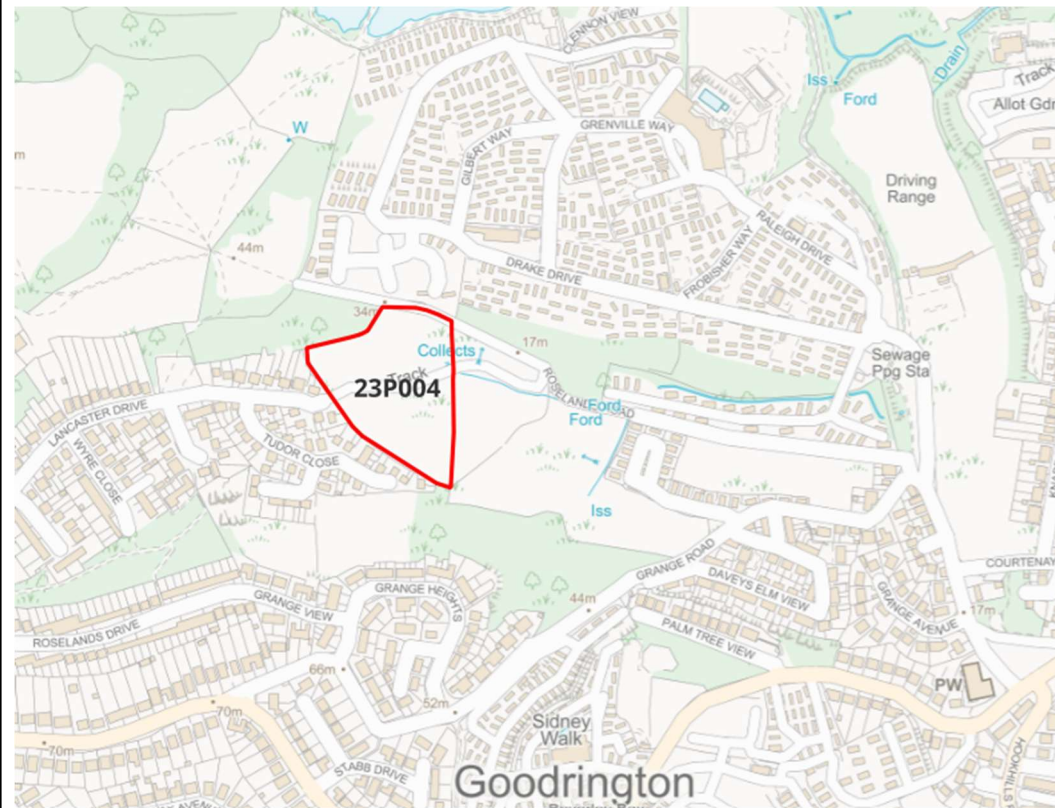


SITE OVERVIEW: Amber	
Town	Paignton
Site Name	Part Land west of Grange Road
HELAA Reference no.	23P004
Approx. yield	20




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Suitable	Subject to the ability to mitigate ecological constraints
Available	Council owned land
Achievable	Located within the existing built-up area. Viability may be impacted by ecological constraints
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Area of open space
Site Description	Open space/woodland between Lancaster Drive (Roselands) and Grange Road.
Total site area (ha)	1.84
Gross site area (ha)	1.47

SUITABILITY ASSESSMENT: STAGE A

Strategic potential (50+):	No
Housing?	Yes
Employment?	No
Other Use?	Tourism, care facility.
Biodiversity- Within SAC/SSSI	Site is within the GHB sustenance zone. GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have a likely significant effect on the South Hams SAC alone. Appropriate Assessment required. No show stoppers, but site is of moderate biodiversity value.

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Flood Zone 3b	Flood zone 3 runs through the site. 
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	No NPPF showstoppers subject to mitigation/avoidance of flood risk and ecology.

SUITABILITY ASSESSMENT: STAGE B	
Access	Via Lancaster Drive
Flood risk, water quality and drainage	Flood zone runs through the centre of the site, but either side of this is not susceptible to flood risk.
Heritage and Archaeology (including distance from assets).	Archaeology: Former marsh. Palaeoenvironmental potential. Requires evaluation.
Infrastructure	Existing infrastructure within adjacent residential area could be utilised.
Landscape	ULPA C5.44, Other site of wildlife interest. Links and public footpaths to Clennon Valley open space. Tree cover.
Ecology	Site Visit July 2023 Young woodland and scrub mosaic – not priority habitat but of moderate biodiversity value. Should be avoided if possible - potential opportunities for management/enhancement through BNG payments. Site is entirely within the Grange Farm OSWI
Safety related constraints	
Soils (Agricultural Land classification) and contamination	Not BMV Land
Local Plan	Site is within the Urban Landscape Protection Area (C5) and the Grange Farm OSWI (Local Plan Policy NC1) Urban Landscape Protection Area Clennon Hill/Roselands Valley - C5.44 View Policy Text Core Tourism Investment Area

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

	<p>Goodrington Sands and Clennon Valley - TO1.4 View Policy Text Protected Sites - Locally Important Sites Clennon- Paignton Zoo, Clennon, Goodring - NC1 View Policy Text Neighbourhood Development Plan (NDP) Area Paignton - NDPA Strategic Delivery Areas Paignton - SS1 View Policy Text Flood Risk Area Flood Risk Torbay - ER1 View Policy Text</p>
Neighbourhood Plan	<p>No specific designation. Very small area of the northern part of the site appears to be within PNP25 – Clennon Valley</p>
Development progress (where relevant)	None
Other	
Site potential	<p>Site is relatively flat and within an existing residential area. Ecological constraints might prove difficult to mitigate and decrease viability. Flood issues reduce the developable area of the site.</p>

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
Confirmation of availability needed from owners.	
The next 5 years	
A 6-10 year period	20
An 11-15 year period	
Later than 15 years	