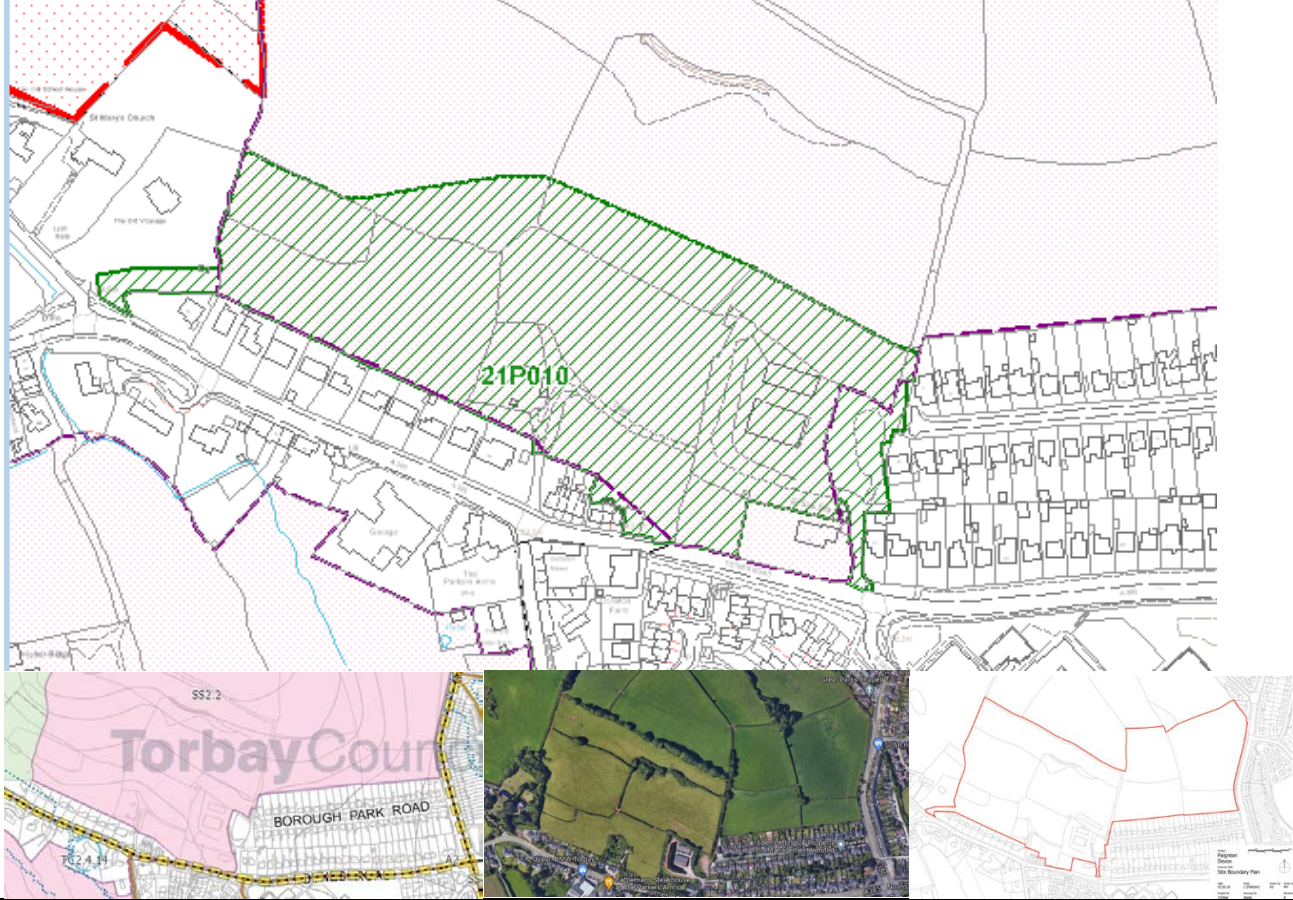


SITE OVERVIEW - GREEN	
Town	Paignton
Site Name	Land to the North of Totnes Road (Bloors)
HELAA Reference no.	21P010
Approx. yield	100
	
Suitable: How the principle of development is established	<p>Yes</p> <p>P/2019/0281- Outline Application - Development of up to 100 dwellings, including affordable and market housing. Associated landscaping, open space, drainage, and highways infrastructure at Land North of Totnes Road together with new access onto Totnes Road. – Approved</p> <p>In terms of the Local Plan the site is identified as part of the wider Collaton St Mary (Paignton North and West Area) Future Growth Area and is also a site identified for housing within the Collaton St Mary Masterplan. (Policy SS2)</p>
Available: Any change in circumstances since principle established	Yes
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Planning Permission
Current use	Field/agricultural land
Site description	The application site sits to the north of the Totnes Road (A385) and encompasses approximately 18 hectares of what is largely fields, but includes an element of previously developed (brownfield) land of approximately 1 hectare that holds two existing buildings and areas of hardstand. The field

Torbay HELAA 2021: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

	system within the site boundary is broken down into 9 fields of varying size. The western part of the site sits behind residential properties along Totnes Road, where 5 fields rise to north towards a hedge and tree lined hilltop.
Total site area (ha)	Approx. 18ha

AVAILABILITY ASSESSMENT Reasonable prospect of delivery (timescale):	
The next 5 years	80
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	