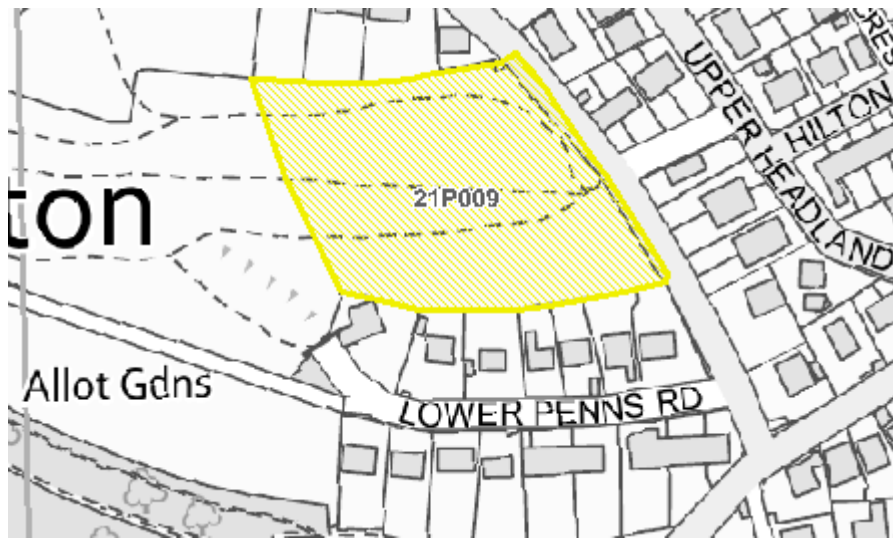


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Sandringham Gardens
HELAA Reference no.	21P009 13219 (2013 SHLAA)
Approx. yield	20



Suitable	Greenfield land at the bottom of the valley system. Impact on residential amenity. However, there are appear to be no "high level" constraints subject to mitigation of ecological impacts.
Available	Council owned land
Achievable	The site is council owned so could provide housing. Access difficulties and other localised issues could reduce viability. Alternative provision will need to be made.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Site previously considered for inclusion in the former Local Plan (BTL)
Current use	Informally managed park
Site description	Land between Sandringham Gardens and Lower Penns Road, Preston
Total site area (ha)	
Developable site area (ha)	1

SUITABILITY ASSESSMENT: STAGE A

Strategic potential	No
Housing?	Yes
Employment?	No
Other Use?	
Biodiversity- Within SAC/SSSI	Local issues
Flood Zone 3b	No-but see below
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Access could be gained through Preston Down Road or Lower Penns Road. The road network in the area is narrow.
Flood risk, water quality and drainage	Not specifically, but part of the valley system so run off will need to be controlled.
Heritage and Archaeology (including distance from assets).	No significant constraints. Archaeological potential needs to be assessed and evaluated.
Infrastructure	Adjacent to the urban area.
Landscape	Localised issues
Ecology	OSWI – curlew bunting mitigation likely to be needed. Adjacent Local nature Reserve and Preson Park (part of the Occombe Valley Country Park. .
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Not in agricultural use. (?)
Local Plan	Countryside area (C1)
Neighbourhood Plan	No specific designation. N.B this is not the PLGS23 site further up Preson Down Road, which has been screened out at Stage 1.
Development progress (where relevant)	No planning history- promoted by council for development in 2013.
Other	Amenity of residents on Lower Penns Road would require careful design.
HELAA Panel Summary	
Site potential	20 dwellings

AVAILABILITY ASSESSMENT

The site promoter(s) has confirmed that the site will be available for development within:

The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	