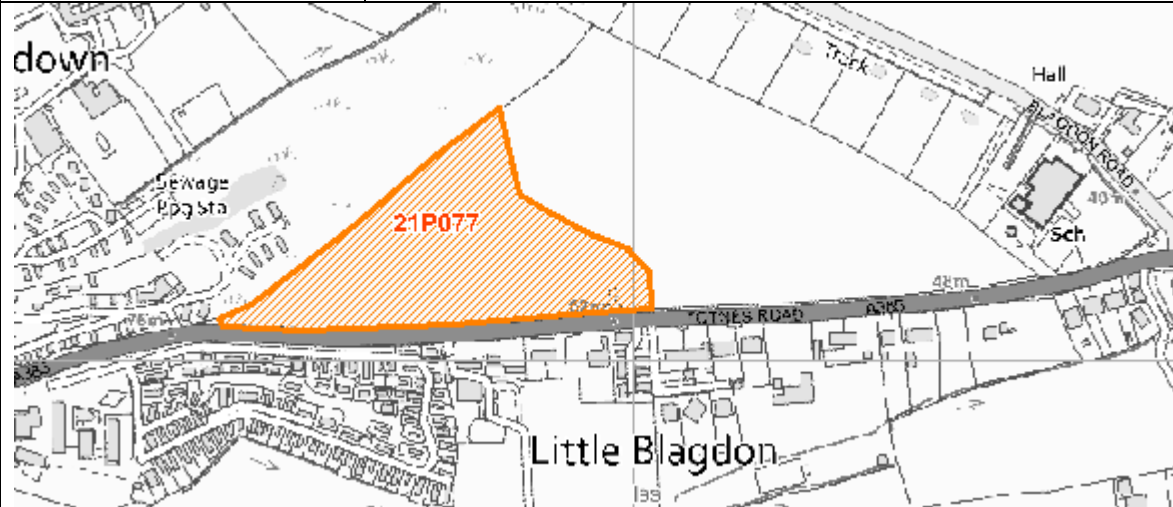


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Western half of Taylor Wimpey Site, North of Totnes Rd
HELAA Reference no.	21P077 T720
Approx. yield	(73 dwellings have outline permission) Circa 75 on land to SW



Suitable	Contrary to the Masterplan SPD and current permission. The site is the more prominent half of the field. Impact on wider landscape and listed church (Grade 2*)
Available	Yes-controlled by a housebuilder.
Achievable	Yes- developable as an extension of the approved site directly to the east (p/2020/0405). The land is not unduly steep.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.)	Knowledge site/Former 'Below the Line' site.
Current use	Agriculture
Site description	Land on the north side of Totnes Road (A379). The eastern side of the filed has permission in outline for 73 dwellings. This proforma relates to the higher western part of the field, indicated in the Masterplan SPD as local food production.
Total site area (ha)	Circa 2.5 ha excluding areas to NE that has planning permission.
Developable site area (ha)	Circa 7ha – land to SW = 1.5ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential	Yes
Housing?	Yes
Employment?	Possibly
Other Use?	Sustainable food production.
Biodiversity- Within SAC/SSSI	No – possible Cirl Bunting issues
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Via Totnes Road, either through approved access or via a second access.
Flood risk, water quality and drainage	No

Heritage and Archaeology (including distance from assets).	Impact on setting of Grade 2* Listed Church. Some archaeological potential. May require programme of archaeological mitigation.
Infrastructure	New sewer and drainage works needed.
Landscape	Impact on Rural character Area. The site is more prominent than the approved half of the field to the east.
Ecology	Cirl bunting and greater Horseshoe bat impact.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land – Grade 2: Very good.
Local Plan	Future Growth Area SS2.2 Adopted Masterplan SPD (2016) shows development confined to the NE side of the field (below the 65 m contour) and the SE area retained as greenfield land for “local food production”.
Neighbourhood Plan	Rural Character Area (PNP 19 and PNP 1(a))
Development progress (where relevant)	P/2020/0405 73 market dwellings, approved. P/2019/0604 73 dwellings approved on appeal. These are for the northern half of the field. P/2017/1239 150 dwellings EIA screening (not required) P/2013/0572 – 175 dwellings. Refused 12/08/2013. This includes the southern part of the field adjacent to Totnes Toad (A385)
Other	
Site potential	

AVAILABILITY ASSESSMENT

Is likely to be available and could prove around 75 dwellings (in addition to 73 approved).

The next 5 years	
A 6-10 year period	
An 11-15 year period	75
Later than 15 years	