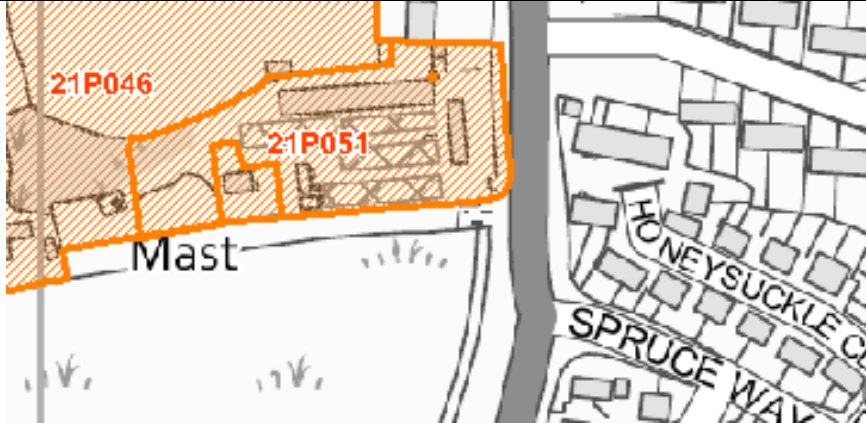


<b>SITE OVERVIEW: Amber – significant constraints</b>	
<b>Town</b>	Paignton
<b>Site Name</b>	Hilltop Nursery
<b>HELAA Reference no.</b>	21P051
<b>Approx. yield</b>	10 (on Nursery site only). For development of wider site see 21P046.
	
<b>Suitable</b>	Yes
<b>Available</b>	Promoted in 2018: so appears to be available.
<b>Achievable</b>	There is an existing value of the site as a nursery which may affect achievability. However, the uplift in value is likely to make thew site viable.
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Withdrawn applications
<b>Current use</b>	Nursery
<b>Site descriptions</b>	Hilltop Nursery, to the north of Great Parks
<b>Total site area (ha)</b>	0.64ha
<b>Developable site area (ha)</b>	
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential:</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	Yes
<b>Other Use?</b>	
<b>Biodiversity- Within SAC/SSSI</b>	No significant issues on developed area.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	None
<b>Conclusion</b>	Suitable if available

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Existing access onto Kings Ash Road. Possible to link into proposed new access to Great Parks phase 2.

<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	Archaeological potential needs to be assessed and evaluated.
<b>Infrastructure</b>	Close to built up area.
<b>Landscape</b>	Countryside area – towards head of Westerland Valley but existing nursery development on site. Just outside of Landscape Character Area 11 South Marldon/Great Parks (Highly sensitive/conserved).
<b>Ecology</b>	Wider area withing GHB connectivity Zone. However, the nursery site is likely to be less sensitive.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Not agricultural land
<b>Local Plan</b>	C1 Countryside area
<b>Neighbourhood Plan</b>	PNP1(a) Rural Character Area; PNP19 Safeguarding open countryside.
<b>Development progress (where relevant)</b>	P/2018/1035 Ten dwellings with associated garaging and parking spaces. Installation of access road with removal of existing industrial/agricultural units and buildings. Retention of existing rebuilt dwelling. SEE DE/2018/0080
<b>Other</b>	Telecommunication mast adjacent to site.
<b>Site potential</b>	10

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
Application was not proceeded with – so need to confirm availability.	
The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	