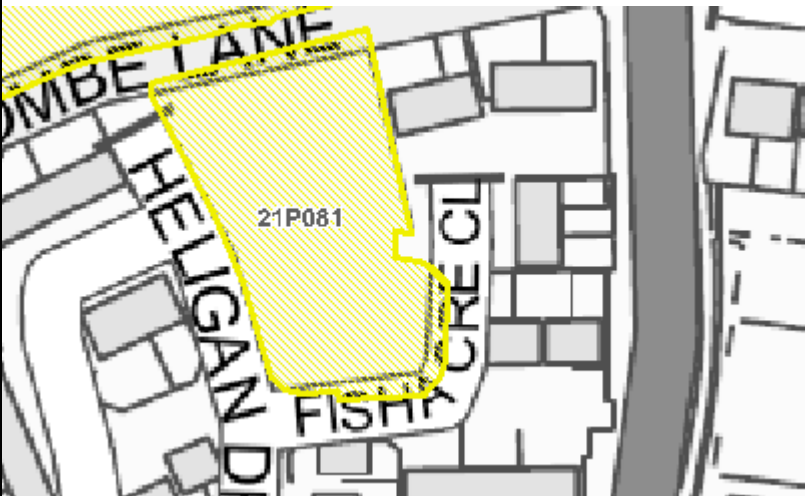


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Land off Fishacre Close, Great Parks
HELAA Reference no.	21P081
Approx. yield	10
	
Suitable	Yes
Available	Unknown
Achievable	Yes
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge sites.
Current use	Grass area – google earth shows some kind of development and parking area on the corner of the site but unclear what this is.
Site descriptions	Grass area within existing housing development. The site is located to the north of Fishacre Close and Luscombe Lane forms the northern boundary.
Total site area (ha)	0.2ha
Gross site area (ha)	0.2ha
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	No
Biodiversity- Within SAC/SSSI	Cirl Bunting consultation zone. Within South Hams SAC sustenance zone. Adjacent to South Hams SAC LCZ.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	None.
Conclusion	Suitable if available.
SUITABILITY ASSESSMENT: STAGE B	
Access	Via Fishacre Close or Heligan Drive

Flood risk, water quality and drainage	N/A
Heritage and Archaeology (including distance from assets).	Archaeology: South of site of settlement enclosure and archaeological finds. Requires programme of archaeological mitigation.
Infrastructure	Drainage, sweage.
Landscape	Urban area.
Ecology	<p>Within South Hams SAC GHB SZ, adjacent to LCZ. Adjacent to Luscombe Lane which may be required to remain dark as of some importance to bats/GHBs</p> <p>Within Cirl Bunting consultation zone. Mitigation may be required if loss of suitable habitat.</p> <p>Greenfield site which falls within the urban area.</p>
Safety related constraints	N/A
Soils (Agricultural Land classification) and contamination	N/A
Local Plan	<p>NC1 – Biodiversity and Geodiversity</p> <p>Policy SS8 – Natural Environment</p> <p>Previously identified as a Local Centre for Great Parks</p>
Neighbourhood Plan	Policy PNP20 – Great Parks
Development progress (where relevant)	<p>No</p> <p>Houses were approved on this area as part of the original consent for 62 dwellings. Unclear why this section was not developed P/1990/1116</p>
Other	
Site potential	Suitable if available

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

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