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| **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.  |
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|  **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/01/10/20192006/0331 Formation of additional office .   |
| **Other** |   |
| **HELAA Panel Summary**  |   |
| **Site potential** | 50 aparments minus 31 = 19 net new  |

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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 |   |
| A 6-10 year period | 19 (net)  |
| An 11-15 year period |   |
| Later than 15 years |   |