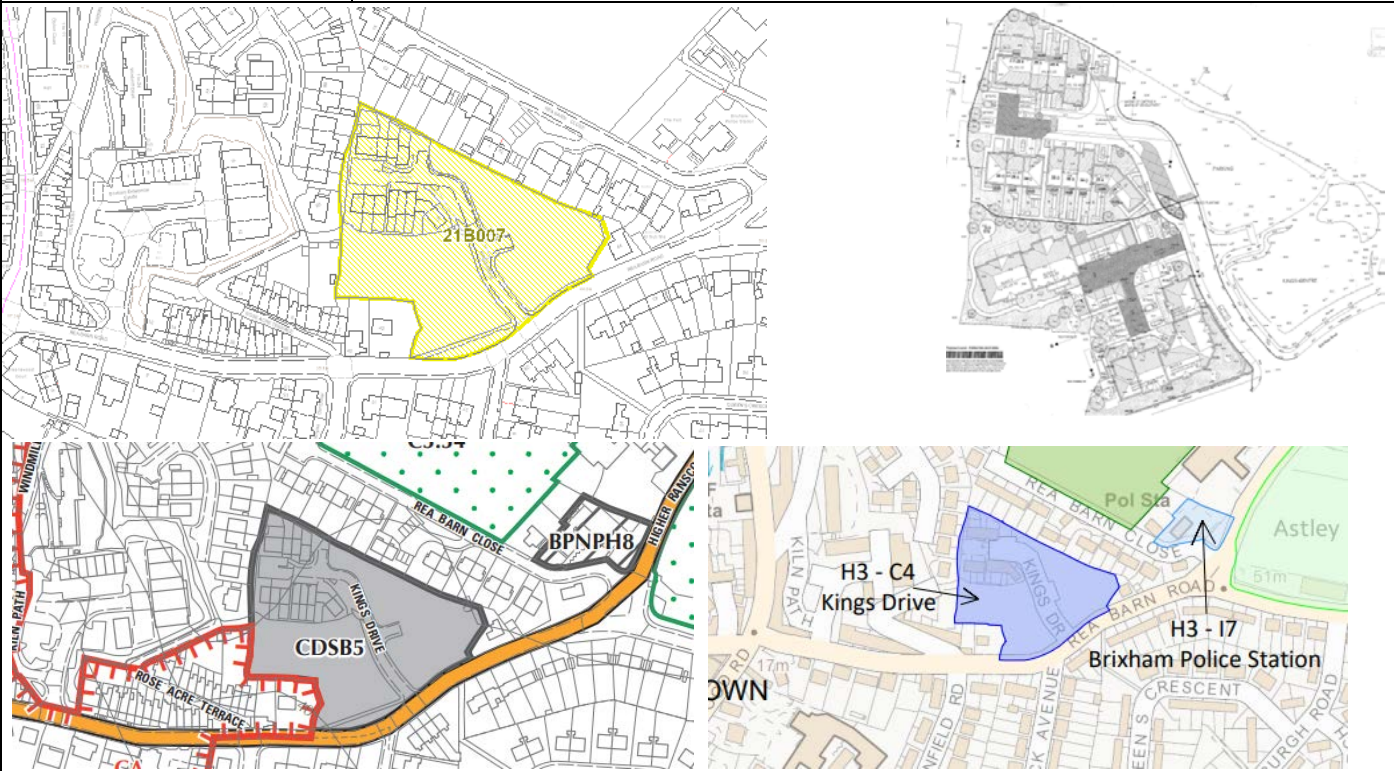


<b>SITE OVERVIEW: Yellow – Minor constraints</b>	
<b>Town</b>	<b>Brixham</b>
<b>Site Name</b>	Paint Station
<b>HELAA Reference no.</b>	21B007
<b>Approx. yield</b>	10 houses might be more viable than 22 apartments in the current climate.



<b>Suitable: How the principle of development is established</b>	CDSB5 BPNP H03-C4 (22) P/2007/1247 – not implemented P/2006/1066 13 units have been built on the northern portion of the site. Site has permission for 24 additional flats, 1 coach house and a community building on the remaining portion of the site.
<b>Available: Any change in circumstances since principle established</b>	Yes – land has been purchased by Coyde
<b>Achievable</b>	There is not a high demand for flats in the current climate, not clear whether the approved development would be viable.
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	NP sites
<b>Current use</b>	Vacant land – previously in use as paint station but this was demolished.
<b>Site description</b>	Vacant site off King’s Drive and surrounded by residential properties.
<b>Total site area (ha)</b>	Approx. 0.3ha, part of the site previously set aside for the church/community centre.

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
The next 5 years	10
A 6-10 year period	10-12
An 11-15 year period	
Later than 15 years	