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| **SITE OVERVIEW** | |
| **Town** | **Brixham** |
| **Site Name** | South of St Marys Bay to Sharkham Point |
| Map (if needed) | |
| **Allocation or HELAA Reference no.** | 21B047 |
| **Approx. yield** | 0 |
| **Suitable: How the principle of development is established** | Not suitable for development. AONB and undeveloped coast. Close to South Hams SAC, NNR and special policy area: serious damage to ecology. |
| **Available: Any change in circumstances since principle established** | Not clear – but not suitable |
| **Achievable** | Development is likely to be viable but significant access and infrastructure issues. Land is very steep which will reduce viability. |
| **Customer Reference no.** |  |
| **Current use** | Holiday/coastal slopes |
| **Site description** | Countryside to the south of St Marys Road, Brixham. The east of the area is South Bay Holiday Park, and the west is open countryside, but very steep. |
| **Total site area (ha)** | Broad Location |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Not suitable for development due to serious landscape and ecological harm. | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |