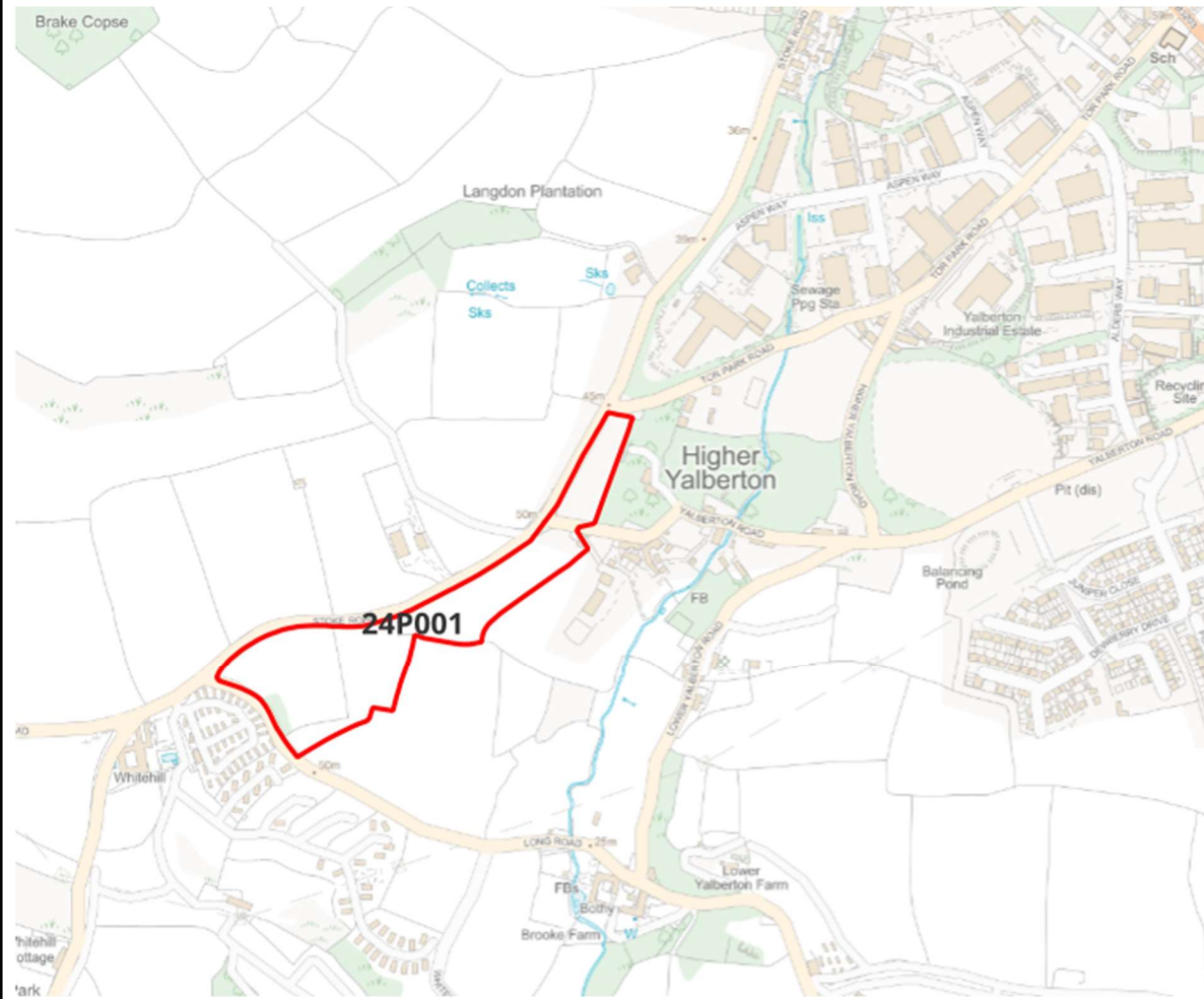


SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Land at Long Road and Stoke Road
HELAA Reference no.	24P001
Approx. yield	200



Suitable	Not as an isolated development. Might be suitable as part of a wider cluster of development / future growth area. Land in open countryside to the west of Paignton, sensitive landscape. It would extend development westwards of Yalberton Valley. Remote/isolated from the built-up area and would require significant infrastructure. Poor access via narrow roads. Potential priority habitat present (hedgerows) and challenging topography.
Available	Not known
Achievable	Likely to be viable in principle, but is a long way from the built up area and significant infrastructure would need to be provided. The site would not represent a sustainable location without very significant transport etc. investment.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Agriculture
Site description	Land north of Long Road and the south of Stoke Road.
Total site area (ha)	4.48

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

Grass Site Area (ha)	2.68
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SUITABILITY ASSESSMENT: STAGE A	
Strategic potential (50+)	Yes but only as part of a wider broad location.
Housing?	Yes
Employment?	No
Other Use?	Tourism
Biodiversity- Within SAC/SSSI	South Hams SAC - 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 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 21P065a (Land West of Lower Yalberton), 21P012 (Lower Yalberton Holiday Park, Long Road), the Yalberton Hol Pk/Berry Acres 'Link' site, 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)
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	Site is likely to be unsustainable development due to access difficulty and remote location which would result in car dependent development.
Conclusion	It is noted that sites in more sensitive locations (i.e. AONB) have been coded "amber" rather than rejected. This site has substantial difficulties despite not being AONB due to its remoteness as well as landscape impact.

SUITABILITY ASSESSMENT: STAGE B	
Access	Poor access via narrow roads with no pedestrian infrastructure. Difficult to connect to wider road network.
Flood risk, water quality and drainage	No known issues.
Heritage and Archaeology (including distance from assets).	Scheme of archaeological investigation likely required. Group of listed buildings to the north east of this site (Higher Yalberton Farmhouse and Barns) Yalberton valley is not currently a conservation area but there have been representations suggesting this should be considered in the future.
Infrastructure	Extensive infrastructure improvements would be required.
Landscape	AOLC 1M – Rolling farmland overall highly sensitive, conserve.
Ecology	Site borders Stoke Hill Road and Whitehill Lane Unconfirmed Wildlife Site, designated for Road verges, species rich hedgerows, orchards. No botanical interest detected in grassland. Some horse grazed hedgerows on banks, and are priority habitat. Small groups and individual trees in the boundary hedges. Hedgerows and trees provide bat commuting habitat but limited foraging. Also dormouse potential. Unlikely to be CWS quality except for potential of hedgerows for cirr bunting breeding.

Safety related constraints	Poor pedestrian infrastructure connecting to this site, only accessible via narrow country roads with no pavements.
Soils (Agricultural Land classification) and contamination	A large portion of the site contains BMV agricultural land.
Local Plan	Minerals Safeguarding Area (MSA) MSA Yalberton Ptn - M3 View Policy Text Protected Sites - Locally Important Sites Yalberton - Higher Yalberton - Whitehill - NC1 View Policy Text Countryside Area Westerland Valley to Ocombe and Preston - C1
Neighbourhood Plan	Entire site within PNP19 Safeguarding open countryside Part of the site is within PNP23 Yalberton to Blagdon Valley
Development progress (where relevant)	None
Other	
Site potential	Site is likely to be unsustainable development due to access difficulty and remote location which would result in car dependent development.

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

A residential density of up to 200 dwellings would represent a high density. Significant infrastructure and landscape difficulties. In practice a lower number may be all that is achievable.

The next 5 years	
A 6-10 year period	
An 11-15 year period	200
Later than 15 years	