

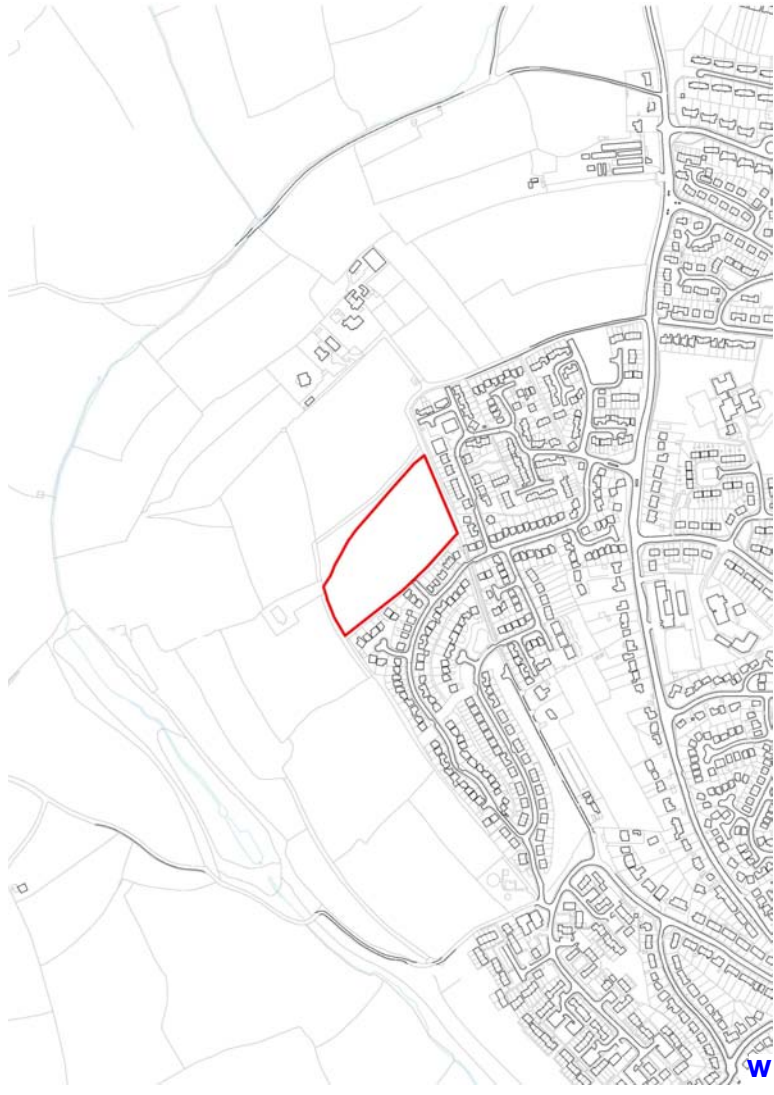





Site ref	Site address	Settlement	Size (ha)			
13001	39 Abbey Road	Torquay	0.02			
						
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<p>Suitability summary</p> <p>This site has had previous planning permission for the redevelopment and renovation to provide 12 additional units, which has now expired. From the information available, it is considered that the site remains suitable for development; it is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
<p>Availability summary</p> <p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that development of additional flats could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	12

