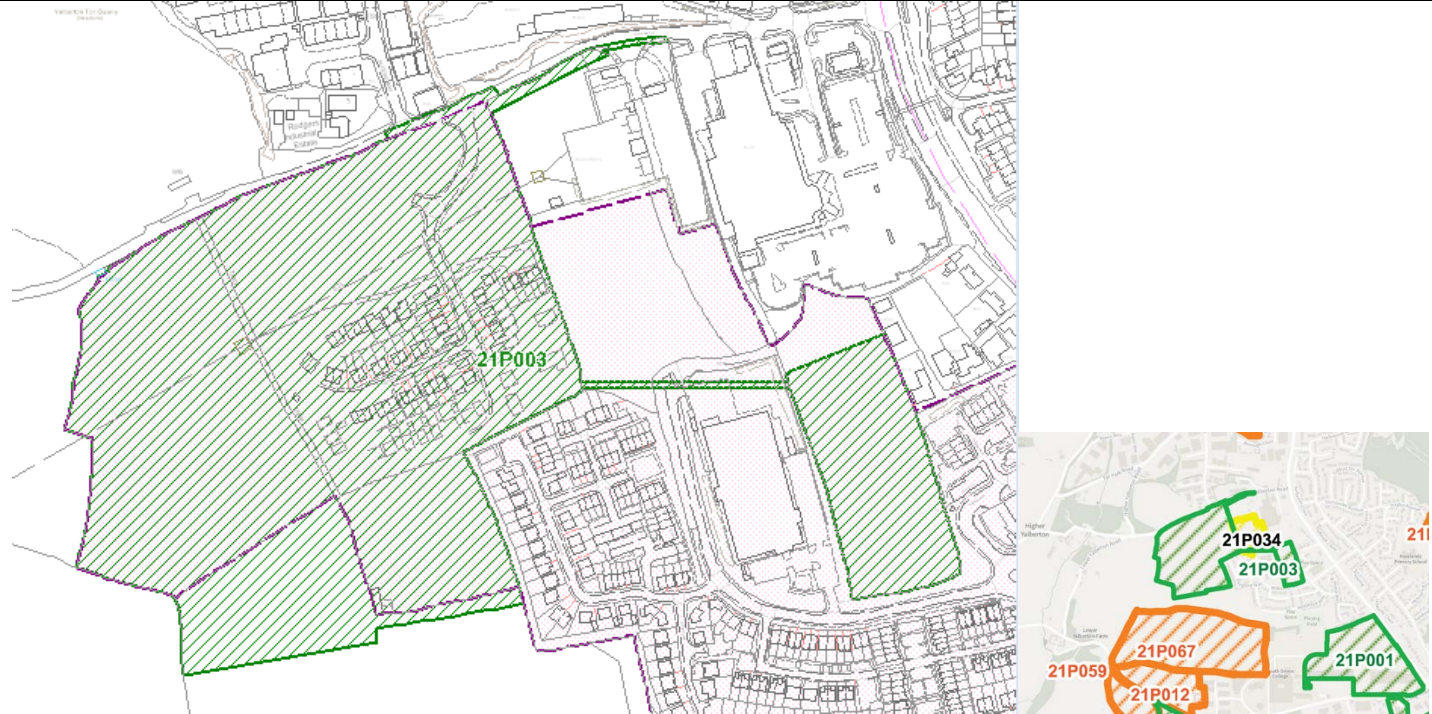


SITE OVERVIEW - GREEN	
Town	Paignton
Site Name	Land South of Yalberton Road (Berry Acres)
HELAA Reference no.	21P003
Approx. yield	182
	
Suitable: How the principle of development is established	The site has consent for a mixed use phased development including 187 dwellings – see outline consent P/2014/0983 as varied by subsequent S73 applications, and reserved matters consent P/2019/0173. (5 dwellings have already been built out.)
Available: Any change in circumstances since principle established	Yes, still available. There are currently two live discharge of conditions applications (CN/2021/0038 and CN/2021/0040) which were submitted on 29 March 2021.
Achievable	Yes.
Customer Reference no.	
Current use	Open fields currently undergoing development.
Site description	The site comprises two parcels of land, a 10.16ha parcel to the south of Yalberton Road and west of an electricity substation, and a 1.31ha parcel (which is to be employment land as per the permissions for the site) to the south of the Yalberton Road Sainsbury's, east of Torbay Pharmaceuticals, and north of Wilkins Drive. The parcels comprise of open fields with hedgerows. Residential development is underway on the larger parcel of land on the south side of Yalberton Road, with 5 dwellings completed.
Total site area (ha)	Approximately 11.47ha.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	182
A 6-10 year period	
An 11-15 year period	
Later than 15 years	