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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Paignton** |
| **Site Name** | Blagdon Road, Collaton St Mary |
| **Site Description** | Land north of Blagdon Road, Collaton St Mary, to the NW of primary school |
| **Total site area (ha)** | 1.3 |
| Map (if needed)  C:\Users\PDPC039\Documents\Collaton St Mary _North of TW site.PNG | |
| **HELAA Reference no.** | 21P073  13252 |
| **Approx. yield** | 70 identified in the 2013 HELAA |
| **Suitable: Previous assessment of suitability** | P/2006/0741 static caravan – refused.  N.B land to the south has flooding issues and is in use a poultry breeding farm so not available. |
| **Any Change in circumstances to consider suitable?** | Paignton Neighbourhood Plan 1(a) Rural Character Area, PNP19 Safeguarding open countryside.  Adjacent Future Growth Area (and southern part of the site is within the FGA). Next to Bloor Homes site P/2019/0281 (permission for 100 dwellings, 18 June 2021)  Landscape Character assessment 3H: Blagdon Valley, highly sensitive/conserve.  Impact on Grade 2\* listed church. |
| **Available?** | Has not been promoted, but uplift in value would be significant. |
| **Achievable** | Could link to approved adjacent Bloor Homes scheme if the decision was taken to allow additional development to the north (further up the hill) of the Bloor Homes site |
| **Customer Reference no.** |  |
| **Current use** | Agriculture |
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| **Assess in 2021 HELAA?** | Yes- partly FGA |
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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Confirmation of availability needed from owners. | |
| The next 5 years |  |
| A 6-10 year period | 10 |
| An 11-15 year period |  |
| Later than 15 years |  |