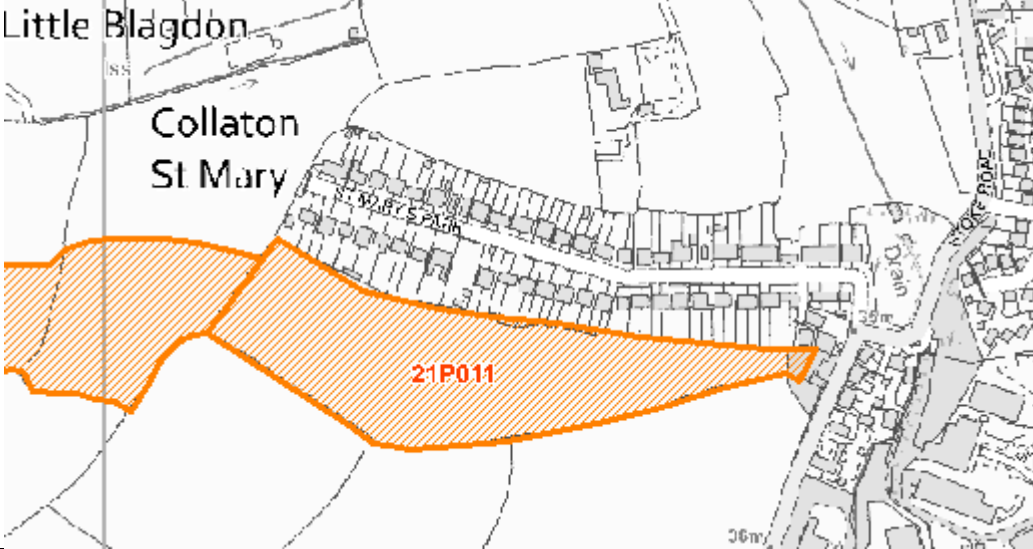


SITE OVERVIEW: Amber sites – significant constraints	
Town	Paignton
Site Name	South of St Marys Park, Collaton St Mary
HELAA Reference no.	21P011
Approx. yield	40
	
Suitable	<p>Significant constraints – landscape impact. Poor access from Stoke Road. Access would need to come from completed development at Collaton St Mary. Therefore, the site is unlikely to be accessible in the short or medium term.</p> <p>Archaeology: Some potential. May require programme of archaeological mitigation.</p>
Available	Has previously been promoted to the former Local Plan
Achievable	The site is not flat and there would be deliverability constraints.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Legacy site – promoted to Local Plan in 2015.
Current use	Agriculture
Site Description	Land south of St Marys Park, Stoke Road Collaton St Mary
Total site area (ha)	3.4 (1037sqm /0.1 ha)
Developable site area (ha)	

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	Possibly
Housing?	Yes
Employment?	No
Other Use?	No
Biodiversity- Within SAC/SSSI	Could be significant – Greater Horseshoe bat sustenance zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Access would be very difficult. Stoke Road is narrow with a sharp bend. Would probably need to be accessed from proposed development at Collaton St Mary, which will only be possible in the longer term.
Flood risk, water quality and drainage	Only on Stoke Road.
Heritage and Archaeology (including distance from assets).	Would need archaeological investigation. Medieval enclosures.
Infrastructure	Drainage and highways issues.
Landscape	1M West Yalberton Rolling Farmland– Highly Sensitive.
Ecology	Greater Horseshoe Bat Sustenance zone, cirl bunting habitat.
Safety related constraints	Poor access
Soils (Agricultural Land classification) and contamination	Agricultural land (5 Very severe limitations)
Local Plan	Countryside Area
Neighbourhood Plan	PNP1(a) Rural Character Area, PNP19 Safeguarding Open Countryside.
Development progress (where relevant)	No
Other	Site is not flat, and access/ drainage difficulties are likely to reduce the achievability for affordable housing.
HELAA Panel Summary	
Site potential	40 but only in the long term.

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

The next 5 years	
A 6-10 year period	
An 11-15 year period	
Later than 15 years	40