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| **SITE OVERVIEW** : **Amber sites – significant constraints** |
| **Town**   | **Torquay**    |
| **Site Name** | **Land at Sladnor Park Road** |
| **HELAA Reference no.**  | 21T144 |
| **Approx. yield**  | 8 |
|  |
| **Suitable**  | Yes  |
| **Available**  | Need confirmation, but the land has recently been available for sale  |
| **Achievable**  | Yes - would be attractive to housebuilders |
| **Customer Reference no.**  |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**   | Post Panel Addition |
| **Current use**  | Scrubby woodland  |
| **Site descriptions**  | An area of scrubby woodland and an adjoining field/garden located between Sladnor Park Road and Teignmouth Road.  |
| **Total site area (ha)**  | Approx. 0.5 |
| **Gross site area (ha)**  | Approx. 0.4 |

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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**  |  Via Sladnor Park Road or Teignmouth Road  |
| **Flood risk, water quality and drainage**  | N/A |
| **Heritage and Archaeology (including distance from assets).**   | May require programme of archaeological mitigation.15m from the Maidencombe Conservation Area. |
| **Infrastructure**  | Drainage/ sewerage infrastructure needed |
| **Landscape**  | Site is within the Undeveloped Coast Undeveloped Coast Policy C2: Maidencombe To DaddyholeAll or part of the site appears to be in the Landscape Character Area: 1A Rolling Farmland – Highly sensitive, Management Strategy – Conserve and enhance |
| **Ecology**  | Part of the site is within a Cirl Bunting breeding territory. Site within Greater Crested Newts consultation zone. Scrubby woodland is of high ecological value so any development would require mitigation/compensation |
| **Safety related constraints**  | No |
| **Soils (Agricultural Land classification) and contamination**  | Poor (grade 4) |
| **Local Plan**   | Trees, hedgerows and natural landscape features (Policy C4) Biodiversity and Geodiversity (Policy NC1)SS8 – Natural Environment C2 – Undeveloped Coast |
| **Neighborhood Plan**   | Green Corridors (Policy TE4) Inside Maidencombe village envelope (TNP) policy TH12 |
| **Development progress (where relevant)**  | No |
| **Other**  |  |
| **HELAA Panel Summary**   |  |
| **Site potential**  | Confirmation of availability needed. |

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|  **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):   |
| The next 5 years  |  |
| A 6-10 year period  |  8 |
| An 11-15 year period  |   |
| Later than 15 years  |  |