|  |  |
| --- | --- |
| **SITE OVERVIEW Brixham (BCG) Red site** | |
| **Town** | **Brixham /Churston** |
| **Site Name** | Piggery/Hayes Court |
| **HELAA Reference no.** | 21B042 |
| **Approx. yield** | 10 |
| **Suitable** | No – Flood Zone 3 |
| **Available** | Not promoted |
| **Achievable** | Would be attractive to developers but flooding and landscape issues |
| **Customer Reference no.** | 13262 in 2013 SHLAA |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Knowledge site (Rejected in 2013 SHLAA 13262) |
| **Current use** | Paddock/orchard |
| **Site descriptions** | House and grounds NE side of Brixham Road, adjacent to Churston Cross |
| **Total site area (ha)** | 1.26 |
| **Gross site area (ha)** |  |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No** |
| **Housing?** | No |
| **Employment?** | No |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** | Greater Horseshoe bat sustenance zone. |
| **Flood Zone 3b** | Floodzone 3 |
| **Other NPPF Showstoppers (not policy constraints)** | Close to AONB Boundary |
| **Conclusion** |  |
|  |  |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Existing access onto Brixham Road |
| **Flood risk, water quality and drainage** | Flood risk zone 3. |
| **Heritage and Archaeology (including distance from assets).** | Would need investigation. The site is within the Churston Conservation Area. |
| **Infrastructure** |  |
| **Landscape** | Close to boundary. Loss of trees and impact in street scene. |
| **Ecology** | Greater Horseshoe Bat sustenance zone |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not in agricultural use |
| **Local Plan** | Countryside Area |
| **Neighbourhood Plan** |  |
| **Development progress (where relevant)** | No |
| **Other** |  |
| **HELAA Panel Summary** | Post panel addition. |
| **Site potential** |  |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |