

Site ref	Site address	Settlement	Size (ha)
T756b	Land on the edge of Goodrington, Goodrington	Brixham	39.24



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Suitability summary

The land lies immediately south of the proposed development at White Rock and potentially could provide an extension of this developed area. The land was considered for development in the 1990s and supported by the council at the time. However, the application was called in by the Secretary of State and he concluded against development. Any future development will be limited by the landscape impacts of proposals, as the AONB lies to the west. The site is within the AGLV in the Adopted Torbay Local Plan and it is a mix of Grade 1 and 2 Agricultural Land, within the GHB sustenance zone with curlew buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. However, a limited development may be applicable.

Availability summary

The land is promoted to the SHLAA process.

Achievability summary

It is considered that the land would be deliverable.

Conclusion

The large area of land will not be appropriate for development as a whole. However, parcels of land to the north may provide an extension to the White Rock area at the end of the plan period.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	250
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