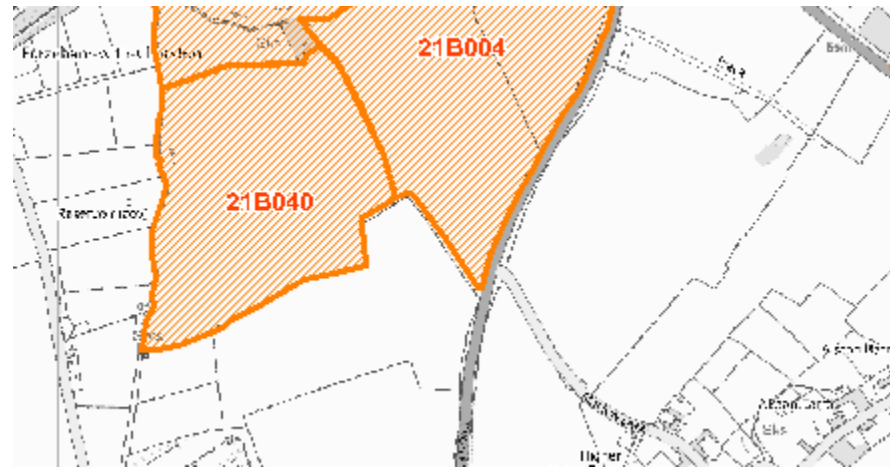


| <b>SITE OVERVIEW: Amber –Significant constraints</b>                             |  |
|--|--|
| <b>Town</b>  | <b>Brixham (Broadsands, Churston &amp; Galmpton NP Area)</b>   |
| <b>Site Name</b>   | Land to the South of Archery Field (Fields south of sites 21B004 and 21B005)   |
| <b>HELAA Reference no.</b>   | 21B040   |
| <b>Approx. yield</b>   | 90   |
|  |  |
| <b>Suitable</b>  |  |
| <b>Available</b>   |  |
| <b>Achievable</b>  |  |
| <b>Customer Reference no.</b>  |  |
| <b>Source of Site (call for sites, Local Plan allocation etc.).</b>              | Post Panel Addition  |
| <b>Current use</b>   | Agriculture  |
| <b>Site descriptions</b>   | An open cultivated field with hedgerow boundaries on land within the area between Kennels Road to the east, the railway line serving Churston station to the north, and the narrow Kennels Lane to the west. |
| <b>Total site area (ha)</b>  |  |
| <b>Developable site area (ha)</b>  | Approximately 6.5ha  |
| <b>SUITABILITY ASSESSMENT: STAGE A</b>   |  |
| <b>Strategic potential: 50+ dwellings</b>  |  |
| <b>Housing?</b>  | Yes  |
| <b>Employment?</b>   | Potential for including employment land, however likely to be too visually sensitive.  |
| <b>Other Use?</b>  | Self and custom build?   |
| <b>Biodiversity- Within SAC/SSSI</b>   | No, but within Greater Horseshoe Bats Sustenance Zone.   |
| <b>Flood Zone 3b</b>   | The western boundary (which comprises a watercourse) is Flood Zone 3, but the rest of the site is not.   |
| <b>Other NPPF Showstoppers (not policy constraints)</b>                          | Impact on setting of the AONB, although the site itself is not within the AONB.  |
| <b>Conclusion</b>  | Could accommodate 90 dwellings, but significant constraints.   |

| <b>SUITABILITY ASSESSMENT: STAGE B</b>                            |  |
|---|--|
| <b>Access</b>   | New access off Dartmouth Road (A3022) or Kennels Road (A379) would be required. Strategic development would require improvements to Windy Corner.  |
| <b>Flood risk, water quality and drainage</b>                     | The western boundary (which comprises a watercourse) is Flood Zone 3.  |
| <b>Heritage and Archaeology (including distance from assets).</b> | Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.  |
| <b>Infrastructure</b>   | Greenfield land on the edge of Galmpton. Road and drainage infrastructure. Highway capacity constraints at the Windy Corner junction.  |
| <b>Landscape</b>  | Forms part of the setting of the South Devon AONB. AONB boundary is about 100m to the SW.<br>Landscape Character Assessment – Character Type 1 Rolling Farmland; Area of Local Character 1P South Galmpton and Lupton. Highly sensitive.<br><br>Breaches settlement boundary created by railway line.<br>Impact on open countryside and AONB likely to be significant, although the site itself is outside the AONB. |
| <b>Ecology</b>  | Within Greater Horseshoe Bat Sustenance Zone. Likely to be a significant impact.   |
| <b>Safety related constraints</b>                                 | No   |
| <b>Soils (Agricultural Land classification) and contamination</b> | May be BMV agricultural land.  |
| <b>Local Plan</b>   | Countryside Zone Policy C1.  |
| <b>Neighbourhood Plan</b>   | Policy E1 Landscape beauty etc. Policy E2 outside the settlement boundary. On the edge of E3.2 Settlement Gap  |
| <b>Development progress (where relevant)</b>                      | No   |
| <b>Other</b>  |  |
| <b>HELAA Panel Summary</b>  | Development to the SW of Churston / SE of Galmpton breaches the settlement edge formed by the railway. Suggested that a larger area than just the Archery field should be considered.  |
| <b>Site potential</b>   | 90   |

| <b>AVAILABILITY ASSESSMENT</b>   |    |
|--|----|
| The site promoter(s) has confirmed that the site will be available for development within: |    |
| The next 5 years   |    |
| A 6-10 year period   |    |
| An 11-15 year period   | 90 |
| Later than 15 years  |    |

