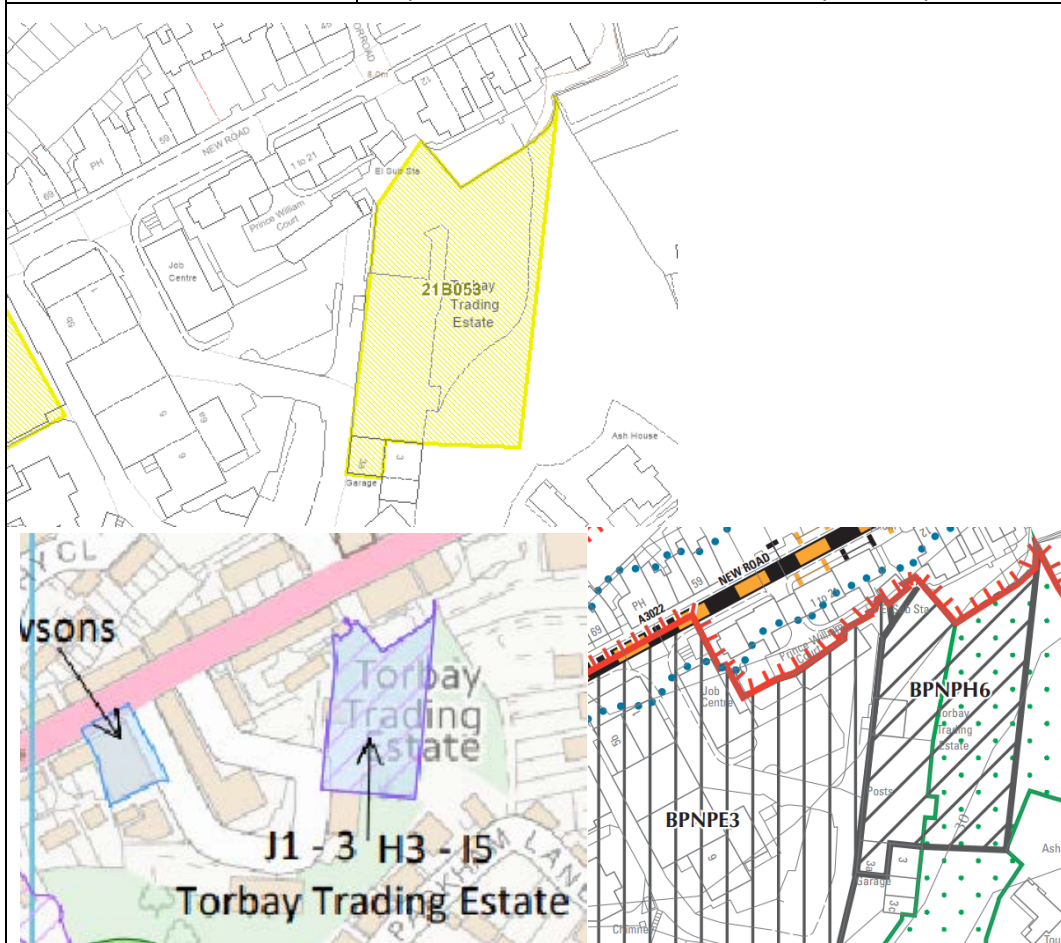


SITE OVERVIEW: Yellow – Minor constraints	
Town	Brixham Town
Site Name	Torbay Trading Estate, New Road, Brixham
HELAA Reference no.	21B053
Approx. yield	BNP Allocated mixed use site H3 – I5 Torbay Trading Estate 15 ...up to 15 residential units at a density of 47 dph



Suitable	Yes
Available	Yes
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.)	Local Plan 'identified site' for Neighbourhood Plan for consideration BPNPH6 BPNP Ref H3-15 allocation BPNP J1 – 3: Torbay Trading Estate (identified site) 200sq m.
Current use	Part of Trading Estate largely open storage/parking/vacant
Site descriptions	Land to the south of New Road Brixham part of the Torbay Trading Statement.
Total site area (ha)	Approx. 0.32ha
Gross site area (ha)	Approx. 0.32ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential: No

Housing?	Yes
Employment?	Neighbourhood Plan is allocating land for employment use 20sqm
Other Use?	Yes also suitable for C2, B2, B8
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ
Flood Zone 3b	No New Road main river part FZ3 B (LP ER 1 & ER2)

Other NPPF Showstoppers (not policy constraints)	None
Conclusion	Suitable if available

SUITABILITY ASSESSMENT: STAGE B	
Access	Via New Road, A3022 Road – existing access. Visibility improvements likely to be required. Trading Estate road private without continuous footways. May not be able to be constructed to adoptable standards.
Flood risk, water quality and drainage	N/A (see new Road comments above)
Heritage and Archaeology (including distance from assets).	Site abuts Brixham Town Conservation Area
Infrastructure	Subject to suitable highway and servicing constraints.
Landscape	Site partially wooded, designated ULPA C5.53
Ecology	Within SZ and LCZ – GHB mitigation may be required. Wooded ULPA area -site lies within GHB Consultation Zone.
Safety related constraints	Possibility for land contamination – Paint Factory on the site means that some remediation of the site will be necessary
Soils (Agricultural Land classification) and contamination	N/A
Local Plan	Brixham Town (white land) ULPA
Neighbourhood Plan	Allocated Housing and Employment land Policies BH3: H3.15 and J1.3
Development progress (where relevant)	N/A
Other	
HELAA Panel Summary	Broad acceptance of brownfield urban sites recognising associated viability issues that arise from these sites which can, in turn, affect viability and deliverability.
Site potential	Mixed use proposed possible live/work units

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