preservation Orders (TPOs). Given current and former uses, parts of the site may be subject to land contamination.

Recommendations

The site is suitable for development in principle given its location and opportunities the site offers. In this context the site offers significant scope for an intensification of uses and is accessible to services and facilities.

There would however be a need for development at the site to offer solutions to the access issues for the site, linked to the steep inclines required to gain access to the different parts of the site. Development at this location would also need to retain and protect the trees under TPOs at this location and previous land uses would need to be explored further to determine if there is any potential for contamination on the site.

4.15 Wall Park Extensions

The site comprises a large area (12 ha) of greenfield land located off Gillard Road, adjacent to the recent Wall Park development. The site is a mix of agricultural land, wooded grassland and hedgerows.



Site Development Potential

The site is of a significant size of approximately 12 ha and would, if fully developed, deliver a significant number of houses (in the region of 170 dwellings). It is a flat/gently sloping area and is likely to have good viability.

The site is accessible from Gillard Road or Centry Road where there are a number of bus stops. The site has good access to green infrastructure networks, including the South West Coast Path and the Berry Head National Nature Reserve.

Key Constraints

The site is located in close proximity to the South Hams Special Area of Conservation (SAC) and the Berry Head to Sharkham Point SSSI. There are mature trees on site and the site is believed to be used by Greater Horseshoe Bats. Studies have indicated that the site is within the flight path of the Greater Horseshoe Bat and is within its sustenance zone.

A significant constraint is the presence of the South Devon AONB, which covers the site. The site's 'green' outlook retains the open character of the AONB at this location. In this context, in landscape and townscape terms, the current green perspective of the site is a key contributor to the character of the AONB at this edge-of-town location.

The site contains one listed structure, a Grade II listed boundary stone, and is accessible by a narrow road unsuited to significant year-round traffic flows.

Recommendations

Whilst the site has good potential viability, and would be able to deliver a significant number of residential dwellings, it is located in a sensitive location in terms of landscape character, including relating to its position within the South Devon AONB. It is likely that development of the site would lead to significant effects on landscape and townscape quality in the area. The site is also in a sensitive location in terms of its position close to internationally and nationally designated nature conservation sites and its location on flight paths and the sustenance zone for Greater Horseshoe Bats.

For these reasons, the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.

5 Summary of site appraisals: Villages

The following sections provide a summary of the findings linked the evaluation of the seven sites considered through the site appraisal in Churston and Galmpton.

These summaries should be read alongside the completed pro-forma presented in **Appendix 1**.

5.1 Archery Field

The site comprises a large flat grass field currently partly in use as an archery range. The site is located down a track off Brixham Road and backs on to Churston Ferrers Grammar School's playing fields and the railway line for the Paignton and Dartmouth Steam Railway.



Site Development Potential

At 4.9 ha, the site is significant in size and has capacity to deliver in the region of 110 residential dwellings. The site has access to Brixham Road, and given its location, topography and undeveloped nature, is likely to have good viability.

Key Constraints

Whilst recent detailed agricultural land classification has not been undertaken on the site, land on the other side of Brixham Road has been evaluated as Grade 2 agricultural land (i.e. the best and most versatile agricultural land). As such there is a high probability that the land at the site will comprise the best and most versatile agricultural land.

Whilst the site is not within the South Devon AONB, development at this location has the potential to affect views from the AONB. From a local perspective, development at this location would extend Galmpton to the south, beyond the railway line which currently comprises the boundary of the settlement. As such development would not fit within the existing development pattern of the area.

Recommendations

Given that development of the entire site would significantly extend the footprint of Galmpton village to the south of the railway line, development at this location would not fit with the existing settlement pattern of the area. As such the development of the whole site for housing is deemed to be inappropriate for allocation through the Neighbourhood Plan.

Development for small scale development to meet specific need may however be appropriate. Additionally, the provision of green infrastructure enhancements would be appropriate for the site.

5.2 Golf Club

This site comprises part of Churston Ferrers Golf Course, with the golf course car park and clubhouse area located in the southern part of the site. The site is located between Dartmouth (A379) Road and Bascombe Road, and is bordered on its eastern side by the Paignton and Dartmouth Steam Railway.



Site Development Potential

At 4 ha in size, this site could be expected to deliver approximately 132 dwellings. The flat, undeveloped nature of the site is likely to make development of the site viable and appealing, as is its location within a residential area. Access is currently from the A379 but might also be provided from Bascombe Road to the north of the site. The site is well connected to local public transport routes.

Key Constraints

The site is not expected to be of great ecological value, though there are Tree Preservation Orders on the tree lines along the eastern boundary and part of the west boundary. These would play an important role in screening the development from the railway and adjacent properties.

Development of the site at the scales proposed would lead to the loss of very visible area of greenspace in the area. In this context the loss of the green perspective of the area would have significant effects on local townscape character.

The development of this site would represent a loss of open space in the area, and the course would need to be reconfigured and land found for a new club house. There are however a range of nearby open green spaces that are open to public use.

It is believed that there are legal restrictions in place regarding the land use at this site. To date five planning applications for the relocation of the clubhouse associated with the golf club have been refused.

Recommendations

In principal, the site may potentially be appropriate for considering as an allocation through the Neighbourhood Plan. If legal restrictions are overcome, and an alternative site for the clubhouse can be located, this site has potential to deliver a significant number of homes in an accessible location. Development of the site would however lead to significant impacts on townscape character in the area, linked to a loss of the open aspect of the area.

5.3 Greenway Road

This site is a section of agricultural land at the southern edge of Galmpton. The site comprises semi-improved grassland, in use as grazing pasture. The site is bordered by the Paignton and Dartmouth Steam Railway to the east and by residential properties to the north.



Site Development Potential

As a level and clear site which is adjacent to existing residential properties, the site is reasonably well suited for development. Its size would make it suitable for approximately 10 dwellings.

The site is within a short distance of some limited public transport services, though frequent services are some distance from the site.

Key Constraints

Though the site itself is not within the South Devon AONB, the site is adjacent to the AONB. The development of this would therefore have some limited impacts on its character (although this will be limited by the relatively small scale of development and existing presence of the current residential area on Greenway Park).

There may be ecological constraints regarding the use of mature trees and hedgerows by Greater Horseshoe bats.

The land is not previously developed and as such would represent a loss of agricultural land. The current specification of land for the site may also present challenges in terms of accessibility as there is only a narrow point of contact with Greenway Park.

Recommendations

The site has the potential to deliver 10 dwellings on a viable site. However, the loss of agricultural land and the potential for impacts on the South Devon AONB make this site a less appropriate option for development than others considered.

5.4 Knapman's Yard

This site is presently a builders' yard enclosed by residential properties on Stoke Gabriel Road in Galmpton. The site gently slopes downwards from the road, and is currently used for car parking and the storage of building materials.



Site Development Potential

At approximately 0.14 hectares, the SHLAA established the site as having potential for up to eight dwellings. Residential development would be consistent with surrounding land uses and would not likely have significant impacts on surrounding properties.

As a brownfield site, the development would not cause the loss of any agricultural land or public green space. The surrounding properties and position of the site make it unlikely that development would have significant adverse effects on the character of the street or wider area.

Key Constraints

The site is some distance from frequent public transport services, and is situated on a narrow road, though the small size of the development may reduce the significance of this issue.

There were no key ecological constraints identified on the site visit, and no significant impacts were identified on any designated biodiversity sites. The southern end of the site may be vulnerable to flooding (given a potential overlap with a Flood Zone 3), but it is likely that development would readily be able to avoid this area at risk given the sloping nature of the site.

Given current and previous uses, the site may be subject to contamination.

The site is located in Galmpton Conservation Area and so consideration may have to be given to the impacts of the development on the character of Galmpton Village and the view from Stoke Gabriel Road. The views in are limited though, and so impacts are not expected to be severe. Sensitive development also has the potential to enhance the quality of the public realm at this location.

Recommendations

This site presents a small, but relatively unconstrained opportunity for new dwellings, and provides opportunities for enhancing the quality of the public realm and villagescape in this part of Galmpton. As such it is considered appropriated for allocation in the Neighbourhood Plan.

5.5 The Piggery

This site is presently a flat garden area, with improved grassland and several mature trees, tree lines and hedgerows. The site is bordered by roads on two sides, with a stone wall along the A3022 forming the southern boundary. The site is mostly separated from existing properties.



Site Development Potential

This site is approximately 0.7 hectares in area, and would therefore allow for a development of approximately 16 dwellings. The site is level and has good access from both the A3022 and Elberry Lane—however Elberry Lane is currently restricted to agricultural vehicle access..

Key Constraints

The site has not previously been developed, and to do so would extend the line of properties in the immediate area. Surrounding land use is largely agricultural.

Whilst there is nearby access to public transport, the site is not accessible by an existing footpath. The current site access along the A3022 is hazardous for pedestrians. Therefore a new footpath would be required to access the site.

The site is within the Churston Conservation Area, and developing what is presently a garden may significantly alter the character of this part of the village. The abundance of mature trees may also give the site some ecological value.

There are some Grade II listed properties to the immediate east of the site, and across the A3022 from the site.

A significant constraint relates to flood risk. More than half of the site is within a Flood Zone 2 or 3 as defined by the Environment Agency Flood Risk Maps. Flood risk relates to the run off from surrounding hills and fields being channelled through the area.

Recommendations

Due to the flood risk present at the site, pedestrian access issues, and potential effects on the Churston Conservation Area, this site is not considered appropriate for allocation for the purposes of the Neighbourhood Plan.

5.6 Waterside Quarry

This former quarry site off Waterside Road comprises areas of grassland, scrub and trees. The eastern part of the site is elevated (comprising the former lip of the quarry), with views to the east and north east and is sloping. The western part of the site, within the former quarry, adjoins Dartmouth Road and is less sloping.

A small area of hardstanding is also present in the northern part of the site.



Site Development Potential

This site is approximately 0.9 hectares, which would typically yield approximately 21 homes. However, given the gradients and visual prominence of parts of the site it is considered that a realistic proposal would be for fewer dwellings.

Residential development at this location would fit well with existing land uses in the area.

The site has good public transport access, and has good access from Waterside Road. The site is likely to have good viability given the sea views from the eastern part of the site and its location between Goodrington and Broadsands.

Key Constraints

The site is relatively close to Saltern Cove SSSI, however this is a coastal designation and so the development would therefore unlikely to have impacts.

There are a number of Tree Preservation Orders on the site, representing mature examples of several species. These are primarily located on the western part of the site.

There are views in to the site from surrounding properties, and short views from the A3022. It is noted that these views in would be widened if many of the existing trees and shrubs were removed.

Whilst the site is within the built up part of Goodrington/Broadsands, some facilities, such as the nearest primary school, are more than 1km from the site.

Recommendations

Residential development at this location would fit well with existing land uses in the area. The site is somewhat constrained by Tree Preservation Orders, and distances to some community facilities. However, with a reduced density and development that is sympathetic to the existing treelines and views, it is considered that the site is appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.

5.7 White Rock Extensions

This site comprises a large area of agricultural land located to the west of the A3022 / Brixham Road. The land is gently sloping and includes a number of hedgerows and tree lines. The A3022 forms the full eastern boundary of the site.



Site Development Potential

The site is of considerable size (approximately 45 hectares) and would allow it to deliver approximately 250 homes if fully developed. The land does not contain any steep gradients, and is accessed by the adjacent A3022, from which frequent public transport is available. The site is also within relatively short distances of community facilities. The site is considered viable.

Key Constraints

The land is currently arable land and comprises areas of the best and most versatile agricultural land (Grades 2 and 3a). Development of the site would significantly increase the footprint of the existing built up area. It would significantly affect the existing settlement pattern of the area and potentially comprise an amalgamation of development with Galmpton.

Whilst there are no statutory nature conservation sites that would likely be significantly affected by allocations at this location, the site itself is likely to be of some ecological value, particularly the hedgerows and tree lines within it. There are TPOs on several trees on the northern boundary of the site, but it is unclear whether these fall within the boundaries of the proposed site.

The site is subject to views in from the A3022 and from properties along the A3022. The development would also have significant impact on wider views and the character of the area's rural landscape. Whilst the site is outside of the South Devon AONB, views from the AONB are likely to be affected. In this context development of the whole site would likely result in impacts on views from key parts of the AONB, including from the River Dart valley.

Recommendations

Development of the entire site for housing would lead to the loss of significant areas of the best and most versatile agricultural land. It would also represent a major encroachment of the built up area into the previously undeveloped landscape and affect views from key elements of the South Devon AONB, including the Dart Valley.

However, given the good viability of the site, its good access, and few statutory environmental or heritage constraints this site could be considered as potentially appropriate for consideration through the Neighbourhood Plan, contingent on the scale and nature of the development.

6 Conclusions

6.1 Conclusions and recommendations

This site appraisal has assessed the 15 sites in Brixham town and seven sites in Churston and Galmpton put forward for consideration for inclusion in the Brixham Peninsula Neighbourhood Plan. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM and subsequently approved by Torbay Council.

6.2 Housing sites to take forward for the purposes of the Brixham Peninsula Neighbourhood Plan

Following the completion of the site appraisal, it is considered that ten sites are most appropriate for further consideration by the Brixham Peninsula Neighbourhood Forum for taking forward for housing through the Neighbourhood Plan. This is due to the capacity of the sites to deliver housing, their location, and the limited number of constraints present at the sites.

In addition to these sites, six further sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan. These sites however have constraints, including relating to environmental and accessibility constraints, that would need to be addressed through further investigation, as well as appropriate design and layout of development.

Tables 6.1 and Table 6.2 below summarise the suitability of the sites in the Neighbourhood Area for taking forward for the purposes of the Neighbourhood Plan.

Table 6.1: Suitability of sites for taking forward for the purposes of the Brixham Peninsula Neighbourhood Plan: Brixham town sites

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Brixham town sites	
Berry Head Road	No – Significant constraints exist, including relating to biodiversity, landscape and access considerations.
Beverley Court	Potentially - Would be consistent with surrounding land use and has good access to local facilities. However, there are viability issues associated with development at this site.
Brixham Town Centre Car Park	Yes – Allocation for mixed use development at this location would contribute to enhancements to Brixham Town Centre, especially with high quality, well designed development. However, given existing flood risk, development should be undertaken in conjunction with advice from the Environment Agency.
Copythorne Road	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and the loss of the best and most versatile agricultural land.
Kings Barton	Potentially - Allocation for a small number of dwellings would have few adverse impacts and relate well to existing uses in the area. However, there are viability issues associated with development at this site.

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Mathill Road	No – The site has the potential to have significant effects on landscape character, including in conjunction with the South Devon AONB, and would lead to the loss of the best and most versatile land.
Northcliff Hotel	Yes – The site has good access, including to key open spaces in the town and would fit well with existing development in the area.
Oxon Cove and Freshwater Car Park	No – The site has good viability and has the potential to deliver high density development. Development of the site would however lead to the loss of key car parking provision serving the town centre and businesses immediately adjacent to the site. The site has also been allocated for employment land in the Torbay Local Plan.
Police Station	Yes – Residential development at the site would relate well to existing uses in the area and there are no significant constraints to development.
Shoalstone Overflow Car Park	Potentially – The site is in principle suitable for development. There would however be a requirement for development to be sensitive to the ecological interest of the area and the historic environment value of its setting.
St Kildas	Yes – The site is suitable for development in principle given its location and opportunities provided by the site. Given its current uses as a care home, there is significant potential for an allocation at the site to comprise sheltered housing and housing for older people.
St Mary's Campsite	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.
St Mary's / Old Dairy	<p>Yes – The previously developed part of the site has significant potential for an intensification of uses, and given its screening from the AONB, is unlikely to have significant effects on the character of the AONB. For these reasons, the previously developed part of site is considered appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.</p> <p>No – The undeveloped part of the site is not appropriate for allocation in the Neighbourhood Plan. This is due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.</p>
Torbay Industrial Estate	Yes – the site offers significant scope for an intensification of uses and is accessible to services and facilities.
Wall Park Extensions	No – Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species.

Table 6.2: Suitability of sites for taking forward for the purposes of the Brixham Peninsula Neighbourhood Plan: Village sites

Site name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Village sites	
Archery Field	Potentially – Whilst development of the whole site for housing is inappropriate for the purposes of the Neighbourhood Plan, development of part of the site, with associated enhancements to green infrastructure, may be appropriate if it can meet a specific community need.
Golf Club	Potentially – If legal restrictions are overcome, and a site for a new clubhouse can be located, this site has potential to deliver a significant number of homes in an accessible location. Development of the site would however lead to significant impacts on townscape character in the area, linked to a loss of the open aspect of the area.
Greenaway Road	No – Due to potential adverse effects on landscape character and integrity of the South Devon AONB.
Knapman's Yard	Yes – This site presents a small, but relatively unconstrained opportunity for new dwellings, and provides opportunities for enhancing the quality of the public realm and villagescape in this part of Galmpton.
The Piggery	No – Significant issues linked to flood risk and pedestrian access make this site unsuitable for allocation.
Waterside Quarry	Yes – with a reduced density and development that is sympathetic to the existing treelines and views.
White Rock Extensions	Potentially – Comprising a major encroachment of the built up area into the previously undeveloped landscape development of the whole site would be inappropriate in size. Smaller scale development may have the potential to be appropriate for considering as a potential allocation for the Neighbourhood Plan however.

If site allocations are included in the plan, it is recommended that the Neighbourhood Forum discuss site viability with Torbay Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Neighbourhood Forum to give an indication of whether a site is viable for development and therefore likely to be delivered. Likewise the developer should be contacted to ensure that the site remains deliverable.

Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the strategic environmental assessment process currently being undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

6.3 Next steps

This report presents a proposed shortlist of sites for potentially taking forward through the Neighbourhood Plan.

Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by the Brixham Peninsula Neighbourhood Forum on the basis of:

- the findings of this site appraisal;
- responses received during consultation on proposed sites;
- the scope for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions;
- viability studies; and
- the extent to which the sites support the emerging Vision and Objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Torbay Council and other stakeholders.

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Appendix A

Completed site pro-forma: Brixham town

Site name: Ecolodges- Wall Park (Berry Head Road)



1. Background information

Site location and use	
Site location <i>General description</i>	The site is a large area of scrub and woodland. It is currently unused agricultural land, but does not appear to have been used for pasture for an estimated 5-10 years.
Parish Name	Lower Brixham
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 2.5ha
SHLAA site reference (if applicable)	T703 Land adjoining Pontins Holiday Park (Rejected sites appendix)

Context				
Surrounding land uses	Countryside, agriculture, residential			
Site boundaries	Berry Head Road to east, hedges and fences to other sides			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Unused pasture- now wooded			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/2015/1092 Formation of 8 holiday chalets and a reception/pool building. This application is accompanied by an Environmental Statement. This is a departure from the Torbay Local Plan. Withdrawn</p> <p>P/2004/0375 Formation Of Barn To Incorporate Horse Loose Boxes, Tack Room, Feed Store And Workshop For Agricultural Use</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well The recently proposed holiday lodges might relate well to the surroundings if considerable effort is made to minimise the impact on the ecological value of the site and keeping the site as close as possible to the surrounding pasture and natural uses.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site is not currently accessible for vehicles, but access could be gained through Berry Head Road. There is also the possibility of access via a private driveway to the northwest of the site.</p> <p>The nearest bus stops are approximately 750m to the north by road, and are near Shoalstone swimming facilities.</p> <p>Paignton train station is approx. 10km away by road</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	Site is within South Devon AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<u><2000m</u> 1000-2000m >1000m	Site is less than 50m from South Hams SAC and Berry Head NNR
Is site within an area designated as being of European Importance ¹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Site is less than 50m from South Hams SAC and Berry Head NNR
Distance from sites designated as being of national importance ²	<u><400m</u> 400-800m >800m	Site is less than 50m from South Hams SAC and Berry Head NNR
Distance from sites designated as being of local importance ³	<u><400m</u> 400-800m >800m	Site is less than 50m from South Hams SAC and Berry Head NNR
Ancient Woodland	>15m	Site is approximately 2km east of nearest Ancient Woodland

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 1.7 km to the south west
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Shoalstone Beach bus stop is approximately 800m to the west of the site.</p> <p>Frequent services can be found from Brixham Town Centre, approx 1.8km from the site</p>
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Brixham C of E Primary School is 2.3 km south of the site by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Shoalstone Outdoor Swimming Pool approx. 600m away.</p> <p>There appear to be sports grounds 1.4km to the south west</p>
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Berry Head NNR is less than 600m east of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Compass House Medical Centre is 1.6km south west of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 1.8 km south west of the site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c, 2.5km)?	<p><u>Yes</u> /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p><u>More than one</u></p> <p>One</p> <p>None</p>	At least 2 individual TPOs within site boundary
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p><u>Grade 3</u></p>	Grade 3/urban boundary unclear

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is now wooded and has maturing trees. Its proximity to the South Hams SAC and Greater Horseshoe Bat habitat makes it likely to be of some value.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Site slopes down from Berry Head Road
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	Short, from Berry Head Road
Views out? Wide/ framed/ screened /long/ short	Short- to nearby woodland

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Berry Head Road
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	c.56 dwellings
Explanation / justification for decision to accept or discount site.	<p>Whilst the site is of some size with the capacity to deliver a large number of houses, significant constraints exist on the site. This includes in relation to biodiversity, landscape and access considerations. The site is also at some distance from key services, facilities and public transport links.</p> <p>For these reasons it is considered that the site would be inappropriate for residential development.</p>

Site name: Beverley Court, Upton Manor Road, Brixham



1. Background information

Site location and use	
<p>Site location</p> <p><i>General description</i></p>	<p>House and garage in green curtilage with swimming pool</p>
<p>Parish Name</p>	
<p>Gross area (Ha)</p> <p><i>Total area of the site in hectares</i></p>	<p>0.2</p>
<p>SHLAA site reference (if applicable)</p> <p><i>Was it included in the LPA's SHLAA?</i></p>	<p>T894</p>

Context				
Surrounding land uses	Residential, some commercial nearby			
Site boundaries	Wall fronting road to north, fences and adjacent properties surrounding			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	Greenfield	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Large proportion of site occupied by house, garage, hardstanding and swimming pool. Some green area and trees to east			
Existing/ previous use	Residential			
<p>Site planning history</p> <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	<p>P/1988/0349</p> <p>Extension To Form 9 Bedrooms And Ancillary Accommodation</p> <p>Refusal</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well X Surrounding area is developed and residential. Direct access to Upton Manor Road	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Accessed by Upton Manor Road (north) Approx 1km to A3022</p> <p>Within 100m of Springdale Close bus stop and Castor Road stop. Hourly service- served by 15,16, and 67 to Brixham and others.</p> <p>Approximately 9.5km to Paignton Train Station by road</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	St Mary's Park approx. 150m to west
Is site within an area designated as being of European Importance⁴	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Approximately 800m from South Hams SAC
Distance from sites designated as being of national importance⁵	<400m 400-800m >800m	800m from Berry Head National Nature Reserve
Distance from sites designated as being of local importance⁶	<400m 400-800m >800m	800m from Berry Head National Nature Reserve Approximately 800m from South Hams SAC
Ancient Woodland	>15m	Approx 1.6km NE to Barn Copse- Ancient replanted woodland

⁴ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁵ Sites of Special Scientific Interest

⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Local shops on Castor Street (approx. 400m north)
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Nearest half-hourly service found on New Road, approximately 1,500m to the north by road. However numerous hourly services are available within 100m.
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Eden Park Primary School is approx. 400m to the north of the site.
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	St Mary's Park is less than 200m to the west by road
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	St Mary's Park is less than 200m to the west by road
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Hospital, and the adjacent medical centre are approx.. 750m to the north of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town centre is 2.3 km by road.
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes/No</p>	

Distance to public footpath	<p style="text-align: center;"><u><400m</u></p> <p style="text-align: center;">400-800m</p> <p style="text-align: center;">>800m</p>	
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Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p style="text-align: center;">Site is within a conservation area</p> <p style="text-align: center;">Site is adjacent to a conservation area</p> <p style="text-align: center;"><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p style="text-align: center;">Archaeological event, feature or find within the site</p> <p style="text-align: center;">Archaeological event, feature or find adjacent to the site</p> <p style="text-align: center;"><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p style="text-align: center;">Site is on a Scheduled Monument</p> <p style="text-align: center;">Site is adjacent to a Scheduled Monument</p> <p style="text-align: center;"><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p style="text-align: center;">Site is within a Registered Park and Garden</p> <p style="text-align: center;">Site is adjacent to a Registered Park and Garden</p> <p style="text-align: center;"><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p style="text-align: center;">Site is within a Registered Battlefield</p> <p style="text-align: center;">Site is adjacent to a Registered Battlefield</p> <p style="text-align: center;"><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	The site is located close to listed buildings: 1,2 and 3 St Marys Road (List# 1218377)
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3</p> <p>Zone 2</p> <p><u>Zone 1</u></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?			No significant ecological value identified, but thorough ecological assessment not carried out
Contamination			
Significant infrastructure crossing the site i.e. power lines/ pipe lines			
Utility services available			
Minerals or waste considerations			

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	The site is located up an incline, but is gently sloping.
General character Open Countryside / rural settlement / suburban / urban / inner city	The site is located within a suburban setting.
Views in? Wide/ framed/ screened /long/ short	There are medium and short distance views from properties to the north and north east.
Views out? Wide/ framed/ screened /long/ short	Wide, long views to the north and north east.

