

<b>SITE OVERVIEW: Amber – Red Rejected Local Green Space</b>	
<b>Town</b>	<b>Brixham</b>
<b>Site Name</b>	Centry Court and Centry Lane, Brixham
<b>HELAA Reference no.</b>	21B043
<b>Approx. yield</b>	10

<b>Suitable</b>	No –Local Green Space
<b>Available</b>	Not actively promoted
<b>Achievable</b>	If allocated, the site’s location is likely to be attractive.
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Knowledge site
<b>Current use</b>	Open field
<b>Site descriptions</b>	Field SE of Century Court and E of Century Road.
<b>Total site area (ha)</b>	0.55ha
<b>Developable site area (ha)</b>	Approx. 0.44ha

#### SUITABILITY ASSESSMENT: STAGE A

<b>Strategic potential:</b>	<b>No</b>
<b>Housing?</b>	Possibly
<b>Employment?</b>	No – too prominent
<b>Other Use?</b>	Low impact tourism
<b>Biodiversity- Within SAC/SSSI</b>	Very significant: close to Berry Head SAC: Greater Horseshoe Bats and calcareous grassland.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	Local Green Space E4.4 Berry Head
<b>Conclusion</b>	Significant constraints- extends development towards Berry Head. AONB and greater horseshoe bat issues.

#### SUITABILITY ASSESSMENT: STAGE B

<b>Access</b>	Via Century Road
<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	Scheduled Ancient Monument – could be significant archaeological issues. But recent development has occurred closer to the Berry Head Forts.
<b>Infrastructure</b>	Edge of built-up area

<b>Landscape</b>	Local Green Space E4.4 The site is within the AONB, although relatively flat and screened by a hedgerow from Berry Head.
<b>Ecology</b>	Greater Horseshoe Bats and Clacareous Grassland at Berry Head SAC.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Not actively in agricultural use.
<b>Local Plan</b>	AONB
<b>Neighbourhood Plan</b>	Outside settlement boundary E2 and part of LGS E4.4 (Berry Head)
<b>Development progress (where relevant)</b>	No
<b>Other</b>	
<b>HELAA Panel Summary</b>	Post panel addition.
<b>Site potential</b>	Local green space in the BPNP and should therefore have been scoped out.

#### **AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

The next 5 years	
A 6-10 year period	
An 11-15 year period	
Later than 15 years	