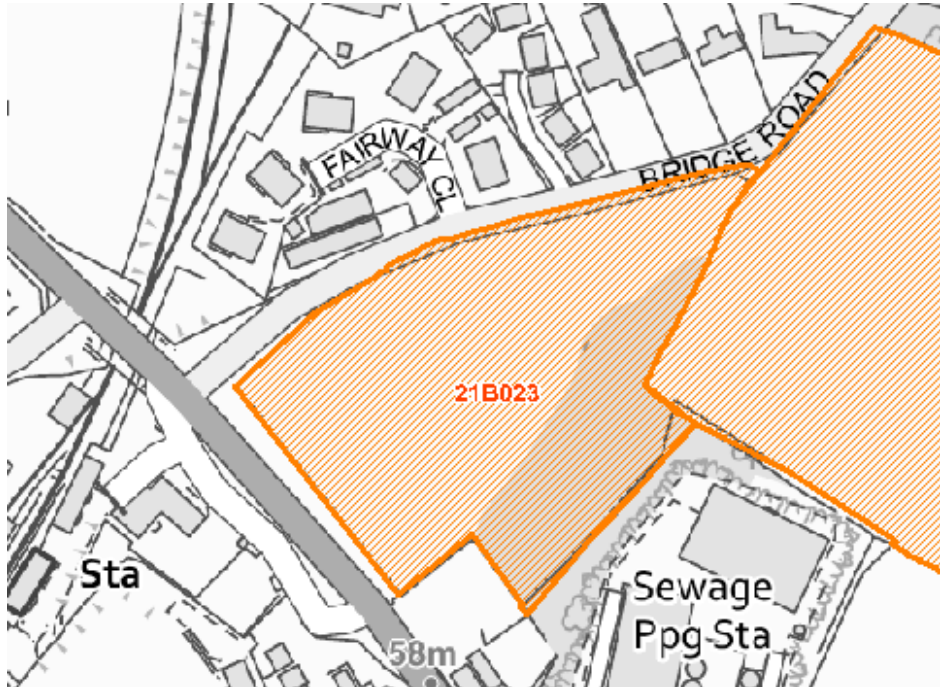


SITE OVERVIEW: Amber - significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Field adjacent Brokenbury
HELAA Reference no.	21B023
Approx. yield	20 dwellings
	
Suitable	Significant constraints: Open space, appears to have public access. Open space in the BPNP. Proximity to the WWTW.
Available	Not clear- may be subject to legal restrictions linked to WWTW. Need to confirm if the site is considered to be suitable for development.
Achievable	Despite proximity to WWTW the site is likely to be reasonably attractive to developers.
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	(BTL site)
Current use	Open space (Public?)
Site descriptions	Field between Brixham Road and Bascombe Road to the north of Brokenbury Quarry waste water treatment works
Total site area (ha)	
Gross site area (ha)	1.46ha (not including planted area between the site and WWTW)
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential: 50+ dwellings</b>	
Housing?	Probably not given site constraints.
Employment?	Yes- light industry
Other Use?	No
Biodiversity- Within SAC/SSSI	No but Significant constraints: curlew bunting and GHB sustenance zone. Curlew Bunting mitigation for WWTW?
Flood Zone 3b	No

<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Could accommodate 20 dwellings, but significant constraints. However, the proximity of the WWTW may make the site less than desirable for residential.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Via Bascombe Road or Bridge Road. Road network is narrow and would impact on local junction capacity e.g. Windy Corner
<b>Flood risk, water quality and drainage</b>	No. However, the relationship to the WWTW will need careful consideration.
<b>Heritage and Archaeology (including distance from assets).</b>	Would need further investigation.  Archaeology: Proximity to known prehistoric settlement site. High potential. Requires pre-determination assessment and evaluation.
<b>Infrastructure</b>	Highways. Impact on WWTW would need to be considered. Capacity of windy corner junction.
<b>Landscape</b>	Significant issues – settlement gap in the NP. Possible impact on setting of the AONB
<b>Ecology</b>	Significant issues – cirl buntings and Greater Horseshoe bat sustenance zone. Ecological mitigation for WWTW? But no specific designation on site.
<b>Safety related constraints</b>	Proximity to Waste Water Treatment Plan
<b>Soils (Agricultural Land classification) and contamination</b>	Appears to be POS rather than agricultural – but the agricultural value will need to be assessed if the site is considered to be acceptable.
<b>Local Plan</b>	C1 Countryside area Adjacent to Brokenbury RIGS and OSWI and adjacent to County Wildlife Site.
<b>Neighbourhood Plan</b>	E1 outside settlement boundary. E3.4 Settlement Gap.
<b>Development progress (where relevant)</b>	No
<b>Other</b>	Rejected as suitable in the 2013 SHLAA. Impact on operation of WWTW and amenity of residents (agent of change principle NPPF 182 may render development impracticable due to operational needs of WWTW) Current proposals for the site to be used as a solar farm by Torbay Council; so availability for development is not clear.
<b>HELAA Panel Summary</b>	Would be suitable- but may not be available
<b>Site potential</b>	20

<b>AVAILABILITY ASSESSMENT</b>	
Not council owned and not being promoted for development, so availability is not clear. May be more suited to employment use.	
The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	