

KINGSBRIDGE, WEST ALVINGTON AND CHURCHSTOW NEIGHBOURHOOD PLAN
APPENDIX B36 KINGSBRIDGE BROWNFIELD SITE REVIEW

Ref. on App. B14	Site Name	Current use	Proposed Uses	Supporting evidence	Background/ notes	Owner
B1	Waterside Garage, Embankment Road	Vehicle repair workshop (B2)	Mixed Use Residential (C2 and 3) and Commercial, Business and Service (E)	The site was identified for redevelopment potential in the Kingsbridge Feasibility Study 2004 (MCTI)	The building is currently for sale https://charleshead.co.uk/properties/waterside-garage-embankment-road/	Waterside Garage
B2	Jewsons, Builder's Merchants, Embankment Road	Builder's Merchants (B2)	Mixed Use Residential (C2 and 3) and Commercial, Business and Service (E)	The site was identified for redevelopment potential in the Kingsbridge Feasibility Study 2004 (MCTI)	The site is one of two builders merchants in the town. Access and servicing of this site has been a concern for many years. There are regular deliveries by HGVs which periodically block the A road linking Kingsbridge and Dartmouth (A379)	Jewsons
B3	Garden Mill Industrial Estate	Mixed employment B1 and B2	Mixed employment B2 and Commercial, Business and Service (E)	The site was identified for improvement in the Kingsbridge Feasibility Study 2004 (MCTI)	https://www.southhams.com/explore/business-parks/garden-mill-industrial-estate The site is one of the town's significant employment sites however a number of the buildings date back to earlier industrial uses and require improvement.	Mixed users

KINGSBRIDGE, WEST ALVINGTON AND CHURCHSTOW NEIGHBOURHOOD PLAN
APPENDIX B36 KINGSBRIDGE BROWNFIELD SITE REVIEW

B4	Post Office Sorting Office	Sorting office B1	Mixed Use Residential (C2 and 3) and Commercial, Business and Service (E)	The site was identified for redevelopment potential in the Kingsbridge Feasibility Study 2004 (MCTI)	The site is in current use however it generates significant traffic movements and would be better suited on the edge of town.	The Post Office
B5	Fire Station, Duncombe Street	Fire Station B1	Residential C2 and 3	The site was identified for redevelopment potential in the Kingsbridge Feasibility Study 2004 (MCTI)	The site is in current important use. The service would be better suited on the edge of town	Devon and Somerset Fire and Rescue Service
B6	The Avon Centre	Temporary location of the Kingsbridge Food Bank	Residential C2 and 3	Currently promoted for re-development	Former site of a agricultural supplies company (B1) and is currently being considered for re-development https://vimeo.com/349087536	Private currently being marketed by LSL Land and New Homes
B7	Lower Union Road, including Emery's Oil Depot, Ilbert Road	Multiple ownership (40 +) Mixed use employment B1, 2 and 8	Mixed use Commercial, Business and Service (E) Storage and	The site(s) were identified for redevelopment potential in the Kingsbridge	Refer to the RTP Feasibility Study 2007 The site was identified for improvement in the 1989-2001 Local Plan and subsequent 2002 Local Plan Review but is not mentioned in the current Development Plan (JLP 2019)	Multiple ownership refer to RTP Study. A landowners

KINGSBRIDGE, WEST ALVINGTON AND CHURCHSTOW NEIGHBOURHOOD PLAN
APPENDIX B36 KINGSBRIDGE BROWNFIELD SITE REVIEW

			distribution (B8) with residential C3 and live work.	Feasibility Study 2004 (MCTI) and the concept developed by the Town Council in a 2007 Development Study by Roger Tym and Partners	Part of the area covers a former gasworks . The cost of relocation of the Oil Depot would be significant. A development brief has been prepared for the sites to support the Neighbourhood Plan	forum was set up by the Town Council in 2007 but no longer exists
B8	Former DCC Workshop and training centre adjacent to former Cattle market site.	Vacant	Residential C2 and 3	The site forms part of the Kingsbridge Quayside and included for mixed in the current Development Plan (JLP 2019)	The Local Authority assets team have considered the site for either a hotel or residential and carried out a community survey on these uses in 2020. The outcome was marginally in favour of residential. A development brief has been prepared for the sites to support the Neighbourhood Plan	Formerly Devon County Council now SHDC
B9	Station yard employment area	Mixed employment B1 and B2	Mixed employment General Industrial (B2) and Commercial, Business and Service (E)	The site was identified for improvement in the Kingsbridge Feasibility Study 2004 (MCTI)	The site is one of the town's significant employment sites however some of the buildings date back to earlier industrial uses and require improvement. https://www.southhams.com/explore/business-parks/station-yard-industrial-estate	Mixed users