3. Availability

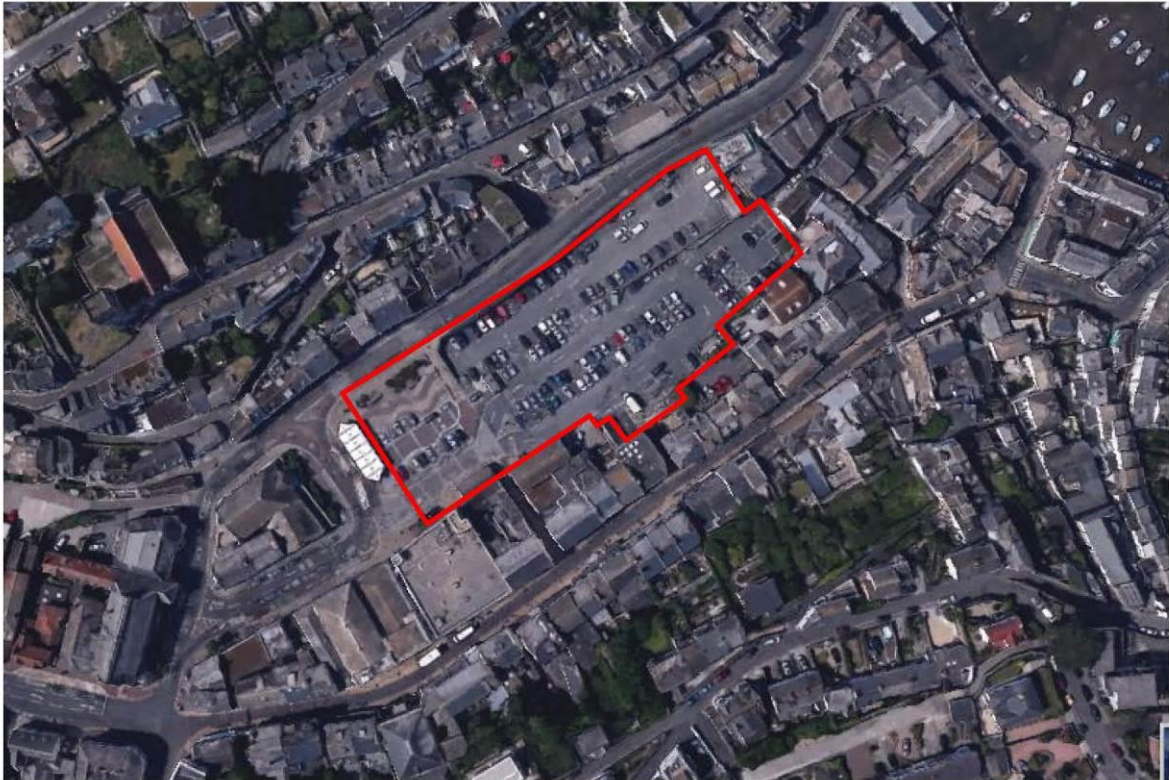
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	?		The landowner has expressed doubts over whether the site is viable for residential development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		X	
Is there a known time frame for availability?		X	

4. Summary

Conclusions	
Site name/number:	Beverley Court
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	9
Explanation / justification for decision to accept or discount site.	<p>The site is suitable for residential development, and has the capacity to deliver in the region of 9 dwellings. Development at this site would be consistent with existing residential areas, as well as providing accessible housing with good proximity to services and facilities.</p> <p>However, the landowner has expressed doubts that the site is viable for residential development. As such it there is some uncertainty as to whether the site is appropriate for allocation through the Neighbourhood Plan.</p>

Site name: Brixham Town Centre Car-Park



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Car park to rear of Fore Street retail property. Also adjacent to Middle St, but no vehicular access to Middle Street due to large height difference (approx. 5-6m).</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>0.61</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>AI H1:018 (Appendix D)</p>

Context				
Surrounding land uses	Retail to east, and immediately to the south and east. Some residential to north and west			
Site boundaries	Wall along Middle Street, surrounded by commercial property on all other sides.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Car park for town centre			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	Most recent: P/2012/1309 Provision of a 4 storey building containing a Class A1 supermarket [net sales 2791m ²], 8 A1 and A2 retail units [GIA 218m ²] including a shopmobility unit on the ground floor level, 338 car parking spaces on levels 1-3, 14 residential dwellings on Middle Street and c/o Bank Lane/ Brewery Lane , associated public realm improvements, highway alterations and access provision. Remediation of land and all necessary infrastructure provision. This application is accompanied by an Environmental Statement. Permission with Legal Agreement (Issued April 2014) Some reports in local press that developer withdrew.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Surrounding uses are mix of commercial and residential, though immediate surroundings are commercial.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site is accessed through Bank Lane, which joins Market Street.</p> <p>The A3022 is approximately 100m from the site, and accesses via Market Street.</p> <p>The site is well served by buses- there are 4 stops within 100m with regular bus services to Newton Abbot, Kingswear and the rest of Brixham.</p> <p>Paignton Train Station is approximately 9 km away by road.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	Green space off Nelson Road is approx. 350m to north of site by road
Is site within an area designated as being of European Importance⁷	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	Approx. 1km southeast to Berry Head NNR and SSSI, South Hams SAC
Distance from sites designated as being of national importance⁸	<400m 400-800m >800m	Approx. 1km southeast to Berry Head NNR and SSSI, South Hams SAC
Distance from sites designated as being of local importance⁹	<400m 400-800m >800m	Approx. 1km southeast to Berry Head NNR and SSSI, South Hams SAC
Ancient Woodland	>15m	Approx. 1km north to The Grove/Ball Copse

⁷ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁸ Sites of Special Scientific Interest

⁹ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	Site is in Brixham Town Centre
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<u><400m</u> 400-800m >800m	Site is adjacent to Town Square bus stop, with frequent buses to Newton Abbot and Shiphay.
Distance to Primary School(s)	<u><500m</u> 500-1000m >1000m	Furzeham Primary School is approximately 350m north from the site by road.
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<u><400m</u> 400-800m >800m	Public sports facilities are located approximately 650m north by road off Nelson Road
Distance to Public Open Space	<u><300m</u> 300-800m >800m	A public green is located approximately 650m north by road off Nelson Road
Distance to Primary Healthcare Centre (GP, nurse)	<u><400m</u> 400-800m >800m	St Lukes Medical Centre is approx. 250m to west of site by road.
Key employment site	<u><400m</u> 400-800m >800m	The site is located in Brixham Town Centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	Yes / No	
Distance to public footpath	<u><400m</u> 400-800m >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Brixham Town Conservation Area (CA#12)
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

<p>Listed buildings</p>	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	<p>1, Paradise Place is Grade II listed and is adjacent to the north eastern corner of the site</p> <p>Further listed buildings are present on Middle Street and Higher Street; however the setting of these are unlikely to be affected given the raised nature of these streets from the site.</p>
<p>Archaeological Priority Area</p>	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
<p>Locally listed building</p>	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

<p>Other key considerations</p>		
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	<p>A large proportion of the site sits within Flood Zone 3 ('high probability' flood zone, where there is 1 in 100 or greater annual probability of flooding) associated with the Lupton watercourse and Higher Brixham watercourse.</p> <p>Majority of site is Flood Zone 3, approx 20% is Zone 2, approx 20% is Flood Zone 1.</p>
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>Yes / No</p>	
<p>Are there any Tree Preservation Orders on the site?</p>	<p>More than one</p> <p>One</p> <p>None</p>	
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	<p>Urban</p>

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is, at present, entirely covered in hardstanding and is a car park.
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat, part gently sloping. Road to north is located at a significantly higher elevation than the site.
General character Open Countryside / rural settlement / suburban / urban / inner city	Urban.
Views in? Wide/ framed/ screened /long/ short	Adjacent properties, and the site is an entrance to the town centre. Elevated views from Middle Street.
Views out? Wide/ framed/ screened /long/ short	Short views out due to low profile of the site.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Brixham Town Centre Car Park
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	28 dwellings (as part of mixed use development).
Explanation / justification for decision to accept or discount site.	The site is appropriate for allocation through the Neighbourhood Plan. As a prominent and accessible town centre location, mixed use development at this location offers significant possibilities for the town centre which would support the wider regeneration of Brixham. With high quality design and layout, the development of the site also offers significant opportunities for enhancements to the public realm, local distinctiveness and the setting of the historic environment.

Site name: Copythorne Road



1. Background information

Site location and use	
Site location <i>General description</i>	Arable fields on western edge of Brixham and some agricultural buildings,
Parish Name	Lower Brixham
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 3.2
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	13241 (app. J)

Context				
Surrounding land uses	Agriculture and residential			
Site boundaries	Copythorne Road to north east			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p><i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i></p>				
Existing/ previous use	Arable			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	<p>Well</p> <p>The site would form a continuation of the existing settlement pattern in this part of Brixham.</p>	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Accessed by Copythorne Road</p> <p>Frequent buses from A3022 approx. 500m away.</p> <p>Approximately 5.8km to Paignton train station</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	The site is located wholly within the AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	Playground in green space on North Boundary Road, 540m to north east
Is site within an area designated as being of European Importance ¹⁰	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	South Hams SAC is approx. 2km to the east of the site
Distance from sites designated as being of national importance ¹¹	<400m 400-800m >800m	Berry Head NNR and SSSI is approx. 2km to the east of the site
Distance from sites designated as being of local importance ¹²	<400m 400-800m >800m	Berry Head NNR and SSSI is approx. 2km to the east of the site
Ancient Woodland	>15m	AW approx. 690m to southwest

¹⁰ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹¹ Sites of Special Scientific Interest

¹² Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Shop on Smardon Ave, approx 440m north east of site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Frequent bus service from New Road, 450m south east
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Eden Park Primary School is approximately 1.2 km south east of the site
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Playground on N Boundary Rd, approx 450m to north east
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Ferrers Green is approximately 1km by road to the west of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	St Lukes Medical Centre is approximately 1.2km to the north east of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approximately 1.3km to the north east of the site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	Site more than 300m from nearest CA
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	See Environment Agency mapping/SFRA
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p><u>Grade 1-3a</u></p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Land at this location is classified Grade 2 and Grade 3a agricultural land.

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input type="checkbox"/>	As arable land, the ecological value of the site is likely to be limited. Hedgerows present on the field boundaries offer some biodiversity value.
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Land is gently sloping up from Copythorne Road
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	From properties on Copythorne Road and Wayside
Views out? Wide/ framed/ screened /long/ short	Medium views out over valley settlement

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Copythorne Lane
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	80 dwellings
Explanation / justification for decision to accept or discount site.	The site has the capacity to deliver in the region of 80 dwellings and has good viability. However the site is a greenfield site located on the edge of the town and is not readily accessible to existing services and facilities. The site also has significant constraints, including linked to its location within the AONB and being located on land classified as the best and most versatile agricultural land. For these reasons the site is less appropriate for taking forward as part of the Neighbourhood Plan.

Site name: King's Barton, Summer Lane, Brixham



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Single house with outbuilding. Set in lawn/green curtilage and dense boundary of mature trees and vegetation</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>0.2 ha</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>T886</p>

Context				
Surrounding land uses	Residential			
Site boundaries	Wall along Summer Lane/east boundary. Boundaries to surrounding residences appear to be tree lined wall/fence.			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Single residence			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Surrounding area is also medium to high density residential.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Road access is by narrow lane (Summer Lane). 700m north to the A3022, along Summer Lane and Laywell Road. Bus stops approximately 100m north and south of the site, with a more frequently served stop approximately 250m to the south east (Milton Street) Paignton Train Station is approximately 10km by road.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	The site is approximately 550m from St Mary's Park
Is site within an area designated as being of European Importance¹³	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	1.5km from Berry Head, the nearest SSSI/NNR
Distance from sites designated as being of national importance¹⁴	<400m 400-800m >800m	1.5km from Berry Head, the nearest SSSI/NNR and part of the South Devon AONB
Distance from sites designated as being of local importance¹⁵	<400m 400-800m >800m	1.5km from Berry Head, the nearest SSSI/NNR and part of the South Devon AONB
Ancient Woodland	>15m	Approx 700m from Barn Copse, Ancient Replanted Woodland (to east)

¹³ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹⁴ Sites of Special Scientific Interest

¹⁵ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	250m by road to local shop (west)
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Frequent bus services available from Milton Street, approx. 300m to south
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Approx. 600m to St Margaret Clitherow Catholic Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx. 600m to sports facilities at St Mary's Park
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Approx. 600m to sports facilities at St Mary's Park Open space is also present at Summercourt Way, which is a similar distance to the west.
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approximately 1.3km to Brixham Hospital by road
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approximately 1.8km to Brixham Town Centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	See Environment Agency mapping/SFRA
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	T1: 1997.02- Kings Barton, Summer Lane, Brixham. On west boundary,
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	N/A

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input type="checkbox"/>	The site is fully enclosed by a boundary of mature trees that may have ecological value
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Site is gently sloping, but currently developed area is level.
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	None- views to boundary tree line and wall
Views out? Wide/ framed/ screened /long/ short	Potential for medium views out in winter and from structures on the site.

3. Availability

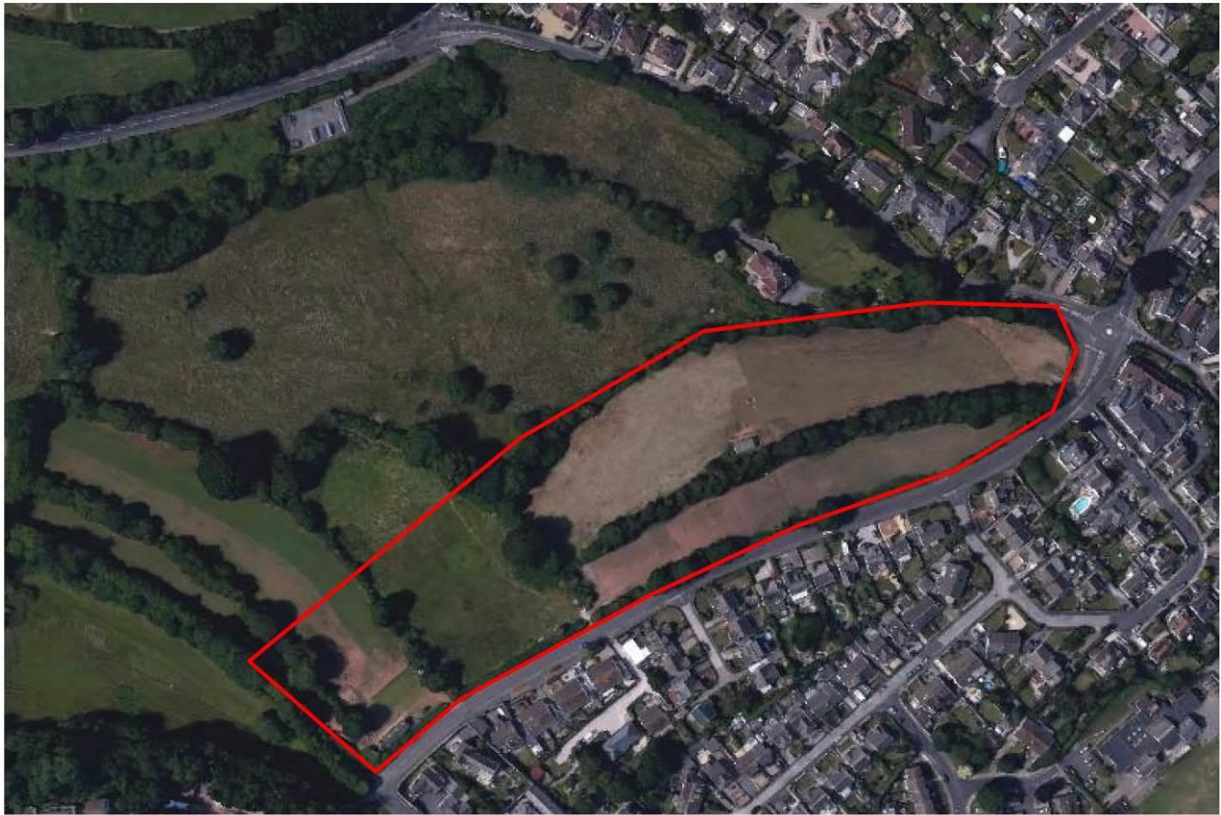
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	7
Explanation / justification for decision to accept or discount site.	<p>The site has the capacity to deliver in the region of 7 dwellings. Whilst the site is not located in immediate proximity to services and facilities, the site is within a reasonable walking distance of a local shop and good bus links. The site is also not significantly constrained by environmental considerations and is well screened.</p> <p>However, the landowner has expressed doubts that the site is viable for residential development. As such there is some uncertainty as to whether the site is appropriate for allocation through the Neighbourhood Plan.</p>

Site name: Mathill



1. Background information

Site location and use	
Site location <i>General description</i>	Site comprises several fields of pastureland with hedgerow boundaries.
Parish Name	Lower Brixham
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 3.8
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	T849 (Greenfield) 13259 (Greenfield)

Context				
Surrounding land uses	Residential, agricultural			
Site boundaries	Mathill Road to south, hedgerows to north			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Pasture/agricultural			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	P/2004/1916 (East Corner of site) Change Of Use To Temporary Site Compound Area- Appr.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well The site is pastureland that forms the boundary to the Brixham settlement. This site would expand the settlement into the AONB.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	The site is currently accessed by Mathill Road The site is approximately 300m from the A3022 by road.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	The site is located on the boundary of the South Devon AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	
Is site within an area designated as being of European Importance¹⁶	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	South Hams SAC is approx. 1.3km to east of site
Distance from sites designated as being of national importance¹⁷	<400m 400-800m >800m	South Hams SAC is approx. 1.3km to east of site
Distance from sites designated as being of local importance¹⁸	<400m 400-800m >800m	South Hams SAC is approx. 1.3km to east of site
Ancient Woodland	>15m	Nearest AW is approx. 550 to west.

¹⁶ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹⁷ Sites of Special Scientific Interest

¹⁸ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	Local shops approx. 200m to west of site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<u><400m</u> 400-800m >800m	Frequent bus service on New Road, 300m to north of site.
Distance to Primary School(s)	<u><500m</u> 500-1000m >1000m	Eden Park Primary School is approx. 650m south of the site
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<u><400m</u> 400-800m >800m	St Mary's Park is approx. 750m to the south of the site
Distance to Public Open Space	<u><300m</u> 300-800m >800m	St Mary's Park is approx. 750m to the south of the site
Distance to Primary Healthcare Centre (GP, nurse)	<u><400m</u> 400-800m >800m	Greenswood Medical Centre on Greenswood Road is approx. 900m east of the site
Key employment site	<u><400m</u> 400-800m >800m	Brixham Town Centre is approx. 1.2km east by road
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<u>Yes /No</u>	
Distance to public footpath	<u><400m</u> 400-800m >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	Site is across Mathill Road from two Grade II listed properties: Sunpark #1195109, Hill House Nursing Home #1210005
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	See Environment Agency mapping/SFRA
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	
Are there any Tree Preservation Orders on the site?	<p><u>More than one</u></p> <p>One</p> <p>None</p>	TPO Area designation: 1958.01 A8.
Agricultural Land Classification?	<p><u>Grade 1-3a</u></p> <p>Grade 3b to 5</p> <p>Grade 3</p>	The site comprises Grade 2 agricultural land.

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There appear to be a number of mature trees in the hedgerows surrounding and within the site
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	Prominent from road into Brixham. On ridgeline within AONB, therefore medium wide views in.
Views out? Wide/ framed/ screened /long/ short	Medium views from AONB valley

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Mathill Road
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	20
Explanation / justification for decision to accept or discount site.	Due to the likely loss of the best and most versatile agricultural land, and potential effects on landscape character on what has been deemed to be an extremely sensitive part of the South Devon AONB, the site is considered inappropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.

Site name: Northcliff Hotel



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Area of ruderal vegetation and sections of hardstanding located alongside North Furzeham Road.</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>Approx 0.3 ha (SHLAA site is 1.88)</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>Portion of T822 site</p>

Site pro-forma: Brixham town

Context				
Surrounding land uses	Allotments to west (included in SHLAA plan), road to north and east, residential to south			
Site boundaries	Fenced along road. Trees to north			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p style="font-size: 2em;">□</p>	<p>Brownfield</p> <p style="font-size: 2em;">□</p> <p style="font-size: 2em; text-align: center;">X</p>	<p>Mixture</p> <p style="font-size: 2em;">□</p>	<p>Unknown</p> <p style="font-size: 2em;">□</p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Unclear how much of site was originally developed- now cleared and vegetated			
Existing/ previous use	Previously the site of a hotel			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/2004/1769 Use As Community Space For A Skate/BMX Park With Pedestrian Access (Revised Scheme)- Withdrawn</p> <p>P/2004/1308 Use As Community Space For A Skate/BMX Park With Pedestrian Access- Withdrawn</p> <p>P/1991/0552 (Northcliffe Hotel) Change Of Use To Residential Care Home (As Revised By Plans Dated 25Th June 1991)</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Surrounding properties are residential.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Access to site is from North Furzeham Road A3022 is approximately 1km from the site There is a bus stop with regular S-bound services to the town centre approximately 150m from the site to the south on North Furzeham Road. A N-bound service is also available less than 200m from the site. Paignton Train station is approximately 9 km to the north by road.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<u><2000m</u> 1000-2000m >1000m	Adjacent to both Battery Gardens and Stoney Park Allotments
Is site within an area designated as being of European Importance ¹⁹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	1.2km to South Hams SAC
Distance from sites designated as being of national importance ²⁰	<u><400m</u> 400-800m >800m	1.2km to Berry Head SSSI
Distance from sites designated as being of local importance ²¹	<u><400m</u> 400-800m >800m	1.2km to Berry Head SSSI
Ancient Woodland	>15m	400m to the Grove Ancient Woodland (NW)

¹⁹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

²⁰ Sites of Special Scientific Interest

²¹ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	900m to Brixham Town Centre by road
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	1km to New Road bus service
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	500m to Furzeham Primary and Nursery School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	700m west to cricket club Adjacent to Stoney Park Allotments and Battery Gardens
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Site is adjacent to Battery Gardens
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	1.2km to St Lukes Medical Centre
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx. 1km to Brixham Town Centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p><u>Site is adjacent to a conservation area</u></p> <p><u>Site is not within or adjacent to a conservation area</u></p>	Site is separated from Battery Gardens Park by N Furzeham Road
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p><u>Archaeological event, feature or find adjacent to the site</u></p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p><u>Site is adjacent to a Scheduled Monument</u></p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	Not directly adjacent- separated by a road: WW2 Emergency Coastal Battery and remains of practice battery at Battery Gardens #1020411
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p><u>Site is adjacent to a Registered Park and Garden</u></p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p><u>Site is adjacent to a Registered Battlefield</u></p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	Site is within 20m of Battery Observation Post, Battery Gardens, Grade II #1119691
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	See Environment Agency mapping/SFRA
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Brownfield/Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site consists of ruderal habitat, likely limited in ecological value.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat, gently sloping toward north of site
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban, at coastal and northern edge of Brixham
Views in? Wide/ framed/ screened /long/ short	Limited views in from adjacent properties
Views out? Wide/ framed/ screened /long/ short	Wide views out to sea and coastline

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Northcliff Hotel
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	8 dwellings
Explanation / justification for decision to accept or discount site.	The site is appropriate for allocation through the Neighbourhood Plan, and has the capacity to deliver in the region of 8 dwellings. The site has good access, including to key open spaces in the town and would fit well with existing development in the area.

Site name: Freshwater Labs Car Park-Oxon Cove



1. Background information

Site location and use	
<p>Site location</p> <p><i>General description</i></p>	<p>This site comprises a public car park that is located next to office development containing a range of businesses.</p> <p>The site is adjacent to former quarries, and is bordered by the sea to the north east, and cliffs to the south west.</p>
<p>Parish Name</p>	<p>Lower Brixham</p>
<p>Gross area (Ha)</p> <p><i>Total area of the site in hectares</i></p>	<p>Approx. 0.5</p>
<p>SHLAA site reference (if applicable)</p> <p><i>Was it included in the LPA's SHLAA?</i></p>	<p>HC245 (Oxen Cove Car Park)</p> <p>T858 (Freshwater Car Park)</p>

Context				
Surrounding land uses	Offices to north of site, sailing club to south,			
Site boundaries	Sea to north east (with SW Coast Path), and cliffs to south west.			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p><i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i></p>				
Existing/ previous use	Car parks, historically adjoined to limestone quarries			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>Oxen Cove</p> <p>P/2007/1680- Minor amendments to use- Approved</p> <p>P/2006/0501- Build fish market/retail space- Approved</p> <p>Freshwater Car Park</p> <p>P/2007/0178- Storage tanks and removal of ground floor window- Appr.</p> <p>P/2015/1257- Formation of laboratory and office (retrospective)- Appr.</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside
	X		
<p>How would development of this site relate to the surrounding uses?</p> <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well The current use fulfils a need in the area for public car parking. The site also provides access to users of the cove. A mixed use development that maintains the car parking/transport provision might have less impact.	Don't know
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Accessed by Blackball Lane, Approx. 2km to A3022 Bus services run from the Old Fish Market and Furzeham Primary School, both approx. 450m to south Site is approx. 7km from Paignton Train Station by road. Site is adjacent to SW Coast Path		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	Green space at top of lane to site, approx. 350m away to south west
Is site within an area designated as being of European Importance²²	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	Site is approx. 1.3km from South Hams SAC and Berry Head NNR
Distance from sites designated as being of national importance²³	<400m 400-800m >800m	Site is approx. 1.3km from South Hams SAC and Berry Head NNR
Distance from sites designated as being of local importance²⁴	<400m 400-800m >800m	Site is approx. 1.3km from South Hams SAC and Berry Head NNR
Ancient Woodland	>15m	Site is approx. 600m east of nearest AW

²² Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

²³ Sites of Special Scientific Interest

²⁴ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Site is approximately 700m from Brixham Town Centre
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre has frequent bus services and is approx. 700m away
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Furzeham Primary School is approx. 450m to west of site
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>The Brixham Junior Sailing Club and South West Coast path are adjacent to the site.</p> <p>Additional facilities are found on Nelson Road, approx. 500m away</p>
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Green space at top of lane to site, approx. 350m away to south west
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 1.1km to St Lukes Medical Centre by road</p> <p>Approx 1.1km to Compass House Medical Centre by road</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 700m from site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes/No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Within Brixham Town Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	Oxen Cove site is divided into Zones 2 and 3 Northern extent of site appears to be Zone 1
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban/coastal

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unlikely to be of ecological value- mostly hardstanding
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	The site itself is flat, with cliffs to south west and sea to north east.
General character Open Countryside / rural settlement / suburban / urban / inner city	Coastal
Views in? Wide/ framed/ screened /long/ short	Medium to nearby properties, long to Brixham Harbour
Views out? Wide/ framed/ screened /long/ short	Sea views. Frequent fishing trawler passage (with associated noise) past the site.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Freshwater Car Park / Oxon Cover
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity	75 (with high density development)
Explanation / justification for decision to accept or discount site.	Given its coastal location, the site has good viability and has the potential to deliver high density development. Development of the site would however lead to the loss of key car parking provision serving the town centre and businesses immediately adjacent to the site. The site has also been allocated for employment land in the Torbay Local Plan. This reduces its suitability for development and its appropriateness for an allocation through the Neighbourhood Plan.

Site name: Brixham Police Station, Rea Barn Close



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Site of police station (open to public by appointment only) and car park.</p> <p>Land backs onto primary school playing field. Sports field across the road from the site. Road access on two sides, Rea Barn Close and Higher Ranscombe Road</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>0.15</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>13168</p>

Context				
Surrounding land uses	Church (adjacent) Primary school (adjacent), residential and sports field nearby			
Site boundaries	Roads on two sides, church car park and playing fields on other two.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use				
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	Bungalow and additional parking P/2006/1028 Refused, appeal refused			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Area already largely residential, though site use would change.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Site accessible by Rea Barn Close, entrance close to junction with Higher Ranscombe road (adjacent to south and east of site) 150m to nearest bus stop- hourly service 600m to more frequent service to Brixham Centre, Kingswear and Newton Abbot (Bolton Street)		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	Adjacent to green space to east and west (across road)
Is site within an area designated as being of European Importance²⁵	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	Less than 500m from South Hams SAC (to east)
Distance from sites designated as being of national importance²⁶	<400m 400-800m >800m	1.1km to Berry Head NNR, which is part of South Devon AONB
Distance from sites designated as being of local importance²⁷	<400m 400-800m >800m	1.1km to Berry Head NNR, which is part of South Devon AONB
Ancient Woodland	>15m	1577m NW to Barn Copse

²⁵ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

²⁶ Sites of Special Scientific Interest

²⁷ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Town centre approximately 600m walk to north west of site.
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Bus stop is 100m away from the site. Wider range of services are located in Brixham town centre, c. 600m away.
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Brixham C of E Primary School is approx. 100m away
Distance to Recreation facilities (<i>indoor, outdoor sports facilities, playgrounds and playing pitches</i>)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Astley Park is on the other side of Higher Ranscombe Road from the property
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Astley Park is on the other side of Higher Ranscombe Road from the property
Distance to Primary Healthcare Centre (<i>GP, nurse</i>)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Hospital, and the adjacent medical centre are approx. 500m to the north of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 600m north of the site.
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (<i>c. 2.5km</i>)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	See Environment Agency mapping/SFRA
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site appears to be of little ecological value
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	Near views from properties. Long views from surrounding hills-existing structure taller than surrounding properties
Views out? Wide/ framed/ screened /long/ short	Hills from raised structure. Otherwise short views to surrounding properties.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12 dwellings
Explanation / justification for decision to accept or discount site.	The site has the capacity to deliver in the region of 12 dwellings and is in principle suitable for development. Residential development at this site would relate well to existing uses in the area and there are no significant constraints to development.

Site name: Shoalstone Overflow Car Park



1. Background information

Site location and use	
Site location <i>General description</i>	Former quarry- now overflow car park for Shoalstone Car Park
Parish Name	Lower Brixham
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 0.1
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	T816 Shoalstone Overflow Car Park

Context				
Surrounding land uses	Residential and leisure (swimming pool nearby)			
Site boundaries	Cliffs to south, and Berry Head Road to north			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Overflow car park for Shoalstone Car Park			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Development at the site is unlikely to have significant effects on outlooks from surrounding properties, but would fit with the existing settlement pattern of this area of Brixham.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	Access is by Berry Head Road. 1.13 Km to New Road which becomes A3022 further west. Bus stop within 300m of site. 10.6km north to Paignton train station		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	The site is adjacent listed to an area marked as Ashhole Cavern on OS map.
Is site within an area designated as being of European Importance²⁸	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	
Distance from sites designated as being of national importance²⁹	<400m 400-800m >800m	The site is approx. 60m from the South Hams SAC.
Distance from sites designated as being of local importance³⁰	<400m 400-800m >800m	The site is approx. 60m from the South Hams SAC.
Ancient Woodland	>15m	Site is approx. 2km from Ancient Woodland to the west.

²⁸ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

²⁹ Sites of Special Scientific Interest

³⁰ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 1.24 km to the south west
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Shoalstone Beach bus stop is approximately 300m to the west of the site.</p> <p>Frequent services can be found from Brixham Town Centre, approx 1.3km from the site</p>
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Brixham C of E Primary School is 1.8km south of the site by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Shoalstone Outdoor Swimming Pool is less than 100m away.</p> <p>Sports grounds are located 900m to the south west</p>
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Berry Head NNR is less than 100m east of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Compass House Medical Centre is 1.1km south west of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approx. 1.3 km south west of the site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c, 2.5km)?	<p><u>Yes /No</u></p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Within Brixham Town Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p><u>Site is adjacent to a Scheduled Monument</u></p> <p>Site is not on or adjacent to a Scheduled Monument</p>	Site is in close proximity to Ashhole Cavern Scheduled Monument
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

<p>Listed buildings</p>	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	<p>To south of site:: Gun Battery Immediately north of round top. Grade II. #1291760</p>
<p>Locally listed building</p>	<p>Site contains a locally listed building</p> <p><u>Site is adjacent to, or within the setting of a locally listed building</u></p> <p>Site does not contain or adjoin a locally listed building</p>	

<p>Other key considerations</p>		
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>Yes / <u>No</u></p>	
<p>Are there any Tree Preservation Orders on the site?</p>	<p><u>More than one</u></p> <p>One</p> <p>None</p>	<p>Two Monterey Cypress in north of site. 1 Monterey Cypress on western boundary of site</p>
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	<p>Urban, former quarry</p>

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially, site contains mature trees and the site borders are heavily vegetated.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping site
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban/coastal-countryside
Views in? Wide/ framed/ screened /long/ short	None, possible from one property
Views out? Wide/ framed/ screened /long/ short	Long to sea

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Shoalstone Overflow Car Park
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity	6 dwellings
Explanation / justification for decision to accept or discount site.	Whilst the location is not as accessible to services and facilities as other parts of Brixham, the site has the capacity to deliver in the region of 6 dwellings and is in principle suitable for development,. There would however be a requirement for development to be sensitive to the ecological interest of the area and the historic environment value of its setting.

Site name: St Kildas



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>The site, which is located at 15 Drew Street, comprises St Kilda Community Support Centre and is a registered care home. The buildings on the site comprise a converted Victorian house with 1960s additions. It is located in a residential area of Brixham.</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>Approx. 0.25 ha</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>N/A</p>

Site pro-forma: Brixham town

Context				
Surrounding land uses	Residential, some business, public house opposite to the site			
Site boundaries	Adjacent property fences/walls			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Residential care home			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	P/1989/0390 Fire Precaution Work And The Provision Of An External Escape P/1989/0575 Fire Precaution Works And External Fire Escape P/1988/0554 Rebuilding Of Section Of Defective Boundary Wall P/1988/0922 Use Of Part Building As Temporary Offices.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	<p>Well</p> <p>Potential uses would be in keeping with surrounding land use.</p> <p>The continued need for social support/assisted living makes proposals for this type of property more suitable for this site.</p>	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site is accessed from Drew St.</p> <p>The A3022 is approximately 700m to the north of the site by road.</p> <p>There are regular buses from less than 100m away from the site to Brixham Centre and, less frequently, Paignton</p> <p>Paignton train station is approximately 9km to the north of the site by road</p>		

Environmental Considerations		
	Distance or Yes / No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<u>>2000m</u> 1000-2000m <u><1000m</u>	Less than 500m to St Mary's Park
Is site within an area designated as being of European Importance ³¹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Approx 800m from SAC (South Hams)
Distance from sites designated as being of national importance ³²	<u><400m</u> 400-800m >800m	Approx 800m from SAC (South Hams)
Distance from sites designated as being of local importance ³³	<u><400m</u> 400-800m >800m	Approx 800m from SAC (South Hams) and Berry Head NNR
Ancient Woodland	>15m	1.5km west to Barn Copse Ancient Replanted Woodland

³¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

³² Sites of Special Scientific Interest

³³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	Local shop within 100m
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<u><400m</u> 400-800m >800m	Approximately 760m to frequent bus service on New Road
Distance to Primary School(s)	<u><500m</u> 500-1000m >1000m	Eden Park Primary School less than 200m to south west
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<u><400m</u> 400-800m >800m	Less than 500m to St Mary's Park
Distance to Public Open Space	<u><300m</u> 300-800m >800m	Less than 500m to St Mary's Park
Distance to Primary Healthcare Centre (GP, nurse)	<u><400m</u> 400-800m >800m	Brixham Hospital is approximately 150m to north
Key employment site	<u><400m</u> 400-800m >800m	Brixham Town Centre approximately 700m to north
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<u>Yes / No</u>	
Distance to public footpath	<u><400m</u> 400-800m >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Part of site within Higher Brixham Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

<p>Listed buildings</p>	<p><u>Site contains a listed building</u></p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	<p>SX9255 DREW STREET, Higher Brixham 1946-1/7/87 (North West side) 18/10/49 No.15 St Kilda (Formerly Listed as: DREW STREET, Higher Brixham (North West side) No.15 St Kilda House)</p> <p>St Kilda- Building at entrance to site</p> <p>List Entry Number: 1298264</p>
<p>Locally listed building</p>	<p><u>Site contains a locally listed building</u></p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

<p>Other key considerations</p>		
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	<p>Site appears to be in Zone 1 but has a river line on its boundary, with Zone 3 areas in close proximity.</p>
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>Yes / <u>No</u></p>	
<p>Are there any Tree Preservation Orders on the site?</p>	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	<p>Urban</p>

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site unlikely to be of ecological value
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unlikely given its current use a residential care home.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	Short from surrounding properties
Views out? Wide/ framed/ screened /long/ short	Short to surrounding properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	St Kildas
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	20
Explanation / justification for decision to accept or discount site.	<p>The site is suitable for development in principal given its location and opportunities provided by the site. Given its current uses as a care home, there is significant potential for development at the site to comprise sheltered housing and housing for older people.</p> <p>There would however be a requirement for development to retain 15 Drew Street and be sensitive to the historic environment value of the site's setting.</p>

Site name: St Mary's Campsite (Upton Manor Campsite)



1. Background information

Site location and use	
Site location <i>General description</i>	The site comprises Upton Manor Farm Campsite at St Mary's Road. The site comprises grass pitches with some permanent structures.
Parish Name	Lower Brixham
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 2.7
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	N/A

Context				
Surrounding land uses	Residential, commercial and tourist accommodation			
Site boundaries	Hedgerows			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Majority of site is greenfield, some hardstanding and structures within, mostly on west side of site.			
Existing/ previous use	Camping site			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/1989/0566</p> <p>Application to change campsite to static caravan site</p> <p>Refused</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well The current land use fits in with the mix of residential and holiday accommodation whilst maintaining greenfield status and retaining the open character of the AONB. The reduction in tourist accommodation may have impacts on local commerce if not replaced.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	The site is accessible from St Mary's road, which is a narrow road unsuited to significant traffic. There is a bus stop at the entrance to the site on St Mary's Road, less than 50m from the site edge Paignton train station is approx. 11km to the north.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	South Devon AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	Site is within 500m of St Mary's Park and has good access to green infrastructure networks.
Is site within an area designated as being of European Importance ³⁴	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	The site is understood to be in an area used by Greater Horseshoe Bats; it is on the flight path from the SAC. The site is less than 400m from South Hams SAC
Distance from sites designated as being of national importance ³⁵	<u><400m</u> 400-800m >800m	The site is less than 400m from South Hams SAC and Berry Head NNR
Distance from sites designated as being of local importance ³⁶	<u><400m</u> 400-800m >800m	The site is less than 400m from South Hams SAC and Berry Head NNR
Ancient Woodland	>15m	Approx 1.7km to Barn Copse AW

³⁴ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

³⁵ Sites of Special Scientific Interest

³⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Gillett's Spar is approximately 1km north west of the site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Frequent bus service approximately 1.1km north on New Road
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Eden Park Primary School is approximately 500m north west of site by road/path
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Leisure Centre is approximately 900m to the north east
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	St Mary's Park is approximately 500m to the west of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Hospital is approximately 1km north of the site
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre is approximately 1.1km north of the site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	<p>Site is in close proximity to Norton House, a Grade II listed building.</p> <p>Citation includes as follows: SX9155 MILTON STREET, Higher Brixham 1946-1/6/126 (South East side) 10/01/75 Norton House</p>
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	Site adjacent to group designation area: Nurton House, Castor Road, Brixham 1999.15
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p><u>Grade 3</u></p>	Urban (bordering Grade 3)

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are mature trees on site and the site is believed to be used by Greater Horseshoe Bats
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Slopes gently downwards to east, resulting in a significant height difference between west and east extents.
General character Open Countryside / rural settlement / suburban / urban / inner city	Rural/Suburban
Views in? Wide/ framed/ screened /long/ short	Long views in from Brixham and surrounding properties
Views out? Wide/ framed/ screened /long/ short	Long views out over Brixham, coast and surrounding properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	St Mary's Campsite
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	c.60
Explanation / justification for decision to accept or discount site.	<p>Whilst the site has good viability, it is located in a sensitive location, both in terms of potential effects on landscape character and its proximity to the AONB. It is also in a sensitive location in terms of its position close to the SAC and its location on flight paths for Greater Horseshoe Bats.</p> <p>Development of the site would lead to the loss of a campsite which is an important facility for the Neighbourhood Plan Area's visitor economy.</p> <p>For these reasons, the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.</p>

