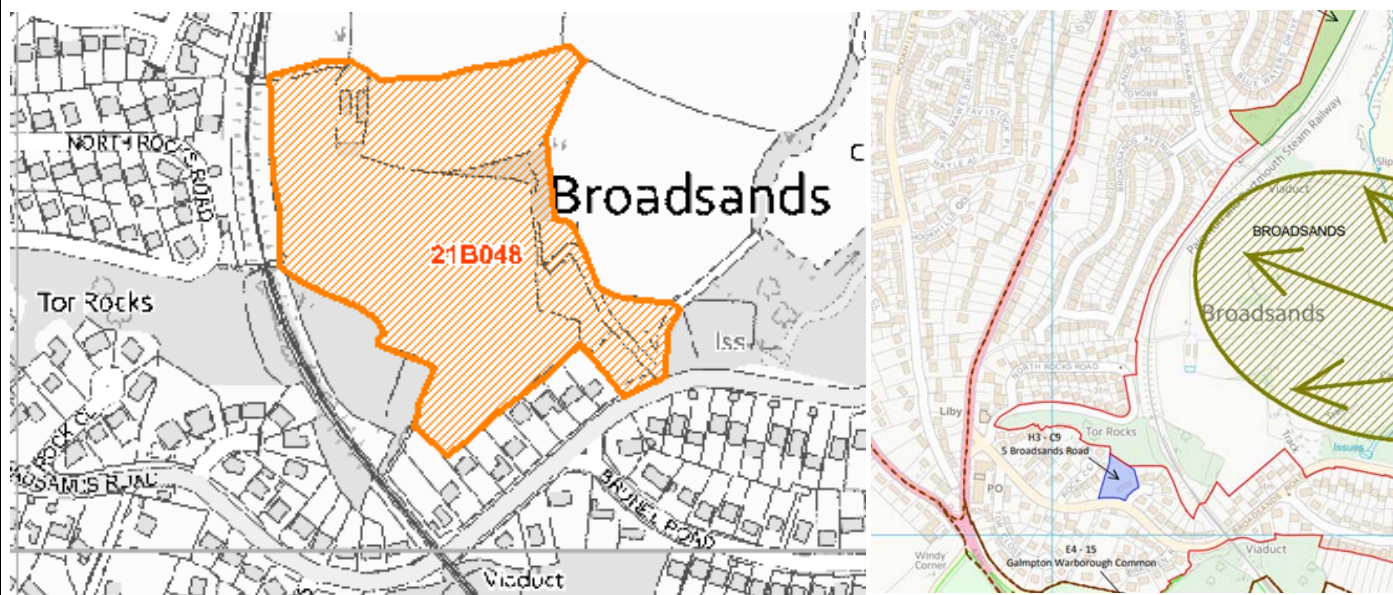


SITE OVERVIEW): Amber – significant constraints	
Town	Brixham (Broadsands, Churston & Galmpton NP Area)
Site Name	Land at Broadsands
HELAA Reference no.	21B048 (smaller area within 21B044)
Approx. yield	80



Suitable	See below- outside the most significantly constrained area.
Available	Council owned
Achievable	If accepted, the location is likely to be attractive for residential development.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site.
Current use	Council owned TCCT managed. Partly agriculture.

Site descriptions	Fields to the north of Broadsands Road and south of Broadsands Barrow.  <p style="text-align: center; font-size: small;">FORESHORE AT SOUTHERN END OF BROADSANDS, PAIGNTON</p>
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Total site area (ha)	3.7 ha
Developable site area (ha)	3.2ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	No
Housing?	Possibly
Employment?	No – too prominent
Other Use?	Low impact tourism
Biodiversity- Within SAC/SSSI	Site partly within CWS. Greater Horseshoe Bat Sustenance zone. Probable cirl buntings

Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Likely to be extremely controversial, but outside of the most sensitive designations at Broadsands.

SUITABILITY ASSESSMENT: STAGE B	
Access	Via Broadsands Road – and existing pedestrian via a site used for agricultural storage on Broadsands Rd. The access is within the Coastal Change Management Area. May impact on Windy Corner in the wider road network.
Flood risk, water quality and drainage	Outside the flood risk area.
Heritage and Archaeology (including distance from assets).	May be significant – to the south of Broadsands Barrow (Scheduled Ancient Monument).
Infrastructure	Fairly close to built up area.
Landscape	Undeveloped coast, Countryside area.
Ecology	Greater Horseshoe Bat sustenance zone. Likely curlew bunting and other biodiversity due to hedgerows. The site is largely outside the County Wildlife Site. However the only practicable access, from Broadsands Road is within the County Wildlife Site.
Safety related constraints	Geological assessment would be needed due to proximity of coastal change management area.
Soils (Agricultural Land classification) and contamination	Investigation needed
Local Plan	Undeveloped Coast, Countryside Area.
Neighbourhood Plan	Outside settlement boundary. Not covered by E3.3 but close to settlement gap policy.
Development progress (where relevant)	No. Considered for housing development in the late 1990s for development but dropped from the draft Local Plan
Other	Close to P&D Steam Railway: potential impact on the setting of the line, and harm to tourism. Impact on Broadsands Beach.
HELAA Panel Summary	Post panel addition
Site potential	80. Would be highly controversial but is outside of the most environmentally sensitive areas.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	
An 11-15 year period	80
Later than 15 years	