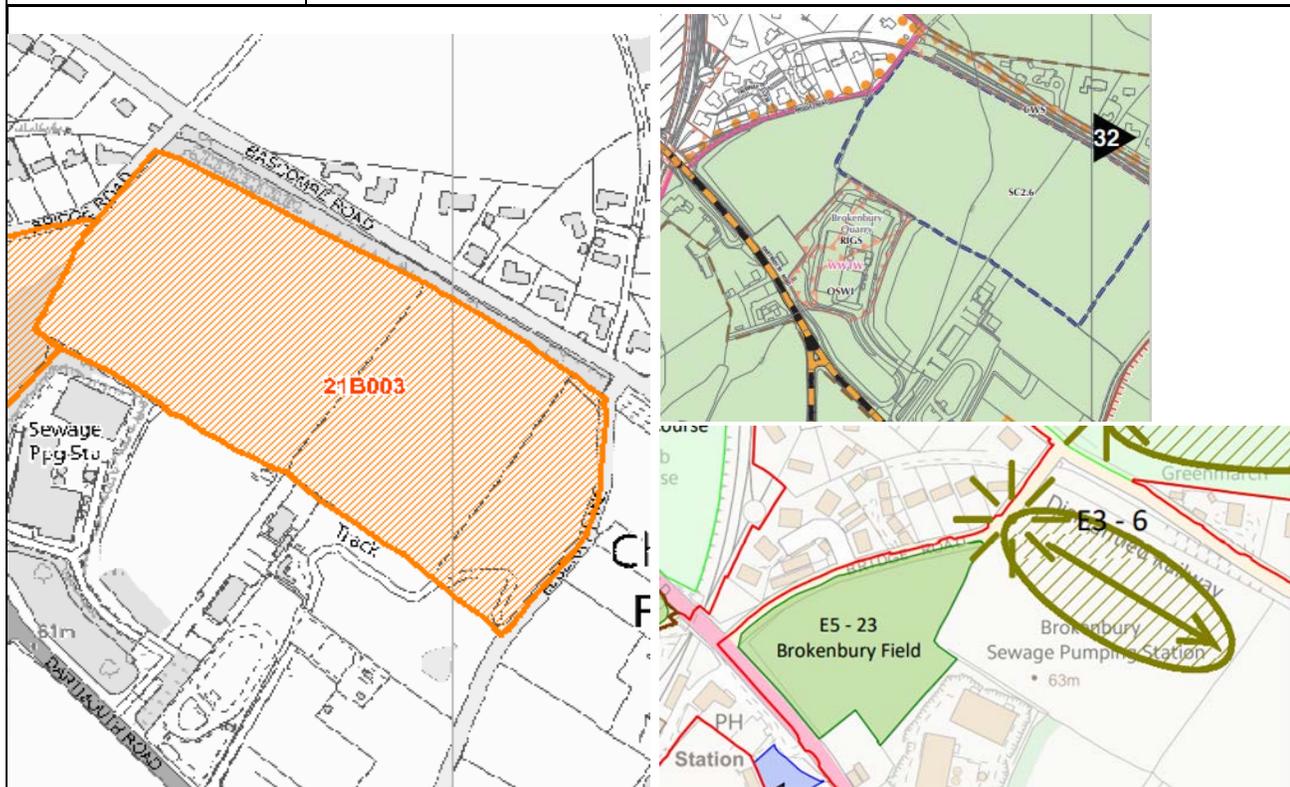


SITE OVERVIEW: Amber - significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land at Churston (Brokenbury)
HELAA Reference No.	21B003 T717 (wider site of 13ha)
Approx. yield	100 dwellings



Suitable	Contrary to the BPNP as the site is located within a Settlement Gap E3-4. But the site is not within the AONB. There will be amenity issues due to proximity to Brockenbury WWTW. Treat as significant constraints.
Available	Council owned site – but subject to a planning application P/2021/0658 which will affect its availability.
Achievable	Despite proximity to WWTW the site is fairly flat and likely to be viable for residential development. However there is a rival proposal for use of the site as a solar farm (P/2021/0658) which is likely to affect the site’s achievability.
Customer Ref. no.	
Source of Site (call for sites, Local Plan allocation etc.).	Former ‘Below the line’ site
Current use	Agriculture
Site descriptions	Field between Brixham Road and Bascombe Road to the north of Brockenbury Quarry wastewater treatment works (WWTW).
Total site area (ha)	5.7
Gross site area (ha)	3.4
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential: 50+ dwellings	
Housing?	Yes

Employment?	Yes - light industry
Other Use?	No
Biodiversity- Within SAC/SSSI	No, but significant constraints in terms of curlew bunting and GHB sustenance zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Could accommodate 100 dwellings, but significant constraints.

SUITABILITY ASSESSMENT: STAGE B	
Access	Via Bascombe Road or Bridge Road. Road network is narrow and would impact on local junction capacity.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No significant constraints. Archaeology: Prehistoric settlement enclosure and finds. High potential. Requires assessment and evaluation to inform in principle decision and any archaeological mitigation.
Infrastructure	Highways capacity constraints at Windy Corner junction. Impact on WWTW would need to be considered.
Landscape	The site forms part of a settlement gap in terms of the Brixham Peninsula Neighbourhood Plan. Possible impact on the setting of the AONB.
Ecology	Significant issues – Curlew Bunting and Greater Horseshoe Bat Sustenance Zone. But no specific designations on site.
Safety related constraints	Proximity to wastewater treatment works.
Soils (Agricultural Land classification) and contamination	Grade 2 (very good) and 3b (moderate)
Local Plan	Policy C1 Countryside area & SC2.6 Proposed sports facilities - area of search Adjacent to Bokenbury 'Regionally Important Geological Site' and 'Other Site of Wildlife Interest' and adjacent to County Wildlife Site.
Neighbourhood Plan	Policy E2 outside settlement boundary. Policy E3.6 Settlement Gap.
Development progress (where relevant)	DE/2020/0091 and p/2021/0658 Solar farm. Pending consideration.
Other	Site was rejected in the 2013 SHLAA. Impact on operation of WWTW and amenity of residents (agent of change principle NPPF 182 may render development impracticable due to operational needs of WWTW). Current proposals for the site to be used as a solar farm by Torbay Council, so availability for development is not clear.
HELAA Panel Summary	Would be suitable, access and location next to WWTW may be an issue. Site may not be available.
Site potential	100

AVAILABILITY ASSESSMENT
Not clear if the site is available due to rival proposal, but could in principle provide housing from year 6.

The next 5 years	
A 6-10 year period	50
An 11-15 year period	50
Later than 15 years	