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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Torquay** |
| **Site Name** | Ansteys Playing Field Car Park |
| **HELAA Reference no.** | 21T079  T773 (Rejected) |
| **Approx. yield** | Up to 6. |
| **Suitable** | No . Loss of car park serving plying field. Encroachment onto LGS, isolated area, poor access. Coastal Change Management Area. |
| **Available** | Subject to a review of car parks |
| **Achievable** |  |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Council Car Park/ULPA |
| **Current use** | Car Park |
| **Site descriptions** | Car park on north of Stoodley Knowle Playing field. The car park is not LGS, but the playing field is a LGS. |
| **Total site area (ha)** | 0.24ha |
| **Gross site area (ha)** |  |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No** |
| **Housing?** | Unlikely |
| **Employment?** | No |
| **Other Use?** | No |
| **Biodiversity- Within SAC/SSSI** | Within 250m of SSSI but little onsite biodiversity as the site is a car park. |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** |  |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Ansteys Cove Road is narrow, but serve the existing car park. . |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | No significant heritage constraints.  Archaeology: Proximity to Kents Cavern Scheduled Monument and areas of prehistoric and Romano-British settlement/field systems. Requires archaeological evaluation. |
| **Infrastructure** | Edge of built up area, but additional sevices (sewerage etc) would be needed. |
| **Landscape** | ULPA C5.23 |
| **Ecology** | Not likely to be significant- car park  However, close to OSWI and SSSI. |
| **Safety related constraints** | Potential ground conditions: within coastal change management area |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land |
| **Local Plan** | C5.23 ULPA  C3 Coastal Change Management Area. |
| **Neighbourhood Plan** | The playing field is Local Green Space |
| **Development progress (where relevant)** | None. |
| **Other** | Isolated location- unsuitable for residential development |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |