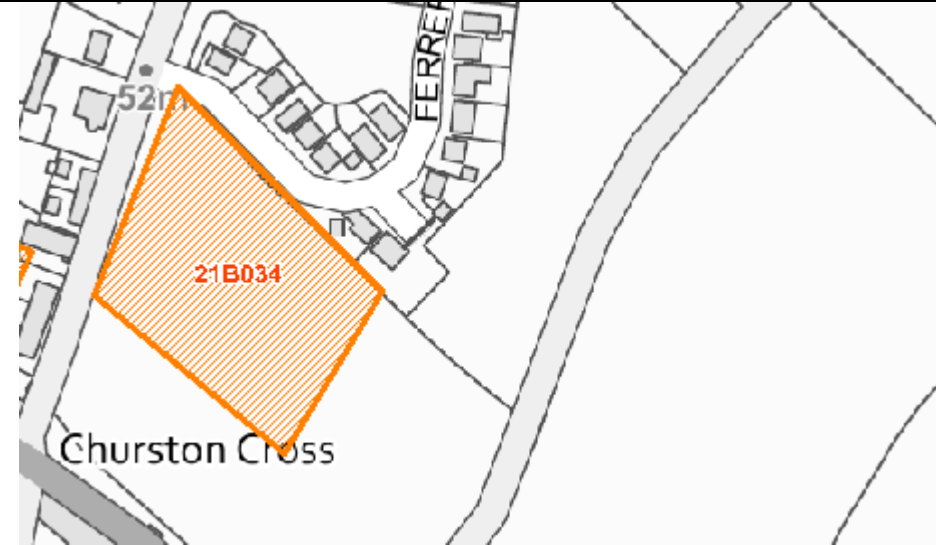


SITE OVERVIEW Amber- significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Churston Road
HELAA Reference	21B034
Approx. yield	10
	
Suitable	Rejected in 2013 SHLAA. Grade 2 Agricultural land, GHB recorded flight path. Abutting but not within the AONB. Significant landscape impact identified. Churston Conservation Area. Archaeology: Site is within planned medieval settlement tenement strips. High archaeological potential. Requires pre-determination archaeological evaluation to inform design/layout and archaeological mitigation.
Available	Would need to check availability. Churston Barony land?
Achievable	Possible services under the field- would require further investigation. However, the site is likely to be viable subject to this.
Customer Ref. no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Agricultural (Grade 2)
Site Description	Field to the south of Ferrers Green Churston and East of Churston Road.
Total site area (ha)	0.79ha (part of wider field of 2.2ha)

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	
Housing?	Small number of dwellings only.
Employment?	No
Other Use?	No
Biodiversity- Within SAC/SSSI	Greater Horseshoe Bat sustenance zone and flightpath.
Flood Zone 3b	No (but close to Flood Zone 3)
Other NPPF Showstoppers (not policy constraints)	No

<b>Conclusion</b>	Not suitable for development over entire field. A smaller development mirroring Ferrers Green to the north may be worth considering.
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<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Could be accessed via Churston Road.
<b>Flood risk, water quality and drainage</b>	Adjacent flood risk area.
<b>Heritage and Archaeology (including distance from assets).</b>	Churston Conservation Area. Modern enclosures adapting medieval fields.
<b>Infrastructure</b>	Possible services on site.
<b>Landscape</b>	Abuts the boundary of the AONB to the east and south. Landscape Character Assessment (2010): Just within 1P South Galmpton and Lupton Rolling Farmland (Highly sensitive). But the site abuts and may have more in common with 2A Level Farmland (Less sensitive).
<b>Ecology</b>	Greater Horseshoe Bat sustenance zone and flightpath. Likely curlew bunting mitigation would be needed.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Grade 2 Agricultural land,
<b>Local Plan</b>	Countryside Area (C1), Outside village envelope, Churston conservation area
<b>Neighbourhood Plan</b>	Brixham Peninsula Neighbourhood Plan – outside settlement boundary/village envelope. (E2)
<b>Development progress (where relevant)</b>	No
<b>Other</b>	
<b>HELAA Panel Summary</b>	Generally supportive of greenfield sites. It was noted that there may be services under the site that have previously prevented development.
<b>Site potential</b>	Whilst the site has significant constraints, it may be suitable for small “exceptions” type of development, subject to more detailed consideration of site constraints.

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale): The achievability of the land would need to be assessed if considered suitable. Proximity to AONB and GHB flightpaths/sustenance zone are significant constraints.	
The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	