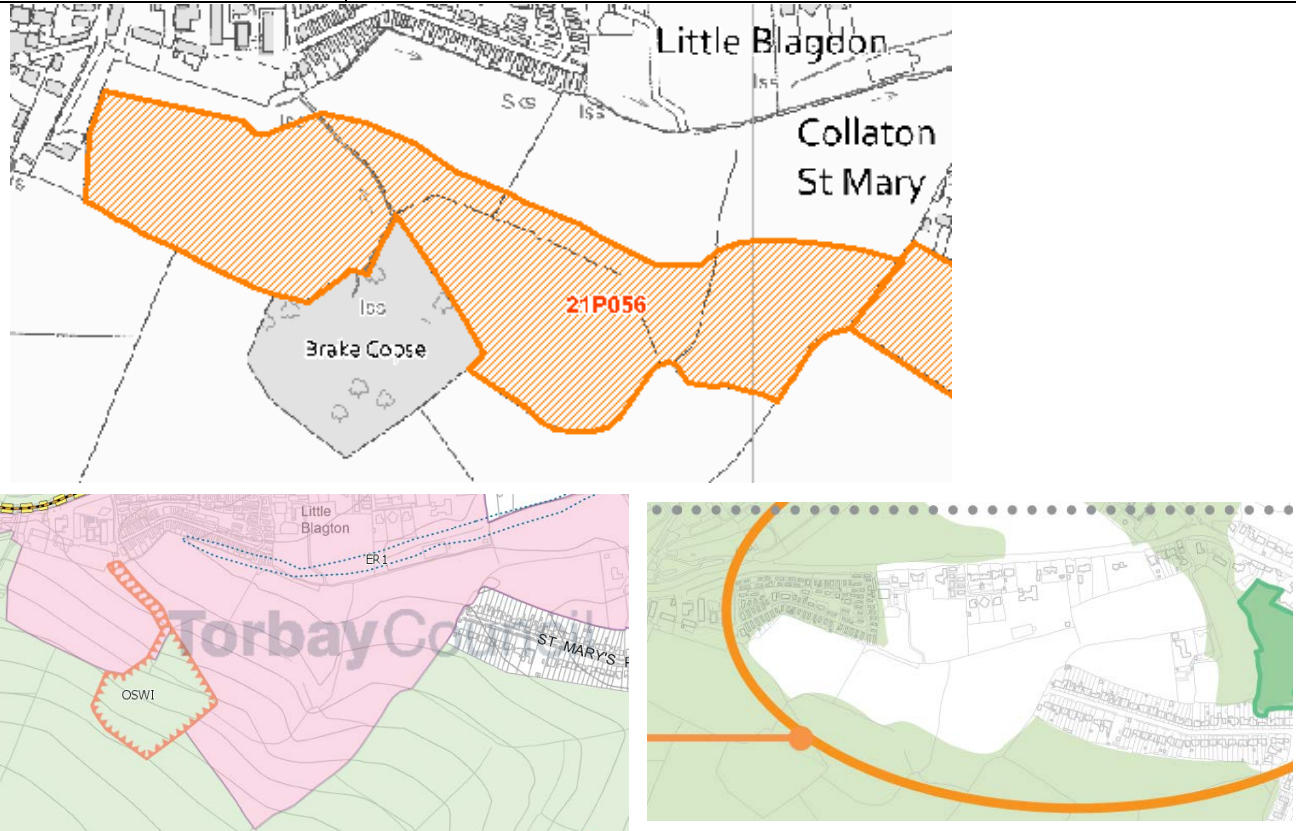


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land to the south of Collaton St Mary
HELAA Reference no.	21P056
Approx. yield	50
	
Suitable	Significant landscape and ecology impact would need detailed assessment
Available	Likely to be viable for development if suitable – owned by Torbay Council. Potential site assembly/access issues
Achievable	
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site/Council owned land
Current use	Agriculture
Site description	Land to the south (upper slopes) of allocated Future Growth Area (SS2.2/ 21P015)
Total site area (ha)	
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	Probably too prominent for industrial buildings
Other Use?	No
Biodiversity- Within SAC/SSSI	Yes , significant issues: – Likely to be curlew presence and greater horseshoe bat sustenance zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No

Conclusion	Would have a significant landscape impact, and potential impact on curlew buntings. However, the site does not have national designations.
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SUITABILITY ASSESSMENT: STAGE B	
Access	Access is likely to be from phase 1 of the development (21P015). Would mean that any development would be longer term, and potential ransom issues with the developer of the lower area.
Flood risk, water quality and drainage	Elevates site, but there are significant downstream flooding and drainage issues at Collaton St Mary.
Heritage and Archaeology (including distance from assets).	On-site investigations would be needed. Due to elevation of the land there may be an impact on the Grade 2* St Mary's Church. Some archaeological potential. Requires assessment and evaluation to inform design and archaeological mitigation.
Infrastructure	Would need to be served from development on currently allocated Future Growth Area. Drainage and road infrastructure would need careful planning. Potential ransom issues could reduce viability.
Landscape	Would be significant. Landscape Area of Local Character 1L and 1M Rolling Farmland – former AGLV, rated “highly sensitive” in the 2010 Landscape Character Assessment. Development would be in parts of the Collaton St Mary area ruled out by the Masterplan due to their sensitivity.
Ecology	Curlew buntings and GHB sustenance zone. Cumulative impact not clear taking into account existing proposals in the area.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land
Local Plan	Future Growth area SS2 (Countryside Area in CSM Masterplan)
Neighbourhood Plan	PNP : ‘white land’ urban area small area PNP1(a) and PNP19 Rural Character Area. PNP24.
Development progress (where relevant)	None. The land to the north (SS2.2 FGA) has been sold to a housebuilder with an application pending).
Other	
HELAA Panel Summary	Supportive of greenfield development but note visual prominence of going further up the slope than existing allocations/masterplans.
Site potential	50 would represent a lower density development which minimised landscape impact to upper slopes. Only achievable in the longer term.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	
An 11-15 year period	
Later than 15 years	50