

SITE OVERVIEW - GREEN	
Town	Brixham
Site Name	St Kildas
HELAA Reference no.	21B011
Approx. yield	20
Suitable: How the principle of development is established	<p>The site is allocated in the Brixham Peninsula Neighbourhood Plan for 12 assisted living units (Neighbourhood Plan reference H3-I3).</p> <p>The site is also subject to a live pre-application enquiry (DE/2020/0058) and a live planning application (P/2021/0531) – for 23 apartments for over-55s), both of which propose 23 apartments for older persons. Consultation responses to the pre-app identify requirements relating to flood risk (the site is within Flood Zone 3) and transport/highways.</p> <p>Subject to a massing and design that avoids harm to the setting of the Grade II Listed 15 Drew Street immediately southeast of the site.</p>
Available: Any change in circumstances since principle established	Given that the site is currently subject to a live pre-application enquiry and a live planning application (which was submitted on 4 May 2021), the site is available. The site is Council-owned.
Achievable	Yes, subject to management of flood risk, transport/highways impacts, and impacts on the setting of the Grade II Listed 15 Drew Street immediately southeast of the site.
Customer Reference no.	
Current use	Formerly a care home, the site appears to be vacant.
Site description	The site comprises a 2 to 3 storey pitch-roofed building with an H-shaped footprint, and its curtilage. The site is set behind the Grade II Listed 15 Drew Street, with which the site shares a vehicular access onto Drew Street to the east. The culverted Eden River runs along the northern site boundary.
Total site area (ha)	Approximately 0.22ha.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	20

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