

SITE OVERVIEW: Amber	
Town	Brixham
Site Name	Elberry Farm, Broadsands
HELAA Reference no.	22BCG003
Approx. yield	Approx. 60



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Suitable	Yes –
Available	Land TBC owned, however under long term Farm tenancy lease
Achievable	Yes
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	TBC
Current use	Farm/Agricultural BMV
Site descriptions	Farmland Part of Elberry Farm
Total site area (ha)	4.72 ha
Gross site area (ha) (approximate developable area)	2.83ha

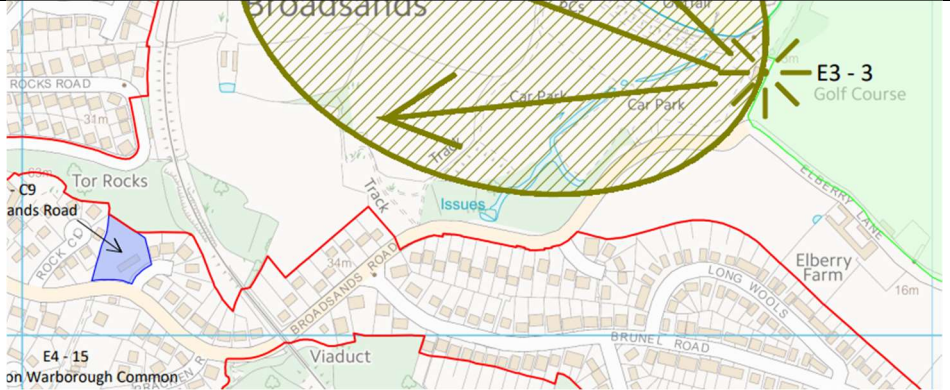
SUITABILITY ASSESSMENT: STAGE A

Strategic potential (50+):	Yes
Housing?	Yes
Employment?	No

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Other Use?	Farm/Agricultural , potential tourism, potential SANG
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ Radio tracked flight paths close to the site Increase in recreational pressures on the SAC Calcareous Grassland at Berry Head. Ecological Assessment - amber, potential in combination effects
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	Part of the site abuts the National Landscape.
Conclusion	Potentially suitable but highly constrained

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing access via Broadsands Road unclassified.
Flood risk, water quality and drainage	No – Close the SMP
Heritage and Archaeology (including distance from assets).	Elberry Farm building and walled garden Grade II / buildings are a heritage asset Archaeological potential for wider area. Requires pre-determination evaluation and archaeological mitigation.
Infrastructure	Access, drainage, sewage.
Landscape	Area of Local Character: 3B. Lower rolling farmed and settled valley slopes Sensitivity: Highly Sensitive Management strategy: Restore
Ecology	GHB radio-tracked greater horseshoe bat flight paths nearby. HRA required, informed by bat activity surveys. Cirl Bunting Consultation Zone - mitigation likely required. In an area of undeveloped coast – Policy C2. BNG to be met on/off site
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Yes agricultural land - all BMV Grade 2
Local Plan	Minerals Safeguarding Area (MSA) -MSA Churston, Galmpton & Broadsands – M3 View Policy Text Protected Sites - Locally Important Sites Churston F & Point/The Grove/Ch'ton Cove – NC1 View Policy Text Northern Boundary - Area of Outstanding Natural Beauty – SS8 View Policy Text Countryside Area Long Road South to Berry Head – C1 View Policy Text Neighbourhood Development Plan (NDP) Area BPNP Brixham Peninsula – SS1 View Policy Text Undeveloped Coast -Berry Head to Sharkham – C2 View Policy Text SDB3 Brixham Urban Fringe and AONB.

<p>Neighbourhood Plan Brixham Peninsula Neighbourhood Plan - Torbay Council</p>	 <p>Policy E1 -Landscape Beauty and Protected Areas. Outside E2 Settlement Boundaries E6 Views and Vistas. E3 Settlement Gap(part) E7 Protecting landscape features. Policy E8: Internationally and nationally important ecological sites and species</p>
<p>Development progress (where relevant)</p>	<p>The site is currently in use part of agricultural farm tenancy.</p>
<p>Other</p>	<p>Viable, highly desirable location</p>
<p>HELAA Panel Summary</p>	<p>Recognised that there are significant constraints on this site.</p>
<p>Site potential</p>	<p>60</p>

<p>AVAILABILITY ASSESSMENT Reasonable prospect of delivery (timescale):</p>	
<p>The next 5 years</p>	
<p>A 6-10 year period</p>	<p>60</p>
<p>An 11-15 year period</p>	
<p>Later than 15 years</p>	