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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | |
| **Site Land Off Seymour Drive, Watcombe Park** | |
| **HELAA Reference no.** | 21T083  13194 (Rejected site) |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | ULPA/Council owned site |
| **Current use** | Open space |
| **Site descriptions** | *Urban landscape Protection Area south of Seymour drive and east of Padacre Road, Torquay.* |
| **Total site area (ha)** | *0.58ha* |
| **Gross site area (ha)** |  |
| **Approx. yield** | *0 (LGS)* |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: 50+ dwellings No** | |
| **Housing?** |  |
| **Employment?** |  |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** |  |
| **Flood Zone 3b** |  |
| **Other NPPF Showstoppers (not policy constraints)** | LGS in Neighbourhood Plan. |
| **Conclusion** | LGS Screened out |
|  |  |

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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Difficult to gain access |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | Impact on the setting of Watcombe Park. |
| **Infrastructure** | Within built up area. |
| **Landscape** | ULPA |
| **Ecology** | Could be valuable for local wildlife  TPO 2007.014 |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land |
| **Local Plan** | ULPA C5.01 |
| **Neighbourhood Plan** | Part of LGSB2 |
| **Development progress (where relevant)** | No |
| **Other** | Topography |
| **HELAA Panel Summary** |  |
| **Site potential** | Zero- screened out as the site is an LGS and also subject to TPOs |

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| **AVAILABILITY ASSESSMENT**    The site promoter(s) has confirmed that the site will be available for development within: | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |