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| **SITE OVERVIEW: Yellow site – minor constraints** |
| **Town Torquay**  |
| **Site Name Hatchcombe Lane AKA Land adj Beechfield Avenue and Beechfield Place** |
| **HELAA Reference no.** | **21T129** |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | **Committed site. CDST4**  |
| **Current use** | Field (committed development land)  |
| **Site descriptions** | Land north of Beechfield Avenue and south of Hatchcombe Lane,  |
| **Total site area (ha)** |  |
| **Gross site area (ha)** |  |
| **Approx. yield** | 50 dwellings as per planning permission.  |
| *Map* |
| **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential: 50+ dwellings** |
| **Housing?** | Yes – with contribution for employment  |
| **Employment?** | B Class |
| **Other Use?** | Retail/G&T/C2 |
| **Biodiversity- Within SAC/SSSI** | Ecology report will be needed, but no showstopping issues expected  |
| **Flood Zone 3b** | No  |
| **Other NPPF Showstoppers (not policy constraints)** | No  |
| **Conclusion** | Site had permission in 2010. New planning application in preparation.  |
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| **SUITABILITY ASSESSMENT: STAGE B**  |
| **Access** | Access head is in existence from Beechfield Ave |
| **Flood risk, water quality and drainage** | No significant constraints  |
| **Heritage and Archaeology (including distance from assets).**  | No significant constraints  |
| **Infrastructure** | Highways:Education: IF PARTICULAR ISSUE eg C St M Sewer issue |
| **Landscape** | Landscape Sensitivity Level – AONB/ULPA/LCA |
| **Ecology** | LP – OSWI/CWS/SSSI etc. GHB/Cirl Buntings Sustenance Zone/Pinch Points |
| **Safety related constraints** |  |
| **Soils (Agricultural Land classification) and contamination** |  |
| **Local Plan**  | Committed site CDST4  |
| **Neighbourhood Plan**  | Committed Site  |
| **Development progress (where relevant)** | P/2008/1534 Formation of 46 dwellings Approved 10 March 2010 P/2010/0452 Formation of 50 dwellings approved 27/09/2011Longstanding applicationd for residential P/1981/0156, P/2006/1340, P2008/1534New application pending  |
| **Other** |  |
| **HELAA Panel Summary**  |  |
| **Site potential** |  |

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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 | 50 |
| An 11-15 year period |  |
| Later than 15 years |  |