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| **SITE OVERVIEW: Red rejected site** |
| **Town**  |
| **Site Land Off Seymour Drive, Watcombe Park** |
| **HELAA Reference no.** | 21T08313194 (Rejected site)  |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | ULPA/Council owned site |
| **Current use** | Open space  |
| **Site descriptions** | *Urban landscape Protection Area south of Seymour drive and east of Padacre Road, Torquay.*  |
| **Total site area (ha)** | *0.58ha*  |
| **Gross site area (ha)** |  |
| **Approx. yield** | *0 (LGS)* |
|  |
|  **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential: 50+ dwellings No**  |
| **Housing?** |   |
| **Employment?** |   |
| **Other Use?** |   |
| **Biodiversity- Within SAC/SSSI** |   |
| **Flood Zone 3b** |   |
| **Other NPPF Showstoppers (not policy constraints)** | LGS in Neighbourhood Plan.  |
| **Conclusion** | LGS Screened out |
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|  **SUITABILITY ASSESSMENT: STAGE B**   |
| **Access** | Difficult to gain access  |
| **Flood risk, water quality and drainage** | No  |
| **Heritage and Archaeology (including distance from assets).**  | Impact on the setting of Watcombe Park. |
| **Infrastructure** | Within built up area.  |
| **Landscape** | ULPA |
| **Ecology** | Could be valuable for local wildlife TPO 2007.014 |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land  |
| **Local Plan**  | ULPA C5.01 |
| **Neighbourhood Plan**  | Part of LGSB2  |
| **Development progress (where relevant)** | No  |
| **Other** | Topography  |
| **HELAA Panel Summary**  |   |
| **Site potential** | Zero- screened out as the site is an LGS and also subject to TPOs |

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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 | 0 |
| A 6-10 year period |   |
| An 11-15 year period |   |
| Later than 15 years |   |