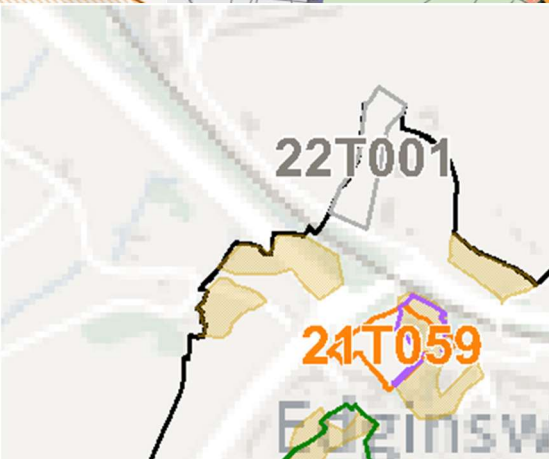
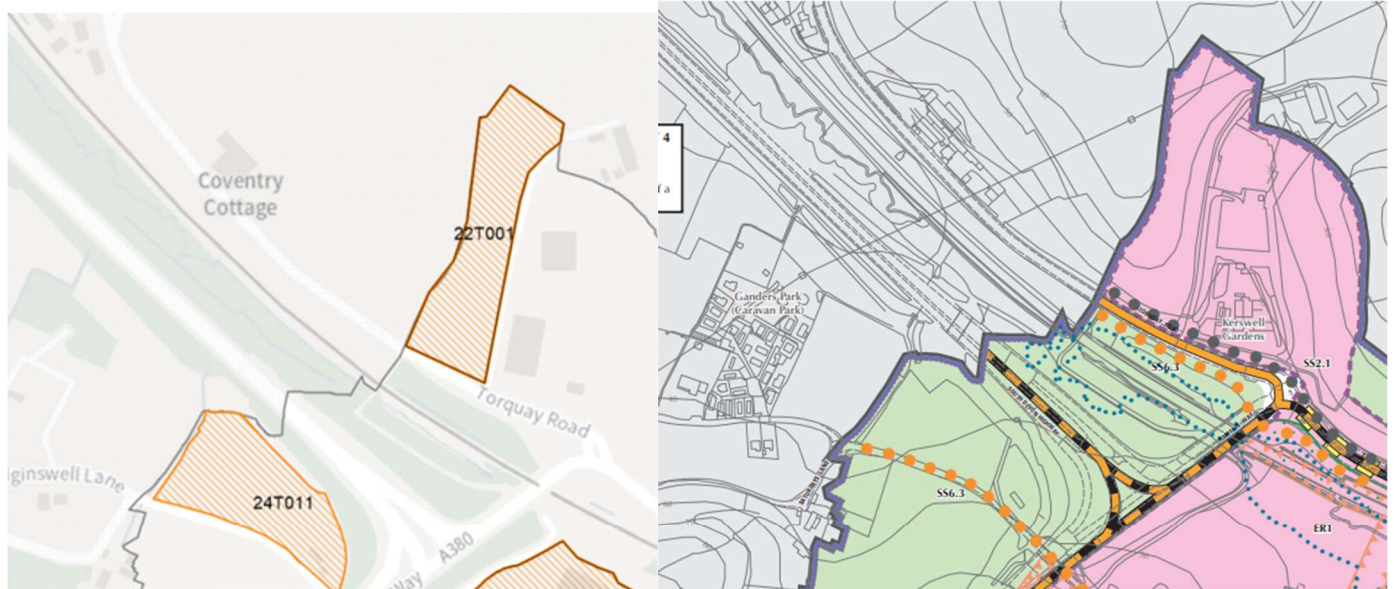


SITE OVERVIEW: Amber	
Town	Torquay
Site Name	Site West of Kerswell Gardens
HELAA Reference no.	22T001
Approx. yield	Approx. 10



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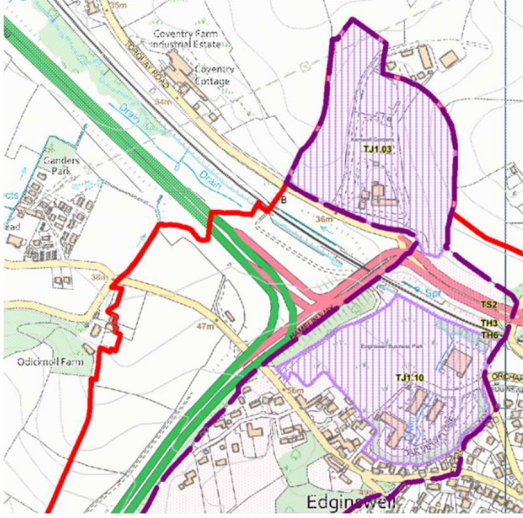
Suitable	Yes –
Available	Land part of FGA allocation in LP (SS2)
Achievable	Yes
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	Promoted
Current use	Farm/Agricultural
Site descriptions	Farmland
Total site area (ha)	1.89 ha
Gross site area (ha) (approximate developable area)	1.51ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential (50+):	No
Housing?	Yes

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Employment?	Yes
Other Use?	Farm/Agricultural, potential employment/retail
Biodiversity- Within SAC/SSSI	No Ecological Assessment - green Plus BNG
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	
Conclusion	Potentially suitable, but visually prominent and topographically challenging

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing access via Newton road
Flood risk, water quality and drainage	No
Heritage and Archaeology (including distance from assets).	Nearest Grade II buildings in Edginswell Hamlet Archaeological potential for wider area. Requires pre-determination evaluation and archaeological mitigation.
Infrastructure	Access, drainage, sewage.
Landscape	Area of Local Character: 1C Area of Local Character: 1C Kerswell Gardens/Scott's Bridge Sensitivity: Less Sensitive Management strategy: Restore
Ecology	Ecology Report Assessment: Green In an area of undeveloped countryside but part of FGA SS2. Strategic Gap between Torbay and Teignbridge
Safety related constraints	Potentially High Pressure Gas Main feeder pipe.
Soils (Agricultural Land classification) and contamination	Yes agricultural land – but not BMV
Local Plan	Future Growth Area for housing and related development Edginswell - SS2.1 Neighbourhood Development Plan (NDP) Area TNP Strategic Delivery Areas Torquay - SS1
Neighbourhood Plan Torquay Neighbourhood Plan - Torbay Council The Torquay Neighbourhood Plan Layout	 <p>Policy TJ1.03 – Employment</p>

Torbay HELAA UPDATE 2025: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Development progress (where relevant)	The site is currently in use part agricultural farm
Other	Accessible location
HELAA Panel Summary	Recognised that site is on Torbay border with Teignbridge but part of SS2.1 FGA allocation for employment
Site potential	10

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	