

SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land R/O 24 Grange Road, Paignton
HELAA Reference no.	21P039
Approx. yield	24
Suitable	Yes
Available	Yes – promoted by TDA
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	TDA Sites
Current use	Scrub Land
Site descriptions	Area of Scrub Land adjoining Roselands Road to the north. The remaining site boundaries are formed by Grange Road and Fairlawns Park.
Total site area (ha)	1
Developable site area (ha)	0.8
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	Tourism (holiday Park), C2
Biodiversity- Within SAC/SSSI	Within Cirl bunting consultation zone – mitigation may be required Within S Hams SAC GHB SZ and LCZ – mitigation may be required
Flood Zone 3b	No – abuts flood zone 3b and area prone to SW flooding adjacent to site.
Other NPPF Showstoppers (not policy constraints)	170. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)
Conclusion	Sensitively designed development of part of the site could be suitable. Mitigation/compensation would be required.

SUITABILITY ASSESSMENT: STAGE B	
Access	Via Grange Road – public highway – unclassified.
Flood risk, water quality and drainage	N/A
Heritage and Archaeology (including distance from assets).	No significant heritage constraints. Archaeology: Former marsh. Palaeoenvironmental potential. Requires evaluation.
Infrastructure	Access would need to be created.
Landscape	ULPA Policy C5 Torbay (abuts LCA 3J Clennon Valley)
Ecology	Within Cirl bunting consultation zone – mitigation required Within S Hams SAC GHB LCZ – mitigation required Policy C5 - Clennon Hill/Roselands Valley Urban Landscape Protection Area.
Safety related constraints	N/A
Soils (Agricultural Land classification) and contamination	N/A
Local Plan	Policy C5 - Development within Urban Landscape Protection Areas (ULPAs), as shown on the Policies Map, will only be permitted where: 1. It does not undermine the value of the ULPA as an open or landscaped feature within the urban area; and 2. It makes a positive contribution to the urban environment and enhances the landscape character of the ULPA. Policy NC1, SS8
Neighbourhood Plan	No specific policies which refer to this site
Development progress (where relevant)	No
Other	Part of site appears to be steep.
HELAA Panel Summary	Marketable site, recognized landscape and ecological issues but did not view these as insurmountable
Site potential	24

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	24
An 11-15 year period	
Later than 15 years	