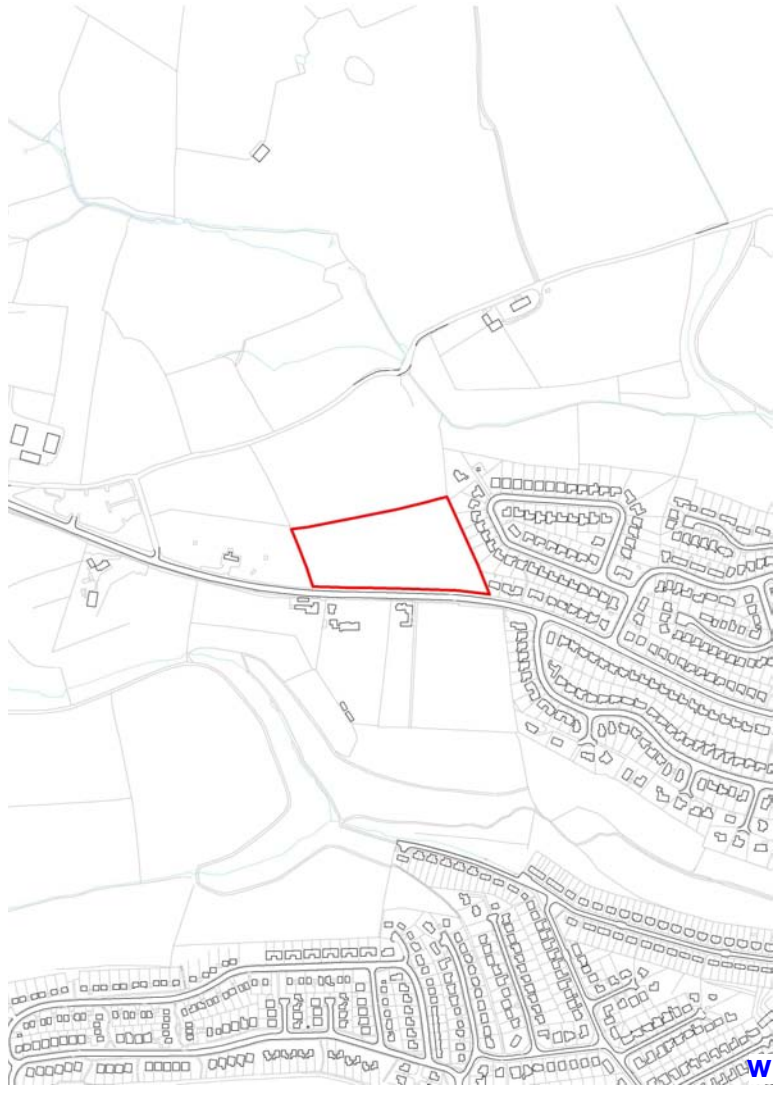

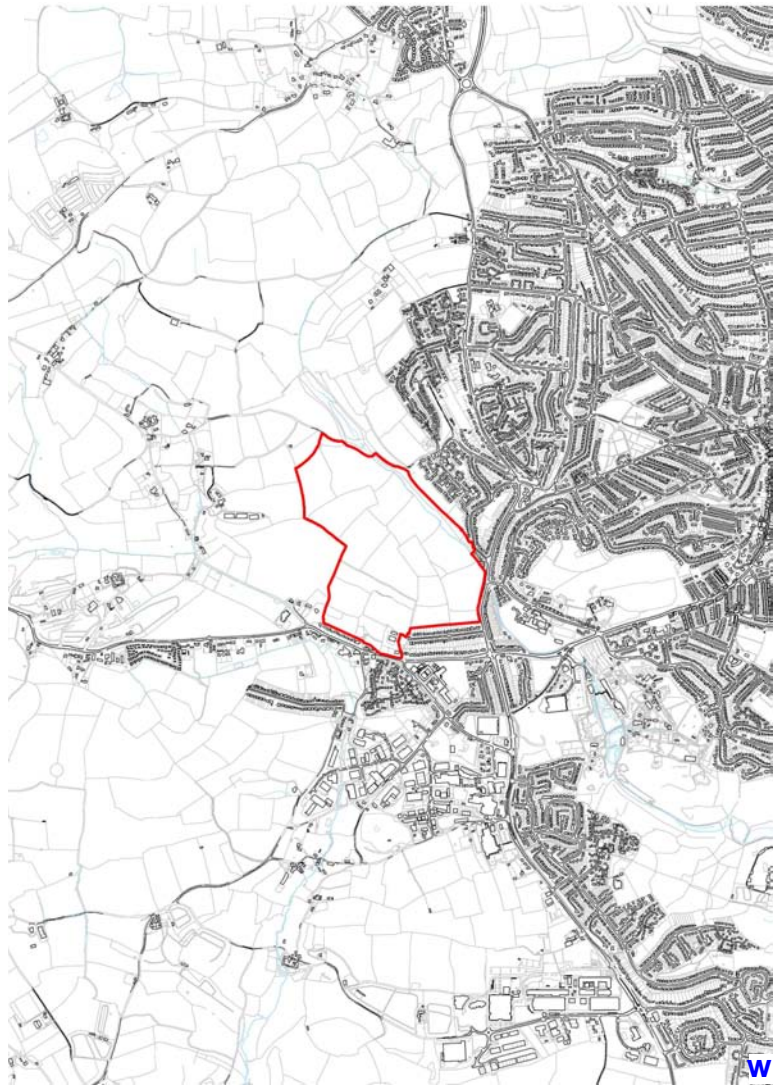

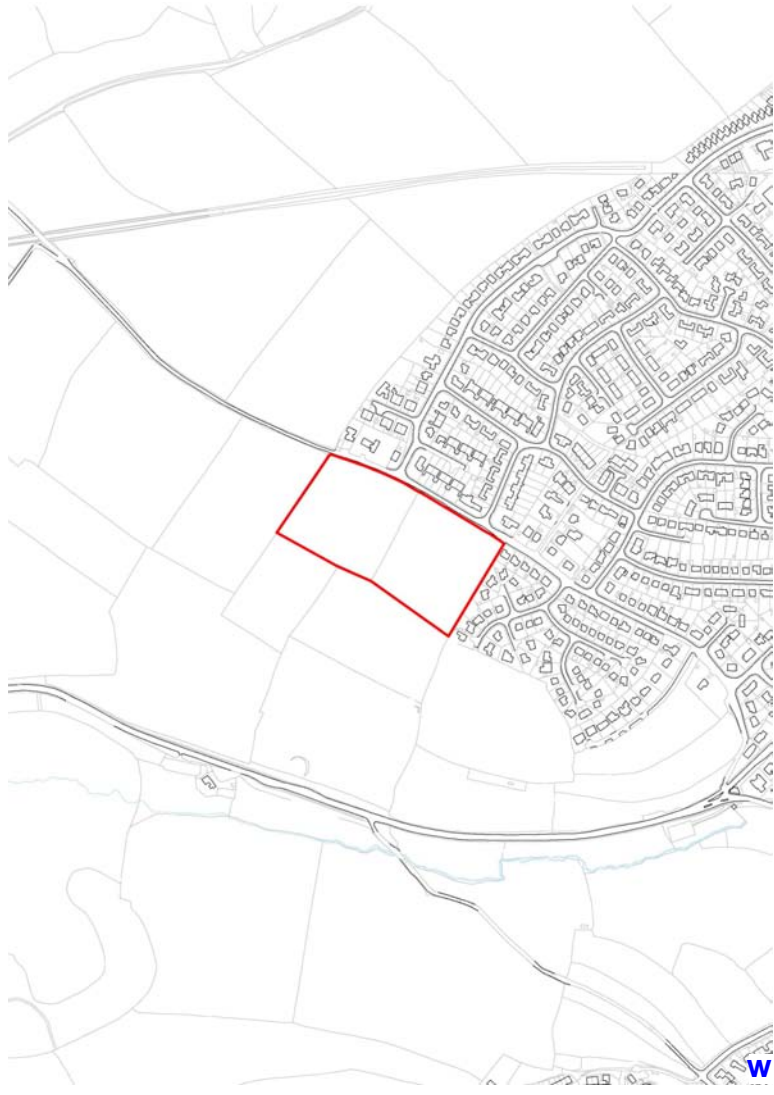


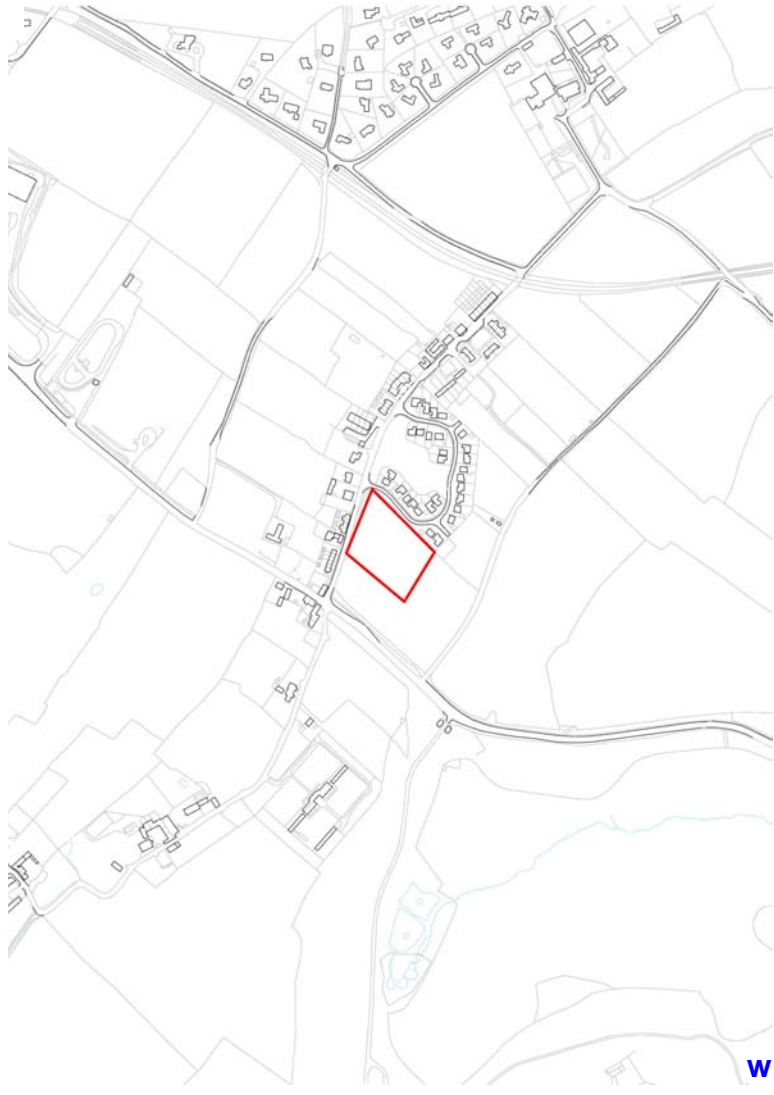
Site ref	Site address	Settlement	Size (ha)			
13195	Land at Preston Down Road North	Paignton	2.03			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan. It is understood that the land is currently farmed by Occombe Farm and is mainly grade 3b agricultural land, with a small amount of grade 1. It is within a Local Nature Reserve and there might be great crested newts in the vicinity. There is direct highway access from Preston Down Road including an existing access point. The land is adjacent to the built up area but there are few local services within walking or cycle distances, though Preston Down Road is a bus route. There is also, however, a Farm Shop, café and open space at the nearby Occombe Farm.</p>						
Availability summary						
<p>The land is owned by the council and it is confirmed that the land is being considered for disposal.</p>						
Achievability summary						
<p>The land is greenfield and there are no insurmountable constraints that would add abnormal costs to any development. This is a location where the market would bring forward dwellings, even in the current market.</p>						
Conclusion						
<p>The site is on the edge of the urban area in a location served by public transport. The scale of the site suggests that approximately 50 dwellings could come forward and be delivered by the market.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50


