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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Brixham/BCG Villages** |
| **Site Name** | Broad Locations: Broadsands |
| Map (if needed) | |
| **Allocation or HELAA Reference no.** | 21B044 |
| **Approx. yield** |  |
| **Suitable: How the principle of development is established** | Only a smaller area coded as 21B048 likely to be potentially developable, and even this has coastal landscape constraints.    Development of the broader area would have a significant effect on the undeveloped coast, county wildlife site and is impacted by flood risk and coastal change issues. There would be ham to Broadsands Barrow which is a Scheduled Monument.  Land to the West around Elbury Lane is AONB.  Minerals safeguarding Area.  Access would be difficult as it would need to come through Broadsands Road. |
| **Available: Any change in circumstances since principle established** | Land is mainly council owned, but not suitable for strategic development as noted above. |
| **Achievable** | Significant infrastructure constraints related to the coastal zone. |
| **Customer Reference no.** |  |
| **Current use** | Agricultural, tourism, car park |
| **Site description** | Broad location to the East of Paignton and Dartmouth Stream Railway, Broadsands Road and Broadsands Beach/Chrurston Point. |
| **Total site area (ha)** | Broad Location |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): Not suitable as a broad location. See 21B048 for the only part of the broad area that may have potential, but even this smaller area has significant constraints. | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |