|  |  |
| --- | --- |
| **SITE OVERVIEW: Yellow site – minor constraints** | |
| **Town Torquay** | |
| **Site Hatfield House, Hatfield Cross** | |
| **HELAA Reference no.** | **21T069**  **DE/2018/0070** |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | **Pre-app** |
| **Current use** | Site of Care home and Registered Provider’s Offices (Westcountry). Site now demolished. |
| **Site descriptions** | *Vacant site, former Westcountry Offices and associated sheltered units. Site history suggests Class C2 (care home)* |
| **Total site area (ha)** | *0.63 ha* |
| **Gross site area (ha)** |  |
| **Approx. yield** | *As per pre-app 50 units - 19 net* |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: 50+ dwellings** | |
| **Housing?** | Yes |
| **Employment?** | Offices as part of mixed use development. |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** | Brownfield redevelopment of existing residential site. |
|  |  |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Existing accesses on Hatfield Road and Bronshill Road. |
| **Flood risk, water quality and drainage** | Flood risk zone 1. |
| **Heritage and Archaeology (including distance from assets).** | Not significant. Adjacent Upton CA is on the W side of St Marychurch Road. |
| **Infrastructure** | Urban brownfield site |
| **Landscape** | Not significant |
| **Ecology** | Not significant |
| **Safety related constraints** | Not significant |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural |
| **Local Plan** | Community Investment Area |
| **Neighbourhood Plan** | No specific proposalsd – TH5 – Sustainable later life homes, TH8 may be relevant in relation to height. |
| **Development progress (where relevant)** | DE/2018/0070 Redevelopment of 21 apartments and office building with 50 affordable dwellings and associated access and parking. ZP/01/10/2019  2006/0331 Formation of additional office . |
| **Other** |  |
| **HELAA Panel Summary** |  |
| **Site potential** | 50 aparments minus 31 = 19 net new |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**    The site promoter(s) has confirmed that the site will be available for development within: | |
| The next 5 years |  |
| A 6-10 year period | 19 (net) |
| An 11-15 year period |  |
| Later than 15 years |  |