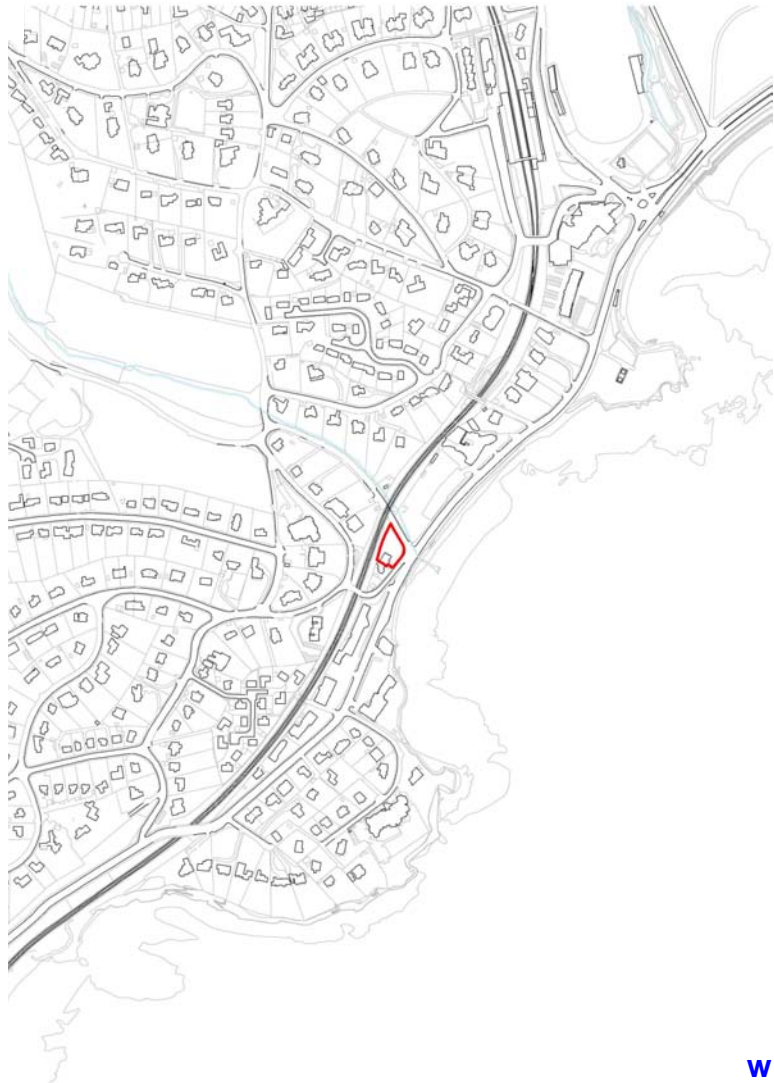
Site ref	Site address	Settlement	Size (ha)			
13003	Roebuck House, Abbey Road	Torquay	0.06			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. It is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The building is within a conservation area and attached to a listed building. However, it adds nothing to the character of the conservation area and development could achieve built environment improvements.</p>						
<p>Availability summary</p> <p>The site is currently being promoted for development, and it is therefore considered that there are no constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>There is a pending application on this site for development to provide 33 apartments, including the conversion of Roebuck House and the addition of two floors. It is unlikely that the proposed extra two storeys will be achievable, but 20-25 dwellings are likely to be delivered on this site within the short term.</p>						
<p>Conclusion</p> <p>A planning application for residential redevelopment on this site is currently being considered. It is suitable in principle but design issues may result in delivery of 20 - 25 dwellings.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

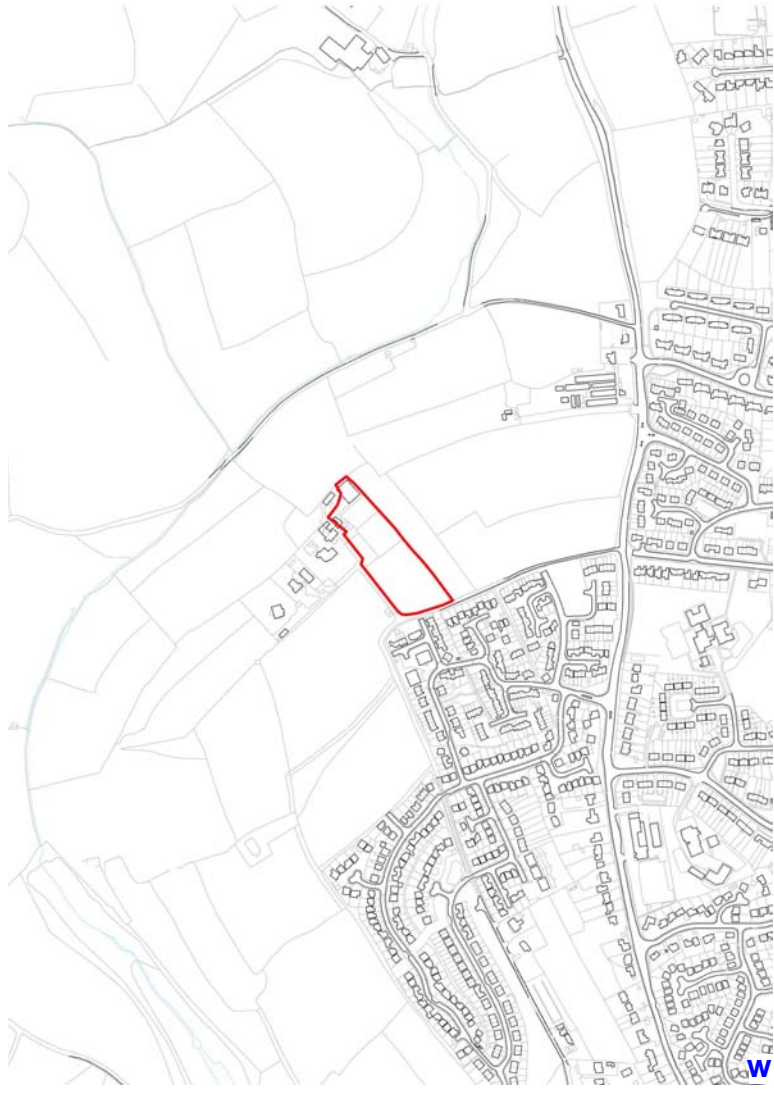
Site ref	Site address	Settlement	Size (ha)			
13004	Land off Alfriston Road	Paignton	1.80			
						
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Suitability summary						
<p>The site is allocated for development in the Adopted Torbay Local Plan and considered suitable for housing development in principle. Masterplanning is underway to ensure that wildlife and access issues are addressed.</p>						
Availability summary						
<p>The site is currently being promoted for development, and it is therefore considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site for development to provide 98 dwellings and associated works. It is considered that a scheme for 84 dwellings, however, is achievable and likely to be delivered on this site within the short to medium term.</p>						
Conclusion						
<p>A planning application for residential development on this site is currently being considered. It is considered suitable in principle and 84 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	84	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13006	Sunhill Apartments, 19 Alta Vista Road	Paignton	0.14			
						
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Suitability summary						
<p>There is a planning application on this site for the change of use of 8 holiday apartments to full residential use. As other apartments within the same development have had the condition relaxed to allow for full residential use, it is considered that the site is suitable for housing in principle. The site is within a flood risk area and coastal management area. However, residential apartments are likely to be achieved through change of use of existing holiday apartments.</p>						
Availability summary						
<p>The site is currently being promoted for residential use, and it is therefore considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site that would provide 8 additional residential apartments. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential use of this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13011	Barclay Court Hotel, 29 Castle Road	Torquay	0.40			
						
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Suitability summary						
<p>This site has had previous planning permission for 8 units, which has now expired. From the information available, it is considered that the site remains suitable for development. It is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future, and there is therefore a reasonable prospect that the site will come forward within the plan period.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period with a yield of 8 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	8	2023 - 2032	0

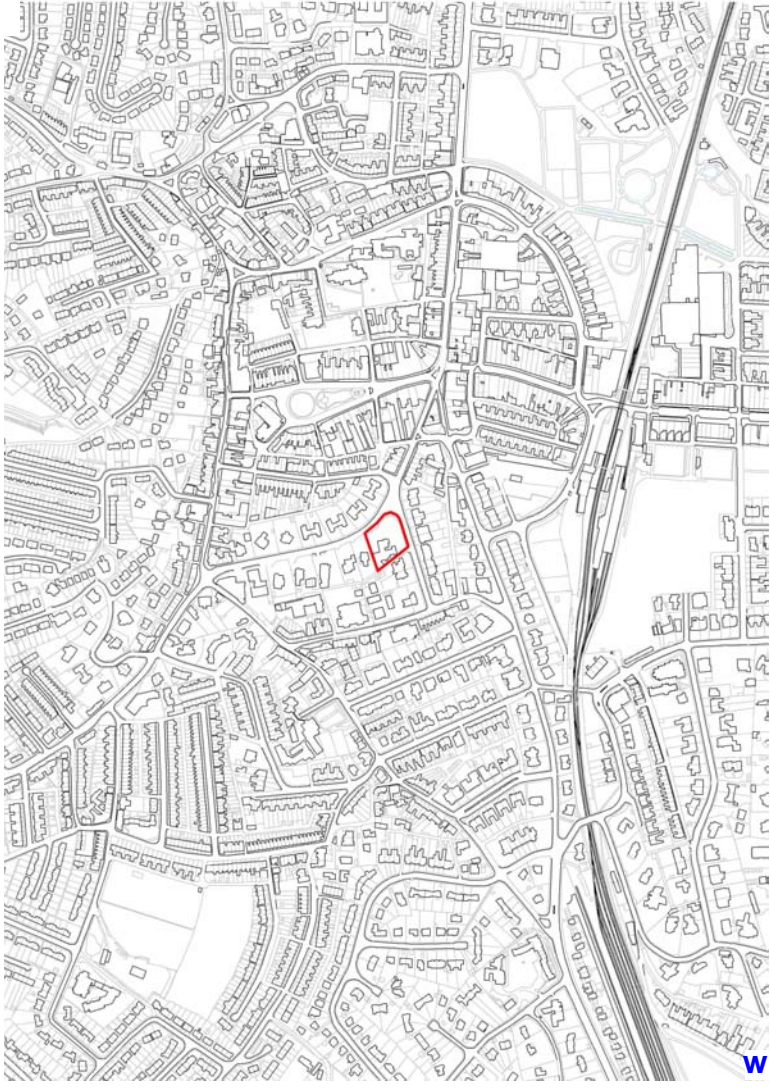
Site ref	Site address	Settlement	Size (ha)			
13020	Quintaville Junction Reddenhill Road	Torquay	0.10			
						
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Suitability summary						
This site has had previous planning permission for 15 units, which has now expired but the site remains suitable in principle for development.						
Availability summary						
Given that there has been previous promotion of the site for development, and that it is known to be being actively promoted for development, it is considered available.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. It is also known that a development of approximately 10 dwellings may be considered suitable by the council.						
Conclusion						
Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period. It is also known to be being actively promoted for development and it is considered that a development of approximately 10 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

