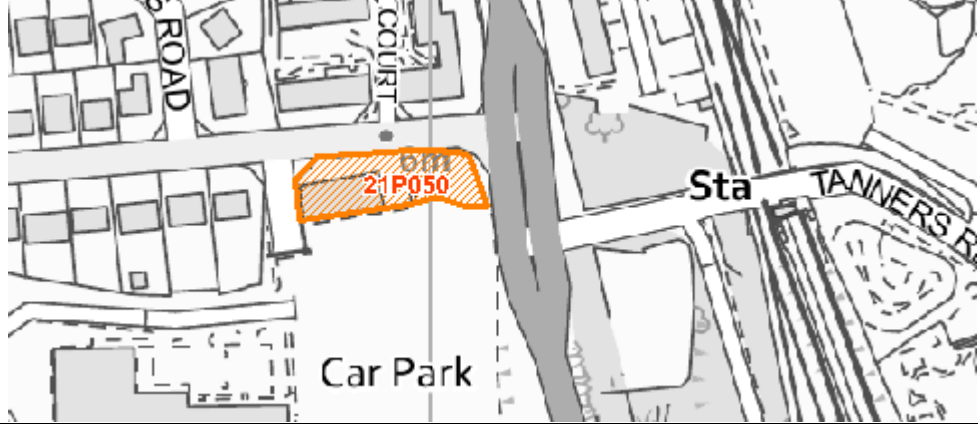


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Clennon Valley Car Park (northern part), Penwill Way
HELAA Reference no.	21P050
Approx. yield	6
	
Suitable	yes
Available	Yes (subject to re-location if existing uses)
Achievable	yes
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Council car park. (BTL)
Current use	Car park associated with leisure centre
Site description	Northern part of the Clennon Valley Leisure Centre car park fronting Dartmouth Road, with access from Penwill Way
Total site area (ha)	0.15
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	No
Housing?	6 (row of town houses or apartments).
Employment?	Less suitable
Other Use?	Leisure/recreation
Biodiversity- Within SAC/SSSI	No – car park
Flood Zone 3b	No (but some flooding issues)
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B

Access	Either from Penwill Way (which may create conflict with the leisure centre parking) or via Dartmouth Road.
Flood risk, water quality and drainage	Site is partly Flood Risk Zone 2 and partly 3. Surface water flooding issues. Flood risk greater on south of the site.
Heritage and Archaeology (including distance from assets).	No significant issues
Infrastructure	Flooding.
Landscape	No significant issues
Ecology	No significant issues – brownfield car park
Safety related constraints	Conflict on car park between residents and leisure centre users/vehicles
Soils (Agricultural Land classification) and contamination	No agricultural land
Local Plan	SC2.3 Enhanced Sports Facilities at Clennon Valley (covers whole leisure centre).
Neighbourhood Plan	PNP25
Development progress (where relevant)	None
Other	<p>Impact on leisure centre and parking. A resultant parking shortfall will push centre users onto nearby residential streets.</p> <p>The most suitable area for housing is the shooting range building to the north of the site (where the flood risk is lower), which would require relocation of the shooting club.</p> <p>Any redevelopment would need to be subject to a corporate decision about the loss of parking for the leisure centre, and relocation of the shooting club.</p>
Site potential	6

AVAILABILITY ASSESSMENT

Council owned car park, but included as a significantly constrained site as some development could be achieved without significant loss of parking.

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