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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Brixham Town** |
| **Site Name** | Washbourne Close Green |
| **HELAA Reference no.** | 21B024  E5-E21 |
| **Approx. yield** | 6 |
| **Suitable** |  |
| **Available** |  |
| **Achievable** |  |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).** | POS Bxm |
| **Current use** | Public open space |
| **Site descriptions** | Field situated to the north of Washbourne Close |
| **Total site area (ha)** | 0.24 |
| **Gross site area (ha)**  **(approximate developable area)** | 0.24 |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No (less than 50)** |
| **Housing?** | Yes |
| **Employment?** | No |
| **Other Use?** | C2 |
| **Biodiversity- Within SAC/SSSI** | Within South Hams SAC GHB LCZ and SZ |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | Para 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless 3 tests are met. |
| **Conclusion** | Could only be considered if 3 tests of para 97 met and suitable replacement POS could be found. |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Washbourne Close – narrow |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | Within 15m Brixham Town CA |
| **Infrastructure** | Drainage, access |
| **Landscape** | N/A |
| **Ecology** | Within South Hams SAC GHB LCZ and SZ.  Within cirl bunting consultation zone  Urban setting likely to limit impacts on GHB or cirl bunting |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | N/A |
| **Local Plan** | SDB2 |
| **Neighbourhood Plan** | Policy E5 public open space – assessed according to para 97 of NPPF |
| **Development progress (where relevant)** | No |
| **Other** |  |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 6 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |