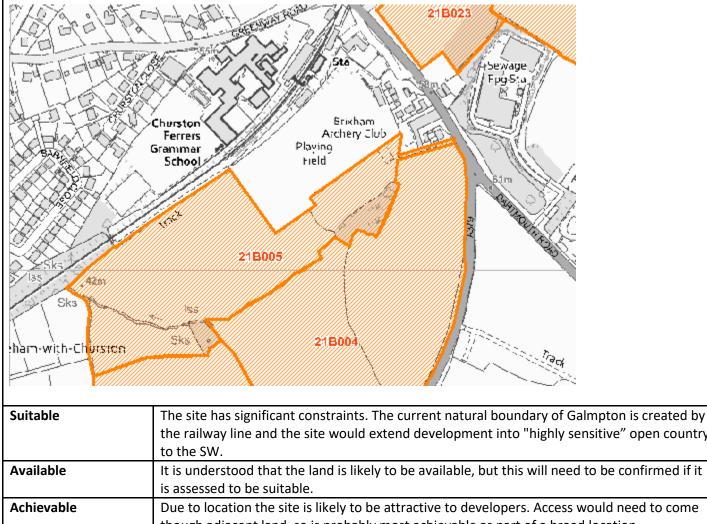
SITE OVERVIEW: Amber – Significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Archery Field/Pilgrims Trust Land, Dartmouth Road, Brixham TQ5 0LL
HELAA Reference no.	21B005
Approx. yield	110



Suitable	The site has significant constraints. The current hatural boundary of Gampton is created by
	the railway line and the site would extend development into "highly sensitive" open country
	to the SW.
Available	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.
Achievable	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.
Customer Ref. no.	
Source of Site (call for	BPNP AECOM site
sites, Local Plan	
allocation etc.).	
Current use	Agriculture / recreation (Brixham Archery Club) on NE part of site
Site descriptions	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.
Total site area (ha)	
Gross site area (ha)	Approximately 6.5ha

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential: 50+ dwellings	

Housing?	Yes
Employment?	Potential for including employment land, however likely to be too visually sensitive.
Other Use?	Extra Care facility? Self and custom build?
Biodiversity- Within SAC/SSSI	No, but within Greater Horseshoe Bats Sustenance Zone.
Flood Zone 3b	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.
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Could accommodate 110 dwellings, but significant constraints.

SUITABILITY ASSESSMENT: STAGE B		
Access	New access off Dartmouth Road (A3022) or Kennels Road (A379) would be required.	
Flood risk, water quality and drainage	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.	
Heritage and Archaeology	No significant heritage constraints.	
(including distance from assets).	Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.	
Infrastructure	Greenfield land on the edge of Galmpton. Road and drainage infrastructure. Highway capacity constraints at the Windy Corner junction.	
Landscape	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 Galmpton 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.	
Ecology	Within Greater Horseshoe bat sustenance zone	
Safety related constraints	No	
Soils (Agricultural Land classification) and contamination	May be BMV agricultural land. Wider site- Grade 3b and 4 (moderate and poor)	
Local Plan	Countryside Zone Policy C1.	
Neighbourhood Plan	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).	
Development progress (where relevant)	No	
Other		

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