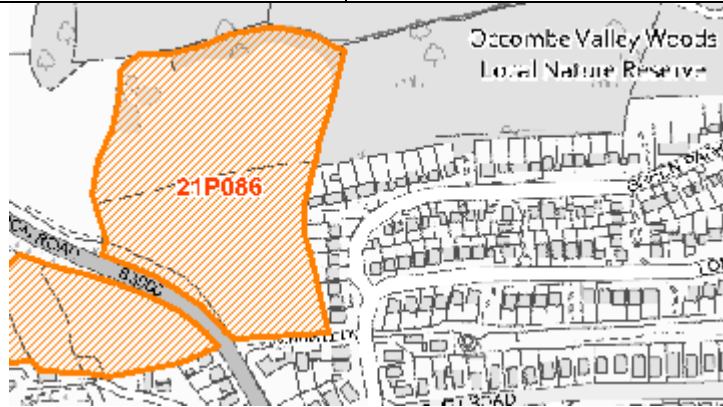


SITE OVERVIEW: Amber – significant constraint	
Town	Paignton
Site Name	Land at Marldon Road
HELAA Reference no.	21P086
Approx. yield	50



Suitable	Significant landscape impact – see below.
Available	Needs confirmation as has not been promoted.
Achievable	Likely to be viable for development but the site is not flat which will affect its overall achievability and may limit the scope to provide affordable housing etc.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post Panel Addition
Current use	Agricultural
Site descriptions	Two fields located to the west of Green Park Road.
Total site area (ha)	Approx. 3ha
Developable site area (ha)	Approx. 1.6ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential:	Yes
Housing?	50
Employment?	Probably too prominent/sensitive landscape for employment buildings
Other Use?	No
Biodiversity- Within SAC/SSSI	Cirl buntings, Greater Horseshoe bat landscape connectivity zone. Within Ocombe SSSI Impact Risk Zone
Flood Zone 3b	Northern part of the site falls within flood zone 3
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Access from Marldon Road – fairly busy road but there is an existing access.
Flood risk, water quality and drainage	Northern portion of site is Flood Zone 3
Heritage and Archaeology (including distance from assets).	Would need detailed archaeological assessment.
Infrastructure	Close to built up area.
Landscape	The site slopes fairly steeply downhill to the north.

	Fairly visible within the landscape, but close to existing developed area. Landscape Character Assessment AOLC 1I South Marldon/Great Parks – Highly sensitive conserve.
Ecology	Potential bird sightings, but site relatively clear of trees. Within GHB landscape connectivity zone. Would also need to be assessed for greater crested newts – possible ponds within bottom of site. Adjacent to OCCOMBE VALLEY WOODS Local Nature reserve
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Agricultural land – Grade 4 and 2. Good and with some limitations
Local Plan	C1 countryside area Northern part of the site is in flood zone - ER
Neighbourhood Plan	No
Development progress (where relevant)	None
Other	
Site potential	Does not appear to have any showstopper constraints. Landscape impact likely needs assessment. Slope of land may make affordable housing un-viable

AVAILABILITY ASSESSMENT

The site has significant constraints. Development would be very prominent but circa 50 dwellings could possibly be achieved in longer term, subject to detailed LVIA

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