


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Plot 1 and 2 Totnes Road Paignton TQ4 7PT
HELAA Reference no.	21P041
Approximate Yield	8
	
Suitable	On the edge of the Future Growth Area in the Local Plan, but outside it in the PNP. There is development to the west (South Hams side) of the site.
Available	Has been promoted
Achievable	Some on site difficulties e.g., with access, but appears to be achievable.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Call for Sites 2021
Current use	Field
Site description	Land south of Totnes Road, to the west of Beechdown Farm, Collaton St Mary
Total site area (ha)	0.2ha / 0.55acres
Developable site area (ha)	0.18ha
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	No
Housing	Yes
Employment?	Too small for mixed use development
Other Use	
Biodiversity- Within SAC/SSSI	Cirl Bunting mitigation likely to be needed.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B	
Access	Via A385 Totnes Road. However, there is a need to avoid a proliferation of additional accesses.
Flood risk, water quality and drainage	Not shown within an identified flood risk area. Surface water drainage issues in Collaton St Mary.
Heritage and Archaeology (including distance from assets).	No
Infrastructure	Highways (noted above), Drainage infrastructure is likely to be needed.
Landscape	Not open Countryside. Rural Character Area PNP1(a) of the Paignton Neighbourhood Plan.
Ecology	Cirl bunting mitigation likely to be needed.
Safety related constraints	Need to avoid a proliferation of accesses onto Totnes Road. Access to Plot 2 likely to be through plot 1.
Soils (Agricultural Land classification) and contamination	
Local Plan	Within the Collaton St Mary Future Growth Area (SS2)
Neighbourhood Plan	Rural Character Area PNP1(a) of the Paignton Neighbourhood Plan
Development progress (where relevant)	Pre-app stage.
Other	
Site potential	8

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	8
An 11-15 year period	
Later than 15 years	