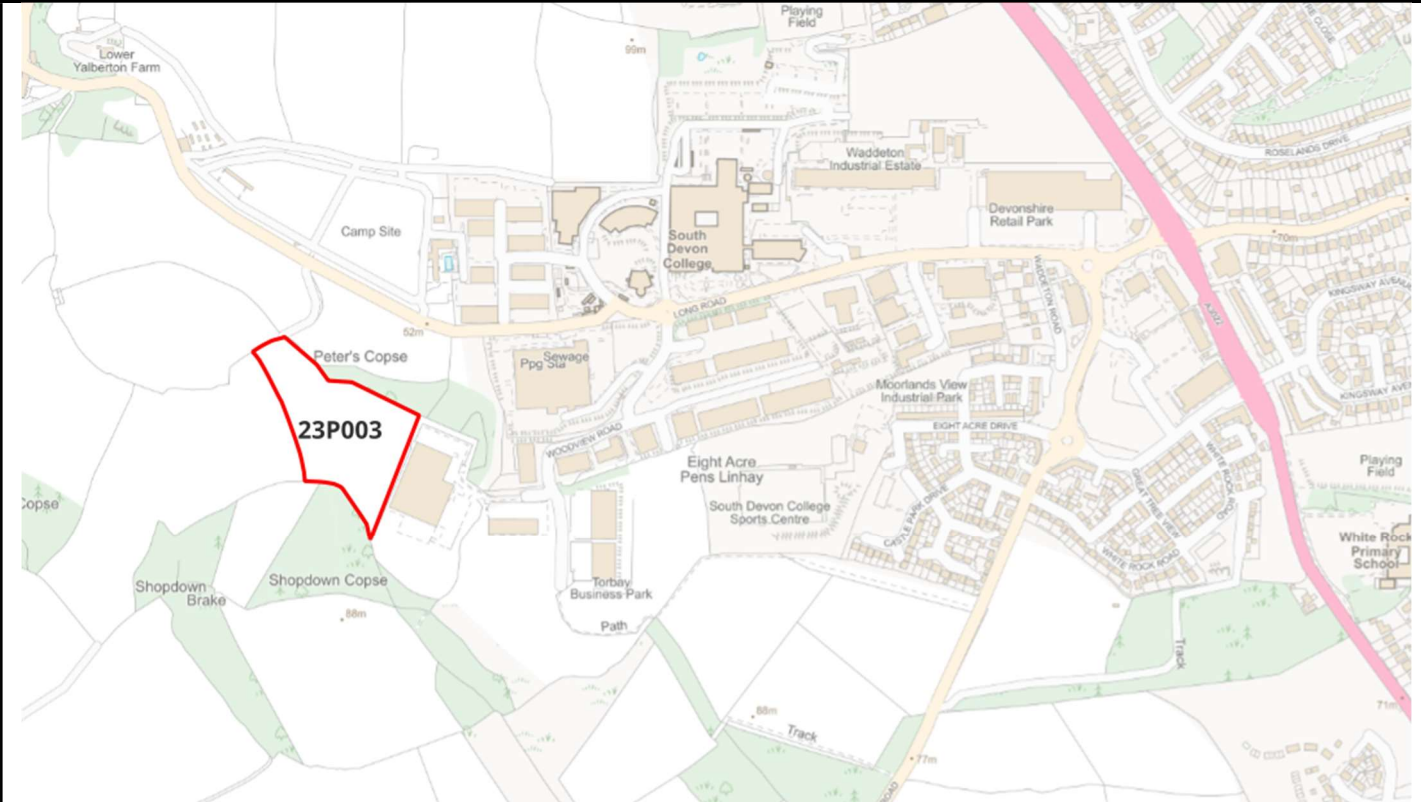


<b>SITE OVERVIEW:</b> Amber	
<b>Town</b>	Paignton
<b>Site Name</b>	Land South of Peters Copse, Long Road
<b>HELAA Reference no.</b>	23P003
<b>Approx. yield</b>	35



