|  |
| --- |
| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Port Talland Farm Maidencombe  |
| Map (if needed) C:\Users\PDPC039\Documents\T813 Port Talland Farm Maidencombe.PNG |
| **Allocation or HELAA Reference no.**  | 21T111 |
| **Approx. yield** | 30 |
| **Suitable: How the principle of development is established**  | Torbay Local Plan- Countryside Area (C1) Landscape Character Assessment 1A Rolling Farmland – Highly sensitive Part of wider County Wildlife Site.  |
| **Available: Any change in circumstances since principle established**  | Torquay Neighbourhood Plan – outside Village Envelope Promoted to previous SHLAA/UCS.Archaeology: Proximity to prehistoric or Romano-British settlement. Medieval field pattern. Requires programme of archaeological mitigation. |
| **Achievable** | If designated would be attractive to housebuilders.  |
| **Customer Reference no.** |  |
| **Current use** | Low density residential  |
| **Site description** | Land at Port Talland Farm, w side of Teignmouth Road, Maidencombe |
| **Total site area (ha)**  | 3.65ha  |

|  |
| --- |
| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale):Confirmation of availability needed from owners, if considered suitable. But may be considered unsuitable due to landscape impact and relative remoteness. .  |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period | 30  |
| Later than 15 years |  |