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| **SITE OVERVIEW: Red rejected site** |
| **Town**  | Paignton |
| **Site Name** | Land to the SW of Queen Elizabeth Drive  |
| **Site Description** | Sloping lad to the SW of Queen Elizabeth Drive. The land appears to be covered in small trees/ bushes with a more open area on the SW boundary, which is a public right of way and prone to flooding .  |
| **Total site area (ha)** | 0.77ha  |
| Map (if needed)  |
| **HELAA Reference no.**  | T851 |
| **Approx. yield** | 0 |
| **Suitable: Previous assessment of suitability**  | Rejected in 2013 SHLAA. Step site, difficult to access, Adjacent County Wildlife site.There are flooding issues on the SW boundary.Site has some archaeological potential. May require programme of archaeological mitigation. |
| **Any Change in circumstances to consider suitable?**  | The land appears to have become more grown up since 2013, and is largely covere d with greenery. As such its biodiversity value to the adjacent CWS and lanfdscape value separating residential development from the rural hinterland hjas increased.  |
| **Available?**  | Not being promoted in 2021. Access difficulties remain.  |
| **Achievable** |  |
| **Customer Reference no.** |  |
| **Current use** | Informal woodland.  |
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| **Assess in 2021 HELAA?**  | 0 |
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| **AVAILABILITY ASSESSMENT** Does not appear to be suitable and is not being promoted.  |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |