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| **SITE OVERVIEW** |
| **Town**  | **Paignton** |
| **Site Name** | Land North of Coombe Road, Paignton |
| **HELAA Reference no.** | 21P036P0647ZZ, P0647AH & P0647AF |
| **Approx. yield** | 14 |
| **Suitable** | Part of site may be suitable – access, topography and conflict with LP and NP policies  |
| **Available** | Yes – promoted by TDA |
| **Achievable** | Yes  |
| **Customer Reference no.** | *Leave Blank for now* |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | TDA Sites |
| **Current use** | Open Space, Woods & Scrub Land |
| **Site descriptions** | Open Space, Woods & Scrub Land situated to the north of properties on Coombe Road. Occombe Valley Woods is located to the north of the site.  |
| **Total site area (ha)** | 2.03 |
| **Gross site area (ha)****(approximate developable area)** | 0.5 |
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|  **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential:**  | **No (less than 50)** |
| **Housing?** | Yes |
| **Employment?** | No  |
| **Other Use?** | C2, other development associated with outdoor sport and recreation  |
| **Biodiversity- Within SAC/SSSI** | Policy C1 countryside area - Occombe Valley WoodsPolicy NC1 & SS9 – site within LNR (OSWI) - Occombe Woods - Preston ParkSite Adjacent to Occombe Valley LNR and Occombe Valley Woods (Policies SS9 & NC1) **Within Cirl bunting consultation zone****Within S Hams SAC GHB LCZ** |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | *Para 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless 3 tests are met.*  170. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) Site not within LGS but adjacent to - Para 101 of the NPPF indicates policies for managing development in LGSs should be consistent with green belts. Para 144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. |
| **Conclusion** | Sensitively designed development of a part of the site only could be suitable due to the significant constraints. Mitigation/compensation would be required.  |
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|  **SUITABILITY ASSESSMENT: STAGE B**   |
| **Access** | Difficult – appears very limited access into the site – possibly via Occombe Valley Road rear, private road  |
| **Flood risk, water quality and drainage** | N/A |
| **Heritage and Archaeology (including distance from assets).**  | No significant heritage constraints.Archaeological potential needs to be assessed and evaluated. |
| **Infrastructure** | Access would need improvement  |
| **Landscape** | Preston Park LCA - Moderately Sensitive - Conserve |
| **Ecology** | Policy C1 countryside area - Occombe Valley WoodsPolicy NC1 & SS9 – site within LNR (OSWI) - Occombe Woods - Preston ParkSite Adjacent to Occombe Valley LNR and Occombe Valley Woods (Policies SS9 & NC1) Site within rural character area - Policy PNP1a. Site is adjacent to Lower Penns Road Allotments - Local Green space PLGS.24 - Policy PNP1b. **Within Cirl bunting consultation zone – mitigation required****Within S Hams SAC GHB LCZ – mitigation required** |
| **Safety related constraints** | N/A |
| **Soils (Agricultural Land classification) and contamination** | N/A |
| **Local Plan**  | Policy C1 countryside area - Occombe Valley Woods. *In the open countryside, away from existing settlements, and in rural areas surrounding the three towns of Torbay, development will be resisted where this would lead to the loss of open countryside or creation of urban sprawl, or where it would encourage the merging of urban areas and surrounding settlements to the detriment of their special rural character and setting.*Policy NC1 - LNR (OSWI) - Occombe Woods - Preston ParkAdjacent to Occombe Valley LNR and Occombe Valley Woods (Policies SS9 & NC1)  |
| **Neighbourhood Plan**  | Policy PNP1a - PLGS.24 Local Green space (adjacent to LGS)Policy PNP1b - Rural character area Policy PNP19 - safeguarding open countryside - *In the Rural Character Area…it is essential to retain the existing rural and landscape character, including its amenities, during the period of the Plan development proposals will be supported where they are in conformity with the National Planning Policy Framework, Policy C1 of the Torbay Local Plan and PNP1.* |
| **Development progress (where relevant)** | No |
| **Other** | Steep site – also increases visual impact as any development would be above the existing built-up area.  |
| **HELAA Panel Summary**  | *To be completed later* |
| **Site potential** | *Leave blank until after HELAA Panel* |

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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale): |
| The next 5 years |   |
| A 6-10 year period | 15 |
| An 11-15 year period |   |
| Later than 15 years |   |