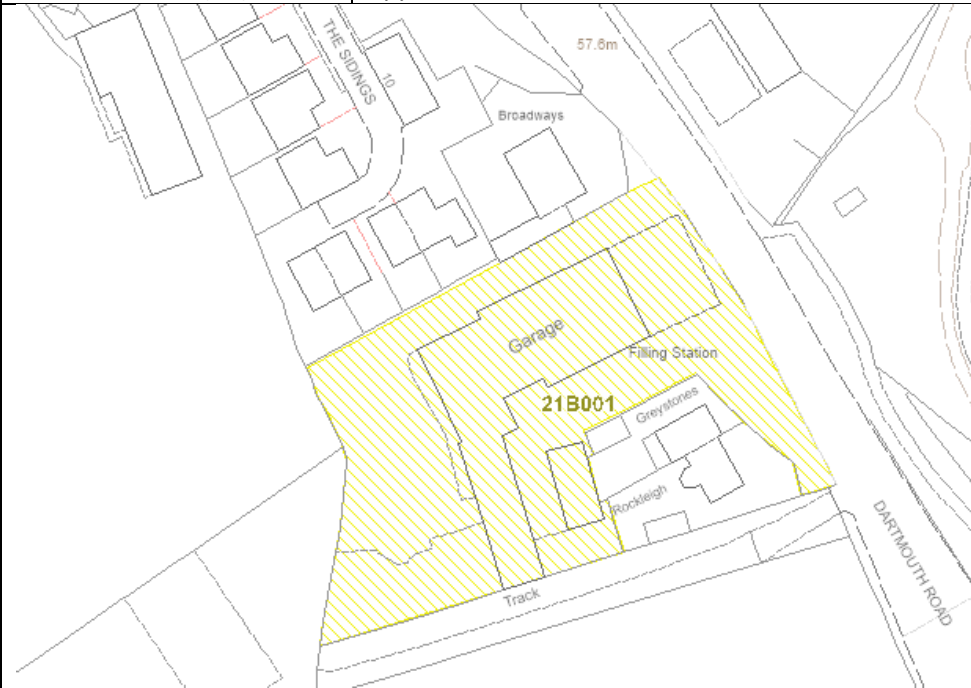


SITE OVERVIEW: Yellow – Minor constraints	
Town	Brixham (Churston, Galmpton and Broadsands CGB NF Area)
Site Name	Gliddon Ford Filling Station
HELAA Reference no.	21B001
Approx. yield	DPH / 0 ha employment N.B Starting assumption is for 25% of strategic sites to be employment. 6 houses either as standalone site or incorporating access to wider sites to the west
Suitable	Yes
Available	Yes
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call for sites
Current use	Sui Generis Petrol Filling Station
Site descriptions	Land to the west of Dartmouth Road, south of Churston Railway Station.
Total site area (ha)	Approx. 0.24
Gross site area (ha)	Approx. 0.2



SUITABILITY ASSESSMENT: STAGE A

Strategic potential: No

Housing?	Yes
Employment?	No
Other Use?	Yes – Class E (other than main town centre uses), C2, B2, B8
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	None
Conclusion	Suitable if available

SUITABILITY ASSESSMENT: STAGE B	
Access	Via Dartmouth Road, A Road – existing access for petrol station
Flood risk, water quality and drainage	N/A
Heritage and Archaeology (including distance from assets).	Grade II Listed Weary Ploughman approx. 150m to the north west.
Infrastructure	Subject to highways capacity constraints at the Windy Corner junction.
Landscape	N/A
Ecology	Within SZ and LCZ – GHB mitigation may be required. Site lies within Cirl Bunting consultation Zone.
Safety related constraints	Possibility for land contamination – filling station. Opposite Sewage pumping station
Soils (Agricultural Land classification) and contamination	
Local Plan	C1 (countryside area and Churston/Galmpton Village envelope), M3 (Minerals Safeguarding Area).
Neighbourhood Plan	Adjacent to Policy BH3: Committed Housing site Gliddon Ford.
Development progress (where relevant)	N/A
Other	
HELAA Panel Summary	Site attractive to development industry – concerns over expense of remediation work raised.
Site potential	

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