

<b>SITE OVERVIEW: Amber –Significant Constraints</b>	
<b>Town</b>	<b>Brixham (Broadsands, Churston &amp; Galmpton NP Area)</b>
<b>Site Name</b>	Land at Green Lane/Bascombe Road
<b>HELAA Reference no.</b>	21B052
<b>Approx. yield</b>	15
<b>Suitable</b>	Significant constraints: Churston Conservation Area, Undeveloped coast, Adjacent to the AONB boundary to the east.
<b>Available</b>	Not clear- has not been promoted.
<b>Achievable</b>	Flat site with access achievable from Bascombe Road or Green Lane. Would be viable given the site's location.
<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>	Field east of Green Lane and north of Bascombe Road. Located to the northeast of Brokenbury Quarry wastewater treatment works (WWTW).
<b>Total site area (ha)</b>	Approx. 3.6
<b>Developable site area (ha)</b>	
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	No

<b>Biodiversity- Within SAC/SSSI</b>	Within South Hams SAC GHB LCZ and SZ – development could result in loss/disturbance to GHB habitat within the sustenance zone and would require mitigation/compensation.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Landscape led development of a part of the site <i>could</i> be suitable due to constraints. Would need to take the character of the Conservation area and Listed buildings into consideration. Mitigation/compensation would be required.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Bascombe Road or Green Lane, narrow road network in the area, but access could be achieved.
<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	Heritage: Within conservation area and adjacent to a number of listed buildings. Archaeology: Proximity to known prehistoric settlement site. High potential. Requires pre-determination assessment and evaluation.
<b>Infrastructure</b>	Access, drainage, sewage. Capacity of windy corner junction.
<b>Landscape</b>	Directly adjacent to AONB boundary, therefore potential impact on setting of the AONB. However, the site is flat and close to existing development closer to the AONB. Outside neighborhood plan settlement boundary but within Local Plan Village Envelope. Countryside area - LCA - Area of Local Character 2A: Brixham/Churston farmland Overall rated <b>Less Sensitive</b> in LCA. LCA Management Strategy: restore.
<b>Ecology</b>	Within South Hams SAC GHB LCZ and SZ – development could result in loss/disturbance to commuting (possibly foraging) habitat within the sustenance zone and would require mitigation. Within Cirl Bunting Breeding Zone – mitigation required. Site is adjacent to a Churston Railway and Churston Ferrers/The Grove/Churston Cove Local Nature Reserves.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Grade 2 – Very good Minerals Safeguarding Area
<b>Local Plan</b>	NC1 biodiversity and geodiversity C1 Countryside area SS2 - outside built up area or Future Growth Area. SDB3 Brixham Urban Fringe and AONB.
<b>Neighbourhood Plan</b>	Policy E1 -Landscape Beauty and Protected Areas. 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. E7 Protecting landscape features.

<b>Development progress (where relevant)</b>	No
<b>Other</b>	
<b>HELAA Panel Summary</b>	Post panel addition
<b>Site potential</b>	15

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