

SITE OVERVIEW: Amber – Significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land to the South of Archery Field/Pilgrims Trust Land, Dartmouth Road, Brixham TQ5 0LL
HELAA Reference no.	21B004
Approx. yield	200
Suitable	<p>Significant constraints. Contrary to the BPNP. Outside settlement boundary and would impact on settlement gaps E3.5 and E3.2. The site is possibly less intrusive than land to the east of Kennels Road.</p> <p>There are highways constraints as the site is close to Windy Corner, and access onto Dartmouth Road may be difficult.</p> <p>The site is divorced from the built up area and would only be suitable as part of a broad location comprising 21B005 and, perhaps, 21B040. It would extend development significantly into a sensitive landscape.</p>
Available	Not clear – availability will need to be determined if considered to be suitable.
Achievable	Would be a valuable housing site given location and setting.
Customer Ref. no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post panel addition.
Current use	Agriculture.
Site descriptions	A group of open fields bounded by hedgerows to the southeast of Brixham Archery Club and to the west of Kennels Road. The site slopes gently downhill towards the northwest.
Total site area (ha)	
Gross site area (ha)	Approx. 9.6ha

Torbay HELAA 2021: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential (50+ dwellings): Yes	
Housing?	Yes
Employment?	Potential for including employment land, however likely to be too visually sensitive.
Other Use?	Self and custom build?
Biodiversity- Within SAC/SSSI	No, but part of the Greater Horseshoe Bat Sustenance Zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	Potential impact on setting of AONB.
Conclusion	Could accommodate 200 dwellings, but significant constraints.

SUITABILITY ASSESSMENT: STAGE B	
Access	New access off Dartmouth Road (A3022) or Kennels Road (A379) would be required. Strategic development would require improvements to Windy Corner.
Flood risk, water quality and drainage	The northwestern corner of the site is in proximity to a watercourse. Some surface water flood risks along the northwestern boundary and the southeastern boundary along Kennels Road.
Heritage and Archaeology (including distance from assets).	Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.
Infrastructure	Greenfield land beyond the southeastern edge of Galmpton. Road and drainage infrastructure. Highways capacity constraints at Windy Corner junction.
Landscape	Setting of the South Devon AONB. AONB boundary is about 350m to the southeast and 500m to the southwest. Landscape Character Assessment – Character Type 1 Rolling Farmland; Area of Local Character 1P South Galmpton and Lupton. Highly sensitive. Forms part of a group of sites that collectively breach the settlement boundary created by railway line. Impact on open countryside and setting of AONB likely to be significant, although the site itself is outside the AONB.
Ecology	Within Greater Horseshoe Bat Sustenance Zone. Likely to be a significant impact. Within Cirl Bunting Consultation Zone.
Safety related constraints	Lack of pedestrian infrastructure along Kennels Road. Development of the site would need to include safe pedestrian access to Dartmouth Road.
Soils (Agricultural Land classification) and contamination	May be BMV agricultural land. Grade 2 (good) and 3b (moderate).
Local Plan	Countryside Zone Policy C1.
Neighbourhood Plan	Policy E1 Landscape beauty etc. Policy E2 outside the settlement boundary.
Development progress (where relevant)	None.
Other	

HELAA Panel Summary	Development to the SW of Churston / SE of Galmpton breaches the settlement edge formed by the railway. Suggested that a larger area than just the Archery field should be considered.
Site potential	200

AVAILABILITY ASSESSMENT

Would need to be part of a broader location. However, subject to suitability and availability, the site would probably be attractive to developers and able to be developed relatively quickly.

The next 5 years	
A 6–10 year period	100
An 11-15 year period	100
Later than 15 years	