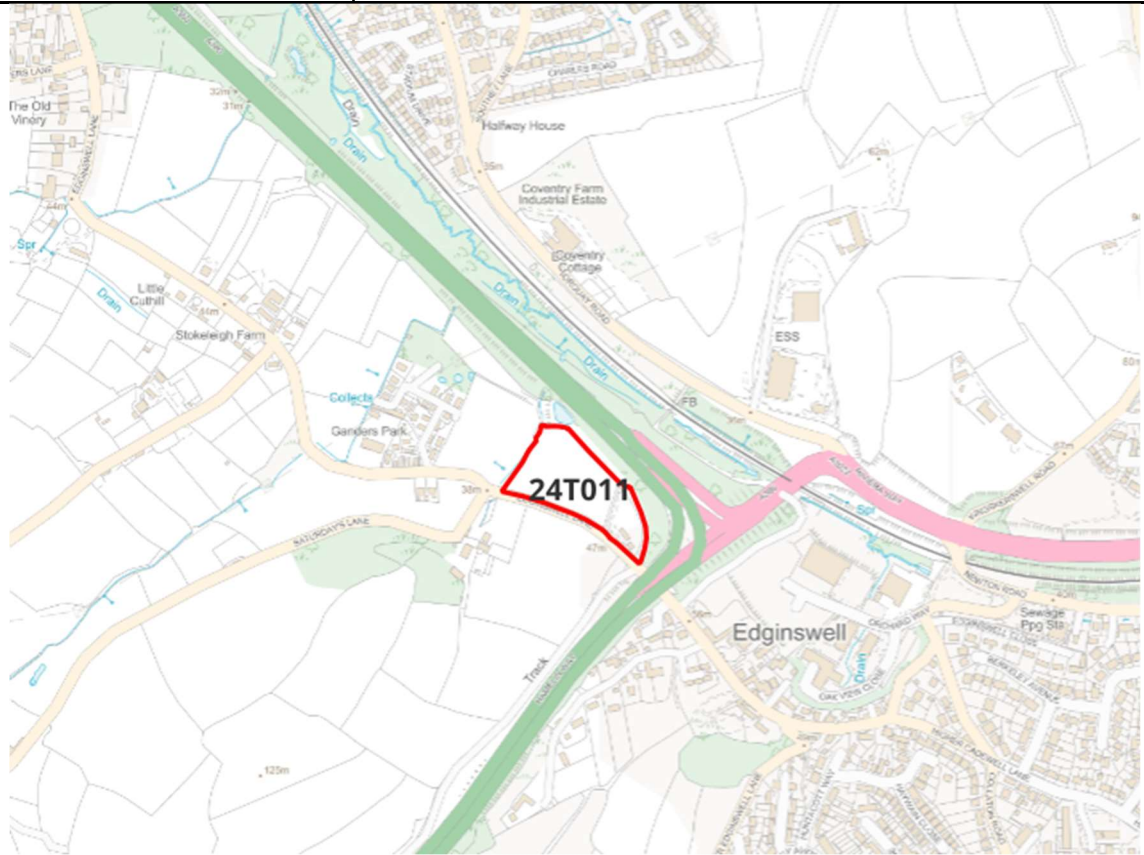


<b>SITE OVERVIEW: Amber – significant constraints</b>	
<b>Town</b>	Torquay
<b>Site Name</b>	Land off Edginswell Lane
<b>HELAA Reference no.</b>	24T011
<b>Approx. yield</b>	30
	
© Crown copyright and database rights 2025 OS AC0000849978	
<b>Suitable</b>	Yes
<b>Available</b>	Not thought to be actively promoted
<b>Achievable</b>	Yes
<b>Customer Ref no.</b>	
<b>Source of Site (call for sites, Local Plan allocation etc.).</b>	Knowledge site
<b>Current use</b>	Agricultural.
<b>Site description</b>	Agricultural land with barns, located to the southwest of the A380
<b>Total site area (ha)</b>	1.6
<b>Developable site area (ha)</b>	1.28
<b>SUITABILITY ASSESSMENT: STAGE A</b>	
<b>Strategic potential (50+)</b>	No
<b>Housing?</b>	Yes
<b>Employment?</b>	No – rural employment uses only
<b>Other Use?</b>	Rural uses only (poor access will limit useability).

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>Biodiversity- Within SAC/SSSI</b>	Landscape connectivity zone for Greater Horseshoe Bats. GHBs potentially use site boundaries to commute through landscape. Landscape scale impacts to GHB commuting routes cannot be ruled out, even with the road network to the north. Appropriate Assessment required.
<b>Flood Zone 3b</b>	Northern part of the site
<b>Other NPPF Showstoppers (not policy constraints)</b>	No
<b>Conclusion</b>	Suitable.

<b>SUITABILITY ASSESSMENT: STAGE B</b>	
<b>Access</b>	Existing access via Edginswell Lane. Access is through narrow country lane with low road bridge.
<b>Flood risk, water quality and drainage</b>	No
<b>Heritage and Archaeology (including distance from assets).</b>	Historic Environment Records within the site - Orchards east of Odicknoll Farm, Torbay and Ditches North-East of Odicknoll Cottage.  Torbay Council Boundary Stone adjacent to the site.  Programme of archaeological mitigation likely required.
<b>Infrastructure</b>	Access, drainage, sewage infrastructure required. High pressure gas main in the vicinity (site within buffer).
<b>Landscape</b>	Countryside area – but prominent gateway site Landscape CHARACTER TYPE: 1 ROLLING FARMLAND Area of Local Character: 1D Hamelin Way and Parson’s Bridge Moderately sensitive with a management strategy of enhance.
<b>Ecology</b>	Within Cirl bunting 2km consultation zone
<b>Safety related constraints</b>	High Voltage Power Line runs through the site. Traffic noise may need consideration due to proximity to road. Likely to be within buffer for high pressure gas main.
<b>Soils (Agricultural Land classification) and contamination</b>	2 areas of BMV Land within the site.
<b>Local Plan</b>	Proposed extension to National Cycle Network Edginswell Lane thru Business Park - SS6.3 <a href="#">View Policy Text</a> Countryside Area Westerland Valley to Ocombe and Preston - C1 <a href="#">View Policy Text</a> Neighbourhood Development Plan (NDP) Area Torquay - NDPA Strategic Delivery Areas Torquay - SS1 <a href="#">View Policy Text</a>
<b>Neighbourhood Plan</b>	N/A
<b>Development progress (where relevant)</b>	No
<b>Other</b>	
<b>Site potential</b>	30

--

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>AVAILABILITY ASSESSMENT</b>	
The next 5 years	30
A 6-10 year period	
An 11-15 year period	
Later than 15 years	