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| **SITE OVERVIEW: Amber sites – significant constraints** | |
| **Town Torquay** | |
| **Site Name Land of Orchard Way , Torquay** | |
| **HELAA Reference no.** | 21T059  TDA T3229  ZP/1888/0012 |
| **Customer Reference no.** | **Leave Blank for now** |
| **Source of Site (call for sites, Local Plan allocation etc.).** | **TDA** |
| **Current use** | *Vacant land with permission for mixed use employment use, including bulky non-food retail* |
| **Site descriptions** | *Scrubland to the north of Orchard Way, part of Torquay Gateway Future Growth Area.* |
| **Total site area (ha)** | *2.41ha* |
| **Gross site area (ha)** | *5.91 ha (whole site)* |
| **Approx. yield** | *DPH / 0 ha employment N.B Starting assumption is for 25% of strategic sites to be employment.* |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: 50+ dwellings** | |
| **Housing?** |  |
| **Employment?** | B Class |
| **Other Use?** | Class E , B2, B8 |
| **Biodiversity- Within SAC/SSSI** |  |
| **Flood Zone 3b** | Northern part of the site |
| **Other NPPF Showstoppers (not policy constraints)** |  |
| **Conclusion** |  |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Access off Orchard Way |
| **Flood risk, water quality and drainage** | Flooding issues (Zone 3) to the North and East of the site |
| **Heritage and Archaeology (including distance from assets).** | No significant heritage constraints.    Archaeology: Potential for medieval settlement archaeology. Requires programme of archaeological mitigation. |
| **Infrastructure** | Flooding  The area is designated, and has permission for mainly commercial uses |
| **Landscape** | Not countryside area – but promient gateway site |
| **Ecology** | LP – OSWI/CWS/SSSI etc. GHB/Cirl Buntings Sustenance Zone/Pinch Points |
| **Safety related constraints** | None?  High Voltage Power Line (Edginswell) |
| **Soils (Agricultural Land classification) and contamination** | MapInfo/Maps (can do retrospectively |
| **Local Plan** | Torquay Gateway Future Growth Area  Adopted Masterplan SPD (2015)- The area is shown as Edginswell Business Park. |
| **Neighbourhood Plan** | TH3 Future growth Area Priorities –“affordable housing and community facilities will be given the highest prority” |
| **Development progress (where relevant)** | Extensive planning history relating to commercial development:  P/2021/0123    P/2007/1743 Mixed use development comprising business use, car show room, retail warehouse and residential and public house. The development has been implemented and various later permissions relate to elements of the permission e.g P/2016/0955/ |
| **Other** | See NPPF paragraphs 120 and 121. The LPA could consider allowing some residential use on the land. However, this would result in the loss of employment use in an accessible location. Implementation of the extant permission for bulky retail d |
| **HELAA Panel Summary** |  |
| **Site potential** |  |

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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 | Could provide approx 50 dwellings but would be contrary to the masterplan and would result in the loss of employment land. |
| An 11-15 year period |  |
| Later than 15 years |  |