


<b>SITE OVERVIEW:</b>	
<b>Town</b>	<b>Paignton</b>
<b>Site Name</b>	Barton Pines, Blagdon Road
<b>HELAA Reference no.</b>	24P006
<b>Approx. yield</b>	50
	
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<b>Suitable</b>	Given the accommodation is existing, yes.
<b>Available</b>	Likely to be available.
<b>Achievable</b>	Yes
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Knowledge site. Promoted via Housing Manager.
<b>Current use</b>	Former holiday accommodation, site now closed and vacant.
<b>Site description</b>	Self contained units of accommodation. On edge of local authority boundary. Best accessed from Totnes Road to the north, otherwise through narrow single track lanes of the Blagdons.
<b>Total site area (ha)</b>	7.49ha

<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	Holiday accommodation
<b>Biodiversity- Within SAC/SSSI</b>	N/A – site in existence
<b>Flood Zone 3b</b>	N/A – site in existence
<b>Other NPPF Showstoppers (not policy constraints)</b>	N/A – site in existence
<b>Conclusion</b>	Residential use on this site would require a change of use/removal of condition application. Accommodation thought to be of a suitable size/ build quality to be used for year-round occupation.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Site is very rural and isolated from services and amenities.
<b>Flood risk, water quality and drainage</b>	No significant issues given existing development.
<b>Heritage and Archaeology (including distance from assets).</b>	Historic Manor house but no additional impact given current holiday use.
<b>Infrastructure</b>	Isolated location with poor access.
<b>Landscape</b>	Existing development.
<b>Ecology</b>	Existing development
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Not agricultural
<b>Local Plan</b>	Countryside Area
<b>Neighbourhood Plan</b>	PNP19 Rural Character Area
<b>Development progress (where relevant)</b>	Existing development.
<b>Other</b>	
<b>Site potential</b>	Removal of holiday occupancy condition would achieve 50 units.

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale):	
The next 5 years	50
A 6-10 year period	
An 11-15 year period	
Later than 15 years	