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<b>Suitable</b>	Yes- subject to protection of hedgerows, ecology including GHBs and ancient woodland, and satisfactory assessment of landscape impact.
<b>Available</b>	Yes – being promoted for development
<b>Achievable</b>	Yes-
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Promoted by developer.
<b>Current use</b>	Agricultural BMV (but not in active use).
<b>Site descriptions</b>	Field to the south of Long Road, and to the south of Peters Copse. The land slopes upwards from to Peters Copse and is relatively flat to the south of Peters Copse. Shopdown Copse and Shopdown Brake are located to the south of the site.
<b>Total site area (ha)</b>	2.6ha
<b>Gross site area (ha)</b>	1.5ha approx.

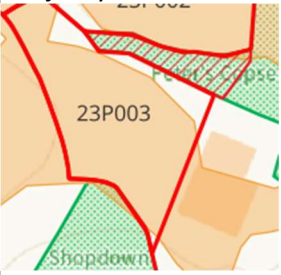
**SUITABILITY ASSESSMENT: STAGE A**

**Strategic potential (50+):** Yes

<b>Housing?</b>	35
<b>Employment?</b>	Yes
<b>Other Use?</b>	
<b>Biodiversity- Within SAC/SSSI</b>	Peters Copse is Ancient Woodland and TPO 1966.007 South Hams SAC - Site is within the GHB sustenance zone.

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>GHBs may use the site for commuting and foraging and impacts to GHB commuting and foraging habitat could therefore have an LSE on the South Hams SAC alone. Appropriate Assessment required. GHB mitigation will need to link in with the required GHB mitigation for potential allocated sites 21P012 (Lower Yalberton Holiday Park, Long Road), 21P003 (Land South of Yalberton Road (Berry Acres)), 21P034 (Land North of Wilkins Drive/PMU), 21P060 (White Rock) and 21B002 (Land South of White Rock).</p> <p>This site is located where the White Rock Mitigation Land planting was secured</p>
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No - but development will need to show that the ancient woodland is protected and enhanced.
<b>Conclusion</b>	<b>Suitable in principle subject to satisfactory landscape, access and ecology details (including compensating for the loss of mitigation land).</b>

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Access would need to be through the land to the north (23P002) and from thence to Long Road. Long Road is a narrow country lane, and the current access is at an oblique angle. A comprehensive new junction layout will be needed, and it is important that safe pedestrian/cycle access is provided. This will be necessary to make the site sustainable in planning terms.
<b>Flood risk, water quality and drainage</b>	Not within flood risk zone 3 .
<b>Heritage and Archaeology (including distance from assets).</b>	Archaeological investigation needed
<b>Infrastructure</b>	Improved road access needed, Residential development will need to be made accessible to walking and cycling. Would need to be achieved in collaboration with land to the north.
<b>Landscape</b>	In 2010 Study: 1N East yalberton : moderately sensitive (enhance).
<b>Ecology</b>	St Peters Copse is ancient Woodland Shopdown Copse and Shopdown Brake are TPOed (1966/007) Shopdown Copse and brake are OSWI and priority habitat.
<b>Safety related constraints</b>	Safe pedestrian access needs to be provided
<b>Soils (Agricultural Land classification) and contamination</b>	<p>Majority of site is BMV agricultural land</p> 
<b>Local Plan</b>	Countryside Area C1. Peters Copse, Shopdown Copse and Shopdown Brake is OSWI.
<b>Neighbourhood Plan</b>	PNP19 -Safeguarding open countryside. PNP1(a) Rural Character Area.
<b>Development progress (where relevant)</b>	Being promoted for development. Site surveys are understood to be underway.
<b>Other</b>	
<b>HELAA Panel Summary</b>	Post HELAA panel.
<b>Site Potential</b>	35 dwellings

**AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

Unlikely to come forward

The next 5 years	
A 6-10 year period	35
An 11-15 year period	
Later than 15 years	