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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 |  |