Town	Brixham	
Site Name	Former Jewson, New Road	
HELAA Reference no.	21B054	
Approx. yield	BPNP site H3-18*	
Approx. yield	Allocation 20 affordable housing specialist dwellings	
H3-18. Former Jewsons Torbay Astiate J1 - 3 H3 - 15 Torbay Trading Estate E5 - 13 Parkham Field		
E5 - 13 J1 - 4 Parkham Field	Trading Estate EDGE	
E5 - 13 J1 - 4 Parkham Field 4 New Road	Trading Estate EDGE BUILD / DRIVE / MAINTAIN	
E5 - 13 J1 - 4 Parkham Field 4 New Road uitable	Trading Estate EDGE BUILD / DRIVE / MAINTAIN Coogle In No Grid North Keyboard shortcuts Imagery 82022 CNES / Airbus, Germapping plc. Infotwere Ltd & Blussky, Mazar Technol. Yes	
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E5 - 13 J1 - 4 Parkham Field 4 New Road Guitable Available Achievable Customer Reference no. Gource of Site (call for sites, Local Plan allocation	Yes Yes Yes Yes Note: Allocated for affordable (not open market) housing in accordance with	
E5 - 13 J1 - 4 Parkham Field 4 New Road Guitable Available Achievable Customer Reference no. Gource of Site (call for ites, Local Plan allocation	Yes Yes Yes BPNP Allocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2.	
E5 - 13 11 - 4 Parkham Field 4 New Road witable available achievable customer Reference no. ource of Site (call for ites, Local Plan allocation etc.).	Yes Yes Yes Yes Yes Yes Yes 1 - neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3	
E5 - 13 J1 - 4 Parkham Field 4 New Road Guitable Achievable Customer Reference no. Gource of Site (call for ites, Local Plan allocation etc.). Current use	Yes Yes Yes Yes Yes Yes Yes An allocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3 Commercial/Employment	
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E5 - 13 11 - 4 Parkham Field 4 New Road 4 New Road 4 New Road 4 New Road 5 Cource of Site (call for ites, Local Plan allocation etc.). Current use 6 Cite descriptions 6 Cotal site area (ha)	Yes Yes Yes Yes None: Allocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3 Commercial/Employment Existing building commercial use direct frontage on to New Road Approx.0.09 (900 sq m) (0.1ha)	
E5 - 13 11 - 4 Parkham Field 4 New Road Guitable Available Achievable Customer Reference no. Gource of Site (call for ites, Local Plan allocation etc.). Current use Gite descriptions Total site area (ha)	Yes Yes Yes Yes Yes A llocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3 Commercial/Employment Existing building commercial use direct frontage on to New Road	
E5 - 13 Parkham Field 4 New Road Guitable Available Achievable Customer Reference no. Gource of Site (call for sites, Local Plan allocation etc.). Current use Gite descriptions Total site area (ha) Gross site area (ha)	Yes Yes Yes BPNP Allocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3 Commercial/Employment Existing building commercial use direct frontage on to New Road Approx.0.09 (900 sq m) (0.1ha) Approx. 0.09 (950 sq m)	
E5 - 13 J1 - 4 Parkham Field 4 New Road Guitable Achievable Customer Reference no. Gource of Site (call for sites, Local Plan allocation etc.). Current use Gite descriptions Total site area (ha) Gross site area (ha) Guitable Strategic potential: No	Yes Yes Pes Pes Pes Pes Pes BPNP Allocation H3.18* for 20 smaller, affordable units 1-neighbourhood-plan-june19.pdf (torbay.gov.uk) * 18 Note: Allocated for affordable (not open market) housing in accordance with Policy J1 at para J1.2. Local Plan - part of an 'identified site' -suitable for employment Ref: BPNPE3 Commercial/Employment Existing building commercial use direct frontage on to New Road Approx.0.09 (900 sq m) (0.1ha) Approx. 0.09 (950 sq m)	
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E5 - 13 Parkham Field A New Road Suitable Available Achievable Customer Reference no. Source of Site (call for sites, Local Plan allocation etc.). Current use Site descriptions Fotal site area (ha) Gross site area (ha) Strategic potential: No Housing? Employment?	Yes Yes Yes Yes Yes The image of the control of th	
Torbay E5 - 13	Yes Yes Yes Hand to the property of the prope	

Flood Zone 3b	Possible Flood Zone 3A/3B frontage is culverted main river on New Road (A322)
	Need to re-examine with EA and LP Policies ER1 and ER2
Other NPPF Showstoppers	None (subject to flooding assessment above)
(not policy constraints)	
Conclusion	Suitable (subject to above) if available

SUITABILITY ASSESSMENT: STAGE B		
Access	Via New Road, A3022 Road – existing access for commercial use improved visibility required.	
Flood risk, water quality and drainage	New Road has a culverted main river 3A/3B and further EA advice is required	
Heritage and Archaeology	Site abuts Brixham Town Conservation Area.	
(including distance from assets).	Grade 2 listed building opposite (No.85 New Road)	
Infrastructure	(Visibility improvements and flood remediation may be required)	
Landscape	N/A	
Ecology	Within SZ and LCZ – GHB mitigation may be required.	
Safety related constraints	Possibility for land contamination part of an industrial site. Noise and air quality amenity needs to be resolved. Refreshed flood risk assessment required.	
Soils (Agricultural Land classification) and contamination	N/A	
Local Plan	Brixham urban area	
Neighbourhood Plan	Policy BH3: Former Jewson site	
Development progress	N/A	
(where relevant)		
Other		
HELAA Panel Summary	N/A Urban brownfield sites seen as broadly acceptable. Viability issues likely	
Site potential	Allocated for 20 affordable units in BPNP but this high density might be difficult to achieve. *Delivery dependent upon delivery of specialist housing or market housing.	

AVAILABILITY ASSESSMENT			
Reasonable prospect of delivery (timescale):			
The next 5 years			
A 6-10 year period	6-20*		
An 11-15 year period			
Later than 15 years			