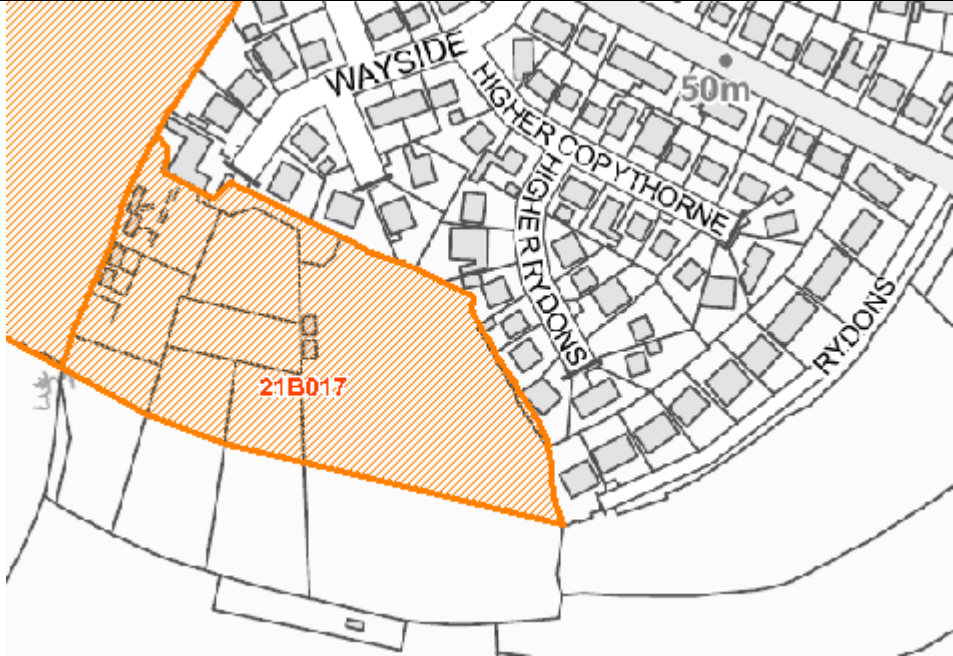


SITE OVERVIEW: Amber –Significant Constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Site North of New Road/South of Wayside
HELAA Reference no.	21B017
Approx. yield	20
	
Suitable	Yes
Available	
Achievable	Yes
Customer Ref. no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge Sites
Current use	Fields in use as private non-commercial equestrian
Site descriptions	Two fields which slope downwards to the south. Located to the south of Wayside and to the north of New Road.
Total site area (ha)	2.37
Gross site area (ha) (approximate developable area)	1.4 is 60% possibly more like 1 due to need for landscape mitigation and other constraints
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	No due to visual prominence and location within AONB.
Other Use?	
Biodiversity- Within SAC/SSSI	<p>Within South Hams SAC GHB LCZ and SZ – development could result in loss/disturbance to commuting (possibly foraging) habitat within the sustenance zone and would require mitigation/compensation. Current use as equestrian grazing results in habitat of lower value for GHBs</p> <p>Within Cirl Bunting Consultation Zone – mitigation likely required.</p> <p>Site is a LNR - Rydons</p>
Flood Zone 3b	No

<p>Other NPPF Showstoppers (not policy constraints)</p>	<p>Para 172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. Major development in the AONB should only be approved in exceptional circumstances and subject to the tests in para 172 of the NPPF.</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p> <p>206. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.</p>
<p>Conclusion</p>	<p>Landscape led development of a part of the site <i>could</i> be suitable due to the significant constraints. Mitigation/compensation required; Not clear whether this could be achieved without harming the SAC. Not clear if NPPF para 172 tests would be met.</p>

<p>SUITABILITY ASSESSMENT: STAGE B</p>	
<p>Access</p>	<p>Via Wayside - Unclassified road Possibly via Rydons – Unclassified road</p>
<p>Flood risk, water quality and drainage</p>	<p>No</p>
<p>Heritage and Archaeology (including distance from assets).</p>	<p>No significant heritage constraints.</p> <p>Archaeology: Medieval field system. Prehistoric potential. May require programme of archaeological mitigation.</p>
<p>Infrastructure</p>	<p>Access, drainage, sewage. Capacity of windy corner junction.</p>
<p>Landscape</p>	<p>Within South Devon AONB. Countryside area - LCA - Area of Local Character: 1P Rolling Farmland South Galmpton and Lupton. Overall rated Highly Sensitive in LCA. LCA Management Strategy: Conserve & Enhance.</p>
<p>Ecology</p>	<p>Within South Hams SAC GHB LCZ and SZ – development could result in loss/disturbance to commuting (possibly foraging) habitat within the sustenance zone and would require mitigation.</p> <p>Within Cirl Bunting Consultation Zone – mitigation likely required.</p> <p>Site is a LNR - Roydons</p>
<p>Safety related constraints</p>	<p>No</p>
<p>Soils (Agricultural Land classification) and contamination</p>	<p>3a and 3b</p>
<p>Local Plan</p>	<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>

	SDB3 Brixham Urban Fringe and AONB.
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	
HELAA Panel Summary	Supported- could be seen as rounding off the built up area
Site potential	20

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	