

<b>SITE OVERVIEW: Amber – significant constraints</b>	
<b>Town</b>	<b>Brixham (Broadsands, Churston &amp; Galmpton NP Area)</b>
<b>Site Name</b>	Churston Golf Club, car park only.
<b>HELAA Reference no.</b>	21B013
<b>Approx. yield</b>	10 dwellings
<b>Suitable</b>	In principle suitable for development as the site is previously developed land within built up area. Loss of parking for Churston Golf Course and clubhouse. The problem has previously been finding an acceptable site to locate the clubhouse to, given the landscape and ecological sensitivities of the wider golf course. There could be a similar issue resulting from loss of parking. The adjacent green (1 <sup>st</sup> and 18 <sup>th</sup> holes) is designated as Local Green Space in the BPNP.
<b>Available</b>	Not clear – impact on clubhouse and golf course due to loss of parking. Council owned site.
<b>Achievable</b>	Subject to impact on Golf Club.
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.)</b>	Site forms part of 'identified' Local Plan BPNPH2 as suitable for housing.
<b>Current use</b>	Car Park to Golf Club.
<b>Site descriptions</b>	Car park to Golf Club (brownfield)
<b>Total site area (ha)</b>	0.3ha
<b>Gross site area (ha)</b>	
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	<b>No</b>
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	Class C2
<b>Biodiversity- Within SAC/SSSI</b>	No Within SAC Sustenance Zone
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	None
<b>Conclusion</b>	Suitable in principle subject to impact on golf club.

**SUITABILITY ASSESSMENT: STAGE B**

<b>Access</b>	Existing access from Dartmouth Road
<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	Some archaeological potential. May require programme of archaeological mitigation.
<b>Infrastructure</b>	Within built up area. Capacity of Windy Corner junction.
<b>Landscape</b>	Limited impact as within built up area. Areas of LGS on the golf course are excluded.
<b>Ecology</b>	No
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Not agricultural land
<b>Local Plan</b>	BNPH2 (on this and wider area)
<b>Neighbourhood Plan</b>	Adjacent to LGS. Outside but adjacent to settlement boundary (E2).
<b>Development progress (where relevant)</b>	Permission for 132 dwellingsetc on wider site P/2013/0019 was unable to be implemented due to impact of relocated club house on GHB sustanance Zone and traffic (2013/0438) 1 and 18 <sup>th</sup> holes not developable for housing as they are allocated Local Green Space in the BPNP.
<b>Other</b>	
<b>HELAA Panel Summary</b>	Impact on golf club may preclude development. Could be tourism related accommodation connected to golf.
<b>Site potential</b>	10

**AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	