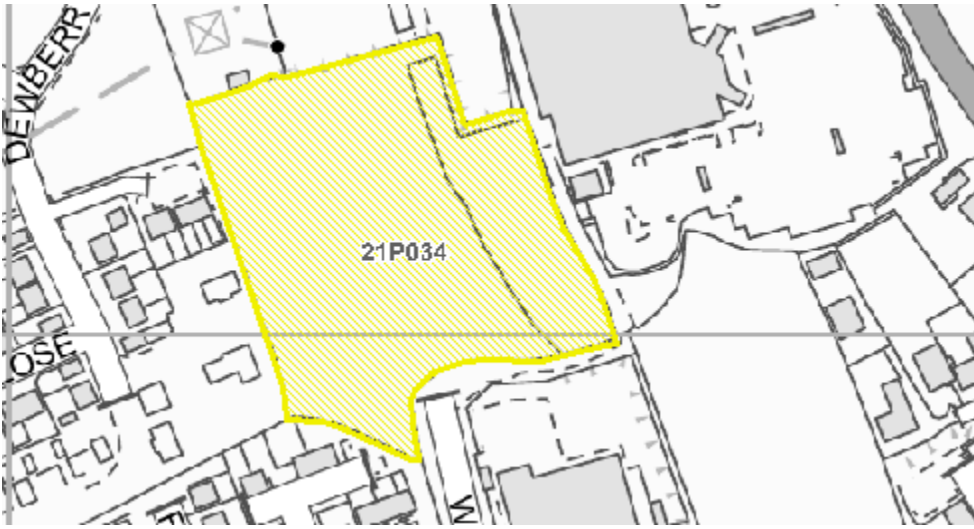


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Land North of Wilkins Drive/PMU
HELAA Reference no.	21P034
Approx. yield	30
	
Suitable	Yes- within Future Growth Area SS2.3
Available	Not clear- has not been actively promoted and likely ransom.
Achievable	Possible ransom and nearby powerlines. However, the site is relatively flat and within a Future Growth Area.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	HELAA panels
Current use	Agriculture / horse grazing
Site description	Land to the north of Wilkins Drive and south of Yalberton Road. Wilkins Drive runs up to the site.
Total site area (ha)	1.5
Developable site area (ha)	1.2
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	No
Housing?	Yes
Employment?	Yes
Other Use?	Class E
Biodiversity- Within SAC/SSSI	Within South Hams SAC GHB Sustenance Zone and Landscape Connectivity Zone – mitigation could be required. Site is surrounded by development on all sides so unlikely to hold great potential for commuting bats.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No

Conclusion	Suitable if available.
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SUITABILITY ASSESSMENT: STAGE B	
Access	Via Wilkin's Drive
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No significant issues
Infrastructure	Edge of urban area. Site infrastructure would be needed. Possible issues relating to overhead power line (and associated plant to the north?)
Landscape	CHARACTER TYPE: 1 ROLLING FARMLAND Area of Local Character: 1N East Yalberton, Moderately Sensitive However, significant development in the vicinity.
Ecology	Cirl Bunting Consultation Zone GCN consultation zone South Hams SAC Sustenance Zone and Landscape Connectivity Zone
Safety related constraints	Power lines appear to run over the site.
Soils (Agricultural Land classification) and contamination	ALC - Excellent (but the agricultural land around it has been developed).
Local Plan	SS2 Future growth area SS1 Strategic delivery area
Neighbourhood Plan	
Development progress (where relevant)	No
Other	
HELAA Panel Summary	Panelists were positive towards this site
Site potential	30 dwellings, if available. Alternatively, the site would be suitable for employment use.

AVAILABILITY ASSESSMENT	
The next 5 years	
A 6-10 year period	30
An 11-15 year period	
Later than 15 years	