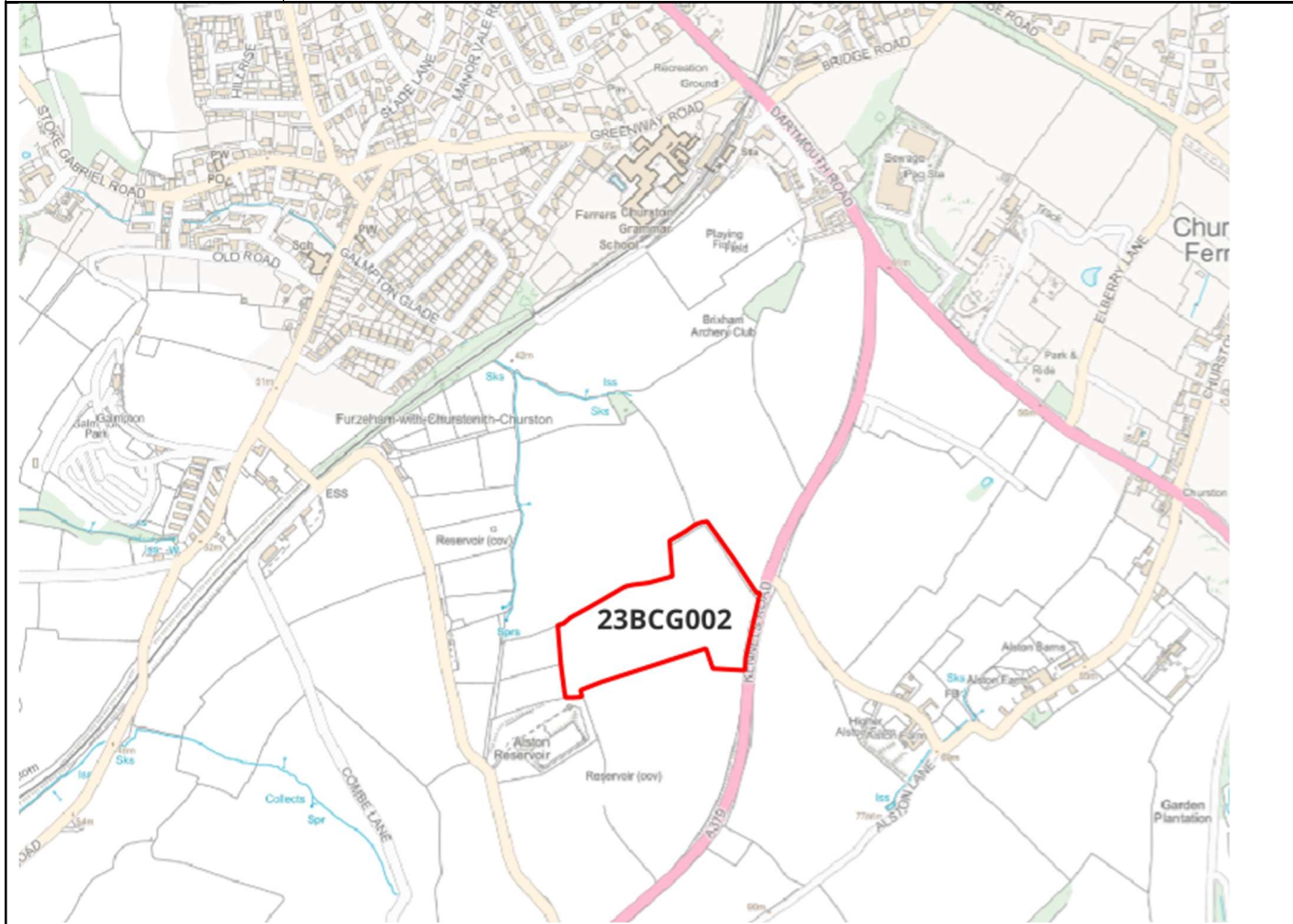


SITE OVERVIEW: Yellow	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Site NE of Alston Reservoir, Kennels Road
HELAA Reference no.	23BCG002
Approx. yield	60.



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Suitable	Yes, providing that landscape and ecological impacts can be mitigated
Available	
Achievable	The site is relatively flat and within a desirable location therefore likely to be viable. There are good public transport links and local schools. Would likely be suitable for development subject to mitigation of landscape and ecological impacts.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post Panel Addition
Current use	Agriculture –all BMV
Site descriptions	An open cultivated field with hedgerow boundaries on land within the area between Kennels Road to the east, the railway line serving Churston station to the north, and the narrow Kennels Lane to the west.
Total site area (ha)	4.34ha
Developable site area (ha)	Approximately 2.6ha

SUITABILITY ASSESSMENT: STAGE A

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Strategic potential (50+): Yes	
Housing?	Yes
Employment?	Potential for including employment land if site were developed as part of a board location, however likely to be too visually sensitive.
Other Use?	Self and custom build?
Biodiversity- Within SAC/SSSI	Within Greater Horseshoe Bats SAC Sustenance Zone. Recreational impacts on the SAC will require mitigation.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	May impact on setting of the AONB, although the site itself is not within the AONB.
Conclusion	Could accommodate dwellings, but some constraints. Only likely to be acceptable as part of wider growth in this area.

SUITABILITY ASSESSMENT: STAGE B	
Access	New access off Kennels Road (A379) would be required. If the wider site is developed access could also be gained via the Gliddon Ford garage. Strategic development would require improvements to Windy Corner.
Flood risk, water quality and drainage	
Heritage and Archaeology (including distance from assets).	Archaeology: Potential for prehistoric archaeology. Requires assessment and evaluation to inform archaeological mitigation.
Infrastructure	Greenfield land on the edge of Galmpton. Road and drainage infrastructure. Highway capacity constraints at the Windy Corner junction. Strategic Transport improvements would be required unless key infrastructure could be provided south of Windy Corner. Road improvements likely to be impracticable due to Common Land- so would require upgrading of the train line and Churston Station. (would raise complication Paignton and Dartmouth Steam Railway).
Landscape	Forms part of the setting of the South Devon National Landscape. Landscape Character Assessment – Character Type 1 Rolling Farmland; Area of Local Character 1P South Galmpton and Lupton. Highly sensitive. Breaches settlement boundary created by railway line. Impact on open countryside and AONB likely to be significant, although the site itself is outside the AONB.
Ecology	Within Greater Horseshoe Bat Sustenance Zone and Cirl Bunting 2km consultation zone.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Site contains BMV agricultural land.
Local Plan	Countryside Zone Policy C1.
Neighbourhood Plan	Policy E1 Landscape beauty etc. Policy E2 outside the settlement boundary. On the edge of E3.2 Settlement Gap

Development progress (where relevant)	No
Other	
HELAA Panel Summary	Development to the SW of Churston / SE of Galmpton breaches the settlement edge formed by the railway. Suggested that a larger area than just the Archery field should be considered.
Site potential	60

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	60
An 11-15 year period	
Later than 15 years	