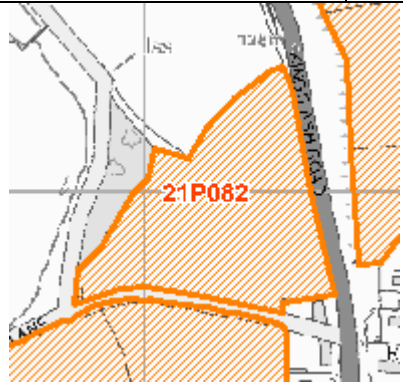


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land west of Kings Ash Road
HELAA Reference no.	21P082
Approx. yield	20
	
Suitable	See below- landscape impact
Available	Not clear
Achievable	Site is not flat, but likely to be viable if allocated. However, steepness of site may reduce scope for affordable housing.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post panel addition.
Current use	Agriculture
Site descriptions	Land to the west of Kings Ash Road and north of Higher Ramshill Lane
Total site area (ha)	Circa 2ha
Developable site area (ha)	Approx. 1.7ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	No
Biodiversity- Within SAC/SSSI	Yes – within South Hams SAC GHB LCZ and SZ. County Wildlife Site However, the site is relatively free of trees/hedgerows.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Would need to be assessed as part of wider area rather than a standalone site

SUITABILITY ASSESSMENT: STAGE B

Access	Access would be from Long Road- widening would be needed.
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No known specific issues, subject to assessment.
Infrastructure	Would need highways and sewerage infrastructure. However, fairly close to existing built up area.
Landscape	In countryside area/ Rural Character Area

	Likely to be significant landscape harmful impact on Westerland Valley. AOLC 1I Rolling farmland- South Marldon/Great Parks- Highly sensitive, conserve. The west of the site is AOLC 3G Secluded Valley- highly sensitive. Detailed landscape assessment would be needed.
Ecology	Likely curlew bunting presence. Greater Horseshoe Bat sustenance /landscape connectivity zone. County wildlife site.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land.
Local Plan	C1 Countryside Area, County Wildlife Site.
Neighbourhood Plan	PNP1(a) and PNP19: Rural Character Area.
Development progress (where relevant)	No
Other	
HELAA Panel Summary	Supported as part of wider broad location.
Site potential	Circa 20 dwellings

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

Development would have a significant landscape impact.

Would probably need to come forward as part of planned mixed use development of area to the north of Great Parks. Delivery in years 11-15 therefore more likely. Circa 20 dwellings.

The next 5 years	
A 6-10 year period	
An 11-15 year period	20
Later than 15 years	