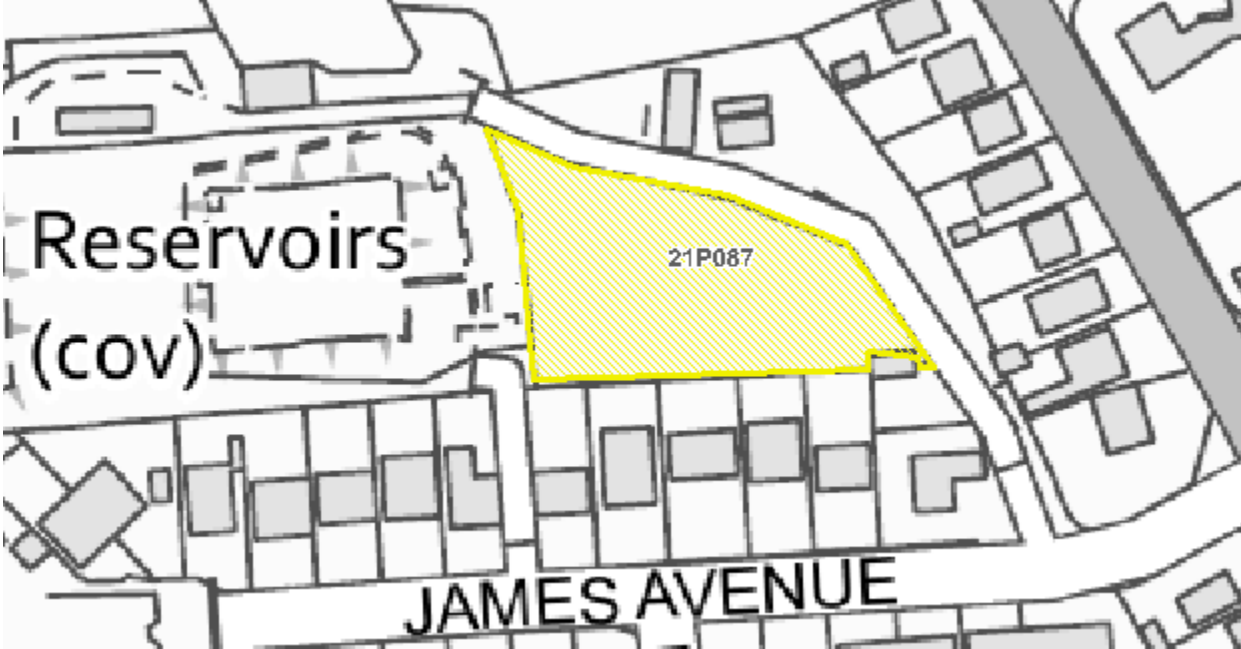


SITE OVERVIEW: Yellow – Minor constraints	
Town	Paignton
Site Name	Land north of James Avenue and east of Reservoir
HELAA Reference no.	21P087
Approx. yield	10
	
Suitable	While the site is located at the northwestern edge of Paignton's settlement boundary, it is within 10mins walk of the Marldon Road Local Centre where there is a neighbourhood shop and post office, and has access to nearby bus stops. Good access to the A380.
Available	While the site has not been formally promoted as part of the Call for Sites process, there has been some very early developer interest in the site.
Achievable	Yes, if available.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Post Panel Addition
Current use	Agriculture/storage
Site description	Undeveloped land to the rear of Nos. 4-14 James Road and to the east of a covered reservoir. The site appears to form part of, and provides access to, the surrounding agricultural land to the northwest. The site comprises of scrub land and also appears to be largely unused aside from general storage and potentially staff accommodation.
Total site area (ha)	Approx. 0.26ha
Developable site area (ha)	

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes

Employment?	Could potentially be used for employment due to proximity to A380 although it's a relatively small site with residential properties along the southern and eastern boundaries.
Other Use?	
Biodiversity- Within SAC/SSSI	The site is within the South Hams SAC GHB Landscape Connectivity Zone, the Cirl Bunting Consultation Zone, and the Greater Crested Newt Consultation Zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	None
Conclusion	

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing site access onto James Avenue at the southeastern corner of the site.
Flood risk, water quality and drainage	No significant constraints.
Heritage and Archaeology (including distance from assets).	Grade II Listed windmill located 200m to the east, although not likely to be a constraint due to distance.
Infrastructure	Located at the edge of the built-up area with proximity to existing infrastructure connections.
Landscape	Area of Local Character 11: South Marldon/Great Parks – Highly sensitive. The site comprises high-lying land on Windmill Hill although not overly visible or exposed due to proximity to residential properties and a covered reservoir. There may be potential for 'rounding off' of the built-up area without significant landscape harm, although this would need to be assessed in detail.
Ecology	The site is within the South Hams SAC GHB Landscape Connectivity Zone, the Cirl Bunting Consultation Zone, and the Greater Crested Newt Consultation Zone.
Safety related constraints	
Soils (Agricultural Land classification) and contamination	Agricultural Land Classification: Grade 3b (moderate limitations) / Grade 3c (moderate to severe limitations)
Local Plan	Countryside Area (Policies C1, NC1)
Neighbourhood Plan	Policy PNP19 (Safeguarding open countryside)
Development progress (where relevant)	None.
Other	
Site potential	10, 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	