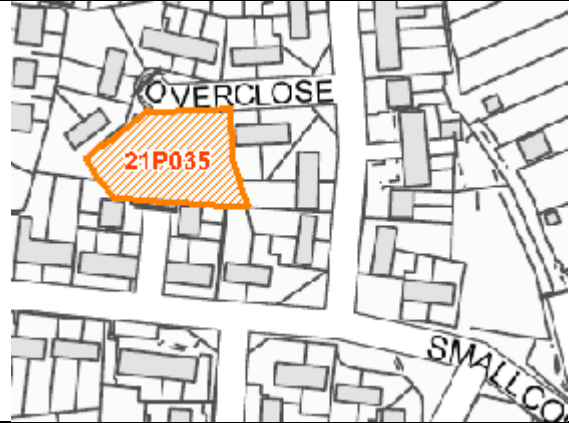


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land at Overclose, Paignton
HELAA Reference no.	21P035
Approx. yield	6
	
Suitable	Yes
Available	Yes – put forward by TDA
Achievable	Yes
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	TDA sites
Current use	Green space
Site descriptions	Public greenspace within the residential area
Total site area (ha)	0.17
Developable site area (ha)	0.17
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	No
Housing?	Yes
Employment?	No
Other Use?	C2
Biodiversity- Within SAC/SSSI	No
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	
Conclusion	
SUITABILITY ASSESSMENT: STAGE B	
Access	Unclassified road, cul-de-sac

Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	No
Infrastructure	Within built up area
Landscape	N/A
Ecology	No
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	N/
Local Plan	SS11 – site within community investment area
Neighbourhood Plan	No
Development progress (where relevant)	No
Other	No
HELAA Panel Summary	N/A
Site potential	6

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