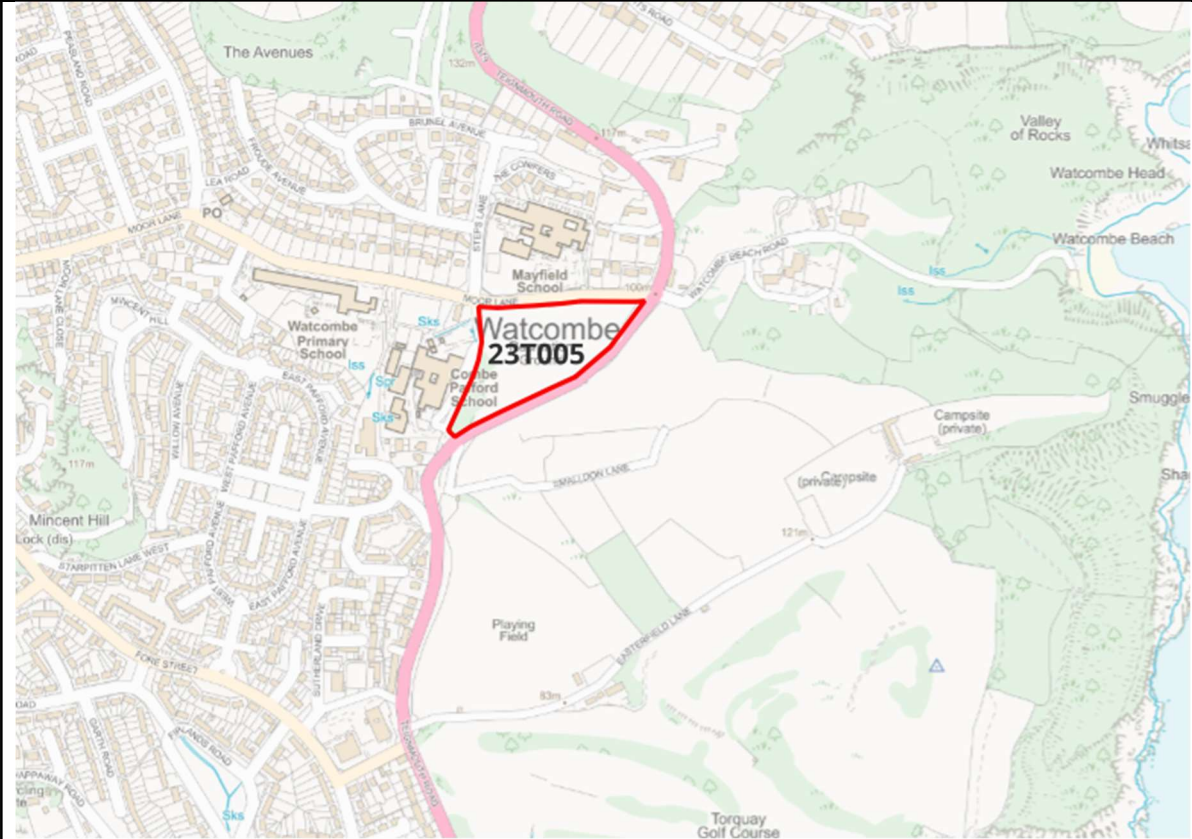


<b>SITE OVERVIEW: Torquay Amber Significant constraints</b>	
<b>Town</b>	<b>Torquay</b>
<b>Site Name</b>	Steps Cross Playing Field, Moor Lane Watcombe
<b>HELAA Reference no.</b>	23T005
<b>Approx. yield</b>	40
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<b>Suitable</b>	Significant constraints. Local Green Space (TLGSB5) and Urban Landscape Protection Area (C5.02). Would involve the loss of a playing field (NPPF paragraph 104 tests would apply).
<b>Available</b>	Council owned- but in use as a plying field
<b>Achievable</b>	Subject to alternative provision of a playing field, the site is relatively flat and could physically accommodate development. However, the playing field is located close to three schools and replacement provision is likely to be less well located.
<b>Customer Reference no.</b>	N/A
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Site previously considered as part of former Local Plan 2012-30 but rejected at the time due to loss of playing field close to schools. It has subsequently been designated as a Local Green Space in the Neighbourhood Plan.
<b>Current use</b>	Football field and public open space. As well as the LGS designation, the Neighbourhood Plan contains an aspiration to improve the playing field for Peninsula League football and promote dual use with schools.
<b>Site descriptions</b>	Playing field on south side of Moor Lane, Watcombe. The site abuts Coombe Pafford school to the west. Teignmouth Road (A379) runs along the southern boundary. Watcome Primary

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	School is located further along Moor Lane and Mayfield School is located directly to the north side on Moor Lane.
<b>Total site area (ha)</b>	2.2ha
<b>Gross site area (ha)</b>	2ha
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential: No</b>	
<b>Housing?</b>	Yes
<b>Employment?</b>	Less suitable due to impact on schools.
<b>Other Use?</b>	Remain in recreation use.
<b>Biodiversity- Within SAC/SSSI</b>	Open field bounded by hedge rows, likely to be of value to local wildlife.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	Loss of recreation space- alternative provision would need to be made under paragraph 104 of the NPPF. Alternative provision would be less well located to serve the local community and the three schools in the vicinity.  Local Green Space in the Torquay Neighbourhood Plan (Footnote 7 constraint). The site could not reasonably be considered as “grey belt”,
<b>Conclusion</b>	Council owned land. Significant and demonstrable issues with the loss of a playing field close to the community and schools. Local Green Space in the Neighbourhood Plan.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Access from Moor Lane or Teignmouth Road (note that there is local congestion due to proximity of schools).
<b>Flood risk, water quality and drainage</b>	No major issues.
<b>Heritage and Archaeology (including distance from assets).</b>	Not thought to be major issues.
<b>Infrastructure</b>	Close to built up area.
<b>Landscape</b>	Local landscape value as ULPA (C5.02)
<b>Ecology</b>	Greater horseshoe bat sustenance zone, cirl buntings. No formal designation and likely to be of localised significance.
<b>Safety related constraints</b>	No major issues.
<b>Soils (Agricultural Land classification) and contamination</b>	In use as a playing field rather than agriculture.
<b>Local Plan</b>	ULPA and Local Green Space. Playing field in active use.

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<b>Neighbourhood Plan</b>	Local Green Space TLGSB5 and community aspiration for football and dual use with schools.
<b>Development progress (where relevant)</b>	None.
<b>Other</b>	Loss of playing field close to schools.
<b>HELAA Panel Summary</b>	N/A
<b>Site potential</b>	Could accommodate circa 60 dwellings but there is a requirement under paragraph 104 of the NPPF to make improved provision elsewhere. This will prove very difficult.

#### **AVAILABILITY ASSESSMENT**

Site is physically developable, but loss of playing field/LGS is likely to significantly and demonstrably outweigh the benefits of development. LGS are a footnote 7 constraint.

The next 5 years	
A 6-10 year period	40
An 11-15 year period	
Later than 15 years	