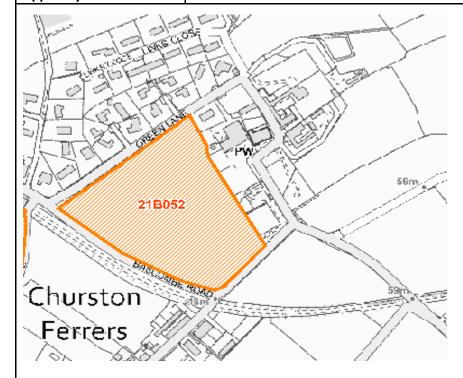
SITE OVERVIEW: Amber –Significant Constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land at Green Lane/Bascombe Road
HELAA Reference no.	21B052
Approx. yield	15



Suitable	Significant constraints: Churston Conservation Area, Undeveloped coast, Adjacent to the AONB boundary to the east.
Available	Not clear- has not been promoted.
Achievable	Flat site with access achievable from Bascombe Road or Green Lane. Would be viable given the site's location.
Customer Reference no.	
Source of Site (call for	Post panel addition
sites, Local Plan	
allocation etc.).	
Current use	Agriculture
Site descriptions	Field east of Green Lane and north of Bascombe Road. Located to the northeast of
	Brokenbury Quarry wastewater treatment works (WWTW).
Total site area (ha)	Approx. 3.6
Developable site area	
(ha)	

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	No

Biodiversity- Within SAC/SSSI	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.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	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.

SUITABILITY ASSESSMENT	: STAGE B
Access	Bascombe Road or Green Lane, narrow road network in the area, but access could be achieved.
Flood risk, water quality	No
and drainage	
Heritage and	Heritage: Within conservation area and adjacent to a number of listed buildings.
Archaeology (including	Archaeology: Proximity to known prehistoric settlement site. High potential. Requires
distance from assets).	pre-determination assessment and evaluation.
Infrastructure	Access, drainage, sewage.
	Capacity of windy corner junction.
Landscape	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 Less Sensitive in LCA. LCA Management Strategy: restore.
Ecology	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.
Safety related	No
constraints Soils (Agricultural Land classification) and contamination	Grade 2 – Very good Minerals Safeguarding Area
Local Plan	NC1 biodiversity and geodiversity C1 Countryside area SS2 - outside built up area or Future Growth Area. SDB3 Brixham Urban Fringe and AONB.
Neighbourhood Plan	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.

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

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