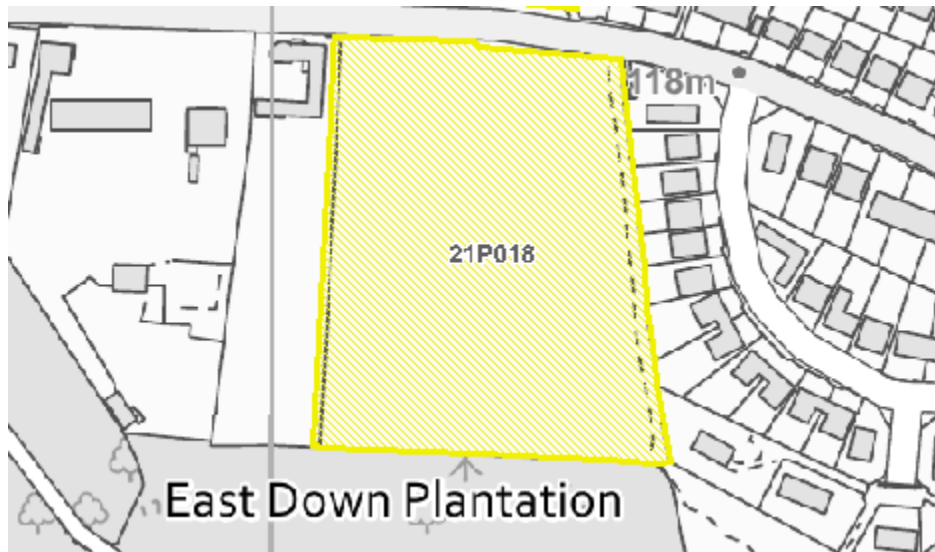


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Preston Down Road South
HELAA Reference no.	21P018, 13196 (2013 SHLAA)
Approx. yield	50



Suitable	Unclear – Archaeological element might require evaluation
Available	Yes (Council Land)
Achievable	Yes
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	NP Site
Current use	Agriculture
Site description	Square field to the south of Preston Down Road, adjoining the rear of residential properties at the western end of Sandringham Drive.
Total site area (ha)	1.8
Developable site area (ha)	1.4

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	Yes
Housing?	Yes
Employment?	No
Other Use?	Tourism (holiday park), G&T, C2.
Biodiversity- Within SAC/SSSI	Within Occombe SSSI impact zone – mitigation may be required. Within South Hams SAC GHB Landscape Connectivity Zone – mitigation may be required. Local issues
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Suitable if available.

SUITABILITY ASSESSMENT: STAGE B	
Access	Access could be gained via Preston Down Road (C-Road).
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).	Archeology: The 'Burrow' has been recently identified as a prehistoric and/or Romano-British enclosed settlement site. Potentially of high significance. Needs pre-determination evaluation to inform the principle of development, also design and archaeological mitigation should development be permitted.
Infrastructure	Adjacent to the urban area.
Landscape	LP: Countryside Area CHARACTER TYPE: 1 ROLLING FARMLAND Rated: Highly Sensitive / Management Strategy: Conserve PNP: Area removed from Countryside area in PNP
Ecology	Cirl Bunting Consultation Zone GCN consultation zone South Hams SAC Landscape Connectivity Zone Occombe Farm & Scadson Woods Local Nature Reserve. (Cabinet 'de-declaration' of LNR resolution 14 July 2020). (Countryside Area) Part of the Occombe Farm Country Park.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Moderate
Local Plan	Countryside area (C1) LRN (NC1) (note: (Cabinet 'de-declaration' of LNR resolution 14 July 2020)). Net to Country Park (SS9) Identified 'PNP H2' as suitable for housing allocation in the PNP
Neighbourhood Plan	PNPH2 – site identified for housing in Preston. Policy PNP27 – Preston

	PNP: Area removed from Countryside area in PNP (extract PNP Policies map above site shown as 'white land' not part of PNP19)
Development progress (where relevant)	No planning history
Other	
HELAA Panel Summary	Panelists were very positive towards this site - "an obvious choice for housing"
Site potential	50 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	50
An 11-15 year period	
Later than 15 years	