

<b>SITE OVERVIEW: Torquay Yellow: Minor constraints</b>	
<b>Town</b>	<b>Torquay</b>
<b>Site Name</b>	Land North of Brunel Manor, Maidencombe.
<b>HELAA Reference no.</b>	23T007
<b>Approx. yield</b>	10
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<b>Suitable</b>	Yes- minor constraints
<b>Available</b>	Unknown
<b>Achievable</b>	Housing is likely to be viable in this location.
<b>Customer Reference no.</b>	-
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Knowledge site
<b>Current use</b>	Grassed field
<b>Site descriptions</b>	
<b>Total site area (ha)</b>	1.17
<b>Gross site area (ha)</b>	1.17
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential (50+): No</b>	
<b>Housing?</b>	Yes- circa 10
<b>Employment?</b>	No
<b>Other Use?</b>	No
<b>Biodiversity- Within SAC/SSSI</b>	Site is situated within the LCZ however size of development not deemed to represent a landscape scale impact to potential GHB commuting routes. No HRA issues identified.
<b>Flood Zone 3b</b>	No
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Relatively contained site in countryside area. Suitable for circa 10 dwellings.

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>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Access via A379 Teignmouth Road. Poor pedestrian facilities. Pedestrian access to Brunel manor would assist this somewhat.
<b>Flood risk, water quality and drainage</b>	Not within a flood risk zone
<b>Heritage and Archaeology (including distance from assets).</b>	Close to Brunel manor, Listed Building and Listed Park and Garden. Abuts the Watcombe (Brunel) Park Conservation Area and Historic Park and Garden.
<b>Infrastructure</b>	Relatively car dependent location although close to A379 and on bus route. Understood to be beyond the mains sewer system.
<b>Landscape</b>	Countryside area.
<b>Ecology</b>	Potential cirl bunting habitat, but not a designated County or Local Wildlife Site.  Cirl Bunting surveys may be required to understand mitigation requirements – offsite compensation or financial contribution may be required. BNG requirements to be met on/off site.
<b>Safety related constraints</b>	No
<b>Soils (Agricultural Land classification) and contamination</b>	Small area to the west of the site is BMV land.
<b>Local Plan</b>	Countryside area (C1)
<b>Neighbourhood Plan</b>	No designations. Not within the Maidencombe Village Envelope.
<b>Development progress (where relevant)</b>	Not being promoted
<b>Other</b>	
<b>HELAA Panel Summary</b>	Post 2021 HeLAA
<b>Site potential</b>	Circa 10 dwellings.

<b>AVAILABILITY ASSESSMENT</b>	
Reasonable prospect of delivery (timescale): Site has not been promoted, but could achieve circa 10 dwellings fairly quickly as a standalone site.	
The next 5 years	
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	