



Torbay Council - Housing and Economic Land Availability Assessment (HELAA)

CALL FOR SITES PRO-FORMA

Please complete this form if you are aware of a site within Torbay that you would like to be considered by Torbay Council to deliver housing and economic growth proposals. We are updating the evidence relating to this so it is important that you let us know about all potential sites, even if you have a site which is already included in the Local or Neighbourhood Plan.

A separate form should be completed for each site. Completed forms should be submitted to the Council together with a map identifying the boundaries of the site at an appropriate scale (e.g. 1:2,500). Maps can be purchased, if required, via the following link:

https://www.planningportal.co.uk/homepage/4/buy_a_plan.

Any further detailed information you may wish to supply relating to the site and/or potential development proposals would aid the Council in its analysis of your site. The form, including the selections, can be completed electronically.

Further information can be found at www.torbay.gov.uk/helaa and the related privacy notice at www.torbay.gov.uk/helaa-pn

Completed forms should preferably be emailed to future.planning@torbay.gov.uk or alternatively posted to Strategic Planning, C/O Town Hall, Castle Circus, Torquay, TQ1 3DR.

YOUR DETAILS

Name	Andrew Rowe
Company/Organisation (if applicable)	Peloton Land Ltd
Address	The Wish Stoke Road Maidencombe
Postcode	TQ1 4TN
Telephone	
Email	

Status (please select all that apply):

- | | | | |
|------------------------------------|-------------------------------------|------------------------------|--------------------------|
| Owner of (all or part of) the site | ☐ | Land Agent | ☐ |
| Planning Consultant | ☐ | Developer Owner | ☐ |
| Developer with an option | ☒ | Developer speculative | ☐ |
| Registered Social Housing Provider | ☐ | Local Resident | ☐ |
| Amenity/Community Group | ☐ | Other (please specify below) | ☐ |

CLIENT DETAILS

If acting on behalf of landowner/developer please provide client name and address details:

Client Name	The Churston Barony Settlement Trust
Company/Organisation (if applicable)	C/O Strutt & Parker
Address	24 Southernhay West Exeter
Postcode	EX1 1PR
Telephone	
Email	

My client...

Is sole owner of the site ☒ Owns part of the site ☐

Do not own (or hold any legal interest in) the site whatsoever ☐

If you are acting on behalf of someone who is not the owner or sole owner, do you know who owns the site or the remainder of it – please provide details?

Where applicable does the owner (or other owners) support the proposals for the site?

Yes ☒ No ☐ Don't know ☐

SITE DETAILS

Please complete as much of this information as possible, and please also submit with this form a map identifying the boundaries of the site at an appropriate scale (e.g. 1:2,500):

Site Address / location	Land South West of Copythorne Road Brixham
Site Postcode	TQ5 8PX (adjacent property)
Whole Site area (hectares)	8.61
Developable Site Area (hectares)	8.61
Current use	Fields (pasture and arable)
Availability/Location of access to the site	Direct from Copythorne Road

Planning history:

Is there any planning history (planning applications and appeal decisions, pre-application enquiries, previous submissions to (or allocated within) the Local or Neighbourhood Plan) associated with the site that you are aware of?	Yes ☒ No ☐
Please note that information about previous planning applications can be found at www.torbay.gov.uk/planningonline , the Local Plan at www.torbay.gov.uk/local-plan and Neighbourhood Plans at www.torbay.gov.uk/neighbourhood-plans .	Part of site considered at: <u>2001 Local Plan Inquiry</u>. At that time rejected as a greenfield site, rather than intrinsic landscape character. <u>2013 SHLAA – Ref: 13241</u> (3.23ha) Identified for 80 units (2023-32), no known constraints & could help heal urban edge to the benefit of AONB, though not actively promoted at that time (see attached). <u>2012-30 Local Plan</u> (TC4)– Excluded site, whilst appears a natural extension to Brixham AONB ruled it out unless additional sites needed. <u>Brixham NP</u> – considered (H3 – R15) but ruled out as situated in AONB and concluded that not necessary to meet housing need.

AVAILABILITY

Do you know of any ownership or legal constraints which may affect the development of the site? (Please select all that apply):

Ransom strips	☐
Tenancies	☐
Covenants	☐
None	☐
Other (please specify in details below)	☐
Please provide details of any constraints noted above and how the constraints can be overcome? (Please continue on a separate sheet if necessary) N/A	

Further Details	Yes	No
Must land off-site be acquired to develop the site?	☐	☒
Are there any current uses which need to be relocated?	☐	☒
If not owned by a developer, is the owner willing to sell?	☒	☐
Other e.g. abnormals (please specify)	☐	☒
If yes to any of the above, please give details:		

If you consider that the site could become available for development within the next 5-10 years, please provide an expected trajectory clearly stating the number of homes (if applicable) to be delivered before **31st March** for each of the following periods:

2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
		50	50	50

2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
5				

Or in the longer term -

Please provide plan period and the reasons for delivery at this timescale:

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PROPOSED USES & CAPACITY

To help us with the processing of information, please provide as much information as possible regarding all the potential uses you would like to promote for use on this site within the tables below. If you need to provide more information please use the separate box below or provide in a separate document.

Residential development (please select all that apply and indicate proposed number of units for each proposed use)

Housing (C3 use)	☒	Plots for self-build	☐
Residential institutions (C2 use)	☐	Student accommodation	☐
Older people	☐	Gypsy, travellers and travelling show people	☐
Potential:			
Capacity (number of units) circa 155 (based on 60% of site Net Developable Area)			
Dwelling types (mix) 2/3/4 beds (potentially including bungalows)			
Tenure (market/affordable/starter homes) Policy Complaint			
Anticipated density (dwelling per hectare) 30			

Economic development (please select all that apply and indicate proposed gross floor area for each proposed use (in square metres))

A1 (Retail)	☐	B1 (Business)	☐
A2 (Financial and Professional Services)	☐	B2 (General Industrial)	☐
A3 (Restaurants and Cafes)	☐	B8 (Storage and Distribution)	☐
A4 (Drinking Establishments)	☐	C1 (Hotels)	☐
A5 (Hot Food Takeaways)	☐	D1 (Non-residential Institutions)	☐
D2 (Assembly and Leisure)	☐	Other (please state)	☐

Please use this box to provide any further use or capacity information:

SUITABILITY

Please identify if any part of the site is (please select all that apply):			
Historic Park and Garden	☐	Scheduled Ancient Monument	☐
Special Area of Conservation	☐	Flood Zone 3b	☐
Site of Special Scientific Interest	☐	Local Green Space	☐
Area of Outstanding Natural Beauty	☒	Other (Please state)	☐

To the best of your knowledge, are there any constraints which may prevent or constrain development? (Please provide brief details including how they could be mitigated if known) – Scheme would be landscape led (full LVIA) and designed to heal the urban edge of the AONB. Development has previously taken place adjacent to the site in the AONB and is required to meet current housing need.

The Torbay Local Plan shows a number of designations listed above:
www.torbay.gov.uk/local-plan and Neighbourhood Plans have designated Local Green Spaces www.torbay.gov.uk/neighbourhood-plans

Constraint	Yes	No
Access issues (limitations or problems relating to site access or impacts on the transport network)	☐	☒
Contamination / Pollution (unsuitable ground conditions, previous hazardous uses etc.)	☐	☒
Flood risk (such as liability of site to flooding)	☐	☒
Heritage assets (listed building, conservation area, archaeological sites)	☐	☒
Nature conservation (protected species, wildlife sites, nature reserve)	☐	☒
Physical constraints (topography, ground conditions, trees, other)	☐	☒
Utilities infrastructure (electric, gas, water, telecommunications)	☐	☒
Other e.g. abnormalities (please specify)	☐	☒
If yes to any of the above, please give details: Note - Surveys currently underway for GHB, Cirl Buntings and Dormice. If necessary, mitigation can be provided on the adjoining wider Estate.		

ACHIEVABILITY

	Yes	No
Is the site currently being marketed?	☐	☒
Is the site dependent on other land assembly?	☐	☒
Is the site under options to a developer?	☒	☐
Would the site need sub division/phasing?	☐	☒
Is forward funding finance/infrastructure required?	☐	☒
Are there any viability issues which could affect the development?	☐	☒
If yes to any of the above, please give details: The landowner has agreed a Promotion Agreement with Peloton Land Ltd to promote the site for residential development as part of the wider Estate Management.		

Are any of the following constraints / factors likely to affect the achievability / timing of the development? <i>(please select all that apply)</i>	
None	☒
Contamination	☐
Demolition	☐
Flood Mitigation	☐
Topography or Ground Condition	☐
Infrastructure	☐
Policy requirements e.g. affordable housing?	☐
Rights of Way, easements etc?	☐

Market Sales capacity	☐
Disposal/sale of other developed land portfolio	☐
Other (please specify):	☐

Please use this box to provide any further viability or achievability information or to explain any of the constraints or factors selected above:

DELIVERABILITY

Deliverability timescales known?

Yes ☒ No ☐

If yes, please complete boxes below;

Estimated rate of development: This may be from estimated delivery of developers / previous history of developer's track record or any history of barriers / non delivery or labour-force supply:

Subject to the grant of Planning Permission the site will be marketed and sold to a developer. Estimated that they would complete 50 homes per a year.

Evidence of progress of development: Has there been any prior surveys carried out on site e.g. ecological, transport, flooding statements or any agreements that will help improve deliverability?

Phase 1 Ecological survey completed, and further phase 2 surveys are currently being undertaken (including Bats (GHB), Cirl Buntings, and Dormice)

Engineers have confirmed that a suitable site access can be provided and that there are no flooding issues.

ADDITIONAL INFORMATION/COMMENTS

If necessary, please use a separate sheet and attach to this form:

The land has historically been the subject of a farm tenancy and therefore has not been available or promoted.

However, the tenancy has now come to an end and the landowner is looking to promote the site as part of the wider estate management and reorganisation.

In identifying such a site are you giving permission for an officer of the council to access the site in order to carry out a site visit?

Yes ☒ No ☐

Do you agree to being contacted by an officer of the council in relation to the land above?

Yes ☒ No ☐

Thank you for your time. We will be in touch if we require any further information and our website will be updated throughout the Local Plan Review process

For official use only:

Respondent Reference

Site Reference

Received

Acknowledged