Site ref	Site address	Settlement	Size (ha)			
13196	Land at Preston Down Road South	Paignton	1.93			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The land is owned by Torbay Council and being promoted for development. The site is within the AGLV in the Adopted Torbay Local Plan. It is adjacent to the built up area and on a bus route. It is located at some distance from town or local centres, although a Farm Shop and other facilities are available at Occombe Farm.</p>						
Availability summary						
<p>The land is owned by the council and it is confirmed that the land is being considered for disposal.</p>						
Achievability summary						
<p>The land is greenfield and there are no known constraints which would add abnormal costs to any development. This is a location where the market would bring forward dwellings, even in the current market.</p>						
Conclusion						
<p>The site is on the edge of the urban area in a location served by public transport. The scale of the site suggests that approximately 50 dwellings could come forward and be delivered by the market.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

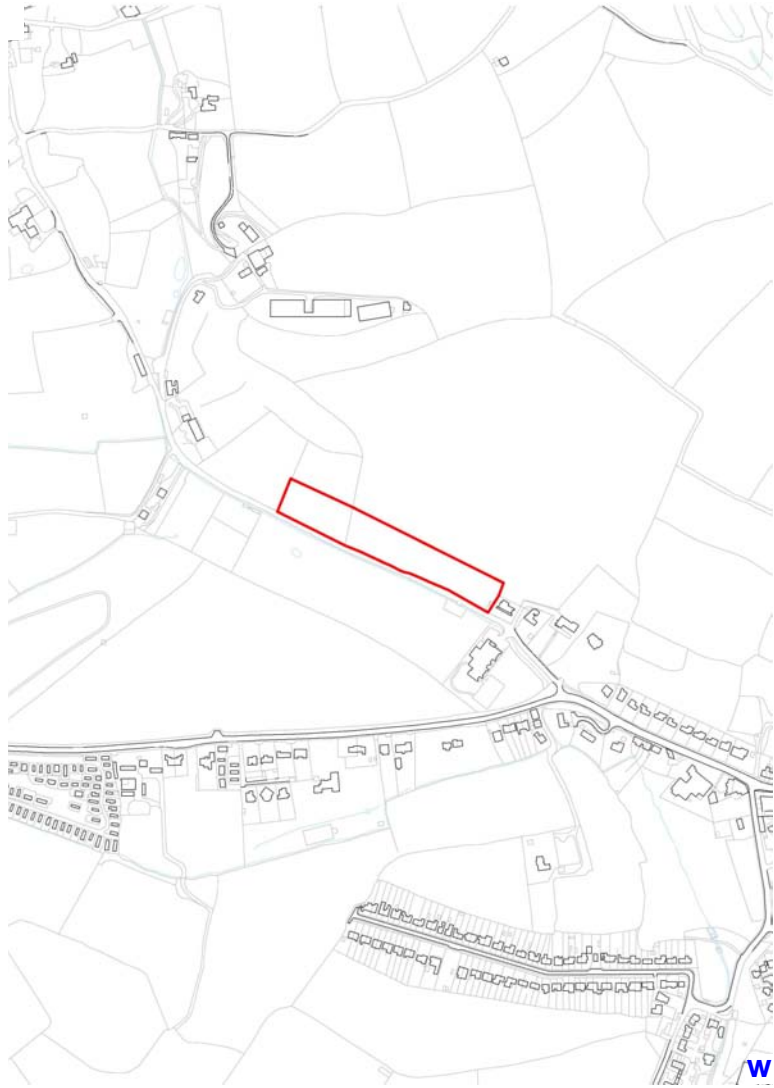
Site ref	Site address	Settlement	Size (ha)			
13219	Land west of Kings Ash Rd, Paignton	Paignton	48.37			
						
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Suitability summary						
<p>The site is very large and generally of Agricultural Land Classification 2. The land is all pasture with highway frontage to Kings Ash Hill and Totnes Road. The site is within the AGLV in the Adopted Torbay Local Plan. A parcel of land equating to approximately 3 ha adjacent to Borough Park Road has been identified as being potentially developable by the local community through the Neighbourhood Forum. The site is within the greater horseshoe bat (GHB) sustenance zone, there is a strategic flyway, and there are some flooding issues on part of the site. Therefore, any impacts on biodiversity will need to be assessed and mitigated.</p>						
Availability summary						
<p>The land is being actively promoted for development. However, only part of the land is being considered for housing, the majority would remain as open space as part of the Local Green Infrastructure Plan.</p>						
Achievability summary						
<p>The site is a major greenfield area, though only part of it is proposed to be developed. The area proposed for development is unlikely to have abnormal costs which would preclude development even in the short term.</p>						
Conclusion						
<p>Part of the land is within the Broad Location (G6) identified in the 2008 SHLAA and it is considered that the land could form part of a wider urban extension. The current suggestion is for a smaller area of development that would provide a relatively small number of dwellings but also deliver significant green infrastructure provision.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

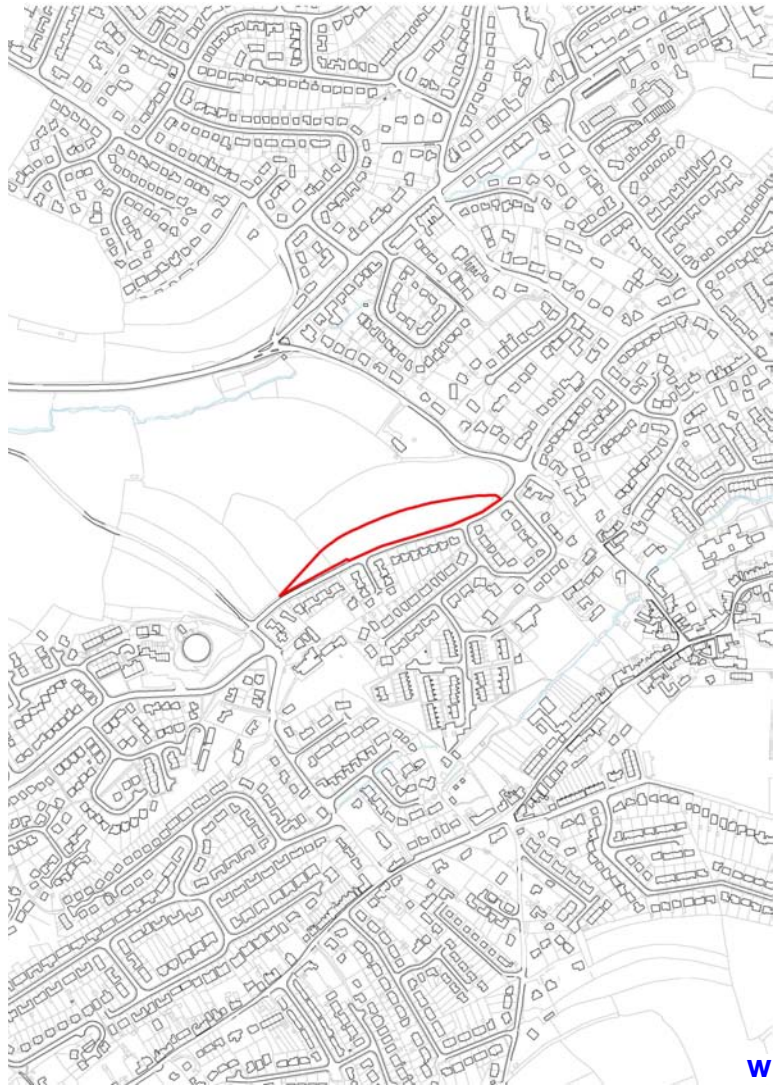
Site ref	Site address	Settlement	Size (ha)			
13230	Land at Hamelin Way and Moles Lane	Torquay	34.95			
						
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Suitability summary						
<p>The land was identified as a potential Broad Location for development in the 2008 SHLAA and it was considered that there are no over-riding constraints to development. The land is agricultural grade 3 but there are no insurmountable flooding or wildlife designations within the land. The site is currently AGLV and part of the greater horseshoe bat sustenance zone. Any impact on cirl buntings and great crested newts will need to be assessed and mitigated. However, these issues are not considered likely to prevent development. It is understood that access could be achieved and the landscape is divorced from the wider rolling Devon landscape by the A380. The new employment site immediately to the north supports the sustainability of the site.</p>						
Availability summary						
<p>It is understood from discussions with the landowner that the land will be made available should it come forward as part of the wider Neighbourhood Plan.</p>						
Achievability summary						
<p>The site is greenfield with no significant constraints to development and is in a location which the market would find very attractive to deliver dwellings. The opening of the South Devon Link Road will increase the marketability of this site. It is of a scale where more than one sales outlet could be providing dwellings and it is considered that between 50 and 80 dwellings might be delivered per annum. However, delivery on a site such as this will not commence for 5 - 10 years.</p>						
Conclusion						
<p>The land is considered to be in a suitable area for development and it is understood that the landowner is willing to release the land in the future. The market would find it attractive to bring forward this site and it is likely that this will include a neighbourhood centre. It is considered that approximately 500 dwellings might be delivered (assuming 25ha at an average of 20dph) and this could be achieved during the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	500


Site ref	Site address	Settlement	Size (ha)			
13241	Copythorne Road	Brixham	3.23			
						
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Suitability summary						
<p>The location is on the edge of the settlement and within the AONB (as is much of the adjacent housing). Although it is within the AONB, the site is relatively shielded from wider landscaping. There are some local services including employment provision on the north side of the town. It is Grade 3 Agricultural Land, within the GHB sustenance zone with cirl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. Furthermore, it is likely that development would increase trips on Copythorne Road towards Paignton to the north.</p>						
Availability summary						
<p>The land is not being actively promoted at present but it is understood that it would be made available for development in the longer term, as it was previously promoted to the Local Plan Inquiry in 2001. At that time it was rejected because it was a greenfield site, rather than the intrinsic landscape character.</p>						
Achievability summary						
<p>The site is in an attractive location for development and there are no abnormal costs which might impact on the viability of a development.</p>						
Conclusion						
<p>The site is within the AONB, however, careful landscaping could help to heal the urban edge in this location and provide some benefit to the wider AONB. There are no other known practical constraints to bringing this site forward and therefore it is considered that, if supported through the development plan process, the site could deliver approximately 25 dph (allowing for strategic landscaping and open space), a total of 80 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	80


Site ref	Site address	Settlement	Size (ha)			
13243	Churston Road	Brixham	0.79			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The site is within Churston village and it is relatively flat, has good access and relates well to the village. In fact, development would help to create greater focus to the village if well designed. Although it is currently divorced from services and facilities, development could help enhance the viability of services in Churston. It is Grade 2 Agricultural Land with a GHB recorded flightpath. The site is in the Countryside Zone and Conservation Area. It abuts the AONB but it is not within the AONB.</p>						
Availability summary						
<p>Identified in the Brixham neighbourhood plan, but no information on availability.</p>						
Achievability summary						
<p>This greenfield site within Churston village is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>The site is outside of any settlement and divorced from services and facilities, although close to Churston village. Development would have a significant landscape impact. The site has not been promoted by the landowner and therefore cannot be relied upon by the SHLAA at this stage.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13244	Greenway Road, Galmpton	Brixham	1.00			
						
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Suitability summary						
<p>This site is on the edge of Galmpton, and is bisected by the AONB. Therefore, only a part of the field would be suitable for development. The land that is not AONB is (former) AGLV. The area is within the GHB sustenance zone and there are curlew buntings within 2km.</p>						
Availability summary						
<p>The site has been identified by the local community as a potential site for development and discussions with the landowner confirms that the site is available for development in the short term.</p>						
Achievability summary						
<p>As a greenfield site that is adjacent to the urban area it is in a location that developers find attractive to bring forward for residential development and there is no evidence to suggest that a site would be unviable, even in the current market.</p>						
Conclusion						
<p>The site has been identified by the Neighbourhood Forum as a potential site for development to meet local housing need. There are no practical constraints to development and, subject to sensitive landscape treatment, it is considered that the site could be developable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13252	Land north of Blagdon Road	Paignton	1.31			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan. The land is on the north side of Blagdon Road and is identified by the local community through its work with the Princes Foundation. There is a primary school, pub, and Community Hall close to the site, but other facilities are some distance away. The site is within the GHB sustenance zone and there is a strategic flyway corridor. Therefore, any impacts on biodiversity will need to be assessed and mitigated. There are also potential flooding issues that need to be addressed. The site is located outside the built up area, but may be part of a wider extension of the built area and is at the centre of the Broad Location identified in the 2008 SHLAA. Development would only be sustainable if brought forward as part of a wider planned development. In the context of wider development, the site may be considered suitable.</p>						
Availability summary						
<p>The site is identified by the community as part of the Neighbourhood Plan process and it is understood there is support from the landowner to the release of the site in the longer term.</p>						
Achievability summary						
<p>The site is greenfield without any known insurmountable constraints which would preclude delivery. It is in an attractive location from a market perspective and there are considered to be no constraints to the delivery of the site should it come forward.</p>						
Conclusion						
<p>The site might deliver up to 70 dwellings (assuming a density of 25 dwellings per gross hectare) if developed in isolation. However, if the site is to be acceptable it is likely that it should come forward as part of a wider development providing a range of services and facilities as well as housing.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	70


Site ref	Site address	Settlement	Size (ha)			
13259	Mathill Road	Brixham	0.78			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>This site is on the boundary of the AONB and is a level field bounded by a strong hedgeline. The land to the north slopes down to the A3022 but is screened from views by the hedgeline. This is a somewhat sensitive site within the AONB, although its landscape prominence is largely localised to the Monksbridge area. The site is within the GHB sustenance zone with curlew within 2km and bat flyways and recorded flightpaths from Berry Head. However, it is considered that, subject to appropriate landscape mitigation, the land might be suited to a single row of properties fronting onto Mathill Road.</p>						
Availability summary						
<p>The Neighbourhood Forum has identified the site and it was promoted to the Local Plan Inquiry in 2001, but it is not known if the landowner or a developer is still actively promoting it.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>The site could potentially accommodate development and has been identified through the neighbourhood planning process. However, there is no confirmation that the site is available and without landowner support the site cannot be included in the SHLAA as deliverable at this stage. However, it may be developable towards the end of the plan period if it were to continue to be promoted by the community as part of the Neighbourhood Plan.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20


Site ref	Site address	Settlement	Size (ha)			
13260	Alston Lane/ A3022, Churston	Brixham	1.46			
						
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Suitability summary						
<p>Site appears to be a previous orchard and lies within the AONB and County Wildlife Site to the south. It is within the Lupton Park Historic Park and Garden, the Conservation Area and the Coastal Preservation Area. There are also several listed buildings nearby. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are cirl buntings nearby. It is poorly related to the village on the opposite side of the main road and presents a potentially unsustainable form of development.</p>						
Availability summary						
<p>The site is identified by the Neighbourhood Forum but is not being promoted by the landowner.</p>						
Achievability summary						
<p>The site would be deliverable by the market should it become available.</p>						
Conclusion						
<p>The site is covered by a plethora of designation, including AONB that would preclude development. Furthermore, it is divorced from any services and facilities and as such it is considered to represent an unsustainable form of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

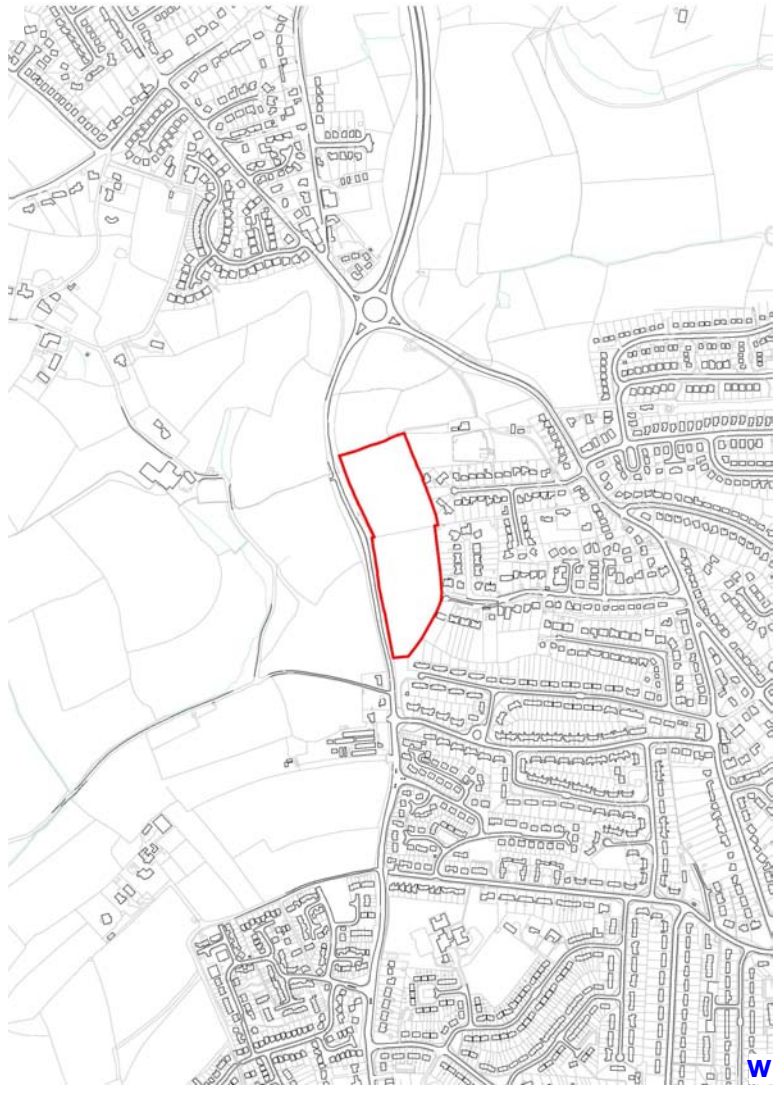
Site ref	Site address	Settlement	Size (ha)			
13261	Alston Lane	Brixham	0.55			
						
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Suitability summary						
<p>The site is a field accessed by a poor country lane. It abuts the AONB, County Wildlife Site, the Lupton Park Historic Park and Garden, the Conservation Area and the Coastal Preservation Area to the south. It is also within the (former) AGLV. There are also several listed buildings nearby. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are curlew buntings nearby. It is poorly related to the village and therefore divorced from any services and facilities and presents a potentially unsustainable form of development.</p>						
Availability summary						
<p>Site is not being actively developed by the landowner.</p>						
Achievability summary						
<p>The site would be viable by the market should it become available.</p>						
Conclusion						
<p>The site is identified by the Neighbourhood Forum but is not promoted by the landowner and as such cannot be considered to be deliverable. It is poorly related to services and facilities and therefore is likely to represent an unsustainable form of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13262	A3022/ Elberry Lane, Churston	Brixham	1.26			
						
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Suitability summary						
<p>The site is dominated by Flood Zone 3, which precludes the majority of the site from development. Furthermore, the site is in a conservation area, but it is not covered by other landscape constraints. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are cirl buntings nearby.</p>						
Availability summary						
<p>The site has been identified as a potential site by the Neighbourhood Forum. However, there is no promotion of the site by the landowner.</p>						
Achievability summary						
<p>The site would be deliverable by the market if it were to be made available.</p>						
Conclusion						
<p>The site is dominated by Flood Zone 3 and as such is not considered suitable for development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T704	Land between Mathill Road and Laywell Lane	Brixham	1.22			
						
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Suitability summary						
Development would impact upon the AONB as it would be highly visible from the surrounding countryside to the north, which forms an important gateway into the town. Furthermore, the site is within the GHB sustenance zone with ciril buntings within 2km and a bat flyway.						
Availability summary						
Site is promoted by the landowner.						
Achievability summary						
The site would be attractive to the market if it were to be made available.						
Conclusion						
Land is not considered suitable for development given the impact that this would have on the landscape and AONB.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

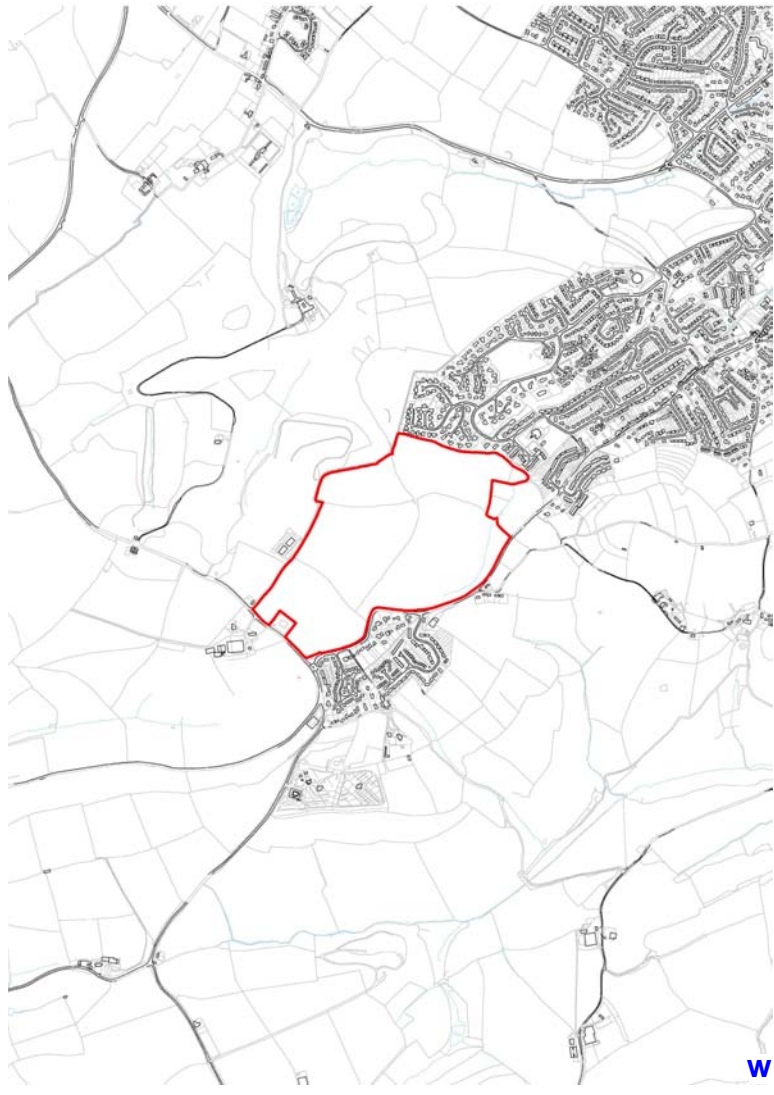
Site ref	Site address	Settlement	Size (ha)
T707	Land adjacent to Broadly Drive, Livermead	Torquay	3.19
			
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Suitability summary			
<p>The site is within the AGLV in the Adopted Torbay Local Plan. It is located on the edge of the settlement and there is a local centre within walking distance of the area, while three general practitioners are accessible by bicycle. However, although there is good accessibility to two primary schools, no secondary school or colleges are found within suitable walking and cycling distances. The land is Grade 2 Agricultural land and though not designated for any ecological interest itself, the adjacent land is of wildlife interest and subject to Tree Preservation Orders relating to Ten Acre Brake and Manscombe Plantation.</p>			
Availability summary			
<p>It is understood that the land has been promoted for development by the landowners.</p>			
Achievability summary			
<p>The land is greenfield and there appear to be no constraints to development which would impact on viability. The land has access and discussions during the developer panel in 2013 indicated that such a site would be delivered by the market even in the short term.</p>			
Conclusion			
<p>The land forms a potential extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the Local Plan. If the land were to come forward without the wider Broad Location, a density of 30 dph might be reasonably achieved on part of the site. Given topography, it is unlikely that more than half of the land might be developed. Therefore, potentially 50 dwellings might be delivered.</p>			
Total yield	2013 - 2018	0	2018 - 2023
			0
			2023 - 2032
			50


Site ref	Site address	Settlement	Size (ha)			
T710	Torbay Motel, Totnes Road	Paignton	1.35			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan, although it contains buildings. Although on a bus route, the site is located outside the built up area and away from most services. At the 2008 SHLAA, the site was in tourism use. However, the motel has subsequently become vacant. Given its brownfield nature, it is considered that the site could be redeveloped for housing. However, the most sustainable outcome could be achieved if the site were considered alongside others within the Totnes Road corridor in order to create a sustainable community, rather than a standalone car-dependant housing estate.</p>						
Availability summary						
<p>Given the promotion on this site, it is considered that it will be available for development within the plan period.</p>						
Achievability summary						
<p>Suitable development here could include low to medium density development, which would take account of the character of the area and surrounding development. Discussions have taken place, which would suggest 42 dwellings could be developed on this site within the plan period.</p>						
Conclusion						
<p>If the land meets the requirements for change of use from a holiday accommodation, it would be suitable for development, and as there has been preapplication discussions on this site, it is considered that it will be available for development within the next 10 years.</p>						
Total yield	2013 - 2018	0	2018 - 2023	42	2023 - 2032	0

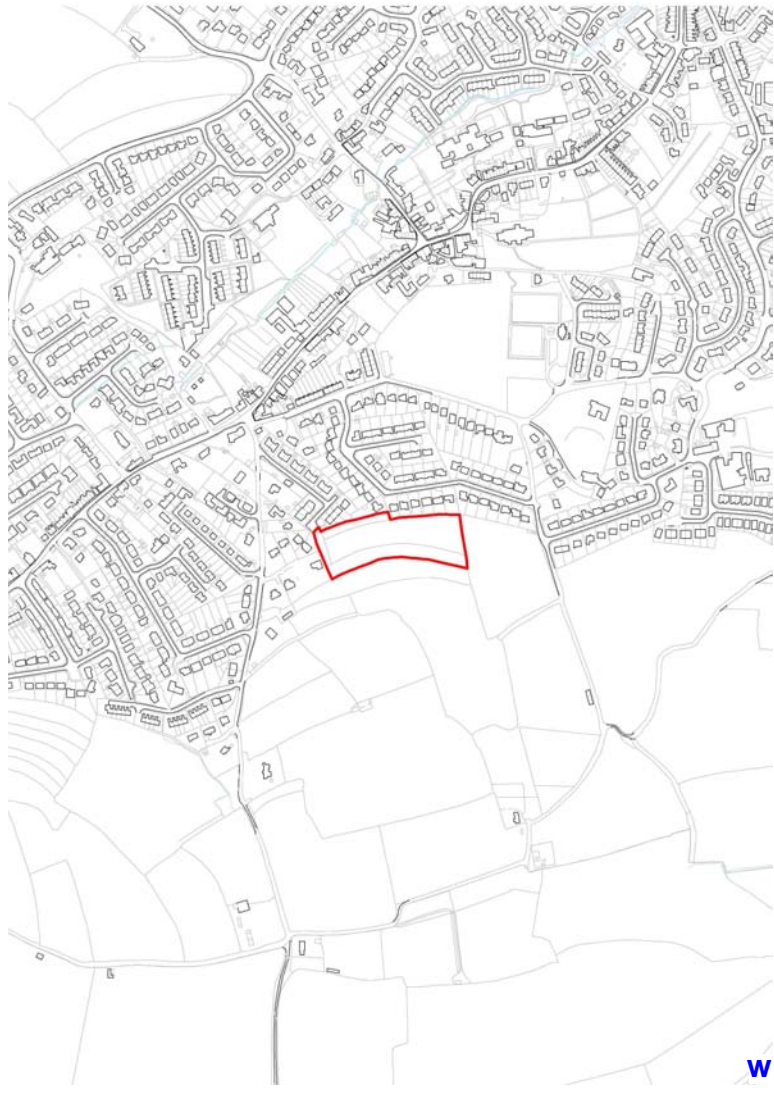
Site ref	Site address	Settlement	Size (ha)			
T711	Land adjacent to Kings Ash Road	Paignton	3.23			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The site is on the edge of the settlement, bounded to the west by Kings Ash Road. The site slopes steeply towards the Westerland Valley and it is (former) AGLV. It is Grade 4 Agricultural Land, within the GHB sustenance zone with a 250m strategic bat flyway corridor. There are also curlew and great crested newts within 2km. Development might form an extension of the built up area, however, it is difficult to see how highway access to the site might be successfully achieved. Until this is resolved, the site cannot be relied upon to be delivered.</p>						
Availability summary						
<p>The site has been promoted by the landowner for development and is considered to be available.</p>						
Achievability summary						
<p>The site is in a location where the market would bring forward development and there would appear to be no constraints on the site which would impact on viability. However, the costs associated with creating an access to the site may impact on delivery and may preclude delivery altogether.</p>						
Conclusion						
<p>The site may be suitable in principle for development and the market would wish to bring forward dwellings in this location. However, it is currently not clear that a suitable access to the site can be delivered and as such the site could not be considered developable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T715	Beechdown Court	Paignton	3.54			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and outside of the existing urban area, but is located within a Broad Location as identified in the 2008 SHLAA. It is currently sloping pasture land adjacent to a local wildlife site (to the south), it is within the GHB sustenance zone and there are curlew buntings nearby. Therefore any impacts on biodiversity would need to be assessed and mitigated. The site is located in a rural area away from the town centre and other facilities. Therefore, development would only be sustainable if brought forward as part of a wider masterplan that addressed infrastructure and community facility issues.</p>						
Availability summary						
<p>The land has been promoted by the landowner for development</p>						
Achievability summary						
<p>There are considered to be no constraints to the delivery of this site.</p>						
Conclusion						
<p>The 3.5 ha site could deliver 90 dwellings based on an average of 25 dwellings per gross hectare but this should come forward in conjunction with adjacent land in order to provide a mixed use urban extension providing a range of services.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	90

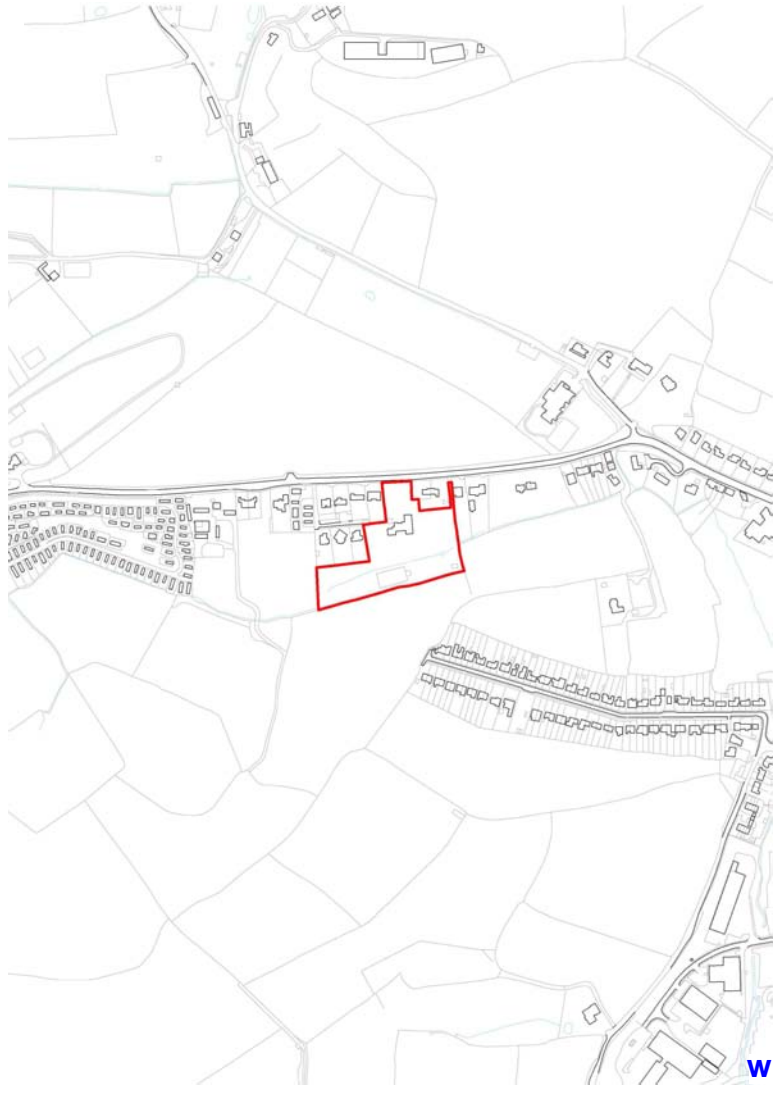
Site ref	Site address	Settlement	Size (ha)			
T717	Land at Churston	Brixham	13.07			
						
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Suitability summary						
<p>The site is outside of the urban area and dominated by a pitch and putt course and pasture. It is divorced from any services and facilities and is a focus for cirl bunting activity and sustenance zone for Greater Horseshoe Bats. It is not subject to landscape designation but has a strong relationship with the nearby AONB.</p>						
Availability summary						
<p>Promoted by the landowner for development.</p>						
Achievability summary						
<p>The site is in a location and of a scale and character that would be viable should it be available.</p>						
Conclusion						
<p>The site is distant from services and facilities and poorly related to the urban area. Development would have significant landscape impact on the nearby AONB and result in the reduction of the gap between settlements. It would have a negative impact on the character and setting of Churston and was discounted as part of the Broad Location in the 2008 SHLAA. It is therefore not considered suitable for large scale residential development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

