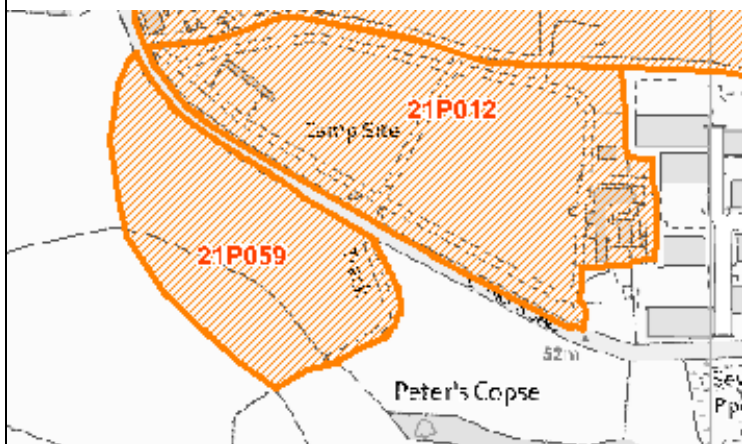


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land at Paignton West
HELAA Reference no.	21P059 (T746)
Approx. yield	40 (a broader site encompassing 21P067 and 21P012 were together promoted for 350)



Suitable	See below: development in the rural area. North east facing slope of the site less likely to impact on AONB
Available	Owned by Abacus (need to confirm) so likely to be available if allocated.
Achievable	Site is not flat, but likely to be viable if allocated.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Agriculture
Site descriptions	Fields to the SW of Long Road, Paignton; to the south of Lower Yalberton Holiday Park camp site (21P012) and to the west of Peters Copse.
Total site area (ha)	8.5ha of which circa 4 could be developed.
Gross site area (ha)	4ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	No
Housing?	Yes
Employment?	Yes
Other Use?	
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Would need to be assessed as part of wider area rather than a standalone site

SUITABILITY ASSESSMENT: STAGE B

Access	Access would be from Long Road- widening would be needed.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No known specific issues, subject to assessment.

	Potential for medieval and earlier archaeology. Requires programme of archaeological evaluation and mitigation.
Infrastructure	Would need highways and sewerage infrastructure. However, fairly close to existing built up area.
Landscape	In countryside area/ Rural Character Area Landscape Sensitivity Level – see if AONB, ULPA or designates landscape, look at landscape character assessment LCA indicates as being in AOLC 1N Rolling Farmland Yalberton East- Moderate sensitivity. Detailed landscape assessment would be needed.
Ecology	Likely curlew presence. Greater Horseshoe Bat sustenance /landscape connectivity zone.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land.
Local Plan	C1 Countryside Area
Neighbourhood Plan	PNP1(a) and PNP19: Rural Character Area.
Development progress (where relevant)	None
Other	
HELAA Panel Summary	Supported as part of wider broad location.
Site potential	Circa 60 dwellings or employment.

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

Would need to come forward as part of planned mixed use development of area to the West of Long Road. Delivery in years 11-15 therefore more likely. Circa 40 dwellings as part of mixed use development.

The next 5 years	
A 6-10 year period	
An 11-15 year period	40
Later than 15 years	