

SITE OVERVIEW: Amber– significant constraints	
Town	Brixham
Site Name	Land At Upton Manor Farm Camp Site
HELAA Reference no.	21B037 DE/2019/0049
Approx. yield	Approx. 90/100 (25 on allocated site section and ~70 on remaining site)
Suitable	Part of site – conflict with LP and NP policies, NPPF
Available	Yes – pre-application enquiry
Achievable	Yes
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	Pre-applications
Current use	Industrial (B1) and camp site
Site descriptions	Parcel of land comprising of two fields (Upton Manor Camp site) and two industrial spaces accessed via St Mary's Road.
Total site area (ha)	5
Gross site area (ha) (approximate developable area)	3 ha
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	No – landscape sensitivity within AONB
Other Use?	Tourism, development associated with outdoor sports/recreation. Part of site B1, B8
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ Radio tracked flight paths go through the site – development would result in loss of foraging and commuting habitat within the sustenance zone and would require mitigation. Cirl Bunting Consultation Zone - mitigation likely required.

	In an area of undeveloped coast – Policy C2.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	<p>Para 172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. Major development in the AONB should only be approved in exceptional circumstances and subject to the tests in para 172 of the NPPF.</p> <p>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)</p> <p>206. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.</p>
Conclusion	Development of a part of the site only <i>could</i> be suitable due to the significant constraints. A LVIA would be required. Mitigation/compensation would be required; Not clear whether development could be achieved without harming the SAC. Not clear if NPPF para 172 tests would be met.

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing access via St Mary's Road – unclassified, narrow.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	<p>1, 2 and 3, St Mary's Road grade II listed block of 3 houses adjacent to the western corner of the site.</p> <p>Archaeological potential for wider area. Requires pre-determination evaluation and archaeological mitigation.</p>
Infrastructure	<p>Access, drainage, sewage.</p> <p>Capacity of windy corner junction</p>
Landscape	<p>Within South Devon AONB.</p> <p>Area of Local Character: 5E Sharkham Point</p> <p>Moderately Sensitive</p> <p>Management strategy: Enhance</p>
Ecology	<p>Located within GHB SZ and LCZ – GHB mitigation/compensation will be required.</p> <p>GHB radio-tracked greater horseshoe bat flight paths nearby. HRA required, informed by bat activity surveys.</p> <p>Cirl bunting mitigation will be required.</p>
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Grade 4
Local Plan	BPNPH11 - Potential development site for consideration in Neighbourhood Development Plan - primarily housing

	<p>Policy M3 - Any proposal on or in...a Mineral Safeguarding Area, should demonstrate that it will not cause unnecessary sterilisation or prejudice the future extraction of important minerals or building stone on these sites.</p> <p>Policy C1 – Long Road South to Berry Head Countryside Area</p> <p>NC1, ER1, C1, SS8 - (development in AONB only permitted in exceptional circumstances where a significant public benefit can be demonstrated.) SS2 - outside built up area or Future Growth Area.</p> <p>SDB3 Brixham Urban Fringe and AONB.</p>
Neighbourhood Plan	<p>Policy E1 -Landscape Beauty and Protected Areas.</p> <p>Policy E2 - Outside of settlement boundary - Development outside settlement boundaries will need to meet the criteria in Torbay Local Plan Policy C1. E6 Views and Vistas.</p> <p>E7 Protecting landscape features.</p> <p>H3 – I2 St Mary’s / Old Dairy – Policy BH3 allocated for housing 25 units</p> <p>Site adjacent to H3 – C2 Sharkham Village Policy BH3 committed housing</p>
Development progress (where relevant)	No. The site is currently subject to a live planning application (P/2021/0890) for 133 dwellinghouses and was previously subject to a pre-application enquiry in 2019.
Other	
HELAA Panel Summary	Recognised the significant constraints of this site.
Site potential	90

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	50
An 11-15 year period	40
Later than 15 years	