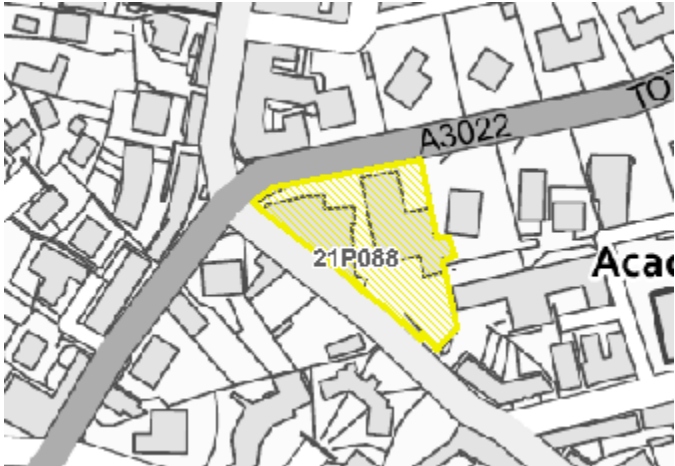


<b>SITE OVERVIEW: Yellow – Minor constraints</b>	
<b>Town</b>	Paignton
<b>Site Name</b>	Former Kia Garage, Totnes Road
<b>HELAA Reference no.</b>	21P088
<b>Approx. yield</b>	25
	
<b>Suitable</b>	Highly sustainable brownfield site located close to the Winner Street area of Paignton's town centre. Suitable subject to any necessary land decontamination (although this may or may not be applicable depending on site investigations).
<b>Available</b>	The site is currently vacant. Availability for redevelopment would need to be confirmed.
<b>Achievable</b>	Yes, if available. Any land contamination issues could have an impact on viability, also noting the limited viability for flatted developments in town centre locations in the current market. Potential for increased costs associated with design due to Conservation Area location?
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Post Panel Addition
<b>Current use</b>	Car dealership (currently vacant)
<b>Site description</b>	Vacant car dealership located on the corner of Fisher Street and Totnes Road close to Paignton's town centre. The property is arranged as two buildings (together comprising 1,500 sq m), the first being a purpose-built car sales showroom with ancillary administration offices and stores. To the rear of the showroom is extensive workshop accommodation and staff welfare facilities. The second building is a covered canopy (previously used for vehicle display), with office, stores and workshops to the rear. To the rear of the site is extensive further parking. The site has a long and prominent frontage onto Totnes Road.
<b>Total site area (ha)</b>	Approx. 0.29ha
<b>Developable site area (ha)</b>	

<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	No
<b>Housing?</b>	Yes, either solely or as part of a mixed use redevelopment.
<b>Employment?</b>	Yes. The site could continue as a car dealership or another employment use.

<b>Other Use?</b>	Affordable housing? Supported living/care home?
<b>Biodiversity- Within SAC/SSSI</b>	No
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	None
<b>Conclusion</b>	

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Existing site access onto Totnes Road as well as onto Fisher Street at the rear of the site.
<b>Flood risk, water quality and drainage</b>	Some surface water flood risk along Fisher Street and Totnes Road.
<b>Heritage and Archaeology (including distance from assets).</b>	Located within the Old Paignton Conservation Area. The site forms part of the immediate setting of Grade II listed buildings at the corner of Totnes Road and Winner Street (4 Winner Street, Belgrave House, 38-42 Totnes Road) as well as at the opposite corner of Totnes Road and Fisher Street (47 Totnes Road, including wall and railing). A number of other listed buildings within the broader area. Potential for heritage gain through redevelopment due to the current utilitarian appearance of the site.
<b>Infrastructure</b>	Located within the built-up area with existing infrastructure connections.
<b>Landscape</b>	Area of Local Character Type 9: Main Cities and Towns.
<b>Ecology</b>	Located within the Cirl Bunting Consultation Zone and the Greater Crested Newt Consultation Zone, although not likely to be a constraint due to urban location. Need for a bat and bird survey.
<b>Safety related constraints</b>	Proximity to junction of Totnes Road, Fisher Street and Winner Street.
<b>Soils (Agricultural Land classification) and contamination</b>	Urban site. Some potential for contaminated land due to previous car dealership use.
<b>Local Plan</b>	Community Investment Area (Policy SS11) – resists HMOs and large numbers of small self-contained flats.
<b>Neighbourhood Plan</b>	Town Centre (Policy PNP2) – supports increased residential accommodation and retail growth, emphasizes issues such as design, greening, heritage, flood risk and sustainable transport.
<b>Development progress (where relevant)</b>	None.
<b>Other</b>	The site is currently vacant but is being marketed for commercial use. Suitability of the site is dependent on whether or not the site remains vacant and whether a new commercial tenant is secured.
<b>Site potential</b>	

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	25
An 11-15 year period	
Later than 15 years	