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| **SITE OVERVIEW** : **Amber sites – significant constraints** |
| **Town**   | **Torquay**    |
| **Site Name** | **Land South of Gabwell Hill, Maidencombe** |
| **HELAA Reference no.**  | 21T142 |
| **Approx. yield**  | 30 |
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| **Suitable**  | Torbay Local Plan- Countryside Area (C1) Landscape Character Assessment 1A Rolling Farmland – Highly sensitive Part of wider County Wildlife Site. Outside of Maidencombe village envelope (TNP) policy TH12Within Cirl bunting breeding territory  |
| **Available**  | Need confirmation? |
| **Achievable**  | Would be attractive to housebuilders  |
| **Customer Reference no.**  |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**   | Post Panel Addition |
| **Current use**  | Agricultural Land  |
| **Site descriptions**  | The site is two agricultural fields which are bordered by Teignmouth Road to the east and Gabwell Hill to the north.  |
| **Total site area (ha)**  | Approx. 3ha |
| **Gross site area (ha)**  | Approx. 1.8ha |

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|  **SUITABILITY ASSESSMENT: STAGE A**   |
| **Strategic potential:**   | No  |
| **Housing?**  | Yes  |
| **Employment?**  | No |
| **Other Use?**  | No  |
| **Biodiversity- Within SAC/SSSI**  | Within south hams SAC GHB Landscape Connectivity Zone |
| **Flood Zone 3b**  | No |
| **Other NPPF Showstoppers (not policy constraints)**  | None  |

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|  **SUITABILITY ASSESSMENT: STAGE B**    |
| **Access**  | Teignmouth Road or Gabwell Hill  |
| **Flood risk, water quality and drainage**  | No |
| **Heritage and Archaeology (including distance from assets).**   | Likely requires programme of archaeological mitigation. |
| **Infrastructure**  | Drainage/ sewerage infrastructure needed |
| **Landscape**  | Torbay Local Plan- Countryside Area (C1) Landscape Character Assessment 1A Rolling Farmland – Highly sensitive Development likely to have some impacts on landscape. |
| **Ecology**  | The entire site is located within Cirl Bunting breeding territory Site within Greater Crested Newts consultation zone. Site is within Maidencombe And Lower Gabwell Fields LNR |
| **Safety related constraints**  | No |
| **Soils (Agricultural Land classification) and contamination**  | Very good.  |
| **Local Plan**   | Urban Landscape Protection Area (Policy C5)Trees, hedgerows and natural landscape features (Policy C4) Biodiversity and Geodiversity (Policy NC1)SS8 – Natural Environment C1 – Countryside area |
| **Neighbourhood Plan**   | Green Corridors (Policy TE4) TH12 Maidencombe- the site is outside of the Village Envelope. |
| **Development progress (where relevant)**  | No |
| **Other**  |  |
| **HELAA Panel Summary**   |  |
| **Site potential**  | Confirmation of availability needed from owners, if considered suitable. But may be considered unsuitable due to landscape impact and relative remoteness. |

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|  **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):   |
| The next 5 years  |  |
| A 6-10 year period  |   |
| An 11-15 year period  |  30 |
| Later than 15 years  |  |