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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 |  |