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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Paignton** |
| **Site Name** | West of Great Parks |
| **Site Description** | Valley west of Great Parks |
| **Total site area (ha)** | 15.5ha |
| Map (if needed) | |
| **HELAA Reference no.** | 21P072  13199 |
| **Approx. yield** | 450 dwellings |
| **Suitable: Previous assessment of suitability** | No – major incursion into valley system.  LCA 1J the Blagdons: highly sensitive.  Rejected by the Planning Inspectorate as too environmentally sensitive for a Ring Road site in the 1990s.  Archaeological potential needs to be assessed and evaluated. |
| **Any Change in circumstances to consider suitable?** | Paignton Neighbourhood Plan – Rural Character Area and PNP19Safeguarding Open Countryside, PNP20 Great  Parks |
| **Available?** | If allocated |
| **Achievable** | If allocated |
| **Customer Reference no.** |  |
| **Current use** | Designated for Green infrastructure. Agriculture |
|  |  |
| **Assess in 2021 HELAA?** | No – reasons for rejection remain valid |
|  |  |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Not suitable | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |