

SITE OVERVIEW - GREEN	
<b>Town</b>	Paignton
<b>Site Name</b>	Land off Brixham Road (Devonshire Park)
<b>HELAA Reference no.</b>	21P001
<b>Approx. yield</b>	255
<b>Suitable: How the principle of development is established</b>	<p>The site has outline consent for a mixed use development including up to 255 dwellings (see P/2014/0947, as varied by subsequent S73 applications and reserved matters consent P/2018/0053).</p> <p>The site forms part of the Brixham Road Future Growth Area in terms of the Torbay Local Plan.</p>
<b>Available: Any change in circumstances since principle established</b>	Yes, the site appears to still be available. The site is subject to a live reserved matters application P/2019/0278 (which relates to the appearance, landscaping, layout and scale for up to 255 dwellings) submitted in March 2019.
<b>Achievable</b>	Yes.
<b>Customer Reference no.</b>	
<b>Current use</b>	Retail in the southern part of the site, with the rest of the land having been cleared and currently vacant.
<b>Site description</b>	The site comprises the land between Brixham Road (which forms the eastern boundary), Long Road (which forms the southern boundary), Western Business Park and the residential development at Mimosa Way (which are to the north), and South Devon College (which is to the west). Formerly the Neotel site, the land has been cleared and the southern part of the site is under construction with a large retail development fronting onto Long Road having been completed.
<b>Total site area (ha)</b>	Approximately 9.78ha.

#### AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

The next 5 years	110
A 6-10 year period	145
An 11-15 year period	
Later than 15 years	