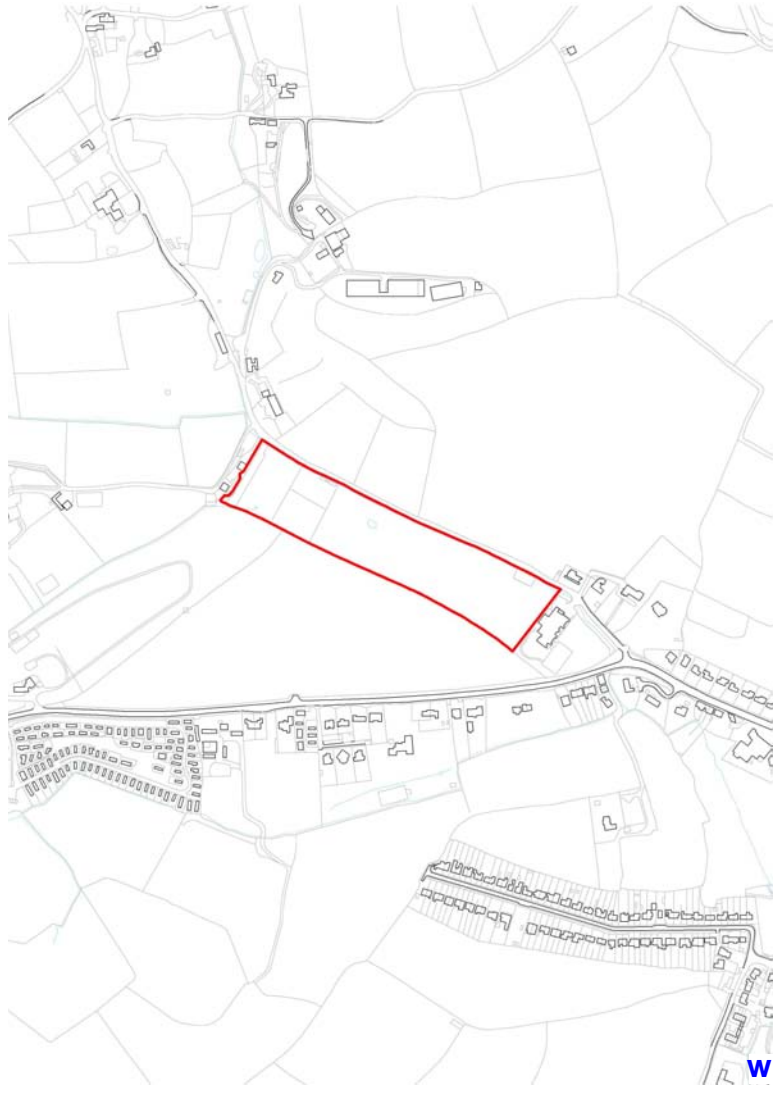
Site ref	Site address	Settlement	Size (ha)			
T719a	Lupton Park Estate	Brixham	38.29			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The land is on the edge of the settlement and has reasonably good access to services and schools. However, links to the town centre are poor and the land provides part of the landscape setting of the town. It is located within the AONB and is bounded to the north by ancient woodland and a county wildlife site, plus there is a Historic Park and Garden adjacent. The eastern side of the land is subject to flooding and there would appear to be no direct means of linking into the existing highway network. The site is Grade 3 Agricultural Land within the GHB sustenance zone with curl buntings within 2km and bat flyways and recorded flightpaths.</p>						
Availability summary						
<p>The landowner has promoted the site.</p>						
Achievability summary						
<p>The site is greenfield and there would appear to be issues in regard to achieving access to the site which may result in ransom strips or significant additional costs of development.</p>						
Conclusion						
<p>The land is not considered to be suitable for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

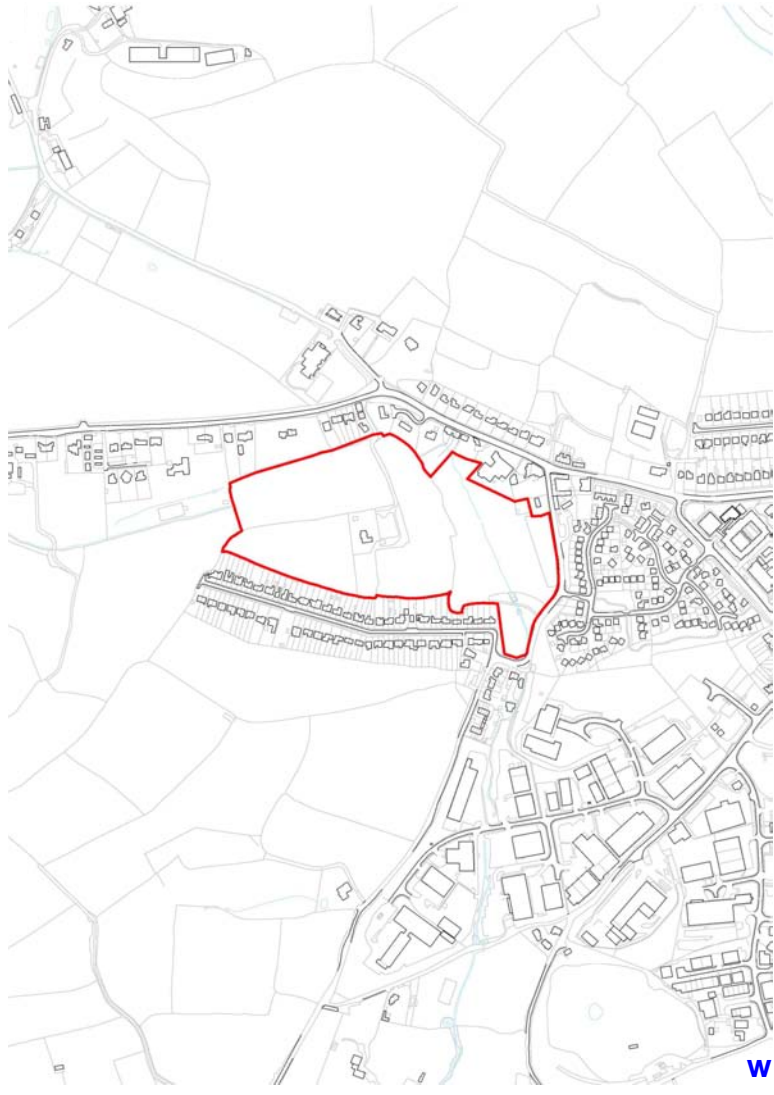
Site ref	Site address	Settlement	Size (ha)			
T720	Land off Totnes Road	Paignton	7.23			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The site is located within a Broad Location as defined in the 2008 SHLAA, and has been subject of an application (P/2012/1037/MPA) for development to include 197 residential units, a local centre and shops, which has been refused. A further (outline) application for 175 dwellings was submitted to the Council in June 2013. The site is Grade 2 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there may be curl buntings. Therefore, any impacts on biodiversity would need to be assessed and mitigated. The site is within the AGLV in the Adopted Torbay Local Plan. Moreover, there are flooding issues that need to be resolved. Although it is close to a primary school, Community Hall and pub, the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
Site is being actively promoted by developers.						
Achievability summary						
It is considered that the site is deliverable even in the current market.						
Conclusion						
<p>The site is being actively promoted and though a recent planning application was refused, it is considered that the site lies within an area where development might be accommodated. However, it would be preferable if that development came forward as part of a wider masterplan in order that the opportunities arising from the area can be maximised and a sustainable urban extension created.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	150


Site ref	Site address	Settlement	Size (ha)			
T722	Land off Follafield Park	Brixham	1.05			
						
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Suitability summary						
<p>Although it is not within the AONB, the site is a field on a steep slope on the edge of the settlement and in the former AGLV and a County Wildlife Site. It is within the GHB sustenance zone with curlew buntings within 2km and bat flyways and recorded flightpaths. It is important in landscape terms for the setting of the urban area. Furthermore, there appears to be no vehicular access to the site.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>If the site were to be available and access achievable, the site may be viable.</p>						
Conclusion						
<p>Land is not considered suitable for development within the plan period due to environmental constraints. The landscape impacts of any development are likely to be significant and there appears to be no highway access to the site without the purchase of a property.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

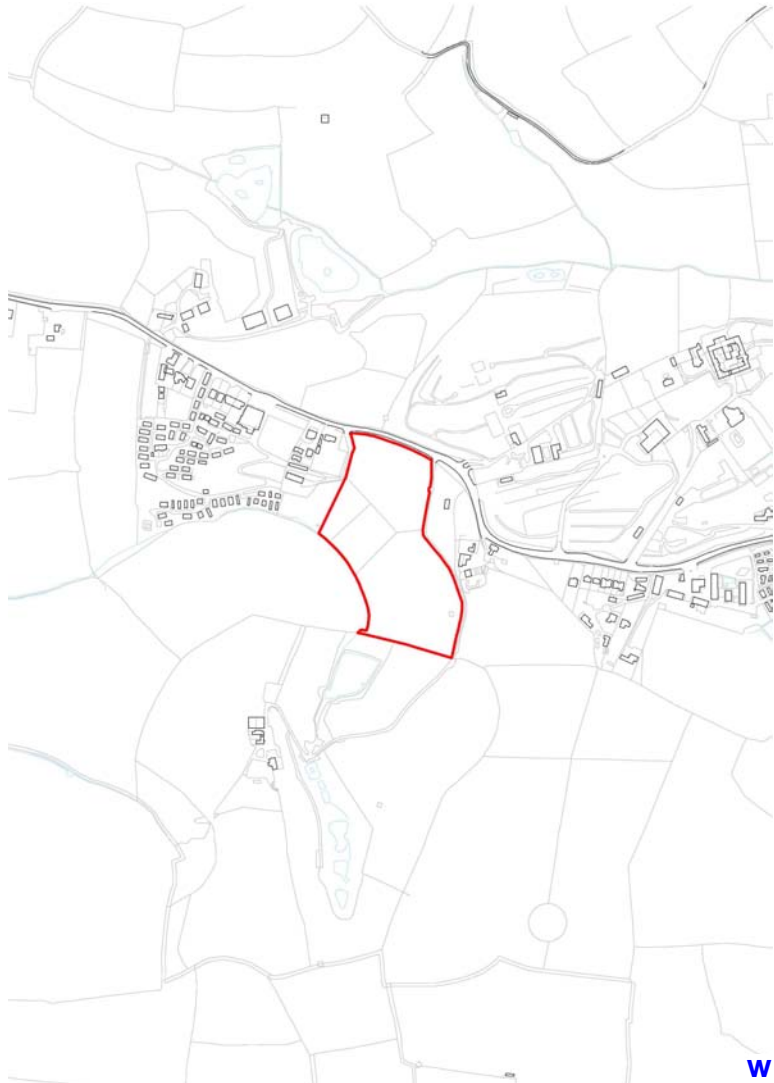
Site ref	Site address	Settlement	Size (ha)			
T728	Fruit Farm and Lands near Nutbush Lane	Torquay	2.00			
						
