|  |  |
| --- | --- |
| **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. |
|  |  |

|  |  |
| --- | --- |
| **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 27/09/2011  Longstanding applicationd for residential P/1981/0156, P/2006/1340, P2008/1534  New application pending |
| **Other** |  |
| **HELAA Panel Summary** |  |
| **Site potential** |  |

|  |  |
| --- | --- |
| **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 |  |