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| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Land south of Longpark Hill, Maidencombe  |
| **HELAA Reference no.** | 21T126 |
| **Approx. yield** | 50 |
| **Suitable** | See below |
| **Available** | Not clear |
| **Achievable** | Uplift in land value would be likely to render development viable.  |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | Post Panel site addition.  |
| **Current use** | Agriculture  |
| **Site descriptions** | Triangle of land between Longpark Hill, Stoke Road and Teignmouth Road, Maidencombe  |
| **Total site area (ha)** |  |
| **Gross site area (ha)** | 3.2ha |
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| **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential:**  | Yes  |
| **Housing?** | Circa 50  |
| **Employment?** | No -landscape impact |
| **Other Use?** | No  |
| **Biodiversity- Within SAC/SSSI** | Agricultural land:  |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No  |
| **Conclusion** | Distance from services and landscape impact are likely to be constraints.  |
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| **SUITABILITY ASSESSMENT: STAGE B**  |
| **Access** | From A379 Teignmouth Road, wither directly or via Long Park Hill or Stoke Road.  |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).**  | Would need detailed assessment – but not thought to be significant |
| **Infrastructure** | Distance from the built up area. Development would be car dependent despite bus service (no 22) between Torquay and Teignmouth . No mains sewers.  |
| **Landscape** | Countryside Area. AOLC 1A Rolling Farmland 1A Barton. Highly sensitive- conserve and enhance.  |
| **Ecology** | Cirl Buntings and Greater Horsehoe bat Landscape connectivity Zone.  |
| **Safety related constraints** | No  |
| **Soils (Agricultural Land classification) and contamination** | Agricultural land  |
| **Local Plan**  | C1 Countryside Area |
| **Neighbourhood Plan**  | Outside maidencombe Village ernvelope- contrary to Policy TH12 |
| **Development progress (where relevant)** | No |
| **Other** | Close to boundary with Teignbridge. Impact on wider rural valley system (AGLV in Teignbridge). Site is not flat. |
| **HELAA Panel Summary**  | Added post panel.  |
| **Site potential** | Leave blank until after HELAA Panel |

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| **AVAILABILITY ASSESSMENT** Site has significant constraints. It is distant from main settlements and largely car dependent. There are no mains sewers, and there would eb a landscape impact on the wider Rocombe Valley. Likely to only be acceptable as part of a wider Maidencombe broad location.   |
| The next 5 years | Yield 6 *(HELAA total spreadsheet)* |
| A 6-10 year period |  |
| An 11-15 year period | 50 |
| Later than 15 years |  |