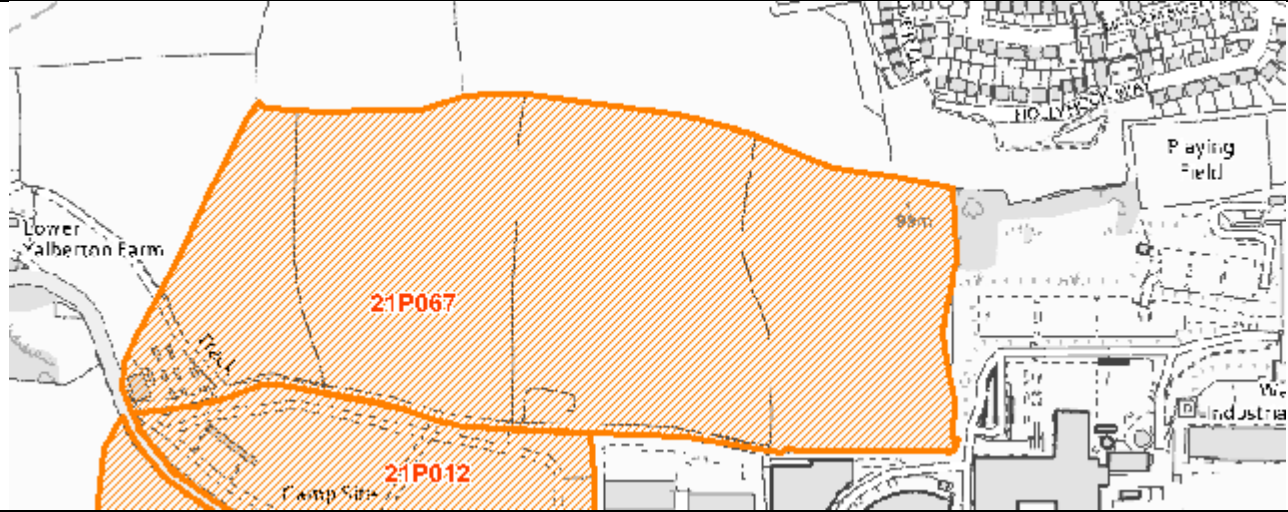


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site	Land North of Lower Yalberton Holiday Park, Long Road
HELAA Reference no.	21P067 T768 (part of site)
Approx. yield	150 (a broader site encompassing 21P059 and 21P012 were together promoted for 350 dwellings)
	
Suitable	Steep topography and impact on cirl buntings/Greater Horseshoe Bat Sustenance Zone. Access would only be achievable through adjoining sites e.g. the camp site (21P012)
Available	Has been promoted to the HELAA
Achievable	The site levels may affect achievability, but is promoted and likely to be viable.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call for Sites (BTL)
Current use	Agriculture grade 2 and 3a
Site descriptions	Agricultural fields with hedgerow boundaries located to the north of Lower Yalberton Farm Holiday Park
Total site area (ha)	Approx. 13.5ha
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	Yes
Housing?	Yes
Employment?	Yes - as part of mixed use development
Other Use?	Education?
Biodiversity- Within SAC/SSSI	Cirl buntings (GHB sustenance zone, GC Newt consultation zone)
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	From Long Road (either via a new access or via the existing access and extending through 21P012)
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	Archaeology: Potential for prehistoric archaeology. Requires programme of archaeological evaluation and mitigation.
Infrastructure	Edge of urban area. No significant issues, but site infrastructure would be needed. Well related to facilities on the west of Paignton.
Landscape	Significant issues due to topography. Landscape Character Assessment –AOLC 1N East Yalberton, Moderately Sensitive.
Ecology	Cirl buntings. Adjacent to Yalberton wildlife site. (GHB SZ and GC newt consultation zone)
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Grade 2-3a.
Local Plan	Countryside Area (C1) Mineral Safeguarding Area
Neighbourhood Plan	PNP1 (a) Rural Character Area, PNP19 Safeguarding open countryside.
Development progress (where relevant)	Promoted by housebuilder to the HELAA.
Other	Mineral safeguarding area. Steep topography.
Site potential	A broader site encompassing 21P067 and 21P012 were together promoted for 350 dwellings however some employment land likely to be required in this location.

AVAILABILITY ASSESSMENT

The site promoter(s) has confirmed that the site will be available for development within:

The next 5 years	
A 6-10 year period	50
An 11-15 year period	100
Later than 15 years	