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| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town Torquay**  |
| **Site Hampton Avenue (car park)** |
| **HELAA Reference no.** | **21T009** |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | 2013 “Below the Line site” from the previous Local Plan  |
| **Current use** | Car park  |
| **Site descriptions** | *Part of car park off Hampton Avenue, east of St marychurch Road and adjacent to model village, St Marychurch.*  |
| **Total site area (ha)** |  |
| **Gross site area (ha)** | *0.2 – part of site only*  |
| **Approx. yield** | 10 |
| *Map* |
| **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential: 50+ dwellings - no** |
| **Housing?** |  |
| **Employment?** |  |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No  |
| **Other NPPF Showstoppers (not policy constraints)** |  |
| **Conclusion** |  |
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| **SUITABILITY ASSESSMENT: STAGE B**  |
| **Access** | Across car park or from St Marychurch Road (not ideal) Need to retain parking?  |
| **Flood risk, water quality and drainage** | No (flood zone 2)  |
| **Heritage and Archaeology (including distance from assets).**  | Adjacent (within 15m) of St Marychurch CA  |
| **Infrastructure** | Urban site  |
| **Landscape** | Urban site  |
| **Ecology** | TPO on site  |
| **Safety related constraints** | Relationship to car park  |
| **Soils (Agricultural Land classification) and contamination** | No  |
| **Local Plan**  |  |
| **Neighbourhood Plan**  |  |
| **Development progress (where relevant)** | None  |
| **Other** |   |
| **HELAA Panel Summary**  |  |
| **Site potential** | Access issues due to car park. Only part of CP for devt. Terraced houses circa 10.  |

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| **AVAILABILITY ASSESSMENT** The site promoter(s) has confirmed that the site will be available for development within: |
| The next 5 years |  |
| A 6-10 year period | 10 |
| An 11-15 year period |  |
| Later than 15 years |  |