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policy constraints)	Other NPPF	No	
	Showstoppers (not		
Conclusion	policy constraints)		
	Conclusion		

Torbay HELAA 2021: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

SUITABILITY ASSESSMENT: STAGE B

Access	Via A385 Totnes Road. However, there is a need to avoid a proliferation of additional
	accesses.
Flood risk, water	Not shown within an identified flood risk area. Surface water drainage issues in Collaton
quality and drainage	St Mary.
Heritage and	No
Archaeology	
(including distance	
from assets).	
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	Need to avoid a proliferation of accesses onto Totnes Road. Access to Plot 2 likely to be
constraints	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	Pre-app stage.
progress (where	
relevant)	
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	