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Suitability summary						
<p>The site has good accessibility to a range of key facilities; for example three retail facilities are accessible by bicycle. One secondary and two primary schools, and healthcare facilities are accessible by bicycle. The land is Grade 2 Agricultural land and though not designated for ecological value, the land to the south and west are of County and Local Wildlife interest. The site is within the AGLV in the Adopted Torbay Local Plan. Also it is a Country Park, and there are curlew bunting nearby with breeding grounds adjacent. Access could be achieved from Nut Bush Lane.</p>						
Availability summary						
<p>Torbay Council owned and promoted to 2013 SHLAA.</p>						
Achievability summary						
<p>medium to high density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing, possibly town houses on mainly 2-storeys, taking account of the character of the area and surrounding development.</p>						
Conclusion						
<p>The site is not within a wider Broad Location as identified in the 2008 SHLAA due to the presence to the west of the Country Park, which is not considered to be available for development. However, this small parcel of land is not constrained in the same way and could be delivered independently. It is a 2ha site and could deliver up to 50 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
T733	'Woodlands' and associated land	Paignton	1.50			
						
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Suitability summary						
<p>The site is a large house and gardens with access to Totnes Road, within the AGLV in the Adopted Torbay Local Plan. The site would now be classed as greenfield land, and there are flooding issues to the rear that would need to be resolved. It is within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there are cirl buntings nearby. Therefore, any impacts on biodiversity would need to be assessed and mitigated.</p>						
Availability summary						
<p>The land has been promoted by the landowner for development.</p>						
Achievability summary						
<p>The existing dwelling has a high existing use value which may mean that redevelopment is unviable. However, the land to the south might be developed in conjunction with adjacent parcels of land.</p>						
Conclusion						
<p>Site could come forward on its own but this is unlikely to be viable though given current use value. If land to the south were to be developed, the garden land of this dwelling could be part of a wider urban extension.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address	Settlement	Size (ha)			
T734	Land at Long Meadow, Collaton St Mary	Paignton	3.82			
						
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Suitability summary						
<p>The site is Grade 3 Agricultural Land and the northern portion of the site is dominated by Flood Zone 3, and it is within the AGLV in the Adopted Torbay Local Plan. It is within the GHB sustenance zone and there is a 250m strategic flyway corridor, with cirl buntings nearby. Therefore, any impacts on biodiversity would need to be assessed and mitigated. Although it is generally well located in regard of local facilities (it is close to a primary school, Community Hall and pub), the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>Previously promoted for development, although currently has permission for poultry sheds. However, residential use is likely to be significantly higher than agricultural and would therefore not rule out longer term development as part of a sustainable urban extension in the area.</p>						
Achievability summary						
<p>The site is in a location where the market would bring forward the site. However, the impact of potential flooding would restrict the level of development which might come forward on this site.</p>						
Conclusion						
<p>The site may be deliverable as part of a wider urban extension of the settlement. The watercourse that runs through the site would restrict development on part of the site and would provide part of the Green Infrastructure required for the development of the wider area.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
T737	Land at Collaton St Mary	Paignton	8.81			
						
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Suitability summary						
<p>The eastern half of the land is dominated by Flood Zone 3 and may be impacted by landfill consultation area to the east. It is a Countryside Zone in the Adopted Torbay Local Plan and within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus cirl buntings within 2km. However, the western half of the site, although within the AGLV in the Adopted Torbay Local Plan, is not affected by such constraints and may be considered for development as part of a wider urban extension. It is considered that development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>Site has been promoted by the landowner for development.</p>						
Achievability summary						
<p>Some of the land will be precluded from development by flood risk but this may provide public open space opportunities for existing and future residents. The remainder of the site is considered to be in an attractive location for development and it is considered that the site would be viable in the short to medium term.</p>						
Conclusion						
<p>The site is within a wider Broad Location which the 2008 SHLAA identified as having potential for development. This site should be part of any wider masterplan, providing dwellings on approximately half of the land and open space on the remainder.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	135

Site ref	Site address	Settlement	Size (ha)			
T739	Manor Farm, Galmpton	Brixham	42.59			
						
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Suitability summary						
<p>The land bounds the A3022 and the northern edges of Galmpton and is a mix of Grade 1, 3a and 3b Agricultural land. It is within the AGLV in the Adopted Torbay Local Plan. It is generally countryside which is not subject to wildlife constraints or flooding but does provide an important part of the wider landscape and has strong links with the AONB to the south and west.</p>						
Availability summary						
<p>Promoted by the landowner for development</p>						
Achievability summary						
<p>The site is generally greenfield and there are no known practical constraints that might prevent delivery.</p>						
Conclusion						
<p>The site is included in a Broad Location identified in the 2008 SHLAA, which concluded that much of the land would not be suitable for development. However, it did comment that parcels of land at the northern boundary of Galmpton may provide opportunities for development without significant landscape impacts. This has not been tested but in principle there may be opportunities for additional development on land in extension to the existing settlement.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	100

Site ref	Site address	Settlement	Size (ha)			
T741	Land at Brookfield, Totnes Road	Paignton	4.18			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and the land is Agricultural Grade 2 and occupied by grazing land with cirl buntings within 2km. It is outside of the settlement and crossed by HV electricity cables. It is distant from services and steeply sloping, notably at the southern end. It is outside of the Broad Location identified in the 2008 SHLAA.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land is considered to be deliverable if it were to be made available, though HV cables do cut across the site, which will impact on the amount of dwellings that might be delivered.</p>						
Conclusion						
<p>The site is outside of the urban area and was not considered as part of the Broad Location in the 2008 SHLAA. It possibly could provide some of the green infrastructure associated with a development to the east, if this was to come forward as part of a masterplanned development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T746	Land at Paignton West	Paignton	38.35



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Suitability summary

The land is outside of the council's administrative area.

Availability summary


The site has been promoted to the SHLAA process by the landowner.


Achievability summary


Conclusion


The land is located outside of the Council's administrative area and as such has not been considered in any detail as part of this study.

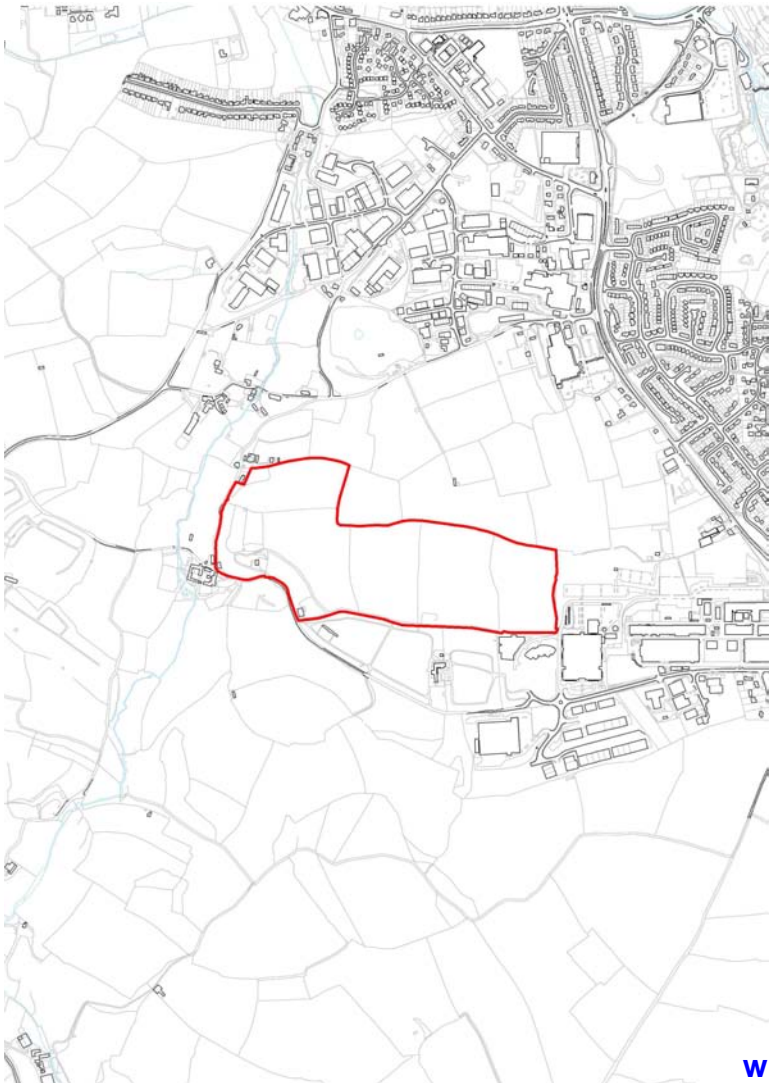
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0
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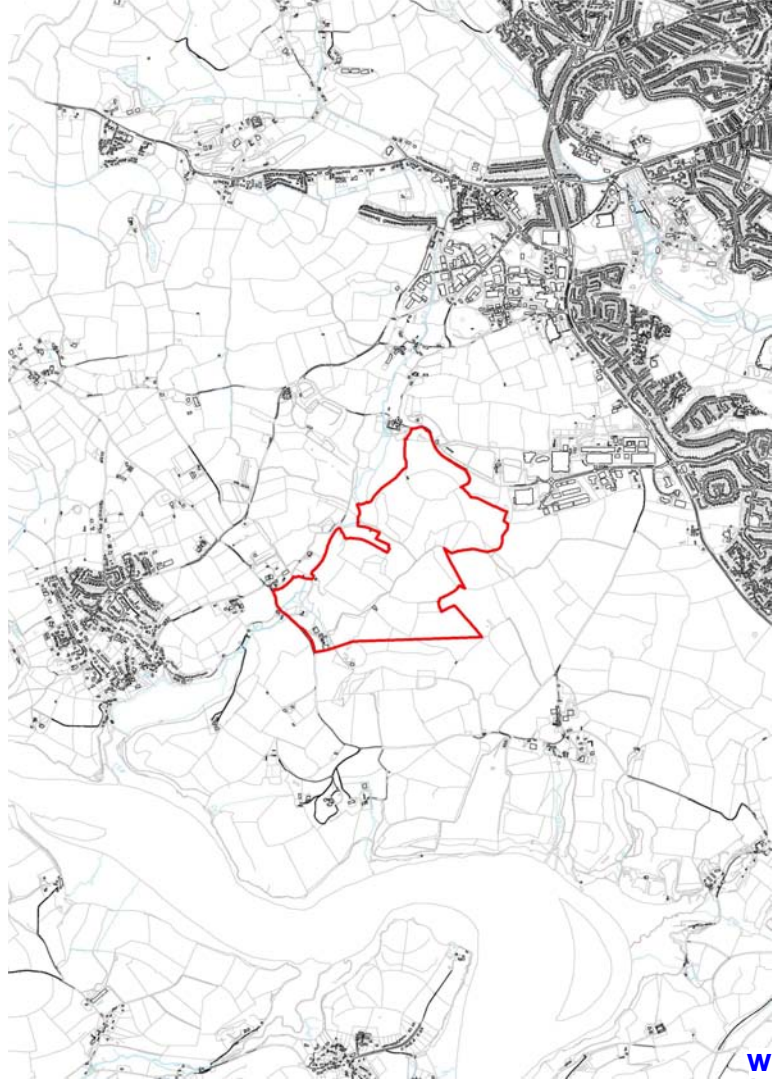
Site ref	Site address	Settlement	Size (ha)			
T756b	Land on the edge of Goodrington, Goodrington	Brixham	39.24			
						
