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| --- | --- |
| **SITE OVERVIEW: Yellow Site – minor constraints** | |
| **Town** | **TORQUAY** |
| **Site Name** | **Westhill garage, Chatto Road** |
| **HELAA Reference no.** | **CDST11 R754 (housing monitor ref)** |
| **Approx. yield** |  |
| **Suitable** |  |
| **Available** |  |
| **Achievable** |  |
| **Customer Reference no.** | **Leave Blank for now** |
| **Source of Site (call for sites, Local Plan allocation etc.).** | **NP Allocation/LP** |
| **Current use** | Garage |
| **Site descriptions** | Existing garage located on the east side of Chatto Road, south of the junction with Westhill Road. |
| **Total site area (ha)** | 0.16 ha |
| **Gross site area (ha)** | 0.16ha |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: No** | |
| **Housing?** | Yes |
| **Employment?** | No |
| **Other Use?** | Yes – Class E (other than main town centre uses), C2, B2, B8 |
| **Biodiversity- Within SAC/SSSI** | None |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Suitable if available |
|  |  |

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| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Unclassified road, access opposite a junction but in use as existing access for garage. |
| **Flood risk, water quality and drainage** | N/A |
| **Heritage and Archaeology (including distance from assets).** | N/A |
| **Infrastructure** | N/A |
| **Landscape** | N/A |
| **Ecology** | N/A |
| **Safety related constraints** | Land contamination – garage. |
| **Soils (Agricultural Land classification) and contamination** | N/A |
| **Local Plan** | CDST11 |
| **Neighbourhood Plan** | N/A |
| **Development progress (where relevant)** | P/2009/0422  P/2012/0078 |
| **Other** |  |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

|  |  |
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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | Yield 15 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |