


<b>SITE OVERVIEW: Amber Significant constraints</b>	
<b>Town</b>	Torquay
<b>Site Name</b>	Land SW of Nutbush Lane and west of Armada Park.
<b>HELAA Reference no.</b>	23T002
<b>Approx. yield</b>	200
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<b>Suitable</b>	Significant constraints. Country Park and LGS. Availability issues due to lease.
<b>Available</b>	Council owned- but subject to a long lease with the farmer. Appears not to be available.
<b>Achievable</b>	On flatter part of the land east of Little Cockington Wood.
<b>Customer Reference no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Knowledge site/ Developer enquiry.
<b>Current use</b>	Agricultural BMV Grade 2/3A
<b>Site descriptions</b>	Agricultural land to the south of Nutbush Lane. The land is part of an extensive tract of land to the north of Cockington Valley, and south and east of Nutbush Lane.
<b>Total site area (ha)</b>	Flatter area appears to be around 10 ha.
<b>Gross site area (ha)</b>	Approx 18.5 ha (depending on where boundary is drawn).
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential (50+): Yes</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>Housing?</b>	Yes
<b>Employment?</b>	Less suitable due to landscape impact and access.
<b>Other Use?</b>	
<b>Biodiversity- Within SAC/SSSI</b>	County Wildlife Site (NC1) . Cirl Buntings.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Council owned land. Possible landscape BMV agricultural land and ecology issues. However, appears not to be available due to long lease with the farmer.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Access from Nutbush Lane at Northern end of the lane, before it narrows. Other opportunities for a secondary emergency access e.g. opposite Courtland road.
<b>Flood risk, water quality and drainage</b>	Land at the top of the valley system. Unlikely to be significant drainage problems.
<b>Heritage and Archaeology (including distance from assets).</b>	Archaeological assessment would be needed- land is close to Cockington Valley. Likely to be historic field patterns etc.
<b>Infrastructure</b>	Close to built up area.
<b>Landscape</b>	Locally important landscape –valued landscape as part of Cockington Country Park.
<b>Ecology</b>	Greater horseshoe bat sustenance zone, cirl buntings. Designated as a county wildlife site.
<b>Safety related constraints</b>	
<b>Soils (Agricultural Land classification) and contamination</b>	Yes -Grade 2 or 3A agricultural land. Impact would need to be assessed.
<b>Local Plan</b>	Countryside Area, County Wildlife Site. Cockington Country Park
<b>Neighbourhood Plan</b>	Local Green Space TLG3CS TH13 Cockington Village and Country Park
<b>Development progress (where relevant)</b>	
<b>Other</b>	Appears to be unavailable: The land, whilst in the Council’s freehold ownership is subject to two Farm Business Tenancies granted in 1977 and 1981. These agreements both fall under the provisions of the Agricultural Holdings Act 1986 and offers the farmer security of tenure for his own lifetime subject relatively few limitations. Further, given that both tenancies commenced

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	<p>before 1984, they offer the prospect of succession up to a further two generations beyond the original tenant, subject to there being an eligible successor within the family who satisfies all the statutory requirements.</p> <p>In recent years, the Council has approached the farmer on a separate issue to enquire about the surrender of a proportion of the land in question. The farmer indicated he was not minded to surrender this land. Consequently, there is little prospect this land coming forward for disposal and development.</p>
<b>HELAA Panel Summary</b>	N/A
<b>Site potential</b>	Circa 200 dwellings but does not appear to be available

<p><b>AVAILABILITY ASSESSMENT</b></p> <p>Reasonable prospect of delivery (timescale):  Only likely to come forward in very long term due to long agricultural lease on the land. 200 assessed as on part of the site. Whole area could accommodate more – but at significant environmental impact.</p>	
The next 5 years	
A 6-10 year period	
An 11-15 year period	
Later than 15 years	200