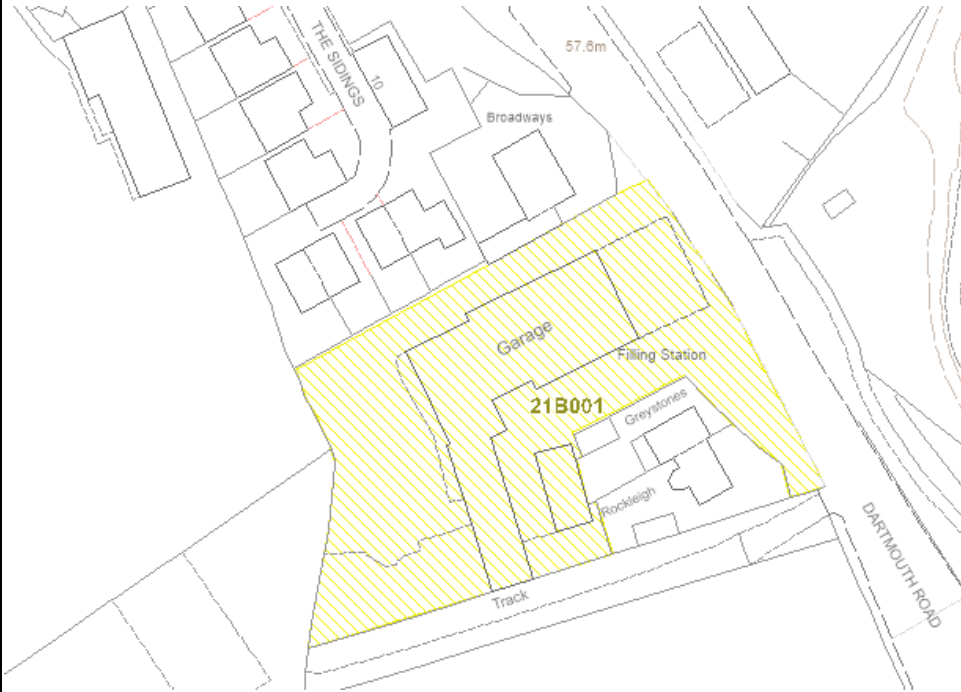


<b>SITE OVERVIEW: Yellow – Minor constraints</b>	
<b>Town</b>	Brixham (Churston, Galmpton and Broadsands CGB NF Area)
<b>Site Name</b>	Gliddon Ford Filling Station
<b>HELAA Reference no.</b>	21B001
<b>Approx. yield</b>	DPH / 0 ha employment N.B Starting assumption is for 25% of strategic sites to be employment.  6 houses either as standalone site or incorporating access to wider sites to the west



<b>Suitable</b>	Yes
<b>Available</b>	Yes
<b>Achievable</b>	Yes
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Call for sites
<b>Current use</b>	Sui Generis Petrol Filling Station
<b>Site descriptions</b>	Land to the west of Dartmouth Road, south of Churston Railway Station.
<b>Total site area (ha)</b>	Approx. 0.24
<b>Gross site area (ha)</b>	Approx. 0.2

#### SUITABILITY ASSESSMENT: STAGE A

##### Strategic potential: No

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

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

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