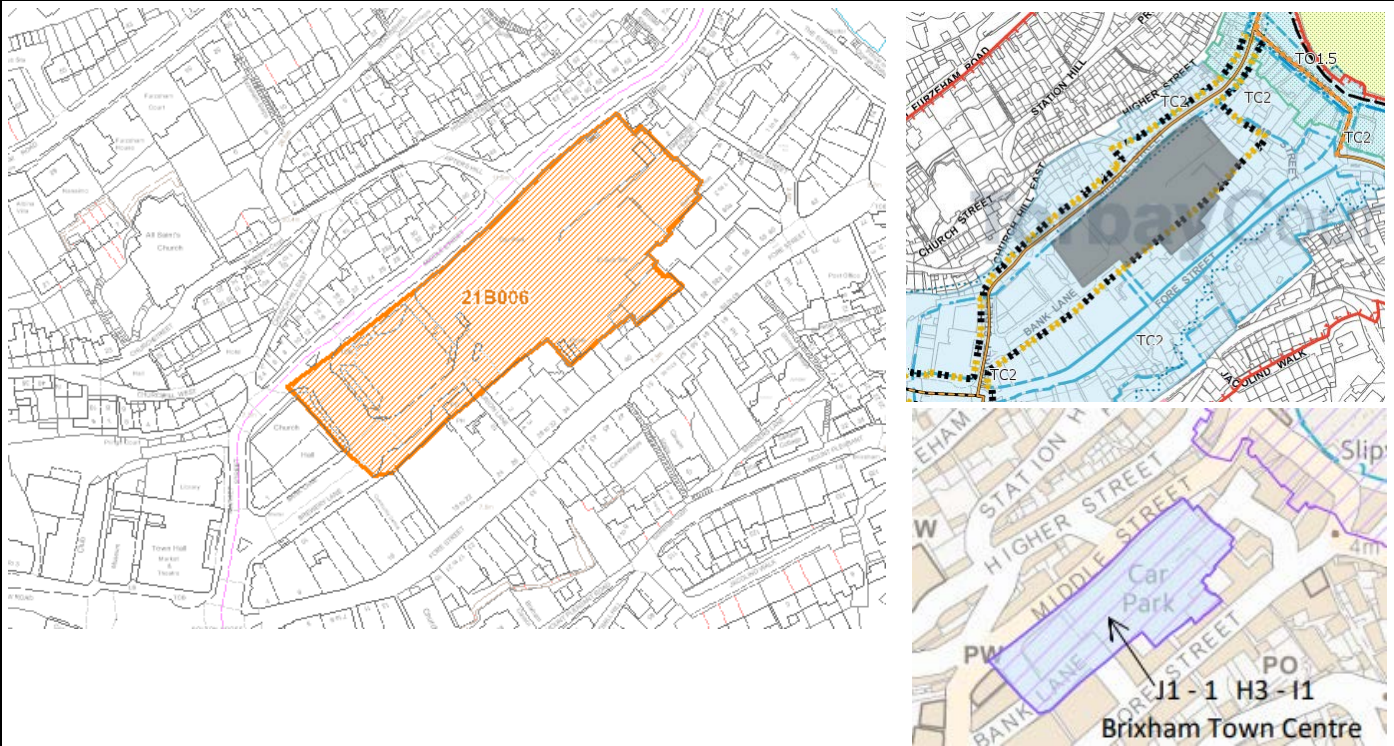


SITE OVERVIEW: Amber – significant constraints	
Town	Brixham
Site Name	Brixham Town Centre Car Park
Allocation or HELAA Reference no.	21B006
Approx. yield	25 dwellings



Suitable	Ye: the site is an allocated/committed site in the Brixham Peninsula Neighbourhood Plan (H3-I1 25 units) and the Torbay Local Plan (H1.18). The site remains a highly sustainable town centre site.
Available	Currently in use as a surface level car park. The site is Council-owned.
Achievable	Viability issues and flood risks are likely to impact upon short term viability. The site has been proposed for redevelopment for many years.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Local Plan 'identified' committed site NP Sites: Allocated housing site H3-I1. And J1 – 1: Brixham Town Centre (identified site) 500sq m
Current use	Car park.
Site description	Surface level car park, Middle Street. Brixham Town Centre.
Total site area (ha)	Approx. 0.45ha

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	
Housing?	Yes
Employment?	Class E or other town centre uses would be suitable (J1 – 1: Brixham Town Centre (identified site) 500sq m)
Other Use?	Yes- a range of Class E or other town centre uses would be suitable
Biodiversity- Within SAC/SSSI	Minimal – the site is a brownfield urban site
Flood Zone 3b	The site is within Flood Risk Zone 3a & b but is an allocated town centre regeneration site (H3-I1).

Other NPPF Showstoppers (not policy constraints)	No – sustainable urban site
Conclusion	Highly sustainable town centre site. Flooding issues need careful consideration. The site has been proposed for regeneration for many years.

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing access to car park.
Flood risk, water quality and drainage	Flood risk Zone 3 a & b. Significant issues.
Heritage and Archaeology (including distance from assets).	Brixham Town Conservation Area. Archaeological investigations likely to be needed due to historic nature of Brixham town Centre.
Infrastructure	Within town centre. Flood protection and resilience measures are likely to be the main requirement.
Landscape	No -urban site
Ecology	No- urban site
Safety related constraints	No (flooding noted above).
Soils (Agricultural Land classification) and contamination	No
Local Plan	CDSB4 Committed site (at 2015). SDB2
Neighbourhood Plan	Allocated for housing and employment/retail H3I1.
Development progress (where relevant)	2012/1309 4 storey building including supermarket and 14 dwellings. Approved 2 nd April 2014 but not implemented.
Other	Longstanding regeneration site.
HELAA Panel Summary	
Site potential	25

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale): Highly sustainable town centre site. Long period of non-delivery and non-implementation of planning permission suggest that the site make take some years to deliver.	
The next 5 years	
A 6-10 year period	
An 11-15 year period	25
Later than 15 years	