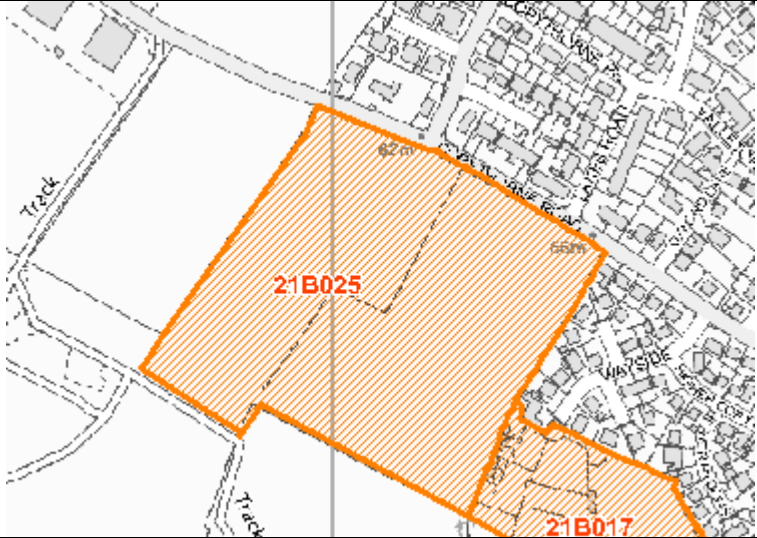


<b>SITE OVERVIEW: Amber - significant constraints</b>	
<b>Town</b>	<b>Brixham (Broadsands, Churston &amp; Galmpton NP Area)</b>
<b>Site Name</b>	Copythorne Road
<b>HELAA Reference no.</b>	21B025
<b>Approx. yield</b>	80 dwellings (from HELAA 2013)
	
<b>Suitable</b>	Within AONB- but could be seen as rounding off the developed area. Grade 2 Agricultural Land.
<b>Available</b>	Being promoted by the owner
<b>Achievable</b>	Yes- adjacent to existing built up area.
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Call for sites (BTL)
<b>Current use</b>	Agriculture
<b>Site descriptions</b>	Fields to the south of Copythorne Road opposite junction with North Boundary Road.
<b>Total site area (ha)</b>	3.23ha
<b>Total developable area (ha)</b>	1.93ha
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	Yes
<b>Housing?</b>	Yes
<b>Employment?</b>	Possibly- but AONB location makes housing more likely.
<b>Other Use?</b>	Has in the past been considered as an emergency services hub.
<b>Biodiversity- Within SAC/SSSI</b>	Within South Hams SAC GHB LCZ and SZ
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	None
<b>Conclusion</b>	Major development in AONB so tests in paragraph 172 of the NPPF apply.

<b>SUITABILITY ASSESSMENT: STAGE B</b>
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<b>Access</b>	Via Copythorne Road and North Boundary Road
<b>Flood risk, water quality and drainage</b>	No significant issues.
<b>Heritage and Archaeology (including distance from assets).</b>	No significant heritage issues.  Archaeology: Finds of prehistoric stone tools. Archaeological potential. Requires pre-determination evaluation to inform archaeological mitigation.
<b>Infrastructure</b>	Edge of built up area. Main infrastructure issue likely to be environmental mitigation. Capacity of windy corner junction.
<b>Landscape</b>	Within the AONB. Test in paragraph 172 of the NPPF for allowing major development is applicable. AONB Partnership is concerned about views from higher vantage points.
<b>Ecology</b>	Adjacent to OSWI and County Wildlife Zones. Greater Horseshoe Bat sustenance zone (SAC). Cirl bunding surveys/mitigation would be needed.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Part of Churston Court farm. Grade 2 agricultural land.
<b>Local Plan</b>	C1 Countryside Area Minerals Safeguarding Area. SDB3 Brixham Urban Fringe and AONB SS8
<b>Neighbourhood Plan</b>	E2 Outside settlement Boundaries E1Landscape beauty and protected Areas. Rejected site H3-R15 in Neighbourhood Plan.
<b>Development progress (where relevant)</b>	None
<b>Other</b>	
<b>HELAA Panel Summary</b>	Supportive of the site – would be developable.
<b>Site potential</b>	Circa 80 dwellings in years 6-10. Note that the site is within the AONB and would constitute major development if proposed.

#### AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

If principle of development considered acceptable, could achieve around 80 dwellings. Site being promoted by Churston Barony Trust.

The next 5 years	
A 6-10 year period	80
An 11-15 year period	
Later than 15 years	