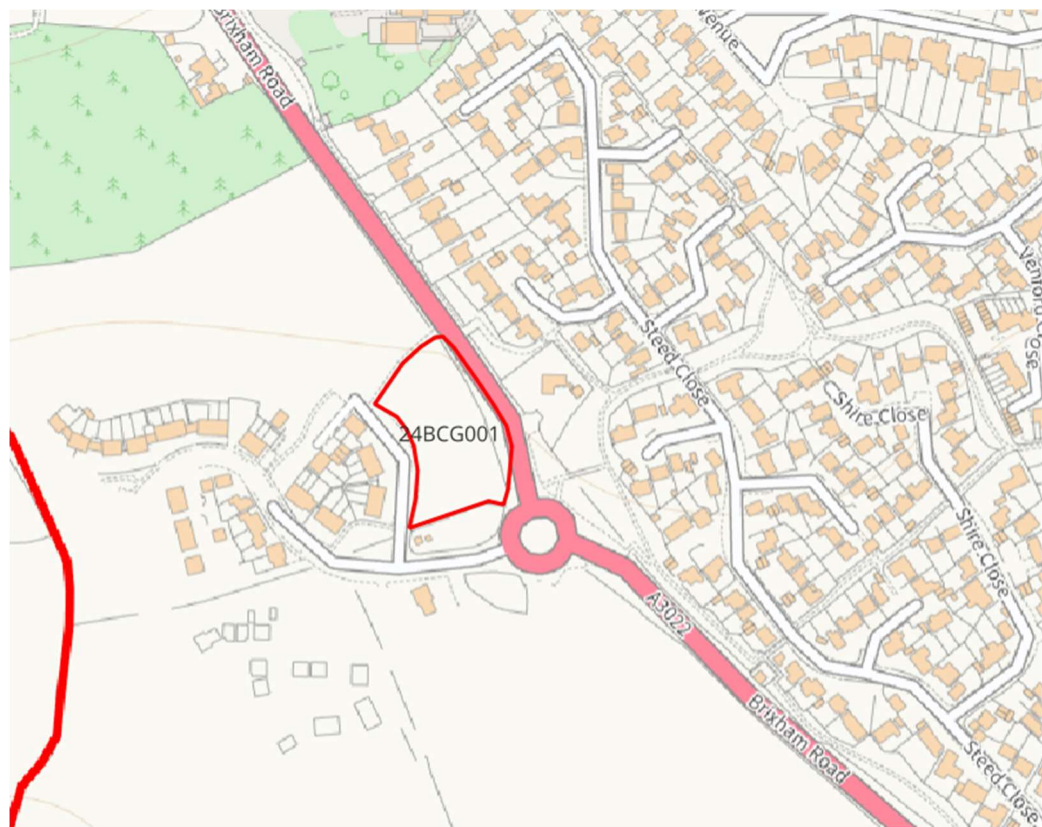


| SITE OVERVIEW - GREEN |                    |
|-----------------------|--------------------|
| Town                  | Brixham            |
| Site Name             | Inglewood Pub Site |
| HELAA Reference no.   | 24BCG001           |
| Approx. yield         | 25                 |



© Crown copyright and database rights 2025 OS AC0000849978

|                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Suitable: How the principle of development is established</b>          | The wider site has planning permission for up to 373 dwellings – see P/2017/1133 which was approved on 26 April 2021.<br>This small area was approved as a pub as part of the wider application, but it is considered likely that the principle of housing would be acceptable.<br>Is intended as a pub/restaurant in outline permission P/2017/1133. But the area has a pedestrian link to facilities directly to the north. |
| <b>Available: Any change in circumstances since principle established</b> | Yes, the housing development in the wider site is progressing. Understood to be owned by a developer.                                                                                                                                                                                                                                                                                                                         |
| <b>Achievable</b>                                                         | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Customer Reference no.</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Current use</b>                                                        | Part of an existing site undergoing development                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Site description</b>                                                   | The site is a portion of a greenfield site undergoing development on the west side of Paignton, but within the Brixham Peninsula Neighbourhood Plan area.                                                                                                                                                                                                                                                                     |
| <b>Total site area (ha)</b>                                               | 0.455                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Gross site area (ha)</b>                                               | 0.455                                                                                                                                                                                                                                                                                                                                                                                                                         |

**AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

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.

|                      |    |
|----------------------|----|
| The next 5 years     | 25 |
| A 6-10 year period   |    |
| An 11-15 year period |    |
| Later than 15 years  |    |