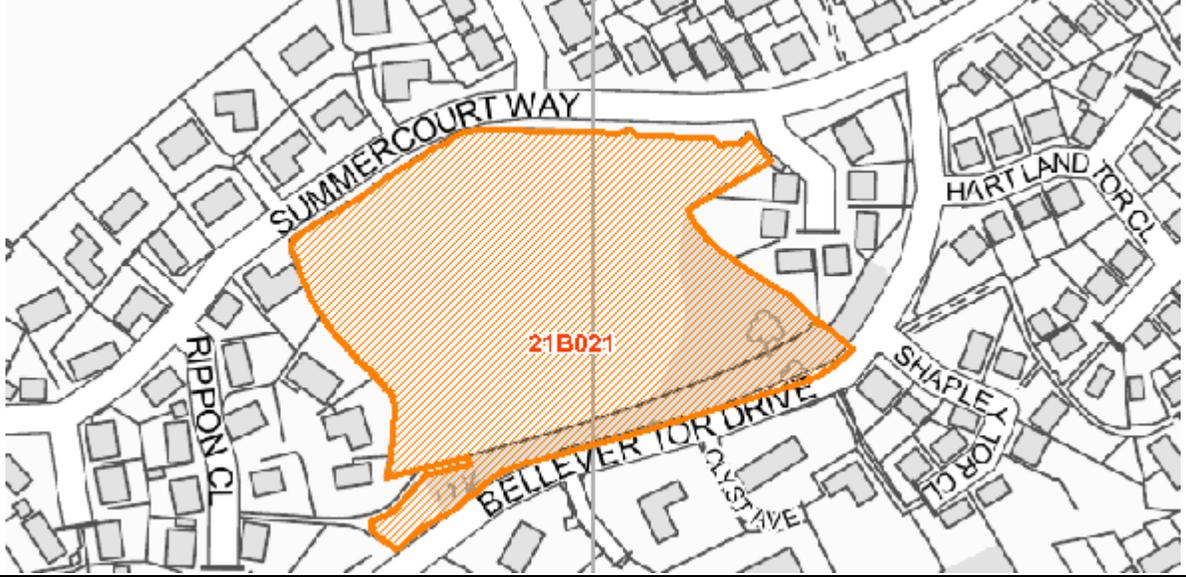


<b>SITE OVERVIEW: Amber site - Significant constraints</b>	
<b>Town</b>	<b>Brixham</b>
<b>Site Name</b>	Field off Summercourt Way
<b>HELAA Reference no.</b>	21B021
<b>Approx. yield</b>	30
	
<b>Suitable</b>	
<b>Available</b>	Yes – council land
<b>Achievable</b>	Yes
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	POS(Bxm)
<b>Current use</b>	Field in use as public open space
<b>Site descriptions</b>	Gently sloped field bound by Bellever Tor Drive to the south and Summercourt Way to the North. The remaining boundaries adjoin residential properties and their curtilages.
<b>Total site area (ha)</b>	1.7
<b>Developable site area (ha)</b>	1.3
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	<b>No (less than 50)</b>
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	C2
<b>Biodiversity- Within SAC/SSSI</b>	Within South Hams SAC GHB LCZ and SZ. Mitigation/compensation required. Within Cirl Bunting Consultation Zone – mitigation likely required.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	Para 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless 3 tests are met.  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)
<b>Conclusion</b>	Could only be considered if 3 tests of NPPF para 97 met and suitable replacement POS could be found. Ecology mitigation/compensation likely required.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Via Summercourt Way, unclassified road.
<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	'Bury' field name suggests archaeological potential. May require programme of archaeological mitigation.
<b>Infrastructure</b>	Sewage, drainage. Capacity of Windy Corner junction
<b>Landscape</b>	No – within urban area adjacent to AONB
<b>Ecology</b>	Within South Hams SAC GHB LCZ and SZ. Mitigation/compensation required.  Within Cirl Bunting Consultation Zone – mitigation likely required.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Urban Land
<b>Local Plan</b>	Policy C5 - Development only permitted where It does not undermine the value of the ULPA as an open or landscaped feature within the urban area; and It makes a positive contribution to the urban environment and enhances the landscape character of the ULPA. NC1 – Biodiversity and Geodiversity Policy SS8 – Natural Environment
<b>Neighbourhood Plan</b>	Policy E5 public open space – assessed according to para 97 of NPPF
<b>Development progress (where relevant)</b>	No
<b>Other</b>	
<b>HELAA Panel Summary</b>	Loss of POS. Likely to result in objections from residents/users of the area.
<b>Site potential</b>	Could be considered if 3 tests of para 97 met and suitable replacement POS could be found. Good location within existing built-up area.

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	30
An 11-15 year period	
Later than 15 years	