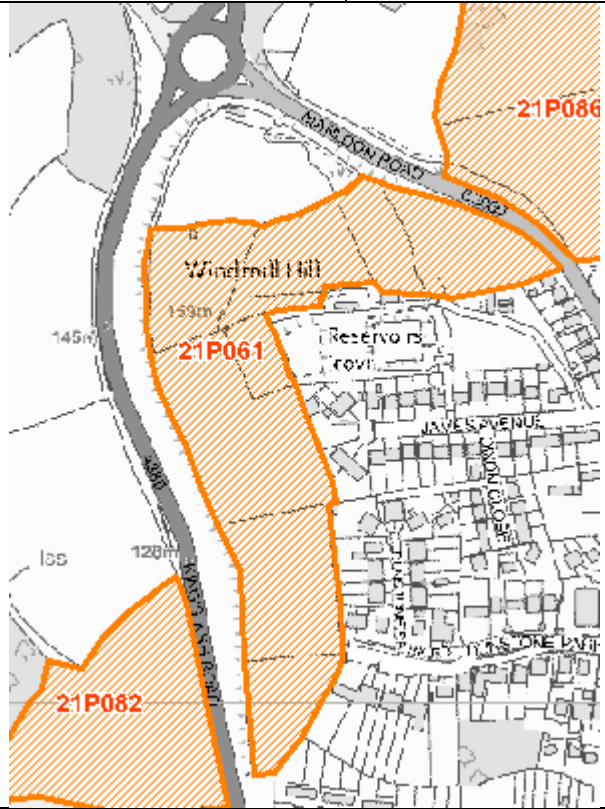


<b>SITE OVERVIEW: Amber – significant constraints</b>	
<b>Town</b>	Paignton
<b>Site Name</b>	Land adjacent Kings Ash Road
<b>HELAA Reference no.</b>	21P061 T711
<b>Approx. yield</b>	50
	
<b>Suitable</b>	Significant landscape impact – see below.
<b>Available</b>	Not clear
<b>Achievable</b>	Likely to be viable if proposed for housing
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Legacy site
<b>Current use</b>	Agricultural
<b>Site descriptions</b>	Sloping land located on the east side of Kings Ash Road directly south of Windmill Hill.
<b>Total site area (ha)</b>	
<b>Developable site area (ha)</b>	3.23ha
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	Yes
<b>Housing?</b>	Yes
<b>Employment?</b>	Probably too prominent for employment buildings
<b>Other Use?</b>	No
<b>Biodiversity- Within SAC/SSSI</b>	Curlew buntings, Greater Horseshoe bat sustenance zone.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Sensitive landscape at head of Westerland Valley.

**SUITABILITY ASSESSMENT: STAGE B**

<b>Access</b>	Access likely to be tricky. Rejected in 2013 SHLAA due to access difficulties. Could be achieved either from Kings Ash Road; there is an existing access at the south of the area, which appears to have been used during recent road works. . Access from James Avenue would have ransom strip issues.
<b>Flood risk, water quality and drainage</b>	
<b>Heritage and Archaeology (including distance from assets).</b>	Would need detailed archaeological assessment. However, so significant issues known
<b>Infrastructure</b>	Close to built up area.
<b>Landscape</b>	The site is prominently sited at the top of Westerland Valley and slopes fairly steeply. The lower, southern, field may be more developable as it would be lower. However development would be very visually prominent from vantages points around including Kings Ash Road., Landscape Character Assessment AOLC 11 South Marldon/Great Parks – Highly sensitive conserve.
<b>Ecology</b>	Potential curlew bunting, but site relatively clear of trees. Within GHB sustenance zone. Would also need to be assessed for newts. But all things being equal there is no reason to expect these would present significant on-site constraints.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Agricultural land – Grade 4.
<b>Local Plan</b>	C1 countryside area
<b>Neighbourhood Plan</b>	PNP1(a) and PNP19 Rural Character Area
<b>Development progress (where relevant)</b>	None
<b>Other</b>	Adjacent recently completed Kings Ash Road widening scheme. Northern part of the site sits above this. There is an access onto Kings ash Road, but development would intensify access onto the main arterial route.
<b>HELAA Panel Summary</b>	
<b>Site potential</b>	

**AVAILABILITY ASSESSMENT**

The site has significant constraints. Development would be very prominent but circa 50 dwellings could possibly be achieved in longer term, subject to detailed LVIA

The next 5 years	
A 6-10 year period	
An 11-15 year period	50
Later than 15 years	