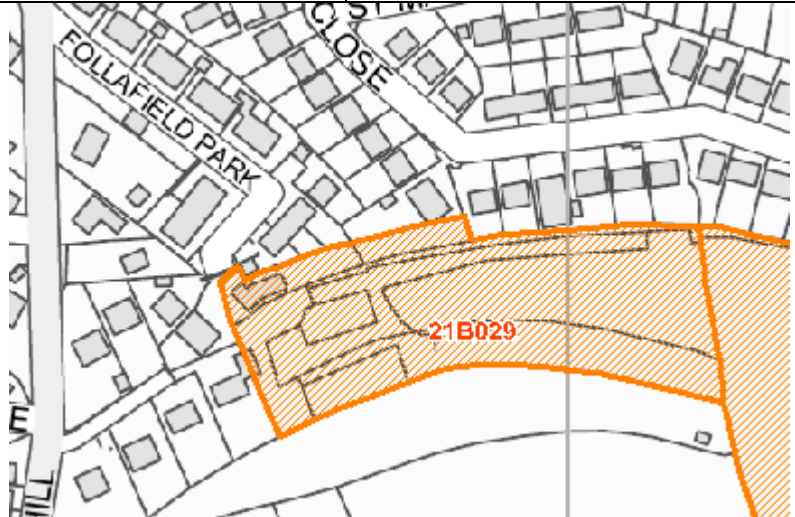


SITE OVERVIEW: Amber- Significant constraints.	
Town	Brixham
Site Name	Land off Follafield Park r/o Golden Close, Brixham
HELAA Reference no.	21B029
Approx. yield	10
	
Suitable	The site has significant constraints. Rejected in 2013 SHLAA (T722) County Wildlife Site and steep topography. Close to South Hams SAC. Archaeology: Medieval strip fields (same system as 21B020). Consider landscape character and retention of boundaries. However, the site is not within the AONB and possible scope for limited amount of development.
Available?	Promoted to the 2013 SHLAA.
Achievable	Steep site will limit viability. There could be access issues and the site may not be achievable even if considered to be suitable.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Legacy site (previously promoted)
Current use	Agriculture
Site Description	
Total site area (ha)	1.28
Total developable area (ha)	Significantly less than the whole site.

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	
Housing?	Yes
Employment?	No
Other Use?	No
Biodiversity- Within SAC/SSSI	County Wildlife Site. Greater Horseshoe Bat Sustenance Zone. Trees and hedgerows on site are likely to have biodiversity value.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Not suitable for large scale development. A small number of homes could possibly be built lower down the hill. Further investigation of impact on greater horseshoe bat flight paths would be needed and could rule the site out.

Torbay HELAA 2021: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

SUITABILITY ASSESSMENT: STAGE B	
Access	Access is not easy. Either through Follafeld Park (which would require demolition) or adjacent site (21B031). The surrounding road network is narrow.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	Assessment would be necessary: Medieval field system.
Infrastructure	No significant issues (poor access noted above).
Landscape	Not AONB but is on steeply sloping landscape within the former AGLV.
Ecology	Could be significant. The site is bounded by trees and there are two belts of trees running through the site. CWS. Within Greater Horseshoe Bat Sustenance Zone. The existence of trees running across the site may preclude development: Further investigation would be needed before further progress can be made on the site.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land
Local Plan	Countryside area and CWS
Neighbourhood Plan	Outside built-up area.
Development progress (where relevant)	No
Other	
HELAA Panel Summary	Sloping sites are less viable for affordable housing.
Site potential	Significant constraints.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
Relatively low number of dwellings are likely to be achievable due to the site's topography and trees on site.	
The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	