Site name: St Mary's / Old Dairy



1. Background information

Site location and use	
<p>Site location</p> <p><i>General description</i></p>	<p>The site comprises commercial property on both sides of St Mary's Road. The site comprises part hardstanding car park, part developed. The north side of the site does appear to be within the border of the South Devon AONB. The north eastern extent of the site appears to be undeveloped, and has a one wooden structure.</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha)</p> <p><i>Total area of the site in hectares</i></p>	<p>0.75</p>
<p>SHLAA site reference (if applicable)</p> <p><i>Was it included in the LPA's SHLAA?</i></p>	<p>AI H1:021 (Appendix D)</p>

Context				
Surrounding land uses	Residential. Farm campsite to the east			
Site boundaries	Residence fences to south, road through centre (W-E) and to west of site. Treeline and wall to north and east.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	North east part of the site is greenfield and appears to be in AONB. Rest of the site is previously developed.			
Existing/ previous use	Small commercial units- currently in use			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	P/1989/0566 Application for change of use to static caravan site Refused			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well This site comprises two elements. The western section, which is currently developed and in commercial use, and the north eastern section which appears to be an undeveloped greenfield site. The latter section might be less appropriate for development given its location at the settlement edge and AONB status.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	Site is accessed from St Mary's Road, which is a narrow road unsuited to significant traffic. The A3022 is approx. 1.2km by road. There are several bus stops within 100m of the site, with occasional services to other locations within Brixham Paignton train station is approx. 7.5 km to the north		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	The site appears to be wholly (North Side of the dividing road) or partially within the South Devon AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	Approx 350m by road to St Mary's Park
Is site within an area designated as being of European Importance ³⁷	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Site is approx. 700m from South Hams SAC
Distance from sites designated as being of national importance ³⁸	<400m <u>400-800m</u> >800m	Site is approx. 600m from Berry Head NNR
Distance from sites designated as being of local importance ³⁹	<400m <u>400-800m</u> >800m	Site is approx. 600m from Berry Head NNR
Ancient Woodland	>15m	Site is approximately 1.7km east of Barn Copse ancient replanted woodland.

³⁷ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

³⁸ Sites of Special Scientific Interest

³⁹ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Local shop 500m to north of site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Bus stops in immediate vicinity of site. More frequent services available from Drew St, 500m to north east.
Distance to Primary School(s)	<p><500m</p> <p><u>500-1000m</u></p> <p>>1000m</p>	Eden Park Primary School approx. 600m to north by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Approx 300m to St Mary's Park
Distance to Public Open Space	<p><300m</p> <p><u>300-800m</u></p> <p>>800m</p>	Approx 300m to St Mary's Park
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Brixham Hospital approx. 700m to north
Key employment site	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Brixham Town Centre approx. 1.3 km to north
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p><u>Yes /No</u></p>	
Distance to public footpath	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	Buildings in north of site do not appear to be listed, but may be of heritage value and so should be considered for sympathetic renovation.
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	Site is adjacent to TPO Group 1999.15 (north of site)
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Studies have indicated that the site is within the flight path of the Greater Horseshoe Bat and is within the sustenance zone.</p> <p>The site contains several mature trees.</p>
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<p>Given current and former uses, the previously developed element of the land may be subject to land contamination. However this is likely to be limited to current garage uses; the part of the site on the northern side of St Mary's Road historically has been used as a dairy, and the part of the site on the southern side of St Mary's Road has historically been used for the production of jam, trifles and similar goods.</p>
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban/rural
Views in? Wide/ framed/ screened /long/ short	Short views in from surrounding properties
Views out? Wide/ framed/ screened /long/ short	Short views out of immediate surroundings and structures.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	25 dwellings
Explanation / justification for decision to accept or discount site.	<p>The site has been considered in two parts.</p> <p>The previously developed part of the site has significant potential for an intensification of uses, and given its screening from the AONB, is unlikely to have significant effects on the character of the AONB. For these reasons, the previously developed part of site is considered appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan. Previous land uses would however need to be explored further to determine if there is any potential for contamination on the site.</p> <p>The undeveloped part of the site, given the presence of mature trees, and its sensitivity in terms of the presence of Greater Horseshoe Bats, is sensitive in biodiversity terms. This part of the site also has significant landscape sensitivity, particularly given its current undeveloped condition and presence within the AONB. For these reasons, this part of the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.</p>

Site name: Paint Factory, Torbay Industrial Estate



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Part raised hardstanding/concrete-structure and part grassland/scrub. Steep slope access and split level/terraced site (northern extent lower).</p>
<p>Parish Name</p>	<p>Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>0.32</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>T791 (Appendix F)</p>

Context				
Surrounding land uses	Residential, commercial			
Site boundaries	Trees and steep slope/cliff to east, car park and hardstanding to west. Some residential to north			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Part hardstanding, part grassland/ruderal that appears to have been developed previously			
Existing/ previous use	Car park and spare land for commercial/industrial unit. Previously a paint factory.			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	P/2009/0590 Formation of car park Approved P/2007/1786 Formation of Car Park Refused			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well X Existing (though steep) access and hardstanding. The area is raised relative to west and north surroundings, may have limited visual impacts	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	Access to A3022 (New Rd) to north of site <100m by access road. Lower Manor Road bus stop <200m away on New Road-routes to Brixham town centre, Newton Abbot, Paignton etc. 8.4km by road to Paignton train station		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	Approx 350m north east to area of green space off Nelson Road
Is site within an area designated as being of European Importance ⁴⁰	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Within 2km of SAC and NNR
Distance from sites designated as being of national importance ⁴¹	<400m 400-800m <u>>800m</u>	AONB is 800m from the site
Distance from sites designated as being of local importance ⁴²	<400m 400-800m >800m	
Ancient Woodland	>15m	

⁴⁰ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁴¹ Sites of Special Scientific Interest

⁴² Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	350m to town centre with Tesco and other retailers
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	Routes 12,13,13B, 30,67B,MS4,MS5,SB1,T2 available from stop fewer than 50m from the site
Distance to Primary School(s)	<p><u><500m</u></p> <p>500-1000m</p> <p>>1000m</p>	Furzeham Primary School (straight line distance)
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	650m Brixham Leisure Centre, Lyte Road 700m The Admiral Swimming Centre, Higher Ranscombe Road
Distance to Public Open Space	<p><u><300m</u></p> <p>300-800m</p> <p>>800m</p>	Adjacent to small parkland
Distance to Primary Healthcare Centre (GP, nurse)	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	St Lukes Medical Centre, New Road
Key employment site	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	Located in small industrial estate, less than 400m from town centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p><u>Yes /No</u></p>	
Distance to public footpath	<p><u><400m</u></p> <p>400-800m</p> <p>>800m</p>	South West Coast Path- 500m Heritage Trail- 600m

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	Approx. 100m from nearest conservation area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	A number of trees on the southern and eastern site boundaries are covered by an Area Tree Preservation order Ref- 1976.19
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site itself appears to be of very limited ecological value, However the site boundaries comprises a number of mature trees and vegetation which may be of ecological value.
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially, as previous use was as a paint factory.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Steeply sloping access. Site is split-level/terraced but levels are flat, the northern 1/3 of the site is at a lower level than the remainder.
General character Open Countryside / rural settlement / suburban / urban / inner city	Urban
Views in? Wide/ framed/ screened /long/ short	Some medium views in from west, given raised profile on valley side.
Views out? Wide/ framed/ screened /long/ short	Medium wide views to west and north.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Torbay Industrial Estate
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity	15 dwellings
Explanation / justification for decision to accept or discount site.	<p>The site is suitable for development in principal given its location and opportunities the site offers. In this context the site offers significant scope for an intensification of uses and is accessible to services and facilities.</p> <p>There would however be a need for development at the site to offer solutions to the access issues for the site, linked to the steep inclines required to gain access to the different parts of the site. Development at this location would also need to retain and protect the trees under TPOs at this location and previous land uses would need to be explored further to determine if there is any potential for contamination on the site.</p>

Site name: Wall Park Extensions



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>The site is a mix of agricultural land, wooded grassland and hedgerows.</p>
<p>Parish Name</p>	<p>Lower Brixham</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>Approx. 12ha</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>Appears to combine T703 and T712 sites.</p>

Context				
Surrounding land uses	Countryside/protected area, agriculture, residential			
Site boundaries	Residential boundaries to north and west (recent Wall Park development), Gillard Road to south and east			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agriculture			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/2013/0785- Approved</p> <p>Erection of 165 dwellings (including 25 affordable); touring caravan park (including facilities building with office, cafe, laundry room, showers, toilets and 2-bed managers flat, 12 no. camping pods, 59 permanent touring caravan pitches, associated access and parking); community sports pitch (to be used annually as an overflow touring caravan park / campsite for 69 pitches during June, July and August); changing & shower facilities building for community sports pitch with associated access and parking; landscape and ecological enhancement works (including bat barn, hedgerow planting and footpaths); associated pumping stations, roads, footways / cycleways, new vehicular access onto Centry Road and alterations / widening of existing access onto Wall Park Road; demolition of existing buildings (including former holiday park buildings and dwelling - 53 Wall Park Road</p> <p>P/2016/0057- Approval with legal agreement</p> <p>Full application for the partial revision of the layout approved under P/2013/0785 to replace 10 dwellings with 18 dwellings and change an open market dwelling to affordable housing, together with landscaping, parking and associated works</p> <p>P/2016/0055- Non material amendment to P/2013/0785</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
<p>How would development of this site relate to the surrounding uses?</p> <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	<p>Not very well</p> <p>The site's proximity to protected areas, including the AONB and SAC means that expansion of residential development at this site would relate poorly to the surrounding area, through undermining the integrity of the landscape and nature conservation designations present in the area.</p>	Don't know
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Access to the site could be provided from Gillard or Centry Road.</p> <p>The nearest bus stops are approximately 50m to the west by road, and are on Higher Ranscombe Road.</p> <p>Paignton train station is approx. 10km away by road.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	Site is within South Devon AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<u><2000m</u> 1000-2000m >1000m	Site is adjacent to South Hams SAC and Berry Head NNR
Is site within an area designated as being of European Importance ⁴³	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Site is adjacent to South Hams SAC
Distance from sites designated as being of national importance ⁴⁴	<u><400m</u> 400-800m >800m	Site is adjacent to the Berry Head and Sharkham Point SSSI and Berry Head NNR
Distance from sites designated as being of local importance ⁴⁵	<u><400m</u> 400-800m >800m	Site is adjacent to South Hams SAC and Berry Head NNR
Ancient Woodland	>15m	Site is approximately 1.9km east of nearest Ancient Woodland

⁴³ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁴⁴ Sites of Special Scientific Interest

⁴⁵ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Brixham Town Centre is approx. 600m to the west
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Frequent services can be found from Brixham Town Centre, approx 600m from the site
Distance to Primary School(s)	<p><500m</p> <p><u>500-1000m</u></p> <p>>1000m</p>	Brixham C of E Primary School is 200m south of the site by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Shoalstone Outdoor Swimming Pool approx. 700m away. There appear to be sports grounds 500 m to the south west
Distance to Public Open Space	<p><300m</p> <p><u>300-800m</u></p> <p>>800m</p>	Berry Head NNR is immediately east of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Compass House Medical Centre is 600m north west of the site
Key employment site	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	Brixham Town Centre is approx. 600m west of the site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p><u>Yes /No</u></p>	
Distance to public footpath	<p><400m</p> <p><u>400-800m</u></p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p><u>Site is adjacent to a Scheduled Monument</u></p> <p>Site is not on or adjacent to a Scheduled Monument</p>	Site is within 50m of a monument (to west of site)
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	<p>Site appears to contain: BOARD OF ORDNANCE BOUNDARY STONE NO 3 AT SX 9400 5615</p> <p>Designation Type: Listing</p> <p>Grade: II</p> <p>List UID: 1195201</p> <p>In its eastern corner</p>
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	Several individual and group TPOs on site, mostly clustered on eastern edge
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Grade 3

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site contains patches of woodland, hedgerows and mature trees. Its proximity to the South Hams SAC and Greater Horseshoe Bat habitat increases its value in biodiversity terms
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Site slopes down gently towards the south east
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	Short, from Gillard and Wall Park Roads, and from existing development/residences.
Views out? Wide/ framed/ screened /long/ short	Short- to treelines and surrounding development/residences

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Wall Park Extensions
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	180 dwellings
Explanation / justification for decision to accept or discount site.	<p>Whilst the site has good potential viability, and would be able to deliver a significant number of residential dwellings, it is located in a sensitive location in terms of landscape character, including relating to its position within the South Devon AONB. It is likely that development of the site would lead to significant effects on landscape and townscape quality in the area. The site is also in a sensitive location in terms of its position close to internationally and nationally designated nature conservation sites and its location on flight paths and the sustenance zone for Greater Horseshoe Bats.</p> <p>For these reasons, the site is considered inappropriate for taking forward for as an allocation for the purposes of the Neighbourhood Plan.</p>

Appendix B

Completed site pro-forma: Churston, Galmpton and Broadsands

Site name: Archery Field



1. Background information

Site location and use	
Site location <i>General description</i>	Large improved grassland field currently partly in use as an archery range
Parish Name	Churston Ferrers
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx 4.9 ha
SHLAA site reference (if applicable)	Possible overlap with 13267 (app. G)

