

BRIXHAM PENINSULA NEIGHBOURHOOD PLAN: SITE USE PREFERENCES OF THE COMMUNITY

Site reference	Location	Proposal	Comments	Housing yield
BRIXHAM				
JD 1	Fishcombe	Improved holiday accomodation		0
PF 3	King's Drive (former paint factory site)	Development of a Church and Community centre, with light industrial	No new land	0
PF 6	Town Centre/ Town Square	Retail & parking, large store, small businesses and aesthetic building design	Commitment	0
PF 7	North Cliff (former hotel site)	Quality hotel or housing, not high rise, allotment area not to be included		30
PF 8	Freshwater Quarry	car park		0
PF 9	Oxen Cove	maritime industrial use	Local plan says 1.3 ha emp	0
PF1	Wall Park N	mix housing and holiday accom provision		200
PF1 A	Wall Park SE	retain green area		0
PF1 B	Wall Park S	Sport facility, caravan accomodation in summer		0
PF2	Riviera Bay Holiday Park	retain holiday accomodation, small area of housing (underway)	Commitment	0
SHA 1	Penn Lane Allotments	retain as allotments		0
SHA 2	West of Summer Lane	no objections to development on this site		6
SHA 3	East of Summer Lane	no objections to development on this site		6
SHA 4	Breakwater	No development		0
SHA 5	URC, New Road	Now a church, though permission was given for houses prior to change of use	Commitment	0
SHA 8	Between Heath Rd and Sands Rd	no objections to development on this site		2
SHA 9	Land, rear of Washbourne Close	Suitable for development		5
SHA10	Riviera Bay Holiday Park S	Some development taking place (2013) retain holiday accom with some chalets	Commitment	0

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SHR 1	Wall Park SW & field adjacent	field adjacent suitable for allotments, retaining wildlife in area, WP area sport and caravan mix		0
SHR 2	Haycock Lane adjacent to Wall Park Football pitch	Suitable for development, Haycock Lane would need to be improved if used as access	adj site PF1	10
SHR 3	Former MOD land off Berry Head Road	No development, retain as wildlife area		0
SHR 5	Land to W of Chiseldown Hill	could be used for development	LP co'side area	0
SHR 6	Land to S of Golden Close	no objections to development on this site	LP co'side area	0
SHR 7	Between Laywell Lane & Summer court way	no objections to development on this site	LP co'side area	0
SHR 8	NE side of Laywell Lane and Matthill	no objections to development on this site	LP co'side area	0
SHR 9	Torbay Industrial Estate	retain as industrial site, no housing, perhaps car parking	Existing emp	0
SHR 4	Land adjacent to Quentin Avenue	could be used for development		2
Other sites and areas in the town				
	Former Devon Industries, New Rd	suitable for development to housing		6
	Berry Head Quarry	Landing stage brought into use for berthing related to education, Geo park water tours, cruise ship, diving and/or wild swimming		0
	Harbour area	Dry dock, strong support for Northern arm breakwater		0
	Coastguard station (if disused by MCA)	Marine biology centre, education, heritage museum related to heritage fleet, community use, maritime skills training centre. No restaurant or tourist accommodation		0
	Old Fishermen's Mission, Overgang	Youth Hostel		0
TOTALS				267