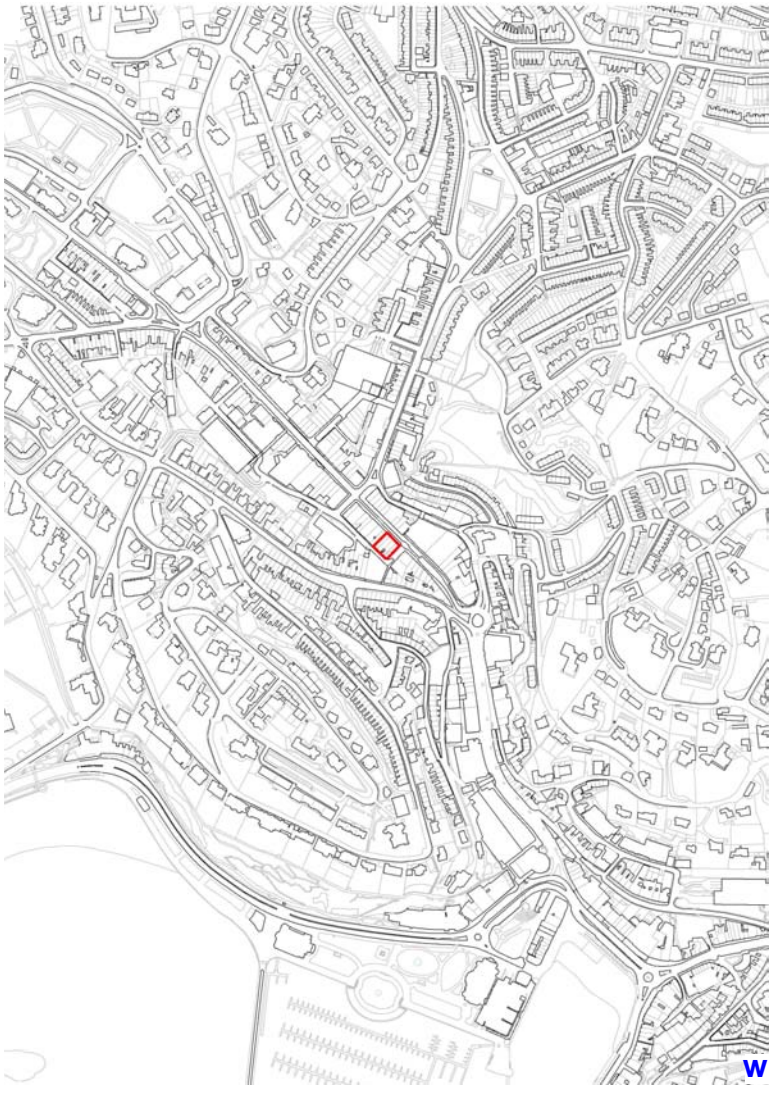
Site ref	Site address	Settlement	Size (ha)			
13024	La Rosaire, Livermead Hill	Torquay	0.11			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. However, there is a county wildlife site to the rear, and some flooding issues that need to be addressed in a final development scheme.</p>						
Availability summary						
<p>A planning application for development of this site has been submitted. Considering that the site is currently being promoted for development, there are not thought to be any insurmountable constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site for development to provide 8 apartments. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential redevelopment on this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term (a net increase of 7).</p>						
Total yield	2013 - 2018	7	2018 - 2023	0	2023 - 2032	0

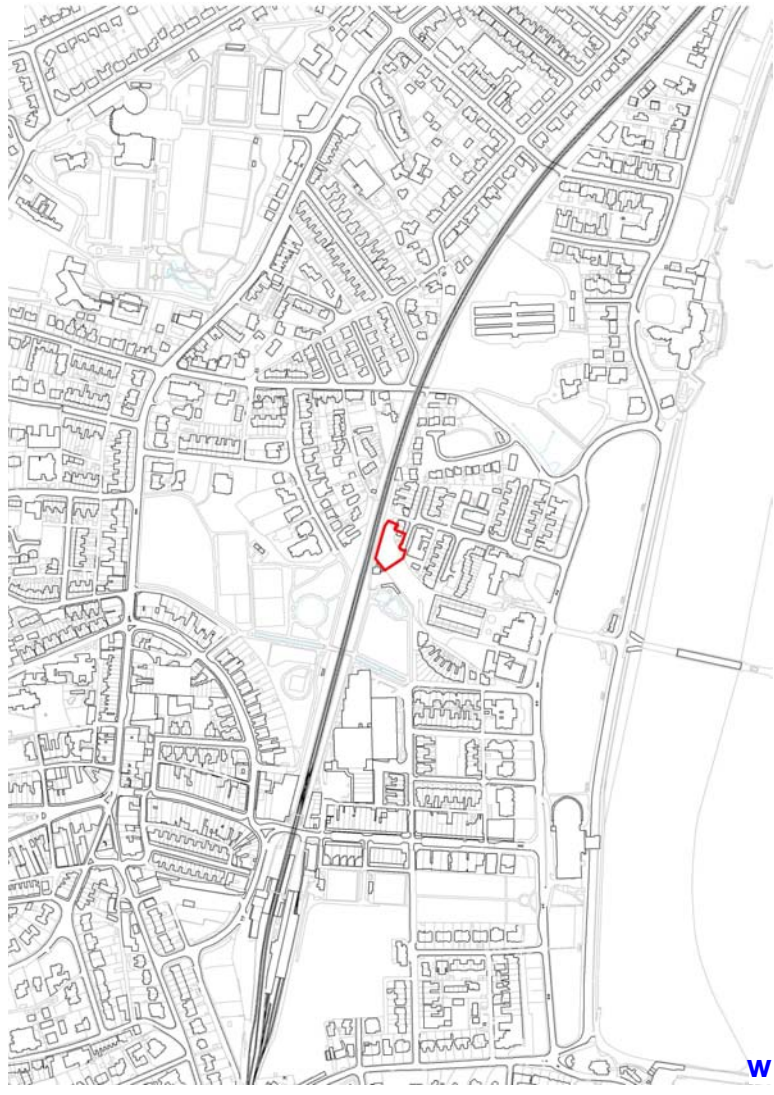
Site ref	Site address	Settlement	Size (ha)			
13028	Great Parks: adj Kings Aish House, Luscombe Road	Paignton	1.06			
						
