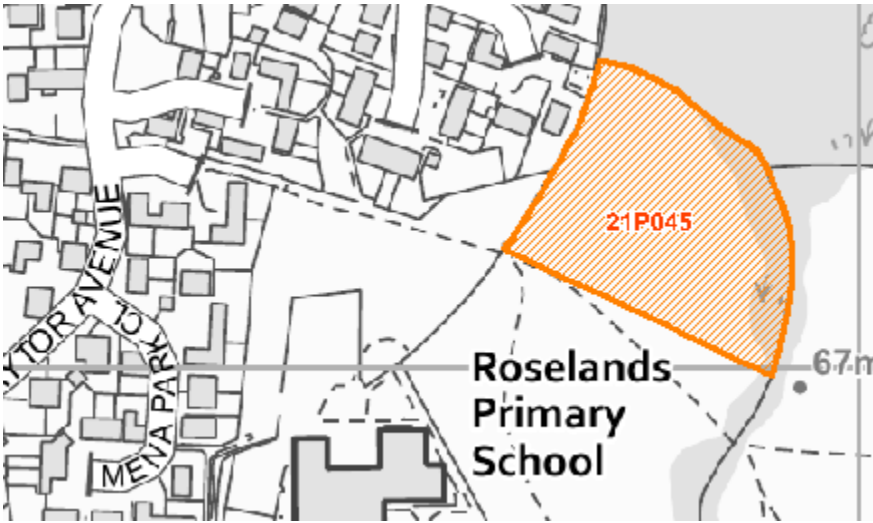


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Field off Haytor Avenue
HELAA Reference no.	21P045 T854 (rejected)
Approx. yield	20
	
Suitable	Impact on public open space. Cumulative impact with proposed enclosure of adjacent land for Roselands Primary School. Would extend development further into the undeveloped area. Treat as a significant constraint.
Available	Council owned site, so could be developable
Achievable	Site with existing access.
Customer Ref. no.	
Source of Site (call for sites, Local Plan allocation etc.).	ULPA/ Council owned site
Current use	Public open space
Site descriptions	Open land on to the east of Haytor Avenue. The land forms the top part of Clennon Valley abuts a PROW PN3
Total site area (ha)	0.8ha
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	No
Housing?	Yes
Employment?	No
Other Use?	Education/playing field
Biodiversity- Within SAC/SSSI	No – but some issues. See below
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	No

Conclusion	
SUITABILITY ASSESSMENT: STAGE B	
Access	From Haytor Avenue
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No significant issues. Archaeology: Some potential. May require programme of archaeological mitigation.
Infrastructure	Edge of built up area
Landscape	Urban Landscape Protection Area
Ecology	Unlikely to be significant. Part of Local Wildlife Site (CWS/LWS/OSWI). Trees on edge of site could be protected.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Not agricultural land
Local Plan	ULPA Policy C5
Neighbourhood Plan	PNP25 Clennon Valley
Development progress (where relevant)	No
Other	Impact on school land Loss of public open space – alternative provision would need to be made under paragraph NPPF99. This test is unlikely to be met. N.B some land adjacent is proposed for inclusion into school playing field P/2021/0208.
HELAA Panel Summary	Site viewed as a challenge to deliver due to potential lack of public support for loss of green space
Site potential	20. But loss of public open space.

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	20
An 11-15 year period	
Later than 15 years	