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BROADSANDS				
B1 (T924)	Waterside Quarry	10 dw's		10
B2 (13426)	Off Dartmouth Rd	3 dw's	Private house and garden	0
B3 (HC213)	5 Broadsands Rd	Former children's home. 6 dw's		6
B4	Broadsands Beach	Improvements		0
B5	Field behind beach N of Broadsands Rd	Maintain as agricultural		0
B6	Elberry Farm and surrounding fields	Maintain as agricultural		0
B7	Headland common between Broadsands and Elberry Cove	Maintain as recreation / open space		0
B8	Tor Rock Woods, adj North Rocks Rd	Maintain as woodland		0
TOTAL				16
CHURSTON				
C1 (T735)	Current site of golf club and 1st and 18th holes adjacent to Dartmouth Road	Retained as site for Golf Club house and car park and 2 golf fairways		0
C2	The entire golf course excluding C1	Golf Club fairways and practice area only		0
C3	Area bounded by Dartmouth Rd, Bridge Rd, Bascombe Rd & Elberry Lane	Community area and employment from tourism and leisure industries		0
C4	The field adjoining Green Lane and Bascombe Road	Village informal amenity space - no building		0
C5	Building behind Churston Court Fm	Leave as is		0
C6	Land adj Brixham cricket club	Sport and amenity provision		0
C7	The field adjacent to Churston Grammar School playing fields	Community/ school sports facilities, single story building adjacent to E edge of playing fields to facilitate indoor sports		0

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C8	Footpath/Cyclepath extending from Churston Cross to Elberry Lane / A3022 Road Junction and along A3022 so as to avoid busy stretch of A3022			0
C9	A3022 from Alston Lane to Lupton House entrance	Road improvements (widening) and footpath dependent on C24		0
C10 (13243)	Corner of field adj Ferrers Green and Churston Road	Amenity space and play area		0
C11	The fields between Churston and Brixham	Farmland		0
C12	Field between A3022 and Copythorne Road	Horticulture		0
C13	Alongside existing barns south of Copythorne Road	Farmyard		0
C14	Fields between the A3022, Elberry Lane, Churston Rd and Bascombe Rd	Flood management /control funded by s 106 from appropriate development		0
C15 (13267)	Nr Filling Station at Dartmouth junction	Light industry including business incubation units.	Not new land	0
C16	House on N side of Dartmouth / Brixham Rd after common	5 houses, in keeping with area	Private house and garden	0
C17	Area beside the 'Weary Ploughman'	Up to 14 Key workers homes	Small site in LP co-side area but a case can be made for its development	10
C18 (13265)	The end of the smaller Brokenbury Field nearest to Bascombe Road	5 residential units	LP co'side area	0
C19 (13061)	Churston Court Farm Buildings	9 Units in Old Farm Buildings	Commitment 0 dws	0
C21 (13269)	NE of Churston Road between the 4 houses & the embankment	Up to 3 Key Worker Units	LP co'side area	0

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C22 (13243)	Land adjacent to Churston Road between Ferrers Green and A3022	Housing with density commensurate with Ferrers Green. Probably no more than 10.	LP co'side area	0
C25	Area on right in Alston Rd from A3022	Ancillary development harmonious with existing buildings up to 3 units	LP co'side area	0
C26	Adjacent to house in walled garden to SE of Alston Road	Ancillary development harmonious with existing buildings	LP co'side area	0
C27 (13262)	Area adjacent to A3022 between Elberry Lane and Churston Cross	Residential up to 15 units plus footpath/ cycleway Elberry Lane to Churston Rd	LP co'side area	0
C28	Area within area C27	Derelict Garden to be developed with C27	LP co'side area	0
C31	Garden in Warborough Road	Development of 2 single dwellings	Private house and garden	0
C33	Field adj Bridge Rd	Informal Amenity Space		0
C34	Ferrers Green	Informal Amenity Space		0
TOTAL				10
GALMPTON				
G1	Part of field adj Greenway Park, Greenway Rd and Kennels Lane	Outside AONB. Available. 20-25 high density low rise affordable units.	LP co'side area. Development potential less than estimated	10
G2	Knapman's builders yard, Stoke Gabriel Rd	Expected to become available. 8-10 high density low rise affordable units	Development potential less than estimated	6
G3	SWW site, Kiln Rd	Available. 20-25 high density low rise affordable units	AONB and LP co'side area	0
TOTAL				16
GRAND TOTALS				
BRIXHAM				267
BROADSANDS				16
CHURSTON				10
GALMPTON				16
PLAN AREA				309