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Suitability summary						
<p>This site has had previous planning permission for 47 units, which has now expired. The site is part of the phase 1 of the Great Parks development that was proposed for development in the Torbay Local Plan 1985-96 (which was adopted in 1991). It is considered that the site remains suitable for development.</p>						
Availability summary						
<p>This site has been promoted to the 2013 SHLAA refresh by the Council, who are landowner and involved in preapplication discussions in regard of the site. Therefore, it is considered that the site is likely to be developed in the early part of the plan period, subject to the Great Parks masterplanning, which is currently underway.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>This site has been promoted to the 2013 SHLAA by Torbay Council, and a current pre-app on the site. Therefore it is considered that this site could come forward within the period 2013 - 2018, for a development of up to 47 units as per the previous planning permission.</p>						
Total yield	2013 - 2018	47	2018 - 2023	0	2023 - 2032	0

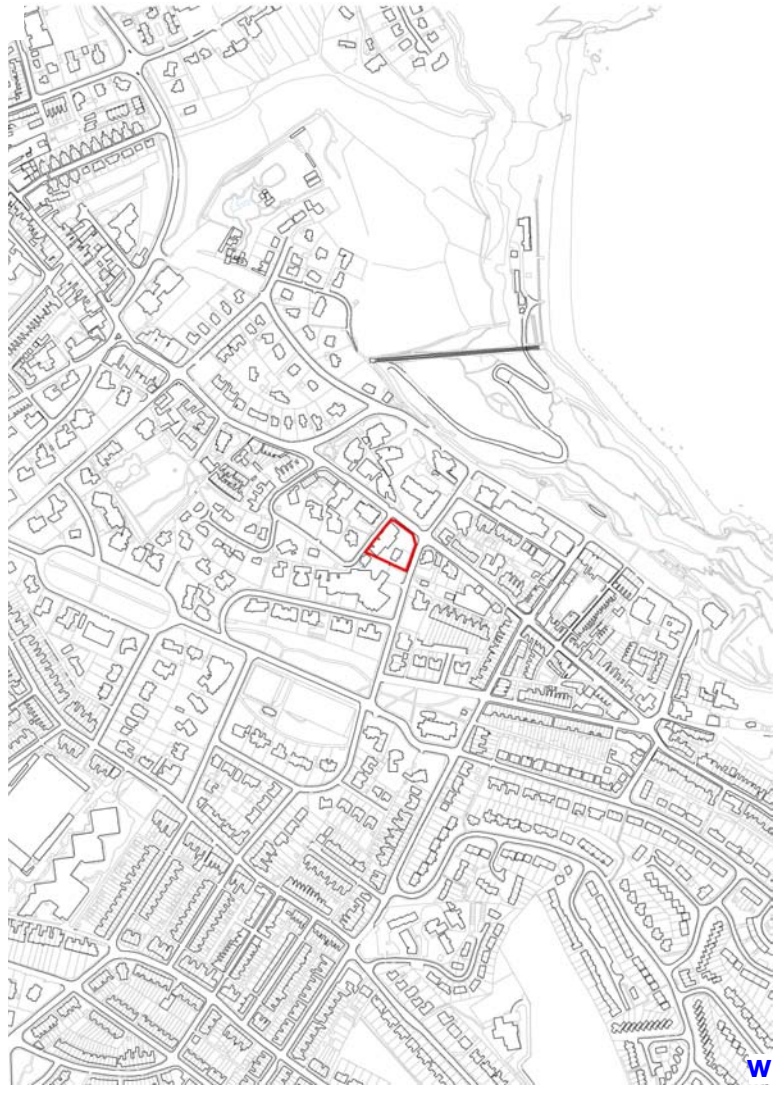
Site ref	Site address	Settlement	Size (ha)			
13045	40-44 Swan Street	Torquay	0.05			
						
