

SITE OVERVIEW: Amber site - significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land at Monksbridge (Mathill Road)
HELAA Reference no.	21B015
Approx. yield	Circa 15
Suitable	Would extend development into the AONB and breaks the natural boundary formed by Mathill Road.
Available	Yes
Achievable	Yes – likely to be viable for development.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call For Sites
Current use	Agricultural Land
Site descriptions	Fields on the outskirts of Brixham to the north of Mathill Road and West of Monksbridge Road.
Total site area (ha)	0.82ha
Gross site area (ha)	The wider Monksbridge broad location is assessed as site 21B046 (rejected)
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential: Yes	
Housing?	Yes
Employment?	No due to visual prominence and location within AONB.
Other Use?	No
Biodiversity- Within SAC/SSSI	Within South Hams SAC GHB LCZ and SZ. Radio tracked flight paths go through the site – development would result in loss of foraging and commuting habitat within the sustenance zone and would require mitigation.

	<p>Within Cirl Bunting Consultation Zone – mitigation likely required.</p> <p>Part of site is an LNR: New Road - Monksbridge</p>
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	<p>Development in the AONB.</p> <p>An assessment may be needed to consider whether circa 15 dwellings constitutes major development within the AONB (NPPF paragraph 177).</p>
Conclusion	<p>Development of a small part of the area north of Mathill Road would impact on the AONB but could possibly be visually contained to some extent. Mitigation/compensation would be required; Not clear whether this could be achieved without harming the SAC. Not clear if NPPF para 177 tests would be triggered (major development in the AONB).</p> <p>Due to landscape sensitivities, a singly row of dwellings at relatively low density is assumed.</p>

SUITABILITY ASSESSMENT: STAGE B	
Access	Access could be achieved from Mathill Road
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	<p>Not a significant constraint.</p> <p>Archaeology: Medieval field system. Archaeological potential. May require programme of archaeological mitigation.</p>
Infrastructure	<p>Access, drainage, sewage.</p> <p>Capacity of windy corner junction.</p>
Landscape	<p>Within South Devon AONB. But not within the area of Monksbridge designated as undeveloped coast.</p> <p>Countryside area - LCA - Area of Local Character: 1P South Galmpton and Lupton. Secluded valley and rolling farmland.</p> <p>Overall rated Highly Sensitive in LCA. LCA Management Strategy: Conserve & Enhance.</p>
Ecology	Located within GHB SZ and LCZ – GHB mitigation/compensation will be required. Cirl bunting mitigation will be required.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Grade 2 and 3b.
Local Plan	<p>NC1, ER1, C1, SS8 - (development in AONB only permitted in exceptional circumstances where a significant public benefit can be demonstrated.) SS2 - outside built-up area or Future Growth Area.</p> <p>SDB3 Brixham Urban Fringe and AONB.</p>
Neighbourhood Plan	Policy E1 -Landscape Beauty and Protected Areas.

	Policy E2 - Outside of settlement boundary - Development outside settlement boundaries will need to meet the criteria in Torbay Local Plan Policy C1. E6 Views and Vistas. E7 Protecting landscape features.
Development progress (where relevant)	No.
Other	TPOs bounding the west of the site. Retention of tree line would be critical to minimising landscape impact.
HELAA Panel Summary	Constraints noted by Panel. AONB, access, ecology. Whilst the development of the Monksbridge area would cause significant harm, there could be scope for more limited development on the “plateau” adjoining Mathill Road.
Site potential	15

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale): If deemed suitable, it is likely that the site could be developed relatively quickly.	
The next 5 years	
A 6-10 year period	15
An 11-15 year period	
Later than 15 years	