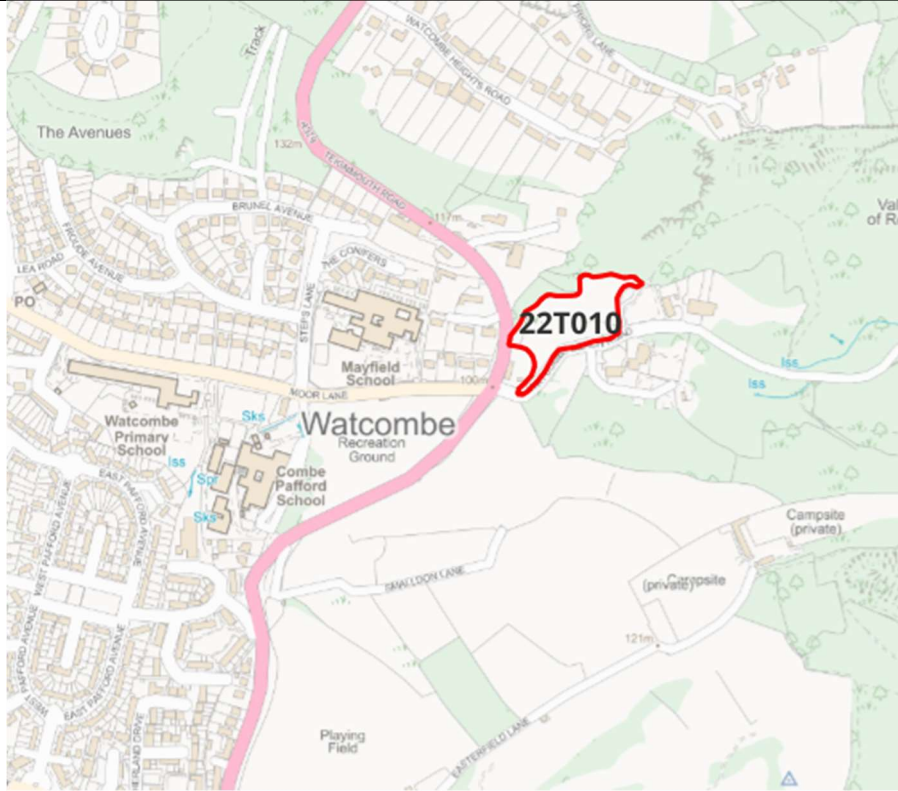


<b>SITE OVERVIEW: Yellow</b>	
<b>Town</b>	Torquay
<b>Site Name</b>	Site Adjacent to Tithe Barn Cottage, Watcombe Beach Road
<b>HELAA Reference no.</b>	22T010
<b>Approx. yield</b>	10
	
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<b>Suitable</b>	<p>Notwithstanding the site's location at the edge of the settlement boundary within the Countryside Area and Undeveloped Coast, the site is relatively well located with respect to local amenities with a nursery, primary and secondary schools, the Moor Lane Watcombe Neighbourhood Centre, open spaces and recreational facilities, and bus stops on Teignmouth Road all within approximately 10-15mins walk.</p> <p>The site is therefore likely to be suitable subject to a design that conserves or enhances the Conservation Area and has acceptable ecological and landscape impacts.</p>
<b>Available</b>	Not known
<b>Achievable</b>	Yes, if available.
<b>Customer Reference no.</b>	

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.

<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	
<b>Current use</b>	Greenfield / garden area of Tithe Barn Cottage
<b>Site descriptions</b>	Greenfield / garden area of Tithe Barn Cottage located to the east of Teignmouth Road.
<b>Total site area (ha)</b>	Approx. 0.96ha
<b>Gross site area (ha)</b>	0.75

<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential (50+):</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	No
<b>Other Use?</b>	Tourism , care facility
<b>Biodiversity- Within SAC/SSSI</b>	South Hams Special Area of Conservation for Greater Horseshoe Bats: Landscape Connectivity Zone.  Lyme Bay and Torbay SAC lies within 500m of the site, designated for its reefs and submerged or partially submerged sea caves. Pollution control will be required.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Existing site access via Watcombe Beach Road which leads to Teignmouth Road. Much of the 190m stretch of Watcombe Beach Road leading from Teignmouth Road to the site is only wide enough for one car and does not provide a dedicated pedestrian footpath. Access may also be gained from Teignmouth Road.  There may also be a potential need for a pedestrian crossing across Teignmouth Road.

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<b>Flood risk, water quality and drainage</b>	Parts of Watcombe Beach Road adjacent to the site boundary are identified on the Environment Agency flood map as an area of surface water flood risk (low risk).
<b>Heritage and Archaeology (including distance from assets).</b>	<p>Located within Watcombe Park Conservation Area.</p> <p>The Grade II Listed 'Washington House' is located to the east of the site, and the Grade II Listed 'Lantern House and Watcombe Lodge' is located to the northwest of the site.</p> <p>Historic Environment Record Monument (Clay pits, Watcombe potteries) located to the west of the site.</p>
<b>Infrastructure</b>	Access, drainage
<b>Landscape</b>	Torbay Landscape Character Appraisal: Character Type 8 (Coastal slopes and combes), Area of Local Character 8D (Valley of the rocks), Highly sensitive.
<b>Ecology</b>	<p>Habitats on the site of some ecological value.</p> <p>Consultation Zone for Cirl Buntings.</p>
<b>Safety related constraints</b>	Pedestrian access, particularly with respect to crossing Teignmouth Road.
<b>Soils (Agricultural Land classification) and contamination</b>	Non-agricultural land (Grade 5)
<b>Local Plan</b>	<p>Countryside Area (Policy C1).</p> <p>Undeveloped Coast (Policy C2).</p> <p>Watcombe Park Conservation Area (Policy SS10).</p> <p>Small part of the site is inside the Coastal Change Management Area (Policy C3).</p> <p>Biodiversity and Geodiversity (Policy NC1).</p>
<b>Neighbourhood Plan</b>	No specific designation
<b>Development progress (where relevant)</b>	None
<b>Other</b>	
<b>HELAA Panel Summary</b>	n/a
<b>Site potential</b>	There is likely some potential for development of this site subject to a design that conserves or enhances the Conservation Area and has acceptable ecological and landscape impacts.

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**AVAILABILITY ASSESSMENT**

Reasonable prospect of delivery (timescale):

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