

SITE OVERVIEW: Green	
Town	Brixham
Site Name	St Mary's/Old Dairy
HELAA Reference no.	22B001
Approx. yield	Approx. 15
Suitable	<p>Yes, the site is allocated in the Brixham Peninsula Neighbourhood Plan for 25 units (Neighbourhood Plan reference H3-12).</p> <p>Subject to mitigation of any impacts on South Hams SAC greater horseshoe bats, and a massing and design that avoids harm to the setting of the Grade II Listed 1, 2 and 3, St Mary's Road located immediately northwest of the site.</p>
Available	Yes – recent planning application for the wider site including Upton Manor Farm Campsite.
Achievable	Yes
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	Neighbourhood Plan allocation.
Current use	Industrial (B1)
Site descriptions	Two industrial spaces accessed via St Mary's Road.
Total site area (ha)	0.46
Gross site area (ha) (approximate developable area)	0.46

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