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Suitability summary						
<p>The land lies immediately south of the proposed development at White Rock and potentially could provide an extension of this developed area. The land was considered for development in the 1990s and supported by the council at the time. However, the application was called in by the Secretary of State and he concluded against development. Any future development will be limited by the landscape impacts of proposals, as the AONB lies to the west. The site is within the AGLV in the Adopted Torbay Local Plan and it is a mix of Grade 1 and 2 Agricultural Land, within the GHB sustenance zone with curl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. However, a limited development may be applicable.</p>						
Availability summary						
<p>The land is promoted to the SHLAA process.</p>						
Achievability summary						
<p>It is considered that the land would be deliverable.</p>						
Conclusion						
<p>The large area of land will not be appropriate for development as a whole. However, parcels of land to the north may provide an extension to the White Rock area at the end of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	250

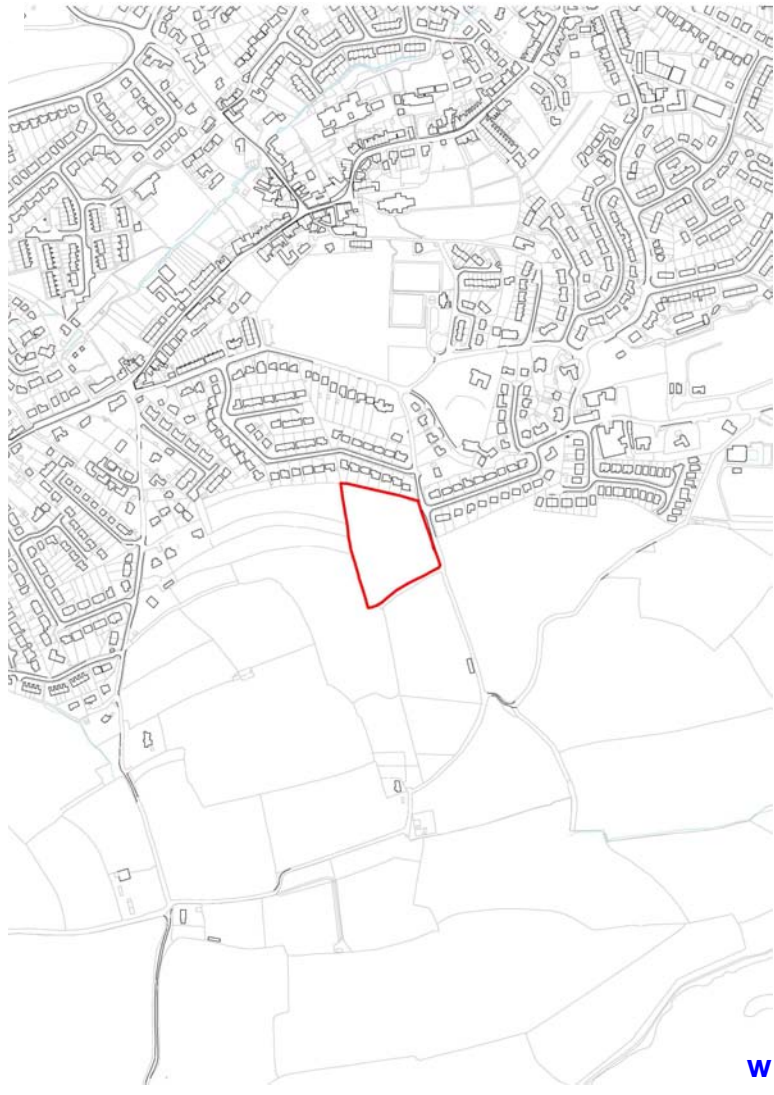
Site ref	Site address	Settlement	Size (ha)			
T768	Lower Yalberton Holiday Park, Long Road	Paignton	4.71			
						
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Suitability summary						
<p>The site is not in agricultural use, but is Grade 1 and 3b Agricultural Land that is generally level and accessed directly from Long Road. It is an existing touring caravan park and is located adjacent to an industrial estate and the South Devon College. It is also within the GHB sustenance zone with curl buntings within 2km, and therefore any impacts on biodiversity would need to be assessed and mitigated. There are no practical constraints to development, however great care will be needed to ensure that development does not spill over into Yalberton Valley and thereby harm the character of the wider countryside.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process and the emerging Local Plan.</p>						
Achievability summary						
<p>The site is greenfield and there are no constraints that would render the site unviable.</p>						
Conclusion						
<p>The site is located on the edge of the urban area in a location considered suitable as a Broad Location for development in the 2008 SHLAA. The site is nearly 5 ha and it is considered that a total of 125 dwellings might be delivered if the site were to come forward for housing alone. However, it should be considered in the context of the wider area as part of a sustainable urban extension.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	125


Site ref	Site address	Settlement	Size (ha)			
T769	Lower Yalberton Holiday Park, Long Road	Paignton	7.49			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and distant from the urban edge. It is within Yalberton Valley, and is a highly valued local landscape. It is within Flood Zones 2 and 3, and as a result much of the land is subject to flooding and the base of the valley is designated for its wildlife value. It is Grade 3 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there are curlew buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. The remaining land is located to the west of the watercourse divided off from the urban area.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land to the west of the watercourse may be viable for development, subject to the provision of infrastructure.</p>						
Conclusion						
<p>The land is distant from the urban area and cut through by an area of flood risk and nature conservation value. As such it is not considered that the site should provide land for development. However, it may provide an important element of green infrastructure in the area.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

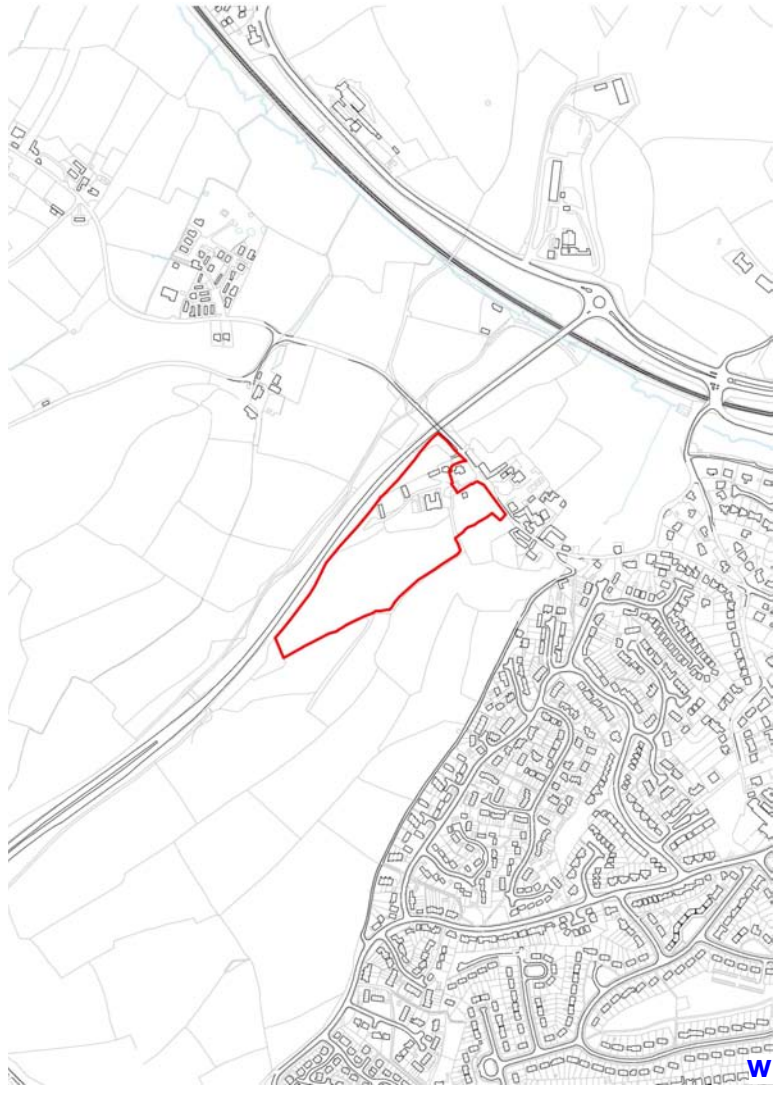
Site ref	Site address	Settlement	Size (ha)			
T770	Lower Yalberton Holiday Park, Long Road	Paignton	9.30			
						
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Suitability summary						
<p>The site is distant from the urban edge and cut through by a watercourse, which is also an important wildlife corridor. It is within Yalberton Valley, and is a highly valued local landscape; it is within the AGLV in the Adopted Torbay Local Plan. It is within Flood Zones 2 and 3, and as a result much of the land is subject to flooding and the base of the valley is designated for its wildlife value. It is Grade 3 Agricultural Land, within the GHB sustenance zone with curl buntings within 2km and there is a 250m strategic flyway corridor. The eastern side of the wider site is not subject to such constraints and was included within the Broad Location defined in the 2008 SHLAA, but it is still very rural and, overall, development of this site is not considered suitable.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The site would be subject of significant constraints due to the danger of flooding and only a small part of the land might be viable for development in conjunction with wider development to the east.</p>						
Conclusion						
<p>The land is distant from the existing urban area and much is located west of the Yalberton Valley. Therefore, the land does not provide a suitable location for development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T771	Lower Yalberton Holiday Park, Long Road	Paignton	21.58			
						
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Suitability summary						
<p>The land is generally pasture land sloping up towards a highpoint at the north east corner. The land provides habitat for greater horseshoe bats and curl buntings. It was considered as part of a Broad Location for development in the 2008 SHLAA but generally discounted as an area providing for housing.</p>						
Availability summary						
<p>The land has been promoted by the landowner to the SHLAA process</p>						
Achievability summary						
<p>The land is generally greenfield and there are no practical site constraints to delivery. However, the whole area will need to be subject of investment to provide the wider strategic infrastructure to enable development.</p>						
Conclusion						
<p>The land stretches south from Long Road and is outside of the urban area but adjoins a mixed use area which provides employment along with the South Devon College. It is within an area defined as a Broad Location in the 2008 SHLAA but its development would have significant landscape impacts and as such it is considered unsuitable for large scale development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

