

<b>SITE OVERVIEW: Amber – significant constraints</b>	
<b>Town</b>	Paignton
<b>Site Name</b>	Land adjacent Bona Vista Holiday Park, Totnes Road, Paignton
<b>HELAA Reference no.</b>	21P042 T741
<b>Approx. yield</b>	20
<b>Suitable</b>	The site is located approximately 100m west of the edge of the Totnes Road (Collaton St Mary) Future Growth Area, is outside of the existing settlement boundary, and is not in a particularly sustainable location with respect to local amenities.
<b>Available</b>	Yes. The site has been promoted by the landowner through the Call For Sites process.
<b>Achievable</b>	Yes. The presence of power cables extending across the eastern part of the site limits the number of dwellings that would be achievable.
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Call For Sites 2021
<b>Current use</b>	Agriculture
<b>Site descriptions</b>	Open field to the south of Totnes Road, to the east of Bona Vista Holiday Park, and to the west of the lane serving Newbarn Farm. The southwestern part of the site slopes fairly steeply downhill towards the southwestern boundary where there is a hedgerow and a small stream. Power cables extend along the eastern and northeastern parts of the site.
<b>Total site area (ha)</b>	4.18
<b>Developable site area (ha)</b>	2.5
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	
<b>Other Use?</b>	Potential for including a local shop as part of residential development?
<b>Biodiversity- Within SAC/SSSI</b>	No – but issues relating to curlew and greater horseshoe bats possible

<b>Flood Zone 3b</b>	While the vast majority of the site is not in a flood risk area, the small stream along the southwestern boundary of the site is identified on the Environment Agency flood risk maps.
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Potential for 20 dwellings but significant constraints

#### SUITABILITY ASSESSMENT: STAGE B

<b>Access</b>	Access from Totnes Road (A385). There are existing access lanes onto Totnes Road at the northeastern and northwestern corners of the site.
<b>Flood risk, water quality and drainage</b>	While the vast majority of the site is not in a flood risk area, the small stream along the southwestern boundary of the site is identified on the Environment Agency flood risk maps.
<b>Heritage and Archaeology (including distance from assets).</b>	Blagdon Manor (Grade II*) is located approximately 450m to the east. Archaeology: Proximity to prehistoric or Romano-British settlement. Requires evaluation and archaeological mitigation.
<b>Infrastructure</b>	The site is located some distance away from any shops, schools, or other amenities.
<b>Landscape</b>	Countryside Area. Landscape Character Type 3A - Upper farmed and wooded valley slopes.
<b>Ecology</b>	Located within the Landscape Connectivity Zone of the South Hams SAC for Greater Horseshoe Bats. The site is located within the Cirl Bunting Consultation Zone and comprises potential Cirl Bunting habitat – would need to be surveyed.
<b>Safety related constraints</b>	Power cables extend along the eastern and north eastern parts of the site.
<b>Soils (Agricultural Land classification) and contamination</b>	Possibly best and most versatile agricultural land
<b>Local Plan</b>	Policy C1 - Countryside Area, outside of Future Growth Area. (The Totnes Road/Collaton St Mary Future Growth Area is approximately 100m to the east.)
<b>Neighbourhood Plan</b>	PNP1 (a) Rural Character Area, PNP19 Safeguarding open countryside
<b>Development progress (where relevant)</b>	None
<b>Other</b>	Impact on A385
<b>HELAA Panel Summary</b>	Not a sustainable location, lack of facilities. Sites subject to restrictive covenants & topography challenging?
<b>Site potential</b>	20

#### AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	