

<b>SITE OVERVIEW: Amber – Significant constraints</b>	
<b>Town</b>	<b>Brixham (Broadlands, Churston &amp; Galmpton NP Area)</b>
<b>Site Name</b>	Archery Field/Pilgrims Trust Land, Dartmouth Road, Brixham TQ5 0LL
<b>HELAA Reference no.</b>	21B005
<b>Approx. yield</b>	110
<b>Suitable</b>	The site has significant constraints. The current natural boundary of Galmpton is created by the railway line and the site would extend development into "highly sensitive" open country to the SW.
<b>Available</b>	It is understood that the land is likely to be available, but this will need to be confirmed if it is assessed to be suitable.
<b>Achievable</b>	Due to location the site is likely to be attractive to developers. Access would need to come though adjacent land, so is probably most achievable as part of a broad location.
<b>Customer Ref. no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	BNP AECOM site
<b>Current use</b>	Agriculture / recreation (Brixham Archery Club) on NE part of site
<b>Site descriptions</b>	Open fields with hedgerow boundaries on the southeastern side of the railway line next to Churston Ferrers Grammar School, with the Brixham Archery Club forming the northeastern part of the site.
<b>Total site area (ha)</b>	
<b>Gross site area (ha)</b>	Approximately 6.5ha

## SUITABILITY ASSESSMENT: STAGE A

**Strategic potential: 50+ dwellings**

<b>Housing?</b>	Yes
<b>Employment?</b>	Potential for including employment land, however likely to be too visually sensitive.
<b>Other Use?</b>	Extra Care facility? Self and custom build?
<b>Biodiversity- Within SAC/SSSI</b>	No, but within Greater Horseshoe Bats Sustenance Zone.
<b>Flood Zone 3b</b>	The western boundary (which comprises of a watercourse) and parts of the southwest of the site are Flood Zone 3. The rest of the site is not.
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Could accommodate 110 dwellings, but significant constraints.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	New access off Dartmouth Road (A3022) or Kennels Road (A379) would be required.
<b>Flood risk, water quality and drainage</b>	The western boundary (which comprises of a watercourse) and parts of the southwest of the site are Flood Zone 3. In addition, parts of the southeastern boundary also have some surface water flood risk.
<b>Heritage and Archaeology (including distance from assets).</b>	No significant heritage constraints.  Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.
<b>Infrastructure</b>	Greenfield land on the edge of Galampton. Road and drainage infrastructure. Highway capacity constraints at the Windy Corner junction.
<b>Landscape</b>	Setting of the South Devon AONB. AONB boundary is about 200m to the SW. Landscape Character Assessment – Character Type 1 Rolling Farmland; Area of Local Character 1P South Galampton and Lupton. Highly sensitive.  Breaches settlement boundary created by railway line. If the principle of expansion into open countryside were accepted, it may be appropriate to consider as part of wider urban extension.
<b>Ecology</b>	Within Greater Horseshoe bat sustenance zone
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	May be BMV agricultural land. Wider site- Grade 3b and 4 (moderate and poor)
<b>Local Plan</b>	Countryside Zone Policy C1.
<b>Neighbourhood Plan</b>	Policy E1 Landscape beauty etc. Policy E2 outside the settlement boundary. Although it does not allocate the site, the Forum's Housing Site Assessment (document 3) indicates that the land may be suitable for a specialist housing under Policy BH9 Rural Exception Sites PP94-96).
<b>Development progress (where relevant)</b>	No
<b>Other</b>	

<b>HELAA Panel Summary</b>	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.
<b>Site potential</b>	110

#### AVAILABILITY ASSESSMENT

The site promoter(s) has confirmed that the site will be available for development within:

The next 5 years	
A 6-10 year period	50
An 11-15 year period	60
Later than 15 years	