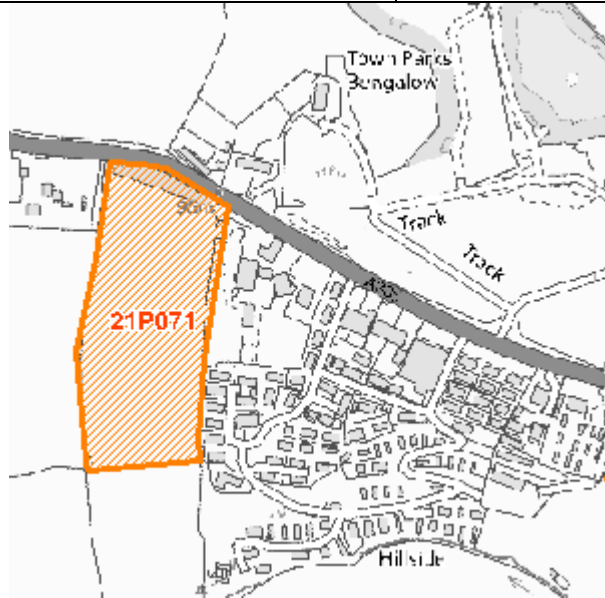


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land adjacent Falcon Park, Totnes Road
HELAA Reference no.	21P071 T880
Approx. yield	50



Suitable	Northern part of the site (adjacent Totnes Road may be more suitable. Distance from local services is a concern in terms of sustainability. Rejected in 2013 SHLAA
Available	Not clear
Achievable	Uplift in value would be likely to make development viable.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Legacy site
Current use	Agriculture
Site descriptions	Land to the west and south of falcon Park, Totnes Road, Paignton.
Total site area (ha)	
Developable site area (ha)	8.3ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	Yes
Housing?	Yes
Employment?	No -landscape impact
Other Use?	No
Biodiversity- Within SAC/SSSI	In South Hams SAC GHB sustenance/landscape connectivity zone. Mitigation likely required.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Distance from services and landscape impact are concerns.

SUITABILITY ASSESSMENT: STAGE B

Access	From Totnes Road. Achievable in physical terms but the development would be highly car dependent
Flood risk, water quality and drainage	No

Heritage and Archaeology (including distance from assets).	Would need detailed assessment – but not thought to be significant. Archaeology: Proximity to prehistoric or Romano-British settlement. Requires evaluation and archaeological mitigation.
Infrastructure	Distance from the built up area. Not known if the site is served by sewerage. Development would be car dependent despite bus services on Totnes Road.
Landscape	1L Blagdon Barton Rolling Farmland. Less sensitive: restore
Ecology	Cirl Buntings and Greater Horsehoe bat Sustenance 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, Open countryside
Development progress (where relevant)	No
Other	Close to boundary with South Hams. Impact on A385. Site is not flat – may limit developability
Site potential	

AVAILABILITY ASSESSMENT

Site has significant constraints.

Distance from main settlements and services and impact on A385. However the site could contribute to part of a wider growth area if selected as an option. Unlikely to deliver new homes in the short term due to level of infrastructure needed.

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