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| **SITE OVERVIEW Amber- significant constraints** | |
| **Town** | **Torquay** |
| **Site Name** | Stantor Barton |
| **HELAA Reference no.** | 21T137 |
| **Approx. yield** | 300 |
| **Suitable** | Northern part of the site (adjacent Totnes Road may be more suitable. Distance from local services is a concern in terms of sustainability. Rejected in the 2013 SHLAA |
| **Available** | Does not appear to be available. |
| **Achievable** | Uplift in value would be likely to make development viable. However the land is not flat which will reduce the viability for affordable housing and other s106 obligations. |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Knowledge site |
| **Current use** | Agriculture |
| **Site descriptions** | Open fields to the west of Torquay and the east of Hellevoetsluis Way (Torquay Ring Road). The small hamlet of Stantor Cottages is accessed via a narrow lane. The land is part of a wider valley system and not flat. |
| **Total site area (ha)** |  |
| **Gross site area (ha)** | 10.1ha |
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| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **Yes** |
| **Housing?** | Yes |
| **Employment?** | Employment would be required as part of a mixed use development. |
| **Other Use?** | Neighbourhood Centre (if developed as a mixed use area). |
| **Biodiversity- Within SAC/SSSI** | Agricultural land with some cottages: |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** | Distance from services and landscape impact are concerns. Potential biodiversity and archaeological issues. The site would need detailed further assessment and master planning.  Topography may limit viability. |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Easy access to main Ring Road e.g. via Gallows Gate or Hellevoetsluis Way. However, access to shops and other facilities is more difficult. |
| **Flood risk, water quality and drainage** | Not significant. The site would need servicing as it is distant from the built up area. |
| **Heritage and Archaeology (including distance from assets).** | Archaeology: Site includes Bronze Age funerary site. Also medieval manor/farmstead. Requires pre-determination assessment and evaluation to inform design and programme of archaeological mitigation. |
| **Infrastructure** | Distance from the built up area. Likely to need significant servicing. |
| **Landscape** | Rolling farmland 1E Upper Cockington (Highly sensitive: conserve and enhance) and 1FStantor Barton; Highly sensitive: enhance.  The site may be visible from Hay Tor.  The area of search is bounded to the north and south by LGS and would impact on them. |
| **Ecology** | Cirl Buntings and Greater Horsehoe bat Sustenance Zone. Local Nature Reserve and SSSI may be affected by development: amphibians |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Agricultural land (BMV) |
| **Local Plan** | C1 Countryside Area |
| **Neighbourhood Plan** | TLGSC3 and TLGSC11 to the north, east and South (may cover the more ecologically sensitive areas). |
| **Development progress (where relevant)** | No |
| **Other** |  |
| **HELAA Panel Summary** | Supported by panel - but may not be available.  The potential for cirl buntings and the related impact on viability was noted.  Would be a significant contribution to housing delivery including affordable.  Should only be allocated if the landowner is clearly willing.  Potential for new access onto dual carriageway, although this would be expensive.  Topography: If parts of the site are steeper than 1:5 or 1:6 then viability for affordable housing may become more challenging.  The impact of Biodiversity Net Gain should be considered when setting gross to net ratios and densities for a site like this. |
| **Site potential** | 300 however detailed assessment would be needed- topography may limit numbers. |

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| **AVAILABILITY ASSESSMENT**  Not thought to be currently available. Even if being promoted a significant amount of further assessment would be needed. However the site is probably the largest greenfield area in Torquay not subject to NPPF “Footnote 7 ” constraints. | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years | 300 |