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| **SITE OVERVIEW: Red rejected site** |
| **Town**  | **Brixham (Broadsands, Churston & Galmpton NP Area)** |
| **Site Name** | Triangle east of Bascombe Road, north of disused railway line, Churston |
| **HELAA Reference no.**  | 21B055 |
| **Approx. yield** |  |
|  |
| **Suitable**  | County Wildlife Site, within Churston Conservation Area. The NE boundary of the site is the AONB boundary. Undeveloped Coast.AOLC 2a Brixham/Churston Level Farmland: less sensitive. Outside of any settlement and not well connected to Churston Ferrers village. Poor vehicular access.Impact on greater horseshoe bat sustenance zone.  |
| **Available**  | Has not been promoted.  |
| **Achievable**  | Likely to be viable: Site is flat and within a high value area.  |
| **Customer Ref no.** |  |
| **Current use** | Agriculture  |
| **Site description** | Triangular area to the east of Bascombe Road and north of the discussed railway line. The site is relatively flat. It lies outside of but is disconnected from Churston Ferrers.  |
| **Total site area (ha)**  | 1.4ha |

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| **SUITABILITY ASSESSMENT: STAGE A**  |
| **Strategic potential** |  |
| **Housing?** |  |
| **Employment?** |  |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** |  |
| **Flood Zone 3b** |  |
| **Other NPPF Showstoppers (not policy constraints)** |  |
| **Conclusion** |  |

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| **SUITABILITY ASSESSMENT: STAGE B**   |
| **Access** |  |
| **Flood risk, water quality and drainage** |  |
| **Heritage and Archaeology (including distance from assets).**  |  |
| **Infrastructure** |  |
| **Landscape** |  |
| **Ecology** |  |
| **Safety related constraints** |  |
| **Soils (Agricultural Land classification) and contamination** |  |
| **Local Plan**  |  |
| **Neighbourhood Plan**  |  |
| **Development progress (where relevant)** |  |
| **Other** |  |
| **Site potential** |  |

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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale):Confirmation of availability needed from owners.  |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |