



| Site ref | Site address | Settlement | Size (ha) | | | |
|--|----------------------|------------|--------------------|---|--------------------|-----|
| T739 | Manor Farm, Galmpton | Brixham | 42.59 | | | |
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| Suitability summary | | | | | | |
| <p>The land bounds the A3022 and the northern edges of Galmpton and is a mix of Grade 1, 3a and 3b Agricultural land. It is within the AGLV in the Adopted Torbay Local Plan. It is generally countryside which is not subject to wildlife constraints or flooding but does provide an important part of the wider landscape and has strong links with the AONB to the south and west.</p> | | | | | | |
| Availability summary | | | | | | |
| <p>Promoted by the landowner for development</p> | | | | | | |
| Achievability summary | | | | | | |
| <p>The site is generally greenfield and there are no known practical constraints that might prevent delivery.</p> | | | | | | |
| Conclusion | | | | | | |
| <p>The site is included in a Broad Location identified in the 2008 SHLAA, which concluded that much of the land would not be suitable for development. However, it did comment that parcels of land at the northern boundary of Galmpton may provide opportunities for development without significant landscape impacts. This has not been tested but in principle there may be opportunities for additional development on land in extension to the existing settlement.</p> | | | | | | |
| Total yield | 2013 - 2018 | 0 | 2018 - 2023 | 0 | 2023 - 2032 | 100 |
| | | | | | | |

| Site ref | Site address | Settlement | Size (ha) | | | |
|--|--|------------|--------------------|---|--------------------|-----|
| T756b | Land on the edge of Goodrington, Goodrington | Brixham | 39.24 | | | |
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| Suitability summary | | | | | | |
| <p>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 curl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. However, a limited development may be applicable.</p> | | | | | | |
| Availability summary | | | | | | |
| <p>The land is promoted to the SHLAA process.</p> | | | | | | |
| Achievability summary | | | | | | |
| <p>It is considered that the land would be deliverable.</p> | | | | | | |
| Conclusion | | | | | | |
| <p>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.</p> | | | | | | |
| Total yield | 2013 - 2018 | 0 | 2018 - 2023 | 0 | 2023 - 2032 | 250 |
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