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| **SITE OVERVIEW: Red rejected site** |
| **Town**  | **Torquay**  |
| **Site Name** | Ansteys Playing Field Car Park  |
| **HELAA Reference no.** | 21T079T773 (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)** |   |
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|  **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 |   |