Context				
Surrounding land uses	School playing fields, agriculture			
Site boundaries	Hedgerow and railway to north. Hedgerow with mature trees to east, south and west.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Archery field			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
<p>How would development of this site relate to the surrounding uses?</p> <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	<p>Not very well</p> <p>Surrounding land use is agricultural, with some residential and commercial properties along Brixham Road. This development would extend Galmpton to the south, beyond the railway line which currently comprises the boundary of the settlement.</p>	Don't know
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Access is by a track from Brixham Road (A379)</p> <p>The nearest bus stop is approx. 300m to the north west, near to Churston Golf Club</p> <p>Paignton train station is approximately 6km to the north</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	There is a recreation ground approx. 300m to the west of the site.
Is site within an area designated as being of European Importance ¹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	South Hams SAC is approximately 3.7km east of the site
Distance from sites designated as being of national importance ²	<400m 400-800m <u>>800m</u>	Saltern Cove SSSI is approx. 1.9km to the north of the site
Distance from sites designated as being of local importance ³	<400m 400-800m <u>>800m</u>	Saltern Cove LNR is approx. 1.9km to the north of the site
Ancient Woodland	>15m	Barn AW is approx. 1.6km west of the site

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	There is a farm shop and village centre within 100m of the site entrance
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<u><400m</u> 400-800m >800m	There is a frequent bus service from the A3022, which is within 200m of the site entrance
Distance to Primary School(s)	<u><500m</u> 500-1000m >1000m	Galmpton C of E Primary School is approximately 900m west of the site by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<u><400m</u> 400-800m >800m	There are several playing pitches within 100m of the site, and Churston Golf Course is within 200m of the site.
Distance to Public Open Space	<u><300m</u> 300-800m >800m	Ferrers Green is 800m east of the site by road
Distance to Primary Healthcare Centre (GP, nurse)	<u><400m</u> 400-800m >800m	Compass House Medical Centres is 1.3 km north of the site by road.
Key employment site	<u><400m</u> 400-800m >800m	Brixham Town Centre is approximately 3.2 km east of the site.
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<u>Yes / No</u>	
Distance to public footpath	<u><400m</u> 400-800m >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	Southwest boundary appears to be within Zone 3 designation
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p><u>Grade 3</u></p>	Whilst recent agricultural land classification has not been carried out at the site, the site has significant potential to comprise land classified as the best and most versatile agricultural land. This is given the presence of Grade 2 agricultural land across Brixham Road.

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The improved grassland is likely of low ecological value but the mature trees and hedgerows may be of some biodiversity value.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Land slopes downwards to south west.
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	Short, from adjacent land and medium narrow from River Dart Valley
Views out? Wide/ framed/ screened /long/ short	Long view across the River Dart Valley

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Archery Field
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	110
Explanation / justification for decision to accept or discount site.	<p>Given that development of the entire site would significantly extend the footprint of Galmpton village to the south of the railway line, development at this location would not fit with the existing settlement pattern of the area. As such the development of the whole site for housing is deemed to be inappropriate for allocation through the Neighbourhood Plan.</p> <p>Development for small scale development to meet specific need may however be appropriate. Alongside, the provision of green infrastructure enhancements would be appropriate for the site.</p>

Site name: Churston Golf Club



1. Background information

Site location and use	
Site location <i>General description</i>	Churston Golf Course. Improved grassland, clubhouse and hardstanding for parking at south of site
Parish Name	Churston Ferrers
Gross area (Ha) <i>Total area of the site in hectares</i>	c.4 ha
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	T735 Churston Golf Course (Sites with planning)

Context				
Surrounding land uses	Residential, recreation ground, some commercial			
Site boundaries	Railway behind tree line to east. A3022 to south, Bascombe road to north. Hedgerow and residential boundaries to west			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	South of site is clubhouse and hardstanding, but the rest of the site is improved grassland (golf course)			
Existing/ previous use	Golf course			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/2011/0829</p> <p>2011- Approved</p> <p>Demolition of clubhouse, outbuildings and car park and development comprising up to 90 dwellings, 42 bed extra care scheme (use class C3 Extra Care); informal open space; landscaped areas, new vehicular/pedestrian access and sustainable drainage measures and all necessary infrastructure, engineering works and landscaping (In Outline).</p> <p>P/2013/0034</p> <p>2013- Approved</p> <p>Formation of 42 extra care flats and communal facilities with associated landscaping and parking. Revised plans received showing revised design and layout.</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well Would lead to the loss of very visible area of greenspace in the area. Surrounding land use is largely residential. The scale of the development is relatively large for the area.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	Direct access from A3022 on south edge of site, and Bascombe Road to north of site. Frequent bus service from bus stop adjacent to the site. Paignton train station is approximately 4.8km by road to the north.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	Recreation ground across A3022 from site.
Is site within an area designated as being of European Importance ⁴	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Approx 3.5km east to South Hams SAC
Distance from sites designated as being of national importance ⁵	<400m 400-800m <u>>800m</u>	Site is approx. 1.3k south of Saltern Cove SSSI and LNR
Distance from sites designated as being of local importance ⁶	<400m 400-800m <u>>800m</u>	Site is approx. 1.3k south of Saltern Cove SSSI and LNR
Ancient Woodland	>15m	Tors/Barn Woods AW is found 1.6km to the west of the site.

⁴ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁵ Sites of Special Scientific Interest

⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Churston Farm Shop is west of the site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There is a frequent bus service from the A3022, adjacent to the site
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Galmpton C of E Primary School is 600m south west of the site by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There are several playing fields within 200m of the site. The site also forms part of a golf course. Leisure centres can be found further away in Brixham and Paignton
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	A large area of open land is found 200m to the north west of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approximately 800m north west by road to Compass House Medical Centres
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approximately 4km by road to both Brixham and Paignton town centres
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or <u>adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p><u>More than one</u></p> <p>One</p> <p>None</p>	Group designations for treeline along majority of eastern boundary and half of western site boundary.
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p><u>Grade 3</u></p>	Urban, surrounding land Grade 3

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Mature trees on site boundaries and a small cluster of mature conifers in centre of site.</p> <p>Improved grassland likely to be of little ecological importance</p>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Sloping downwards towards north of site
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	Wide views in from A3022
Views out? Wide/ framed/ screened /long/ short	Long, narrow view to sea, and short view to road and hedgerow.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There may be legal issues for development regarding a covenant on the site. To date five planning applications for the relocation of the clubhouse associated with the golf club have been refused.
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Golf Club
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	The site has the potential to deliver in the region of 135 dwellings.
Explanation / justification for decision to accept or discount site.	In principal, the site may potentially be appropriate for considering as an allocation through the Neighbourhood Plan. If legal restrictions are overcome, and an alternative site for the clubhouse can be located, this site has potential to deliver a significant number of homes in an accessible location. Development of the site would however lead to significant impacts on townscape character in the area, linked to a loss of the open aspect of the area.

Site name: Greenaway (Greenway) Road



1. Background information

Site location and use	
Site location <i>General description</i>	Agricultural land, adjacent to settlement.
Parish Name	Churston Ferrers
Gross area (Ha) <i>Total area of the site in hectares</i>	Approx. 0.45 ha
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	N/A

Context				
Surrounding land uses	Residential land to immediate north. Holiday park approximately 200m to west and heritage steam railway line along south-eastern boundary. Otherwise agricultural.			
Site boundaries	Residential boundaries to north, railway cutting to south-east, open agricultural area to west and north. Northern tip of site is Greenway Park (road), which connects to Greenway Road.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Existing use is pasture land			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
<p>How would development of this site relate to the surrounding uses?</p> <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	<p>Not very well</p> <p>It would extend the extent of the settlement into greenfield land.</p> <p>Potential to have detrimental effect on existing properties on settlement edge.</p>	Don't know
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Access is by Greenway Park, a residential close which connects to Greenway Road.</p> <p>Approximately 0.8km (N) or 1.2km (S) to A379</p> <p>Greenway Park bus stop is 50m from the site, which offers services between Churston and Lower Dittisham.</p> <p>A more frequent bus service to Brixham, Newton Abbot and Paignton can be found on the A379, approximately 900m away from the site.</p> <p>Paignton Railway Station is approximately 6km to the north by road.</p>		

Environmental Considerations		
	Distance or Yes / No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	<u>Yes / No</u>	Though the site is not within the AONB, it is adjacent to the AONB. It is also suggested that access would likely be provided through land within the AONB
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <1000m	Approx 700m from Churston Common by Road
Is site within an area designated as being of European Importance⁷	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	There is potential for Greater Horseshoe bats to use the site. More than 2km to nearest SSSI
Distance from sites designated as being of national importance⁸	<400m 400-800m >800m	More than 2km to nearest SSSI
Distance from sites designated as being of local importance⁹	<400m 400-800m >800m	More than 2km to nearest SSSI
Ancient Woodland	>15m	Approx 1km to Tors/Barn Woods Ancient Replanted Woodland to west.

⁷ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

⁸ Sites of Special Scientific Interest

⁹ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	Approx. 500m by road to Galleon Stores on Stoke Gabriel Road
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<400m 400-800m >800m	Approx. 900m to nearest frequent bus service, on A379
Distance to Primary School(s)	<500m 500-1000m >1000m	Approx. 200m to Galmpton Church of England Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<400m 400-800m >800m	Playing pitches at Far Field approx. 1km to north east.
Distance to Public Open Space	<300m 300-800m >800m	Approx 700m from Churston Common by Road
Distance to Primary Healthcare Centre (GP, nurse)	<400m 400-800m >800m	Compass House Medical Centres approximately 900m north by road
Key employment site	<400m 400-800m >800m	Some employment centres in Galmpton, Brixham Town Centre and Paignton Centre approx. 5km by road to east and north respectively
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	Yes/No	
Distance to public footpath	<400m 400-800m >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	Site is not adjacent to, but is near to the Galmpton Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

<p>Listed buildings</p>	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
<p>Locally listed building</p>	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

<p>Other key considerations</p>		
<p>Which Flood Zone (fluvial/tidal) does the site fall within or intersect?</p>	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
<p>Is the site in a Critical Drainage Area for Surface Water Flooding?</p>	<p>Yes / <u>No</u></p>	
<p>Are there any Tree Preservation Orders on the site?</p>	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
<p>Agricultural Land Classification?</p>	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p><u>Grade 3</u></p>	

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some mature trees and good quality hedgerow.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Very gently sloping
General character Open Countryside / rural settlement / suburban / urban / inner city	Countryside
Views in? Wide/ framed/ screened /long/ short	Medium views from surrounding properties to north and east
Views out? Wide/ framed/ screened /long/ short	Long-medium views to Galmpton village and surrounding properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Greenway Road
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	10
Explanation / justification for decision to accept or discount site.	The site has the potential to deliver 10 dwellings on a viable site. However, the relatively poor access to existing public transport/facilities, the loss of agricultural land and the potential for impacts on the AONB make this site a less appropriate option for development than others considered.

Site name: Knapman's Builder's yard, off Stoke Gabriel Road.



1. Background information

Site location and use	
Site location <i>General description</i>	Parking and storage yard to rear of residential property line. Some structures in south of site.
Parish Name	Churston Ferrers
Gross area (Ha) <i>Total area of the site in hectares</i>	0.14 ha
SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i>	13264 (Appendix D)

Context				
Surrounding land uses	Within residential area of settlement. Agricultural land approx. 50m to north, and some amenity buildings in area.			
Site boundaries	Southern half of site bordered by boundaries of surrounding residential property.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Currently a builder's yard			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None listed			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Would not have a large impact on the residential area	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Site accessed by Stoke Gabriel Road. The A379 is approximately 650m to the north of the site by road. There is a bus stop 150m to the east with occasional services to Lower Dittisham and Churston Paignton Railway Station is 5.5km north by road		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <1000m	Approx 700m to Churston Common
Is site within an area designated as being of European Importance¹⁰	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	Over 5km to nearest SAC (South Hams)
Distance from sites designated as being of national importance¹¹	<400m 400-800m >800m	Approximately 2.5km to Lord's Wood SSSI Approximately 2km to Saltern Cove SSSI
Distance from sites designated as being of local importance¹²	<400m 400-800m >800m	Approximately 2km to Sugar Loaf Hill LNR
Ancient Woodland	>15m	Approx 1km to east of Tors/Barn Woods Ancient Replanted Woodland

¹⁰ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹¹ Sites of Special Scientific Interest

¹² Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Shop less than 100m to west of site.
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx. 750m to nearest frequent bus service on A379 (Windy Corner)
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Approx. 200m to Galmpton C of E Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Playing fields approx. 600m to east.
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Approx 700m to Churston Common by road
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx 500m north- Compass House Medical Centres
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx. 5km to Paignton and Brixham centres.
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes / No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Galmpton Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	The southern edge of the site may border Zone 3, but the majority of the site appears to be Zone 1
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p><u>None</u></p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site appears to be of little ecological value
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given current and previous uses, the site may be subject to contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Sloping
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	Short views from opposite properties
Views out? Wide/ framed/ screened /long/ short	Short to pasture and houses on opposing elevation

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Knapmans Yard
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	8 dwellings
Explanation / justification for decision to accept or discount site.	This site presents a small, but relatively unconstrained opportunity for new dwellings, and provides opportunities for enhancing the quality of the public realm and villagescape. As such it is considered appropriated for allocation in the Neighbourhood Plan.

