

SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	(Former) Bloors Site, North of Totnes Road, Collaton St Mary
HELAA Reference no.	21P078
Approx. yield	100 dwellings approved in principle (P/2019/0281); this proforma considers the scope to extend the development area further up the slope, or towards Kings Ash Road. For e.g., an additional 50 dwellings.
Suitable	Higher than the contour line deemed acceptable in the approved masterplan SPD. The main issue is likely to be the landscape impact and scape to mitigate the biodiversity impact. Treat as a significant constraint.
Available	Owned by a developer, so likely to be available.
Achievable	Probably deliverable as land further down the hill has been promoted. The steepness of some of the site and access difficulties may reduce achievability/viability.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Former 'Below the Line' site
Current use	Agriculture
Site description	Countryside/ upper slopes of housing site within Collaton St Mary Future Growth Area
Total site area (ha)	7.6
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	Yes
Housing?	Yes
Employment?	Probably too prominent for on-site employment
Other Use?	No – see below
Biodiversity- Within SAC/SSSI	No – see below
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No – but see below
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Access is difficult. Additional dwellings would need to come through approved scheme, which will place additional pressure on Collaton St Mary. Alternatively, access could be achieved through Borough Park Road, but this also has difficulties.
Flood risk, water quality and drainage	No – higher slopes
Heritage and Archaeology (including distance from assets).	No significant heritage constraints. Archaeological potential. Requires programme of archaeological mitigation.
Infrastructure	Access, drainage
Landscape	Significant landscape issues as additional dwellings would push development further up the hill and towards the prominent frontage onto Kings Ash Road. Landscape Character Assessment (Enderby 2010): AOLC 1J Blagdons: Highly sensitive, conserve.
Ecology	Cirl buntings , Greater Horseshoe Bat sustenance zone (and GHB mitigation land)
Safety related constraints	Mainly access
Soils (Agricultural Land classification) and contamination	Agricultural land
Local Plan	Part of Future Growth Area SS2.2, but excluded from development area in the Masterplan SPD (2016)
Neighbourhood Plan	PNP1(a) Rural Character Area
Development progress (where relevant)	P/2019/0281 100 dwellings. Pending decision, but resolution to approve subject to S106 obligation, July 2020.
Other	Fairly steep topography
Site potential	

AVAILABILITY ASSESSMENT

Likely to be available only in the longer term after the land to the south has been developed.

The next 5 years	
A 6-10 year period	
An 11-15 year period	50 (additional to 100 in P/2019/0281)
Later than 15 years	