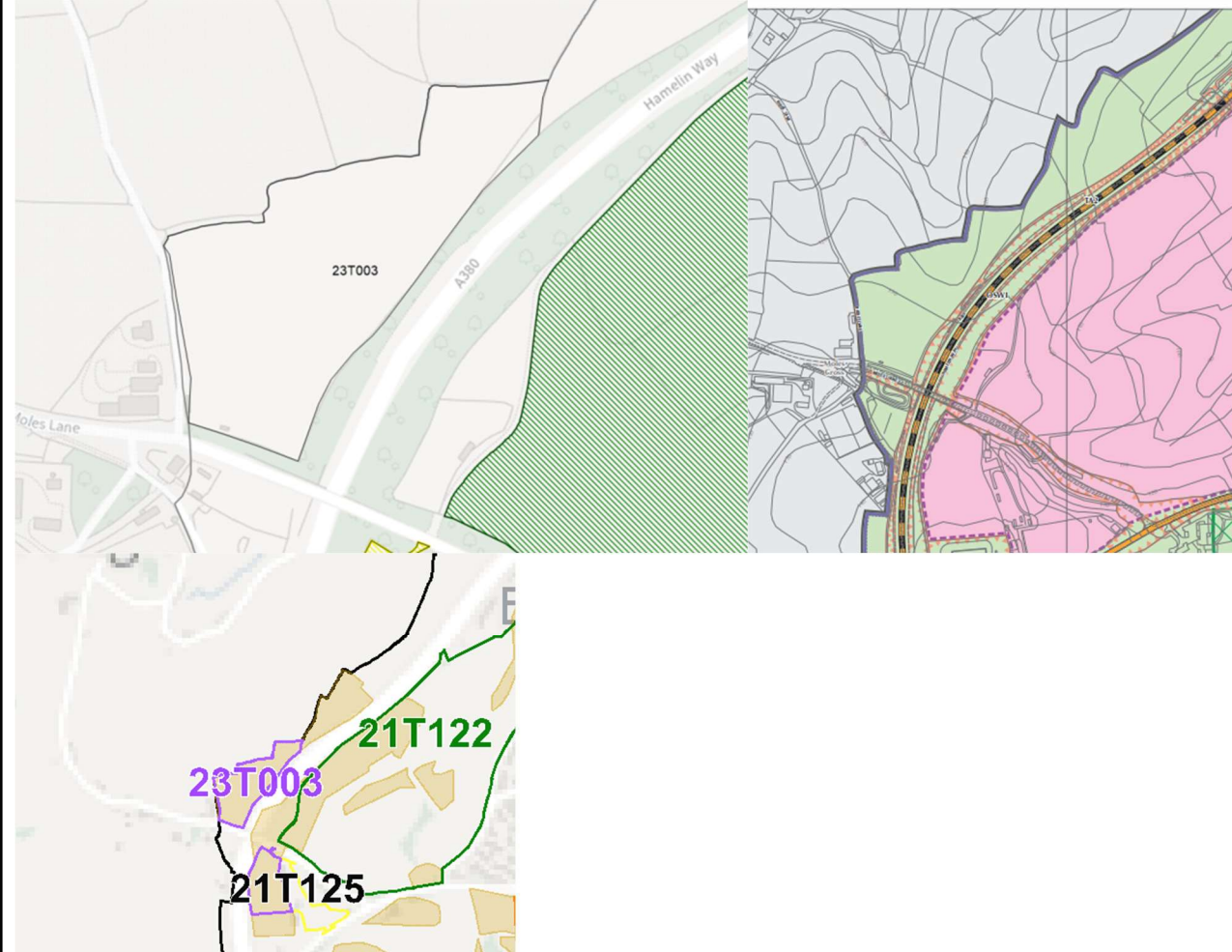


SITE OVERVIEW: Amber	
Town	Torquay
Site Name	Adj Ridge Lane/Moles Lane, Torquay
HELAA Reference no.	23T003
Approx. yield	Employment



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Suitable	Yes –
Available	Land part agricultural Farm BMV
Achievable	Yes
Customer Ref.no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Farm/Agricultural
Site descriptions	Farmland to the west of Hamelin Way
Total site area (ha)	2.97 ha
Gross site area (ha)	1.72 ha

SUITABILITY ASSESSMENT: STAGE A

Strategic potential (50+):	No
Housing?	No
Employment?	Yes
Other Use?	Farm/Agricultural, potential employment/retail
Biodiversity- Within SAC/SSSI	South Hams SAC - Site is within the Landscape Connectivity Zone. GHBs potentially use site edges and western hedgerow boundary to commute

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.

	through landscape. Landscape scale impacts to GHB commuting routes cannot be ruled out. Appropriate Assessment required.
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	
Conclusion	Potentially suitable

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing access via Moles Lane
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 torbaylca2.pdf	Area of Local Character: 1F Stantor Barton Gardens/Scott's Bridge Sensitivity: Highly Sensitive Management strategy: Enhance
Ecology	Ecology Report Assessment – Yes alone or in combination impacts on South Hams SAC for employment. In an area of undeveloped countryside but part of Countryside Zone C1 Strategic Gap between Torbay and Teignbridge. Plus BNG
Safety related constraints	Potentially High Pressure Gas Main feeder pipe. Difficult to achieve safe pedestrian access. Amenity issue for residential accommodation.
Soils (Agricultural Land classification) and contamination	Yes agricultural land – part BMV
Local Plan Local Plan 2012-2030 - Torbay Council	Protected Sites - Locally Important Sites Torbay Ring Road - NC1 Countryside Area Westerland Valley to Occombe and Preston - C1 Neighbourhood Development Plan (NDP) Area Torquay - NDPA Strategic Delivery Areas Torquay - SS1
Neighbourhood Plan Torquay Neighbourhood Plan - Torbay Council The Torquay Neighbourhood Plan Layout	No specific designation in the TNP
Development progress (where relevant)	The site is currently in use part agricultural farm
Other	Close to main road network, but has to be accessed through Moles Lane, which is a narrow country lane. Likely to be car dependent.
HELAA Panel Summary	Recognised that site is on Torbay border with Teignbridge but part of C1 Countryside Area
Site potential	Employment?

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

Poor accessibility and on the west of Hamelin Way. If development is proposed, may be more suitable for rural development not dependent on visitors, perhaps renewable energy infrastructure e.g. battery storage or solar.

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