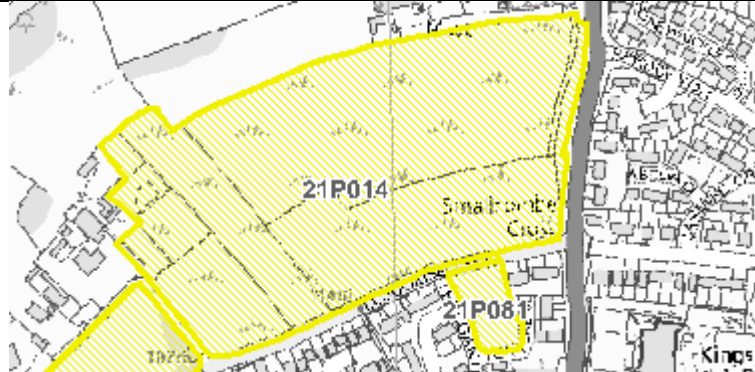



SITE OVERVIEW: Yellow – minor constraints	
Town	Paignton
Site Name	Great Parks Phase 2
HELAA Reference no.	21P014 (note that this relates to the northern part of the Great parks Phase 2 land only. The land to the SW is covered by 21P068).
Approx. yield	80 (with a supermarket) circa 150 with a smaller Local Centre
	
Suitable	Yes – previously allocated site.
Available	Site owned by Lidl and subject of planning application P/2020/0921
Achievable	<p>As above. Note of Policy comment:</p> <p><i>“The proposal would result in the loss of housing land. The site itself is 1.8 ha. The Masterplan SPG suggests three storey development (with some local centre commercial uses at ground floor level) at 45-50 dwellings per ha; with the remainder of the site being developable at 35-40 dwellings per hectare. Taking an overall average of 40 dwellings per hectare would equate to around 70 dwellings. However, looking at the sections, there would be an impact on the housing land directly to the south due to the proposed large retaining wall. Whilst this backs onto a landscaped area, it appears to me that some potential housing land to the south may be less attractive for residential occupiers. No assessment of the noise impact on future housing has been carried out. The proposal does very little to deliver wider housing apart from creating an access onto Kings Ash Road. There appears to be no wider Masterplanning or indicative layout of residential development and the application is presented as a standalone scheme; however a rethink of the surrounding area will necessarily be needed as a result of the divergence of the proposal from the much smaller local centre envisaged in the Masterplan”.</i></p> 

<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Local Plan Committed Site CDSP3
<b>Current use</b>	Vacant land with unauthorised groundworks.
<b>Site description</b>	Land to the West of Kings Ash Road, and north of Luscombe Lane, Great Parks. Local Plan site CDSP3 in the Local Plan, and PNP20. A local centre is shown in the NE corner of the site. Great Parks Planning Brief <a href="https://www.torbay.gov.uk/media/1858/greatparksmasterplan.pdf">https://www.torbay.gov.uk/media/1858/greatparksmasterplan.pdf</a>
<b>Total site area (ha)</b>	Total 6.1 ha including supermarket application site of 1.8 ha
<b>Developable site area (ha)</b>	

## SUITABILITY ASSESSMENT: STAGE A

<b>Strategic potential</b>	Yes
<b>Housing?</b>	Yes
<b>Employment?</b>	
<b>Other Use?</b>	
<b>Biodiversity- Within SAC/SSSI</b>	
<b>Flood Zone 3b</b>	
<b>Other NPPF Showstoppers (not policy constraints)</b>	
<b>Conclusion</b>	

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	
<b>Flood risk, water quality and drainage</b>	
<b>Heritage and Archaeology (including distance from assets).</b>	
<b>Infrastructure</b>	
<b>Landscape</b>	
<b>Ecology</b>	
<b>Safety related constraints</b>	
<b>Soils (Agricultural Land classification) and contamination</b>	
<b>Local Plan</b>	
<b>Neighbourhood Plan</b>	
<b>Development progress (where relevant)</b>	
<b>Other</b>	
<b>HELAA Panel Summary</b>	
<b>Site potential</b>	

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
Confirmation of availability needed from owners.	
The next 5 years	
A 6-10 year period	80
An 11-15 year period	70 (with smaller local centre)
Later than 15 years	