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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 Daddyhole  All 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 |  |