|  |  |
| --- | --- |
| **SITE OVERVIEW:** | |
| **Town** | **Torquay** |
| **Site Name** | Former market site Stantor Barton |
| **HELAA Reference no.** | 21T136 |
| **Approx. yield** | 0 |
| **Suitable** | See below. Not suitable for residential development as a standalone site. |
| **Available** | Being promoted for development |
| **Achievable** | Uplift in value would be likely to make development viable. |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Call for sites |
| **Current use** | Agriculture/ no active use |
| **Site descriptions** | Field/hardstanding area to the west of Torquay and the east of Hellevoetsluis Way (Torquay Ring Road). This relates to the former “Monday Market” site- the main Stantor Barton area is assessed as 21T136. |
| **Total site area (ha)** |  |
| **Gross site area (ha)** | 1.4 |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | No |
| **Housing?** | Not suitable for housing -due to isolated location |
| **Employment?** | Possible low density employment |
| **Other Use?** | Possible low-density leisure use.  Traveller temporary stopping place(?) |
| **Biodiversity- Within SAC/SSSI** | Not likely to be significant- see below |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** | Isolated location next to busy main road limits potential for residential development. |
|  |  |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Easy access to main Ring Road e.g. via Gallows Gate or Hellevoetsluis Way. However, access to shops and other facilities is more difficult. Development would be largely car dependent. |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | Would need detailed assessment. |
| **Infrastructure** | Distance from the built up area. |
| **Landscape** | Rolling farmland 1E Upper Cockington (Highly sensitive: conserve and enhance) and 1FStantor Barton; Highly sensitive: enhance. |
| **Ecology** | Cirl Buntings and Greater Horsehoe bat Sustenance Zone. However site is around 50% covered in hardstanding , so biodiversity value likely to be limited. |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not in active agricultural use. |
| **Local Plan** | C1 Countryside Area |
| **Neighbourhood Plan** |  |
| **Development progress (where relevant)** | No |
| **Other** | Isolated and prominent location. |
| **HELAA Panel Summary** | Supported if wider area comes forward. |
| **Site potential** | 0 |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Not suitable for residential development due to isolated and prominent location next to busy main road. May be suitable for low impact employment or similar use. | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |