

SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Lower Yalberton Holiday Park, Long Road.
HELAA Reference no.	21P012 T768 (part of site)
Approx. yield	50 as half of the site with employment on the other half (a broader site encompassing 21P067 and 21P059 were together promoted for 350)
Suitable	Countryside area and biodiversity issues. Developing the site would extend the built-up area into the rural hinterland, so treat as "significant constraints." But the site appears to have fewer issues than other amber sites. Likely to be suitable as part of a mixed-use development.
Available	Yes- has been promoted.
Achievable	Relatively flat and accessible from Long Road.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call for Sites and former 'Below the line' site
Current use	Camp site
Site descriptions	Land to the west of Yalberton/South Devon College. Bounded by Long Road to the south and Lower Yalberton Road to the west. This proforma relates just to the camp site. The adjacent land being promoted is 21P067
Total site area (ha)	4.7
Developable site area (ha)	

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	Yes
Housing?	Yes
Employment?	Yes- as part of mixed-use development
Other Use?	
Biodiversity- Within SAC/SSSI	Camp site with hedge rows. Cirl buntings and Greater Horseshoe Bat Sustenance Zone.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Likely to be suitable for development – most suited to employment, possibly as part of a mixed-use development
SUITABILITY ASSESSMENT: STAGE B	
Access	From Long Road (existing access but upgrading would be required).
Flood risk, water quality and drainage	No

Heritage and Archaeology (including distance from assets).	Not likely to be significant. Archaeology: Potential for prehistoric archaeology. Requires evaluation to inform design and archaeological mitigation.
Infrastructure	Edge of urban area. No significant issues, but site infrastructure would be needed. Well related to facilities on the west of Paignton.
Landscape	Less significant issues than surrounding countryside
Ecology	Cirl buntings. Adjacent to Yalberton wildlife site.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Currently in use as a camp site. Topography may limit usefulness for agriculture. A mix of very good, moderate, and other Agricultural Land classification
Local Plan	Countryside Area (C1) Mineral Safeguarding Area
Neighbourhood Plan	PNP1 (a) Rural Character Area, PNP19 Safeguarding open countryside.
Development progress (where relevant)	Promoted by housebuilder to the HELAA.
Other	Mineral safeguarding area. Steep topography.
HELAA Panel Summary	
Site potential	Circa 50 dwellings as part of a mixed-use development with employment on the site adjacent to employment uses.

AVAILABILITY ASSESSMENT

The site promoter(s) has confirmed that the site will be available for development within:

The next 5 years	
A 6-10 year period	50
An 11-15 year period	
Later than 15 years	