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| **SITE OVERVIEW: Review of car parks** | |
| **Town** | **Paignton** |
| **Site Name** | Churchward Road Car Park |
| **HELAA Reference no.** | 21P013 |
| **Approx. yield** | 15 |
| **Suitable** | Subject to review of parking needs. |
| **Available** | Subject to review of parking needs. |
| **Achievable** | Subject to review of parking needs. |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Council owned car park/below the line site. |
| **Current use** | Car park |
| **Site descriptions** | Surface level car park, of Churchward Road, The site is surrounded by development , including the backs of houses on Cecil Road, |
| **Total site area (ha)** |  |
| **Gross site area (ha)** |  |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No** |
| **Housing?** | 15 units |
| **Employment?** | Yes |
| **Other Use?** | Some Class E uses (although probably little demand in this location). |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No – but flooding issues |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** | Suitable if available (Review of car parking needs) |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Existing access from Churchward Road. |
| **Flood risk, water quality and drainage** | Surface water flooding issues. |
| **Heritage and Archaeology (including distance from assets).** | Approx. 75 m from Old Paignton Conservation Area and various historic assets. No direct effect for developing the car park; but parking may be displaced to the CA.  Archaeology: Historic settlement core. Requires programme of archaeological mitigation. |
| **Infrastructure** | Within the built up area. |
| **Landscape** | No |
| **Ecology** | No |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land |
| **Local Plan** | ER1. Food risk  SS11 Sustainable Communities: Community Investment Area. |
| **Neighbourhood Plan** | PNP13 Housing opportunities in the town centre |
| **Development progress (where relevant)** | No |
| **Other** | Parking review needed to determine if the site is required for parking. |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Circa 15 apartments, if not required for parking |

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| **AVAILABILITY ASSESSMENT**  Development would be dependent on a review of parking need close to Paignton Town Centre | |
| The next 5 years |  |
| A 6-10 year period | 15 (subject to parking review) |
| An 11-15 year period |  |
| Later than 15 years |  |