

<b>SITE OVERVIEW: Amber– significant constraints</b>	
<b>Town</b>	Paignton
<b>Site Name</b>	Land adjacent Beechdown Farm Bungalow, Totnes Road, Paignton
<b>HELAA Reference no.</b>	21P043
<b>Approx. yield</b>	10
<b>Suitable</b>	Suitably needs to be assessed. The site is located approximately 90m 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, although the presence of power cables close to the western boundary of the site may limit 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
<b>Current use</b>	Agriculture
<b>Site descriptions</b>	Open field with an agricultural barn to the south of Totnes Road, to the west of the small group of buildings at Beechdown Farm, and to the east of the lane serving Newbarn Farm. Power cables extend close to the western boundary of the site.
<b>Total site area (ha)</b>	0.46
<b>Developable site area (ha)</b>	0.40
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	None
<b>Biodiversity- Within SAC/SSSI</b>	No, but site is located within the Landscape Connectivity Zone of the South Hams SAC for Greater Horseshoe Bats, and within the Cirl Bunting Consultation Zone.
<b>Flood Zone 3b</b>	No

<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Access from Totnes Road (A385) potentially via the unadopted access lane serving Newbarn Farm.
<b>Flood risk, water quality and drainage</b>	No significant constraints.
<b>Heritage and Archaeology (including distance from assets).</b>	No significant historic environment issues. Blagdon Manor (Grade II*) is located approximately 410m 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 close to the western boundary of the site.
<b>Soils (Agricultural Land classification) and contamination</b>	Grade 2
<b>Local Plan</b>	Policy C1 - Countryside Area, outside of Future Growth Area. (The Totnes Road/Collaton St Mary Future Growth Area is approximately 90m 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 (Totnes Road)
<b>HELAA Panel Summary</b>	Not a sustainable location, lack of facilities. Sites subject to restrictive covenants & topography challenging?
<b>Site potential</b>	

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