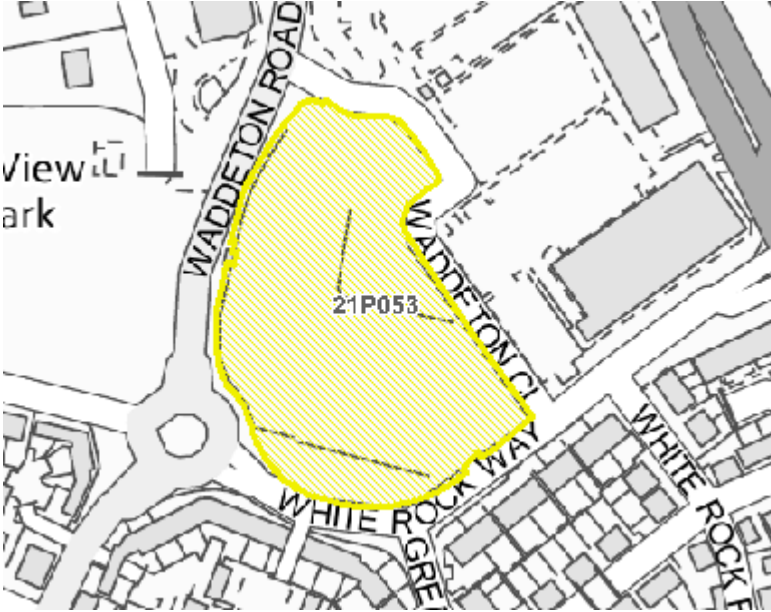


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Land at Local Centre, White Rock, Paignton
HELAA Reference no.	21P053
Approx. yield	121 (55 C3 apartments and a care home comprising 66 C2 units).
	
Suitable	Suitability needs to be assessed with respect to availability of public open space for the White Rock development as a whole.
Available	Yes, subject to there being no significant restrictions arising from planning conditions or S106 agreements from previous planning applications. The site has been promoted by the landowner through the Call For Sites process.
Achievable	Yes.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call For Sites
Current use	Vacant land (although indicated on the indicative master plan for P/2011/0197 predominantly as open space)
Site descriptions	A level area of grass, scrub and trees in a central position within the White Rock development. The site is bounded by Waddeton Road to the west, White Rock Way to the south, and Waddeton Close to the east.
Total site area (ha)	1.2
Developable site area (ha)	0.8 (the western part of the site contains an underground attenuation tank which cannot be built on).
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	0.2ha (25 per cent of the developable area). Potential care home use would contribute to employment.
Other Use?	Care home.
Biodiversity- Within SAC/SSSI	No, although the site is within the Sustenance Zone and Landscape Connectivity Zone of the South Hams SAC for Greater Horseshoe Bats, and the Consultation Zones for Cirl Buntings and for Greater Crested Newts.
Flood Zone 3b	No, although the site is in an area of identified surface water flood risk.

Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B	
Access	Access most likely from Waddeton Close (unadopted road), along the eastern boundary. Bus stop on Waddeton Road along western boundary.
Flood risk, water quality and drainage	The site is in an area of identified surface water flood risk. The western part of the site contains an underground attenuation tank.
Heritage and Archaeology (including distance from assets).	No significant heritage constraints.
Infrastructure	Impact needs to be assessed with respect to availability of public open space for the White Rock development as a whole.
Landscape	While the site is within Landscape Character Types 7 (main cities and towns) and 3B (lower rolling farmed and settled valley slopes), this is likely to be outdated due to subsequent development.
Ecology	Located within the Sustenance Zone and Landscape Connectivity Zone of the South Hams SAC for Greater Horseshoe Bats. The site is located within the Cirl Bunting Consultation Zone. The northernmost part of the site is within the Greater Crested Newt Consultation Zone.
Safety related constraints	No significant safety related constraints.
Soils (Agricultural Land classification) and contamination	Not in agricultural use.
Local Plan	Comitted Deliverable Site (White Rock). Proposed Local Centre (White Rock).
Neighbourhood Plan	Policy PNP21 (White Rock and nearby areas). Policy PNP22 (Western Corridor).
Development progress (where relevant)	While there has been no development progress pertaining specifically to the site itself, the site forms part of the broader White Rock development which is being built out pursuant to the outline consent P/2011/0197 and a large number of subsequent planning applications.
Other	
Site potential	

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale): Mix of residential and specialist accommodation/care home – likely to provide around 60 dwellings (or pro-rata equivalents).	
The next 5 years	
A 6-10 year period	60
An 11-15 year period	
Later than 15 years	