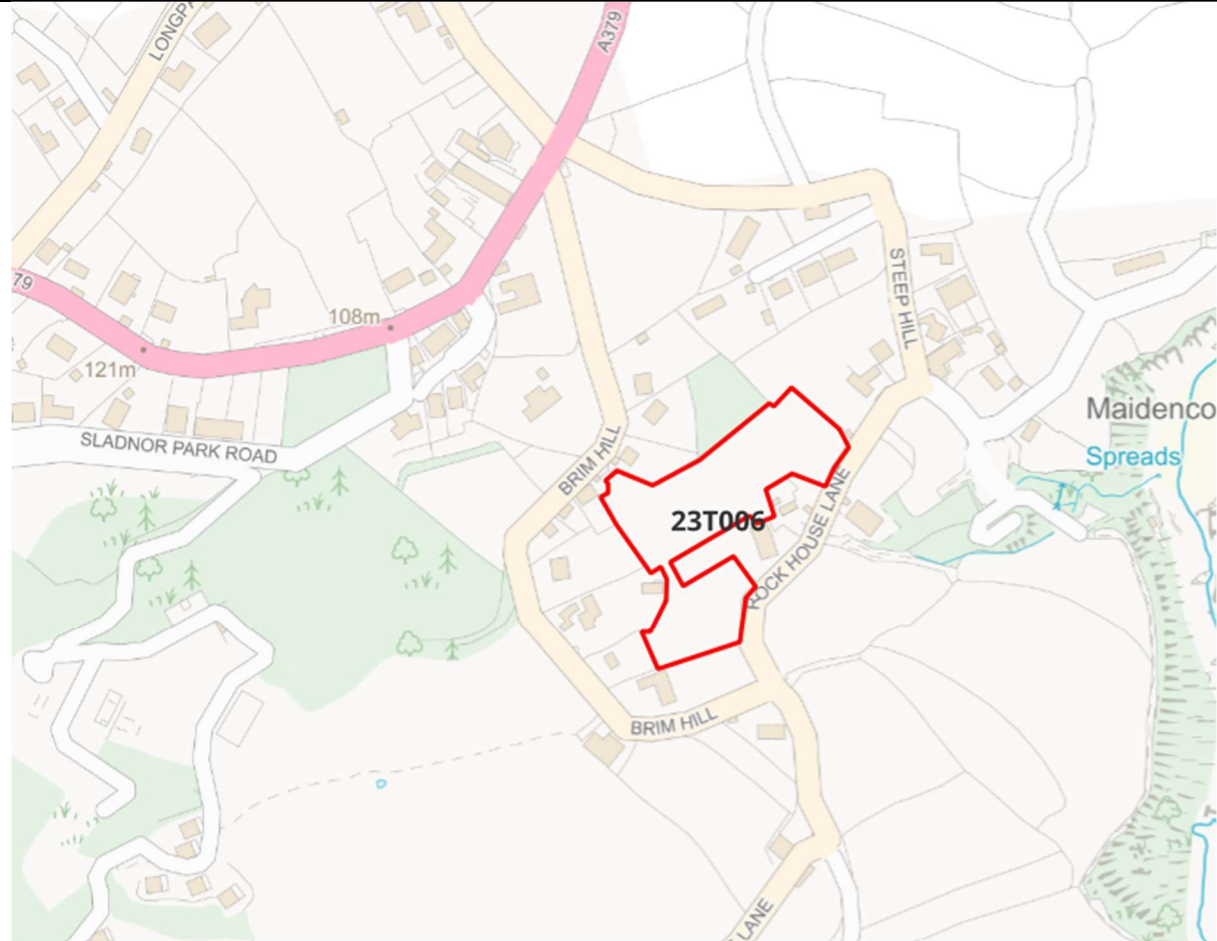


Site overview: Yellow	
Town	Torquay
Site Name	Land between Rock House Lane and Steep Hill, Maidencombe
HELAA Reference no.	23T006
Approx. yield	10



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Suitable	Site potentially available for development. Recent access and hardstanding.
Available	Understood to be owned by a developer.
Achievable	Yes- despite complicated site abnormal development in this location is likely to be viable due to values in the area.
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Field – not in active agricultural use.
Site Description	Land south of Steep Hill and south east of Teignmouth Road, Maidencombe Cross
Total site area (ha)	1.17

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential: No	
Housing?	Yes- circa 10
Employment?	No

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

Other Use?	No
Biodiversity- Within SAC/SSSI	South Hams SAC - Site is within the Landscape Connectivity Zone. Given the surrounding residential development and it is not deemed that the allocation of this site will cause landscape scale impacts to GHB commuting routes can be screened out.
Flood Zone 3b	No -Flooding issues to the south of site adjacent Brim Hill. Localised run-off issues due to slope of the land.
Other NPPF Showstoppers (not policy constraints)	Likely site abnormalities- relatively steep site, run-off, access difficulties. But not likely to be Footnote 7 showstoppers.
Conclusion	Suitable for circa 10 dwellings.

SUITABILITY ASSESSMENT: STAGE B	
Access	Within Village envelope. Only accessible through narrow lanes. Access could be onto Rockhouse Lane (existing gate) or Brim Hill.
Flood risk, water quality and drainage	Flood zone 3 to south of site. Localised run-off issues.
Heritage and Archaeology (including distance from assets).	Maidencombe Conservation Area. Close to listed buildings (Old Court House and Brimhill).
Infrastructure	Not on mains sewer, narrow country lanes.
Landscape	Countryside area. Undeveloped Coast.
Ecology	Site is within a County Wildlife Site. Rough grassland with no evidence of grazing. Possible knapweed visible but no other indicator of botanical interest. Narrow band of tall scrub. Roadside hedgerow low and non-native. Not of apparent CWS quality or of ciril bunting value.
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	Not BMV- not in agricultural use. Site not flat.
Local Plan	Countryside area, Maidencombe Conservation Area.
Neighbourhood Plan	Within the Maidencombe Village Envelope. TH11, TH12
Development progress (where relevant)	Previous history P/2019/0957 (Previous P/1988/0796 conversion of Linhay to dwelling).
Other	
HELAA Panel Summary	Post 2021 HELAA
Site potential	Circa 10 dwellings.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
Could achieve circa 20 units – but may be considered unacceptable.	
The next 5 years	10
A 6-10 year period	
An 11-15 year period	
Later than 15 years	

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