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| **SITE OVERVIEW: Red rejected site** |
| **Town Brixham**  |
| **Site** Former Chestnut Primary School (Now Mayfield School), Chestnut Avenue, Brixham |
| **HELAA Reference no.** | **21B014** |
| **Customer Reference no.** | **Leave Blank for now** |
| **Source of Site (call for sites, Local Plan allocation etc.).**  |  |
| **Current use** |  |
| **Site descriptions** |  |
| **Total site area (ha)** |  |
| **Gross site area (ha)** |  |
| **Approx. yield** | *The Site is in use as part of Mayfield School and therefore not availabkle for housing.*  |
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|  **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential: 50+ dwellings** |
| **Housing?** |   |
| **Employment?** | B Class |
| **Other Use?** | Retail/G&T/C2 |
| **Biodiversity- Within SAC/SSSI** |   |
| **Flood Zone 3b** |   |
| **Other NPPF Showstoppers (not policy constraints)** |   |
| **Conclusion** |   |
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|  **SUITABILITY ASSESSMENT: STAGE B**   |
| **Access** | Commentary |
| **Flood risk, water quality and drainage** | LP  |
| **Heritage and Archaeology (including distance from assets).**  | LP – CA/close to Listed Building/SAM etc |
| **Infrastructure** | Highways:Education: IF PARTICULAR ISSUE eg C St M Sewer issue  |
| **Landscape** | Landscape Sensitivity Level – AONB/ULPA/LCA |
| **Ecology** | LP – OSWI/CWS/SSSI etc. GHB/Cirl Buntings Sustenance Zone/Pinch Points |
| **Safety related constraints** | None?High Voltage Power Line (Edginswell) |
| **Soils (Agricultural Land classification) and contamination** | MapInfo/Maps (can do retrospectively |
| **Local Plan**  | If relevant policy |
| **Neighbourhood Plan**  | If relevant policy |
| **Development progress (where relevant)** | Any planning apps  |
| **Other** |   |
| **HELAA Panel Summary**  | To be completed later |
| **Site potential** | Not available |

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|  **AVAILABILITY ASSESSMENT**  The site promoter(s) has confirmed that the site will be available for development within: |
| The next 5 years |   |
| A 6-10 year period |   |
| An 11-15 year period |   |
| Later than 15 years |   |