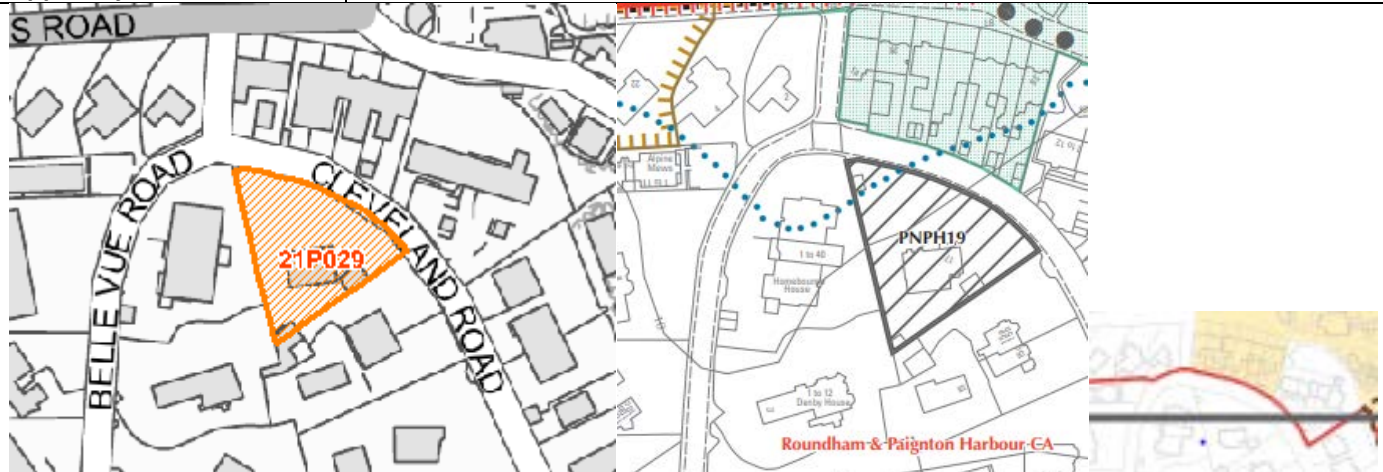


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Angleside House, 17 Cleveland Road
HELAA Reference no.	21P029 PNP19 T718
Approx. yield	10
	
Suitable	Roundham CA. Included in 2013 SHLAA and identified as a site for the PNP, but not allocated in the PNP.
Available	Most recent history is 2017- not clear if development is being promoted.
Achievable	Previous SHLAA indicated that 24 apartments could be achievable. Application P/2017/0445 for 22 retirement apartments was withdrawn. However, due to current lack of viability of apartments, 10 dwellings may be more achievable.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Local Plan identified site/ Knowledge site
Current use	Substantial building split into 2 dwellings with basement flat and maisonette above (see P/2015/0283)
Site Description	Detached building, on south side of Cleveland Road close to intersection with Belle Vue Road.
Total site area (ha)	0.24
Developable site area (ha)	

SUITABILITY ASSESSMENT: STAGE A

Strategic potential	No
Housing?	Not a strategic site
Employment?	No
Other Use?	Other residential related uses.
Biodiversity- Within SAC/SSSI	Limited to grounds – building in built up area.
Flood Zone 3b	No – the edge of the site is at the extremity of Flood Risk Zone 3.
Other NPPF Showstoppers (not policy constraints)	No.
Conclusion	Sustainable relatively small urban site.

SUITABILITY ASSESSMENT: STAGE B

Access	Existing access onto Cleveland Road.
Flood risk, water quality and drainage	The NW edge of the site is just within Flood Risk Zone 3
Heritage and Archaeology (including distance from assets).	Roundham and Paignton Harbour Conservation Area
Infrastructure	No
Landscape	Not significant- site within the built up area.
Ecology	Not significant
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Not applicable.
Local Plan	LP -PNPH19 identified site as suitable for allocation in PNP
Neighbourhood Plan	No specific policies (just outside PNP2 Town Centre and PNP12 Getting around)
Development progress (where relevant)	No
Other	
Site potential	Urban site, but not clear if currently being promoted.

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):
Unlikely to come forward

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