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| **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 |

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| **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 |  |