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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 |
|  | |
| **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 TH12  Within 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 |  |