


SITE OVERVIEW: Amber –Significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Greenway Road and Greenway Park
HELAA Reference no.	21B049
Approx. yield	20
Suitable	
Available	
Achievable	
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post Panel Addition
Current use	Agriculture
Site descriptions	An open cultivated field with hedgerow boundaries on land within the area between Greenway Road to the west, the railway line serving Churston station to the east.
Total site area (ha)	Approx. 1.9 ha
Developable site area (ha)	Approximately 1.5ha
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	
Housing?	No
Employment?	No
Other Use?	Self and custom build?
Biodiversity- Within SAC/SSSI	No, but within Greater Horseshoe Bats Sustenance Zone.
Flood Zone 3b	No.
Other NPPF Showstoppers (not policy constraints)	Major development in the AONB. 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.

	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)
Conclusion	Not clear if NPPF para 172 tests would be met. Ecology and landscape concerns.

SUITABILITY ASSESSMENT: STAGE B	
Access	Greenway park or Greenway Road, fairly narrow roads. Strategic development would require improvements to Windy Corner.
Flood risk, water quality and drainage	N/A
Heritage and Archaeology (including distance from assets).	Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.
Infrastructure	Greenfield land on the edge of Galampton. Road and drainage infrastructure. Highway capacity constraints at the Windy Corner junction.
Landscape	<p>Only the northeastern section of the sites lies outside of the South Devon AONB and the rest is within it.</p>  <p>Landscape Character Assessment – Character Type 1 Rolling Farmland; Area of Local Character 1o North Galampton. Highly sensitive.</p> <p>Breaches settlement boundary. Impact on open countryside and AONB likely to be significant.</p>
Ecology	Within Greater Horseshoe Bat Sustenance Zone. Likely to be a significant impact. Entire site is within a Cirl Bunting Breeding territory 250m buffer zone.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Grade 1 (Excellent) agricultural land.
Local Plan	Countryside Zone Policy C1. Mineral safeguarding area Policy M3
Neighbourhood Plan	Policy E1 Landscape beauty etc. Policy E2 outside the settlement boundary.
Development progress (where relevant)	No
Other	

HELAA Panel Summary	
Site potential	Not clear if NPPF para 172 tests would be met (major development in the AONB).

AVAILABILITY ASSESSMENT	
The site promoter(s) has confirmed that the site will be available for development within:	
The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	