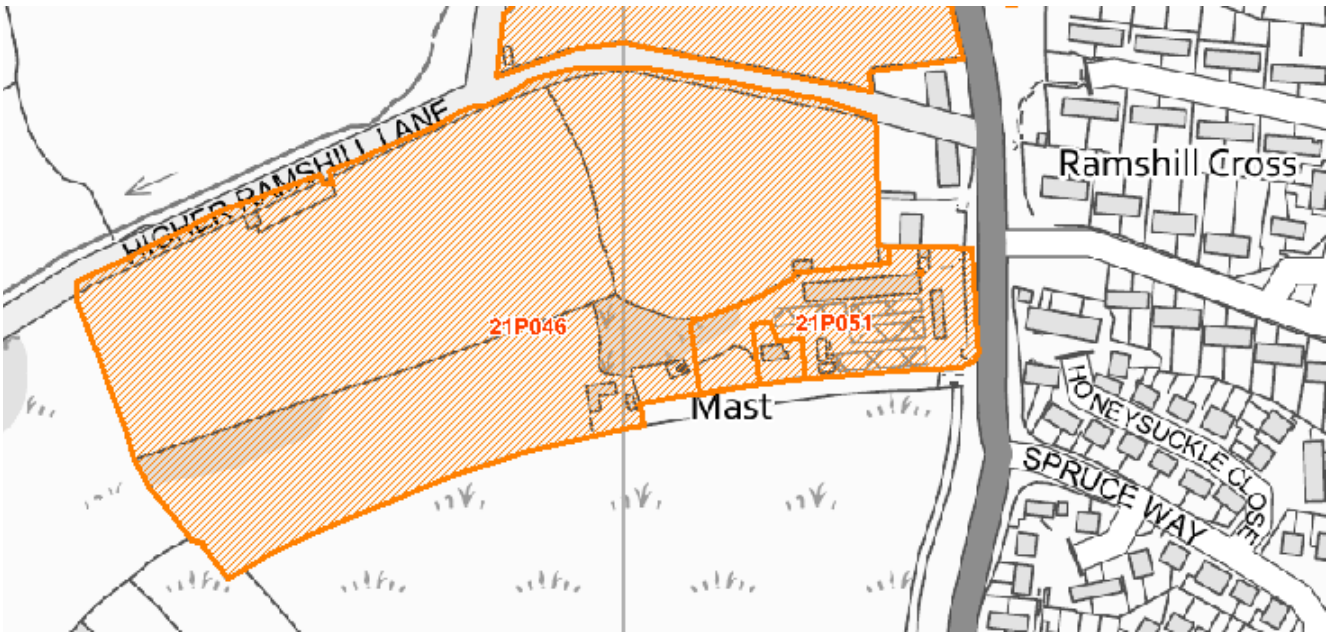


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land around Hilltop Nursery, N of Great Parks, Kings Ash Road Paignton; south of Higher Ramshill Lane.
HELAA Reference no.	21P046 Not assessed at 2013 SHLAA
Approx. yield	100
	
Suitable	If it is suitable for development
Available	Has not been promoted, but uplift in value for residential use is likely to make the site desirable, if considered to be suitable.
Achievable	The site has access difficulties and is not level, which will affect viability.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site/Broad location.
Current use	Agricultural. (N.B. The Nursery site is being assessed separately)
Site description	Two fields to the West of Hilltop Nursery, Kings Ash Road. The area is bounded by Higher Ramshill Road to the North and woodland to the West.
Total site area (ha)	4.03ha
Developable site area (ha)	2.41ha
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	Subject to landscape impact.
Other Use?	No
Biodiversity- Within SAC/SSSI	Yes – County Wildlife Site, Cirl Buntings. GHB landscape connectivity zone.
Flood Zone 3b	No- but part of site in FZ3
Other NPPF Showstoppers (not policy constraints)	No

Conclusion	Need detailed site assessment
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SUITABILITY ASSESSMENT: STAGE B	
Access	Would probably need to come from access at Hilltop Nursery/Great Parks Phase 2. Access onto Higher Ramshill Lane unlikely to be practical.
Flood risk, water quality and drainage	Flood Risk Zone 2 and 3. Flooding issue on Northern side of the site.
Heritage and Archaeology (including distance from assets).	No significant heritage constraints. Archaeological potential needs to be assessed and evaluated.
Infrastructure	Close to built-up area. Is likely to need to plug in to infrastructure from Great Parks Phase 2, which may create site assembly and ransom issues.
Landscape	Countryside area. Landscape Character Assessment 1 South Marldon/Great Parks: highly sensitive, conserve. Need to assess on site. The land slopes downwards to the north. The impact on the wider Westerland valley will be an important consideration.
Ecology	Likely to be significant – County Wildlife Site, Cirl Buntings. GHB landscape connectivity zone.
Safety related constraints	No.
Soils (Agricultural Land classification) and contamination	Agricultural land.
Local Plan	C1 Countryside Area NC1 CWS
Neighbourhood Plan	PNP1(a) Rural Character Area, PNP19 Safeguarding open countryside, PNP20 Great Parks – Green Route linking Community Park to the Westerland Valley is shown.
Development progress (where relevant)	No residential applications. P/2018/0135 and DE/2018/0080 Ten dwellings – relates to Hilltop Nursery. Relate to the adjacent site. Various applications for telecommunications apparatus P/2020/1200. P/2004/1655 The Westerland Valley was considered unsuitable for Stage 3A of the Ring Road in the 1990s (both a Valley and Plateau Route). The current site appears to be close to the former Plateau Route.
Other	Telecommunication mast on the southeast of the site.
HELAA Panel Summary	Topography could be an issue. Possible issues with land ransoms
Site potential	100

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale): If considered suitable, then likely to be some site assembly /access issues due to relationship with Great Parks Phase 2.	
The next 5 years	0
A 6-10 year period	50
An 11-15 year period	50
Later than 15 years	