Site name: The Piggery



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	Large garden with mature trees on the A3022.
<p>Parish Name</p>	Churston Ferrers
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	Approx 0.7 ha
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	13262

Context				
Surrounding land uses	Agricultural and residential			
Site boundaries	A3022 to south, Elberry Lane to the west and north.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Garden			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	P/1990/0313 Application for a covered swimming pool- Approved			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside X
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well There is residential property in the area, but this site is in greenfield garden land that borders agricultural land use.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site could potentially be accessed via Elberry Lane. However access to the lane is currently limited to agricultural vehicles. Direct access to the A3022 could be achieved through partial dismantling of the bordering stone wall.</p> <p>There is bus stop on the A3022 approx. 150m east, though there is not a continuous footpath from the site to the bus stop.</p> <p>Paignton Railway Station is approximately 7km to the north of the site by road.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 1000-2000m >1000m	Churston Common is approximately 200m to the north of the site
Is site within an area designated as being of European Importance¹³	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	Approx. 3km west of South Hams SAC
Distance from sites designated as being of national importance¹⁴	<400m 400-800m >800m	Approx. 2.2km south of Saltern Cove SSSI
Distance from sites designated as being of local importance¹⁵	<400m 400-800m >800m	Approx. 2.2km south of Saltern Cove SSSI
Ancient Woodland	>15m	Approx 600m north of Barn Copse Ancient Replanted Woodland

¹³ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹⁴ Sites of Special Scientific Interest

¹⁵ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Churston Farm Shop approximately 400m to north west
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Frequent bus service on A3022 nearby (less than 100m, though no footpath to connect site to bus stop)
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Galmpton C of E Primary School approximately 1.3 km to west by road
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Churston Golf Club and playing fields approximately 900m to west of site
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	Ferrers Green approximately 100m north east of site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Compass House Medical Centres approximately 1.8km northwest by road
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Brixham Town Centre approximately 2.5km east by road
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p><u>Site is within a conservation area</u></p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	Churston Conservation Area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p><u>Site is adjacent to a Registered Park and Garden</u></p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	Lupton Park is separated from the site by a road intersection.
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

<p>Listed buildings</p>	<p>Site contains a listed building</p> <p><u>Site is adjacent to, or within the setting of a listed building</u></p> <p>Site does not contain or adjoin a listed building</p>	<p>There are some listed buildings immediately to the east of the site:</p> <p>West Terrace Grade II #1292954</p> <p>Nos 1 and 2 including gate piers and garden wall facing brixham road Grade II #1195182</p> <p>Other Grade II listed properties are separated from the site by the A3022</p>
<p>Archaeological Priority Area</p>	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
<p>Locally listed building</p>	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	<p>SHLAA Describes the site as in Flood Zone 3, and recommends against development on this basis.</p> <p>More than half of the site is designated as Flood Zone 2 and 3</p>
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Not currently agricultural, but appears to be in an area classified as Grade 2 agricultural land.

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The presence of mature trees and treelines suggest ecological interest on the site.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
General character Open Countryside / rural settlement / suburban / urban / inner city	Rural
Views in? Wide/ framed/ screened /long/ short	Short from adjacent properties, limited from road due to high stone wall
Views out? Wide/ framed/ screened /long/ short	Medium view to countryside to south west

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	The Piggery
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	16
Explanation / justification for decision to accept or discount site.	Due to the flood risk present at the site, pedestrian access issues, and potential effects on the Churston Conservation Area, this site is not considered appropriate for allocation for the purposes of the Neighbourhood Plan.

Site name: Waterside Quarry



1. Background information

Site location and use	
<p>Site location</p> <p><i>General description</i></p>	<p>Split level areas of grass, scrub and trees with a small area of hardstanding situated between Waterside Road and Dartmouth Road.</p>
<p>Parish Name</p>	<p>Goodrington</p>
<p>Gross area (Ha)</p> <p><i>Total area of the site in hectares</i></p>	<p>Approx. 0.9 ha</p>
<p>SHLAA site reference (if applicable)</p> <p><i>Was it included in the LPA's SHLAA?</i></p>	<p>N/A</p>

Context				
Surrounding land uses	Holiday park to east and north. Residential			
Site boundaries	Waterside Road and A379			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	The site is a former quarry.			
Existing/ previous use	The site was previously a quarry			
Site planning history <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	P/2014/0045 3 No. Detached dwellings and associated access/parking provision. On north-east edge of site Approved, Jan 2015			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement X	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well Development at this location would fit well with existing residential uses in the area.	Not very well	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site is accessed by Waterside Road, and has good links to the Torbay bypass via Dartmouth Road.</p> <p>The site is served by bus stops in both directions with frequent buses to Brixham, Paignton and Newton Abbot. Both stops are less than 100m from the site.</p> <p>Paignton Railway Station is 3.8km to the north by road.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / No	
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <1000m	There is a public green space 250m north of the site
Is site within an area designated as being of European Importance¹⁶	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	4.7km to South Hams SAC
Distance from sites designated as being of national importance¹⁷	<400m 400-800m >800m	Approx. 300m east to SSSI
Distance from sites designated as being of local importance¹⁸	<400m 400-800m >800m	Approx. 300m east to SSSI/LR
Ancient Woodland	>15m	Approx 1.5km northwest to nearest AW-Clennon Hill

¹⁶ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

¹⁷ Sites of Special Scientific Interest

¹⁸ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approx 600m west to local shop.
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Frequent bus service from Dartmouth road. Less than 100m from site.
Distance to Primary School(s)	<p><500m</p> <p>500-1000m</p> <p>>1000m</p>	Approx. 1.1 km by road to White Rock Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Approximately 750m to north the Torbay Golf Centre Approx 750m south to watersports centre
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	There is a public green space 250m north of the site
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Compass Medical Centres Approx 1.5km to south
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	Paignton Centre is approximately 2.5km to north of site
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<p>Yes /No</p>	
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p>Zone 1 <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p><u>More than one</u></p> <p>One</p> <p>None</p>	<p>Several TPOs observed on a site visit: Many individual TPOs within site boundaries, approx. 20</p> <p>Ref: 2015.008</p> <p>Varied levels of information available on Torbay map tool- mix of species</p>
Agricultural Land Classification?	<p>Grade 1-3a</p> <p>Grade 3b to 5</p> <p>Grade 3</p>	Urban

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are several mature trees on the site, with some potential for ecological value.
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Split level (former quarry). Western part of the site is significantly lower than eastern part of site (which is situated on the former quarry lip.
General character Open Countryside / rural settlement / suburban / urban / inner city	Suburban
Views in? Wide/ framed/ screened /long/ short	Medium views in from surrounding properties. Potential for wider views in if vegetation removed or high structures proposed due to raised nature of site relative to surrounding terrain. Also short views from A-road adjacent to property
Views out? Wide/ framed/ screened /long/ short	Long views of sea, bay Paignton. Wider in winter.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	Waterside Quarry
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	c.21 homes- however fewer would be more appropriate.
Explanation / justification for decision to accept or discount site.	Residential development at this location would fit well with existing land uses in the area. The site is somewhat constrained by Tree Preservation Orders, and distances to some community facilities. However, with a reduced density and development that is sympathetic to the existing treelines and views, it is considered that the site is appropriate for taking forward as an allocation for the purposes of the Neighbourhood Plan.

Site name: White Rock Extensions



1. Background information

Site location and use	
<p>Site location <i>General description</i></p>	<p>Significant area of agricultural land to west of road and settlement</p>
<p>Parish Name</p>	<p>Churston Ferrers (edge)</p>
<p>Gross area (Ha) <i>Total area of the site in hectares</i></p>	<p>Approx. 45ha</p>
<p>SHLAA site reference (if applicable) <i>Was it included in the LPA's SHLAA?</i></p>	<p>Part of T756b land parcel (Appendix J)</p>

Context				
Surrounding land uses	Agricultural, residential to east beyond bordering road			
Site boundaries	A3022 to east, agricultural land/hedgerow to west			
<p>Is the site:</p> <p><i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i></p> <p><i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i></p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
<p>Site planning history</p> <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	<p>P/2015/1126</p> <p>2015- Refused</p> <p>Land West of Brixham Road, Paignton</p> <p>Submission of appearance, landscaping, layout and scale in relation to 216 dwellings and associated development.</p> <p>(Many other recent applications listed for a site overlapping the northern extent of this specified site)</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge X	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well Development of the site would extend the built up area and relate poorly to the existing settlement pattern of the area.	Don't know
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	Site is adjacent to A3022 road Good bus service from A3022, bus stops within 100m of the site. Nearest train station is Paignton, approximately 3.7km north of the site. The site is adjacent to part of a local cycle route leading towards Paignton.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is the site in an Area of Outstanding Natural Beauty (AONB)	Yes / <u>No</u>	Development of the site is likely to impact on views from the AONB however.
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	>2000m 1000-2000m <u><1000m</u>	Hookhills Community Centre Park approximately 250m to east of site
Is site within an area designated as being of European Importance ¹⁹	Statutory - Yes / <u>No</u> If no, is the site more than 2km away or more than 10km away for bats and SPA?	5.2km from South Hams SAC
Distance from sites designated as being of national importance ²⁰	<400m 400-800m <u>>800m</u>	1.4km from Saltern Cove SSSI
Distance from sites designated as being of local importance ²¹	<400m 400-800m <u>>800m</u>	1.4km from Saltern Cove SSSI
Ancient Woodland	400-800m	Tor/Barn Woods Approximately 700m southwest of site

¹⁹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

²⁰ Sites of Special Scientific Interest

²¹ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m <u>400-800m</u> >800m	Co-op Food approximately 750m to east of site
Public transport e.g. railway station or bus stop (with at least a half hourly service during the day)	<400m <u>400-800m</u> >800m	Frequent bus services along A3022, adjacent to site. Bus stop within 250m of site.
Distance to Primary School(s)	<500m <u>500-1000m</u> >1000m	White Rock Primary School within 100m, across A3022 from site.
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<400m <u>400-800m</u> >800m	White Rock Primary School Playing fields within 100m of site.
Distance to Public Open Space	<300m <u>300-800m</u> >800m	Churston Common approximately 700m south of site
Distance to Primary Healthcare Centre (GP, nurse)	<400m <u>400-800m</u> >800m	500m south to Compass Medical Centres
Key employment site	<400m <u>400-800m</u> >800m	Approximately 3.7km to Paignton Town Centre
Cycle routes: Are local facilities broadly within 10 minutes by bicycle (c. 2.5km)?	<u>Yes / No</u>	
Distance to public footpath	<400m <u>400-800m</u> >800m	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p><u>No archaeological event, feature or find within the site</u></p>	
Scheduled Monument	<p>Site is on a Scheduled Monument</p> <p>Site is adjacent to a Scheduled Monument</p> <p><u>Site is not on or adjacent to a Scheduled Monument</u></p>	
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p><u>Site is not within or adjacent to a Registered Park and Garden</u></p>	
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p><u>Site is not within or adjacent to a Registered Battlefield</u></p>	

Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p><u>Site is not within or adjacent to a conservation area</u></p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p><u>Site does not contain or adjoin a locally listed building</u></p>	

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 <input type="checkbox"/></p> <p>Zone 2 <input type="checkbox"/></p> <p><u>Zone 1</u> <input type="checkbox"/></p>	
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / <u>No</u>	
Are there any Tree Preservation Orders on the site?	<p><u>More than one</u></p> <p><u>One</u></p> <p><u>None</u></p>	A number of TPOs are present along the A3022 boundary, but it is unclear whether these are in the site
Agricultural Land Classification?	<p><u>Grade 1-3a</u></p> <p>Grade 3b to 5</p> <p>Grade 3</p>	The site comprises Grade 2a and 3a agricultural land- the best and most versatile.

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Extent of site and presence of treelines and hedgerows makes some ecological value likely
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minerals or waste considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Site slopes downwards to the south and west
General character Open Countryside / rural settlement / suburban / urban / inner city	Rural
Views in? Wide/ framed/ screened /long/ short	Short from A3022, medium wide views from properties along the A3022. Longer views from the South Devon AONB
Views out? Wide/ framed/ screened /long/ short	Long views out over River Dart valley. Short views from A3022

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Summary

Conclusions	
Site name/number:	White Rock Extensions
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	250 homes
Explanation / justification for decision to accept or discount site.	<p>Development of the entire site for housing would lead to the loss of significant areas of the best and most versatile agricultural land. It would also represent a major encroachment of the built up area into the previously undeveloped landscape and affect views from key elements of the South Devon AONB, including the Dart Valley.</p> <p>However, given the good viability of the site, its good access, and few statutory environmental or heritage constraints this site could be considered as potentially appropriate for consideration through the Neighbourhood Plan, contingent on the scale and nature of the development.</p>

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About AECOM

AECOM is a global, fully integrated infrastructure firm with nearly 100,000 employees operating around the world. A Fortune 500 company, our revenues reached US\$19.2 billion during the 12 months ended June 30, 2014. We serve clients in more than 150 countries, with a project life-cycle offering that spans design (including planning, architecture and engineering), construction, finance, operations and maintenance.

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Plumer House, Tailyour Road, Crownhill,
Plymouth, PL6 5DH