

SITE OVERVIEW: Yellow – Minor constraints

Town	Brixham
Site Name	Former Jewson, New Road
HELAA Reference no.	21B054
Approx. yield	BNP site H3-18* Allocation 20 affordable housing specialist dwellings



Suitable	Yes
Available	Yes
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	BNP 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
Current use	Commercial/Employment
Site descriptions	Existing building commercial use direct frontage on to New Road
Total site area (ha)	Approx.0.09 (900 sq m) (0.1ha)
Gross site area (ha)	Approx. 0.09 (950 sq m)

SUITABILITY ASSESSMENT: STAGE A

Strategic potential: No	
Housing?	Yes
Employment?	No
Other Use?	Yes – Class E (other than main town centre uses), C2, B2, B8
Biodiversity- Within SAC/SSSI	No however – within South Hams SAC GHB LCZ and SZ

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 (not policy constraints)	None (subject to flooding assessment above)
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 (including distance from assets).	Site abuts Brixham Town Conservation Area. 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 (where relevant)	N/A
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	