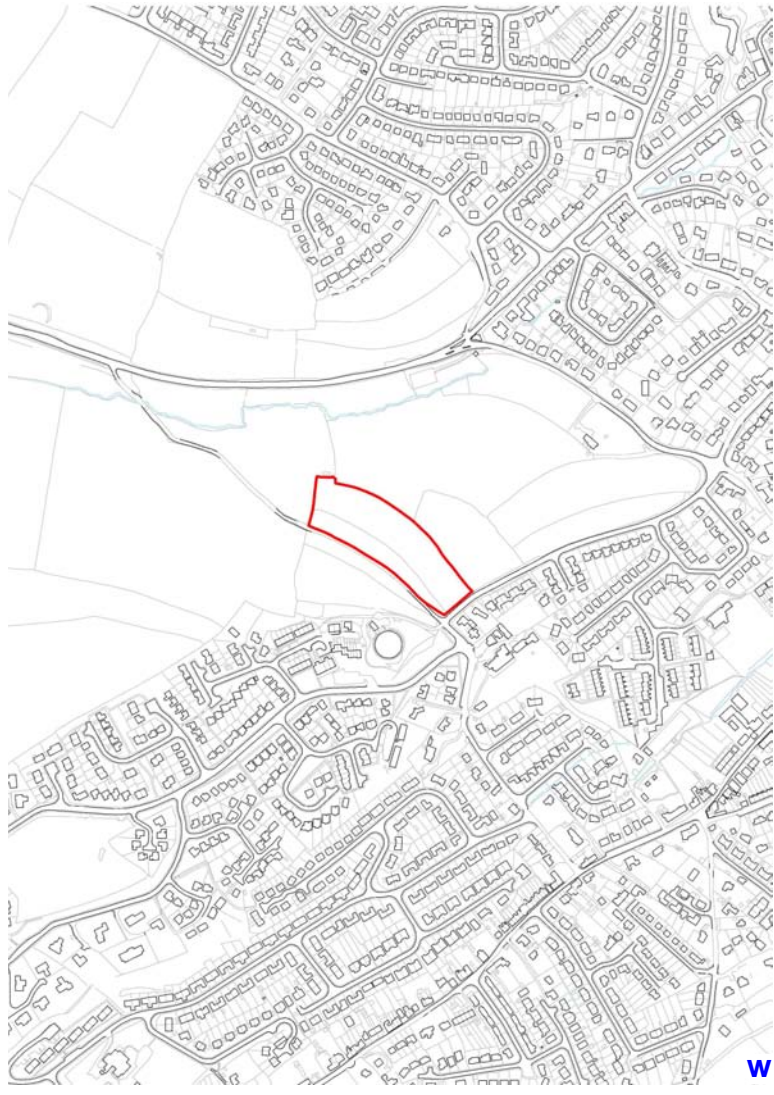
Site ref	Site address	Settlement	Size (ha)			
T792a	Land on edge of Goodrington	Paignton	80.10			
						
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Suitability summary						
<p>The large parcel of land lies mainly outside of the council's administrative boundary. The remaining land (circa 25ha) is bounded to the south by woodland subject of local wildlife designations. Land is sloping up to Kemmings Hill which is the local high point and development should consider this area sensitively as part of any wider masterplan.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner</p>						
Achievability summary						
<p>In line with other locations in this vicinity, the site is not subject to constraints to development but the wider location will require further infrastructure enhancement in order to achieve development.</p>						
Conclusion						
<p>The large site could in principle deliver further development as part of the wider Broad Location.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	500

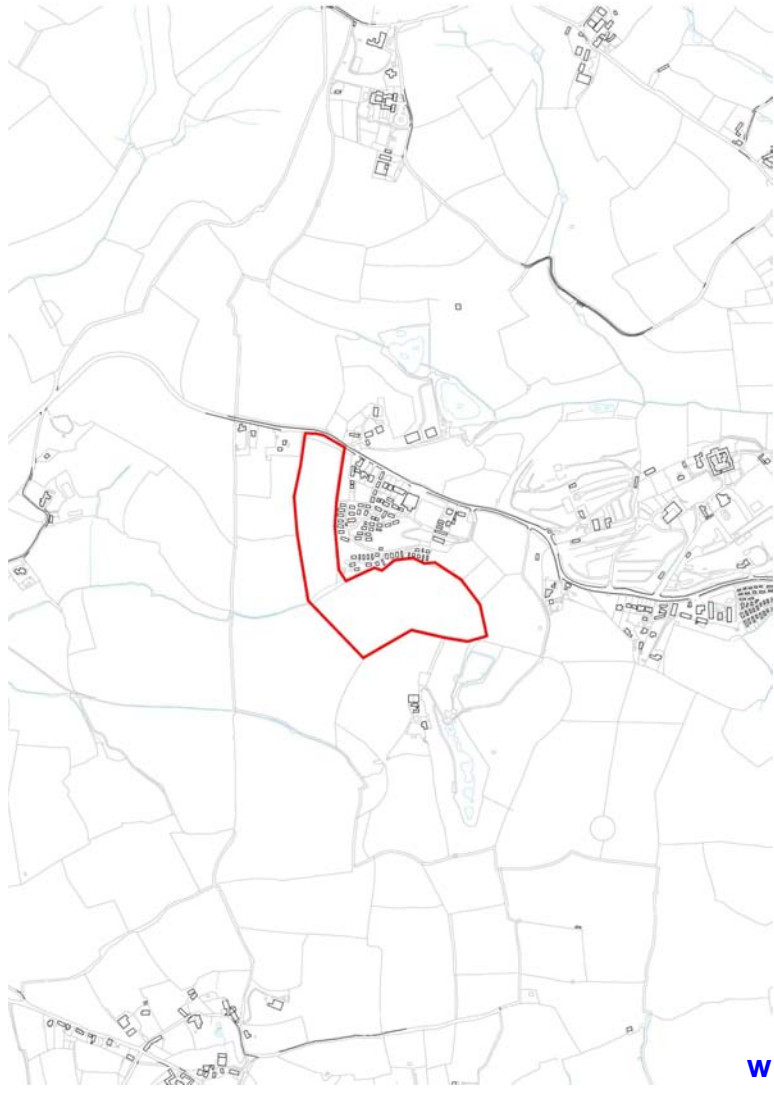
Site ref	Site address	Settlement	Size (ha)			
T812	Land behind Golden Close	Brixham	1.23			
						
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<p>Suitability summary</p> <p>The site is well served by local services and primary schools, there is potential for access from Chiseldon Hill, and the northern part of the site would be screened from views by existing development. The south end of the site is likely to be highly visible to wider views from the town, but the northern portion of the site is contained by the higher ground and woodland to the south. Therefore, it could be developed without significant impact on the wider landscape and AONB beyond. Although it is not within the AONB, it is part of the former AGLV and has a wider landscape impact. The site is within the designated County Wildlife Site and is likely to be crossed by greater horseshoe bats from the nearby Berry Head and there are circl buntings within 2km.</p>						
<p>Availability summary</p> <p>Site has been promoted by the landowner and is considered to be available in the short term.</p>						
<p>Achievability summary</p> <p>If the site were to be available it is greenfield land which the market would be keen to promote and is likely to be viable for development.</p>						
<p>Conclusion</p> <p>The site is within a Broad Location as identified in the 2008 SHLAA but it was concluded in that analysis that there was no opportunities for development. The site is on the edge of the settlement and there may be opportunities for access but the landscape impact of proposals is likely to be significant and it is therefore considered that the site is not developable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T815	Little Blagdon Farm	Paignton	18.46			
						
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Suitability summary						
<p>The majority of the land is within the area of the Broad Location as defined in the 2008 SHLAA. The site is within the AGLV in the Adopted Torbay Local Plan. The site has access to Totnes Road, but is outside of the urban area and within the Countryside Zone. It is Grade 3 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic bat flyway corridor, plus cirl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. There are also flooding issues that will need to be resolved. Although it is close to a primary school, Community Hall and pub, the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>The site is all Council owned and is being considered for disposal.</p>						
Achievability summary						
<p>The land is generally greenfield and there are not considered to be any abnormal costs which will render the site undeliverable.</p>						
Conclusion						
<p>The site in total is 18ha but it stretches south beyond the area considered as the Broad Location in the 2008 SHLAA. It is therefore assumed that approximately 10ha of land (at an average density of 25 dph) might come forward as part of the wider development of the location. The wider area might be included for development if masterplanning provides further support for this, or alternatively might contribute to green infrastructure as part of the wider site.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	250

Site ref	Site address	Settlement	Size (ha)			
T817	Land at Edginswell, Hamelin Way	Torquay	3.93			
						
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Suitability summary						
<p>The site is on the edge of the Torquay urban area and is partly developed already. The site does not directly adjoin the existing urban edge but is located between Higher Edginswell Lane and the A380. access to the site is off Edginswell Lane at present. However, the land could form part of a wider urban extension for the town. The site is within the AGLV in the Adopted Torbay Local Plan and is mainly grade 4 Agricultural land. As with 13230, the site is part of the greater horseshoe bat sustenance zone, therefore any impacts on biodiversity will need to be assessed and mitigated.</p>						
Availability summary						
<p>The land has been previously promoted to the council for development and is considered to be available.</p>						
Achievability summary						
<p>There is the opportunity for infill development here, Torquay urban edge. Due to the slightly peripheral position, suitable development would comprise a mix of medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys and possibly some town houses, taking account of the character of the area and surrounding development.</p>						
Conclusion						
<p>The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner as part of a wider urban extension. It has been identified as such in work by the Princes Foundation. The Neighbourhood Forum generally considered that the sites should not be developed unless absolutely necessary to meet housing need and that if development in the wider area were to be promoted it should be part of a comprehensive masterplan including a new neighbourhood centre and employment. It is concluded that the land could come forward as part of a wider urban extension and is likely to do so simply for housing on approximately half of the site identified (reflecting the existing built development on the remainder). Therefore, if the site were to come forward it is likely to deliver approximately 50 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
T831	Land at Preston Down Road	Paignton	7.74			
						
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Suitability summary						
<p>The site is made up of three fields on the edge of the built up area. It is understood that the land is currently farmed by Ocombe Farm and is Agricultural Grade 1. It is within an area where there may be great crested newts and the land to the north is an SSSI. The site is within the AGLV in the Adopted Torbay Local Plan. There is direct highway access from Preston Down Road including an existing access point. There are few local services within walking or cycle distances, though Preston Down Road is a bus route and there is a Farm Shop and other facilities at Ocombe Farm.</p>						
Availability summary						
<p>Owned by Council, the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development.</p>						
Achievability summary						
<p>The site is greenfield with no known constraints which would add abnormal costs of redevelopment. It is an area where the market would deliver dwellings and the land is considered suitable for medium to higher density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing and possibly some town houses, on mainly 2-storeys, taking account of the character of the area and surrounding development.</p>						
Conclusion						
<p>The site is a greenfield site which is currently in agricultural use, bounded to the north and south by environmental designations. The land holding is large in this vicinity but not of sufficient scale to create a self contained sustainable community. Therefore it is considered that the land is not suitable to meet housing need. However, a smaller portion of the land has been promoted to the SHLAA and is assessed separately as site 13195.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T849	Land at Laywell Road/Mathill Road	Brixham	1.43			
						
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Suitability summary						
<p>Land is sloping down away from the urban edge and is clearly visible to the surrounding countryside. It is within the AONB and forms an important part of the setting of the town. Furthermore, the site is within the GHB sustenance zone with curlew buntings within 2km and a bat flyway.</p>						
Availability summary						
<p>Promoted by the landowner.</p>						
Achievability summary						
<p>The site would be attractive to developers if it were to be considered suitable.</p>						
Conclusion						
<p>Land is not considered suitable for development given the landscape impact of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T880	Land R/O Falcon Park, Totnes Road, Paignton	Torquay	8.82			
						
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Suitability summary						
<p>The site is distant from the urban edge and from local services. It is pasture land which wraps around existing holiday accommodation and is very steep in parts. It is outside of any Broad Location identified in the 2008 SHLAA.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land is greenfield and it is not considered that there are abnormal costs which would preclude development.</p>						
Conclusion						
<p>The site is distant from the urban edge and from local services. It is also distant from the area considered as a potential Broad Location. As such it is not considered suitable for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0