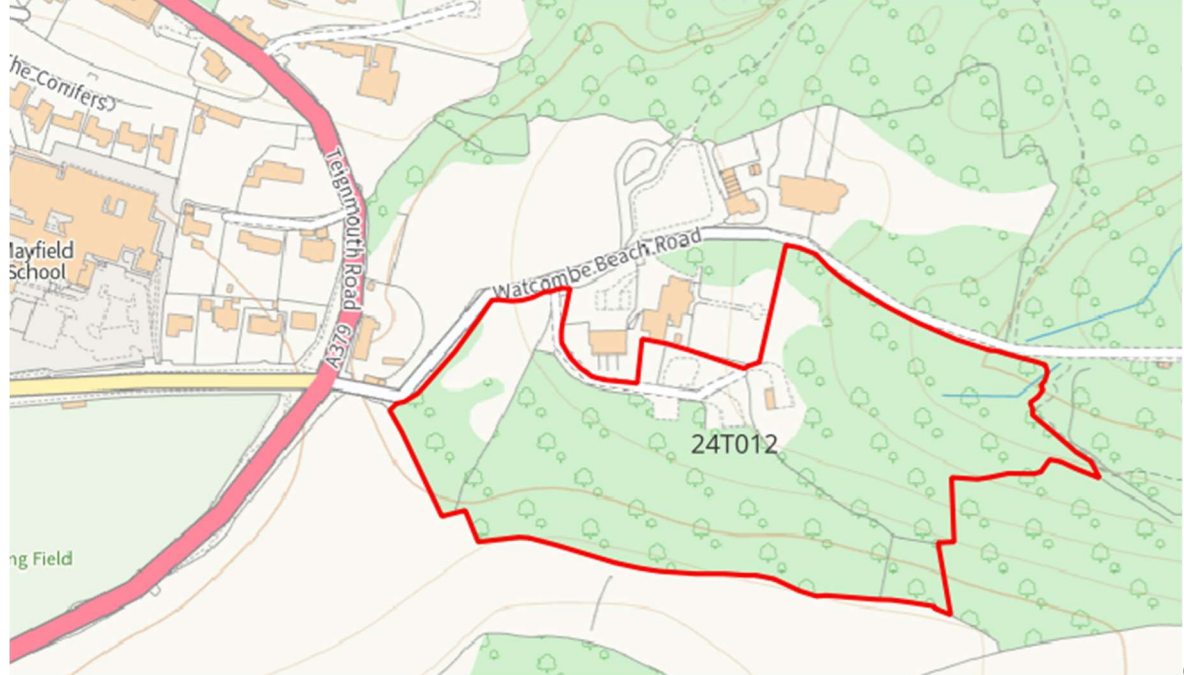


SITE OVERVIEW: Yellow	
Town:	Torquay
Site Name:	Watcombe Beach Road
HELAA Reference no.	24T012
Approx. yield:	15
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Suitable	<p>Notwithstanding the site's location at the edge of the settlement boundary within the Countryside Area and Undeveloped Coast, the site is not considered isolated and the lane off which it is served is interspersed by development. 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>Partial development of this site is suitable due to ecological constraints.</p>
Available	<p>P/2021/1373 - Construction of nine detached homes approved on part of this site. The wider site has been listed for sale.</p> <p>The density could be increased if developable area was made better use of or extended partially.</p>
Achievable	Yes

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Source of Site (call for sites, Local Plan allocation etc.).	P/2021/1373 Construction of nine detached homes
Current use	Undeveloped land
Site descriptions	<p>The site comprises greenfield land to the south side of Watcombe Beach Road on the northerly outskirts of Torquay.</p> <p>The site sits behind a tree-lined vegetated bank with the public highway. The north west of the site is a mix of scrub and self-seeded trees around a more open central plateau. The south of the site is heavily wooded.</p>
Total site area (ha)	3.9ha
Gross site area (ha)	1ha

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential:	Yes
Housing?	Yes
Employment?	No
Other Use?	Tourism , care facility
Biodiversity- Within SAC/SSSI	<p>South Hams Special Area of Conservation for Greater Horseshoe Bats: Landscape Connectivity Zone.</p> <p>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.</p>
Flood Zone 3b	No
Other NPPF Showstoppers (not policy constraints)	<p>The southern part of the site is lowland deciduous woodland – priority habitat of high ecological value.</p> <p>187. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>Para 192. To protect and enhance biodiversity and geodiversity, plans should: b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and</p>

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	identify and pursue opportunities for securing measurable net gains for biodiversity.
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SUITABILITY ASSESSMENT: STAGE B	
Access	Existing site access via Watcombe Beach Road which leads to Teignmouth Road. Much 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. There may also be a potential need for a pedestrian crossing across Teignmouth Road.
Flood risk, water quality and drainage	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).
Heritage and Archaeology (including distance from assets).	Located adjacent to Watcombe Park Conservation Area. The Grade II Listed 'Washington House' is located north of the site, and the Grade II Listed 'Lantern House and Watcombe Lodge' is located to the northwest of the site. Historic Environment Record Monument (Clay pits, Watcombe potteries) located immediately to the west of the site.
Infrastructure	Poor access from watcombe Beach Road. Need to improve pedestrian access to the road.
Landscape	Torbay Landscape Character Appraisal: Character Type 8 (Coastal slopes and combs), Area of Local Character 8D (Valley of the rocks), Highly sensitive.
Ecology	Consultation Zone for Cirl Buntings Petit Tor to Watcombe Coast CWS overlaps with the south of the site, and adjacent to the south of the proposed development area in P/2021/1373. Designated for supporting woodland along with unimproved and improved grasslands. Part of the site Lowland mixed deciduous woodland – priority habitat of highest ecological value and loss/negative impact should be avoided.
Safety related constraints	Pedestrian access, particularly with respect to crossing Teignmouth Road
Soils (Agricultural Land classification) and contamination	Not BMV
Local Plan	Countryside Area (Policy C1).

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	<p>Undeveloped Coast (Policy C2).</p> <p>Watcombe Park Conservation Area (Policy SS10).</p> <p>Part of the site is inside the Coastal Change Management Area (Policy C3).</p> <p>Biodiversity and Geodiversity (Policy NC1).</p>
Neighbourhood Plan	No specific designations
Development progress (where relevant)	<p>P/2021/1373 Construction of nine detached homes – approved</p> <p>P/2024/0224 Variation of conditions relating to P/2021/1373: Construction of nine detached homes. Variation to P1 - Approved plans: Amendment sought - Alterations to design including internal layout, roofscapes and exterior finishes. – withdrawn August 23</p>
Other	
HELAA Panel Summary	n/a
Site potential	Planning approval for 9 units, potential to densify / slightly increase the developed area.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	15
A 6-10 year period	
An 11-15 year period	
Later than 15 years	

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