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Suitability summary						
<p>The site located is within the town centre conservation area, but this is not a constraint to development in principle. This site has had previous planning permission for 10 units, which has now expired. Furthermore, this site has also been suggested by the Neighbourhood Forum. The site is considered suitable for housing development in principle, although development would need to conserve and enhance the character of the conservation area.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, and a recent pre-application on the site, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and that development within the short term is likely.</p>						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13048	The Strand	Torquay	0.16			
						
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Suitability summary						
<p>This site has been identified by the community for development in the Torquay Neighbourhood Forum. The site located is within the town centre conservation area, but this is not a constraint to development in principle. It is located on the sea front in a sustainable location with excellent views as well as services. Apartments on this site are considered suitable, provided ground floor retail or commercial space is retained and development conserved and enhanced the character of the conservation area.</p>						
Availability summary						
<p>Debenhams are known to want to find an alternative location within the town centre, so the current store would only become available when such a redevelopment had taken place.</p>						
Achievability summary						
<p>The local context suggests a limit of 3 storeys here. This would give two storeys of apartments over retail, with an estimated achievability of 17 units per floor. A conservative estimate of a total of 30 units has been considered deliverable within the medium term.</p>						
Conclusion						
<p>The relocation of Debenhams with the regeneration of The Strand to create 30 apartments is considered developable within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30


Site ref	Site address	Settlement	Size (ha)			
13051	Silverlawns Nursing Home, 31 Totnes Road	Paignton	0.24			
						
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Suitability summary						
Previous planning permission for 21 units has now expired, but the site remains suitable for redevelopment.						
Availability summary						
Given the previous promotion of the site for development, and that there have been recent pre-application discussions, it is considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period. However, the existing use value is likely to mean that the site will not come forward in the early part of the plan period.						
Conclusion						
Given that this site has previously had planning permission for development, it is considered that the site is suitable for redevelopment in principle and will come forward within the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	21


Site ref	Site address	Settlement	Size (ha)			
13053	22-28 Union Street	Torquay	0.06			
						
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Suitability summary						
<p>Previous planning permission for 13 units has now expired but the site remains suitable for development. Apartments on this site are considered suitable, provided ground floor retail or commercial space is retained. Furthermore, given its town centre location in close proximity to the services and facilities within Torquay, it is considered a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for residential development in principle, and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	13


Site ref	Site address	Settlement	Size (ha)			
13056	Vacant Land, Warefield Road	Paignton	0.14			
						
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Suitability summary						
<p>This site has had planning permission for 18 dwellings, which has since expired, but does establish the site's suitability for residential development. There has since been another application for 9 dwellings, 8 of which are likely to be agreed, subject to S106.</p>						
Availability summary						
<p>Given that the site has an application pending, it is considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential development on this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13060	Foxlands, York Road	Torquay	0.23			
						
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Suitability summary						
<p>Twelve of the existing apartments on this site are restricted to holiday use, however, there is a planning application currently pending for their change of use from holiday apartments to full residential use. As other apartments within the same development are in lawful use as permanent accommodation, it is considered that residential apartments are likely to be achieved through the change of use of the existing holiday apartments.</p>						
Availability summary						
<p>Given that the site has an application pending, it is considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site that would provide an additional 12 residential dwellings. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application that would provide an additional 12 residential apartments on this site is currently pending a decision. It is considered suitable in principle and likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

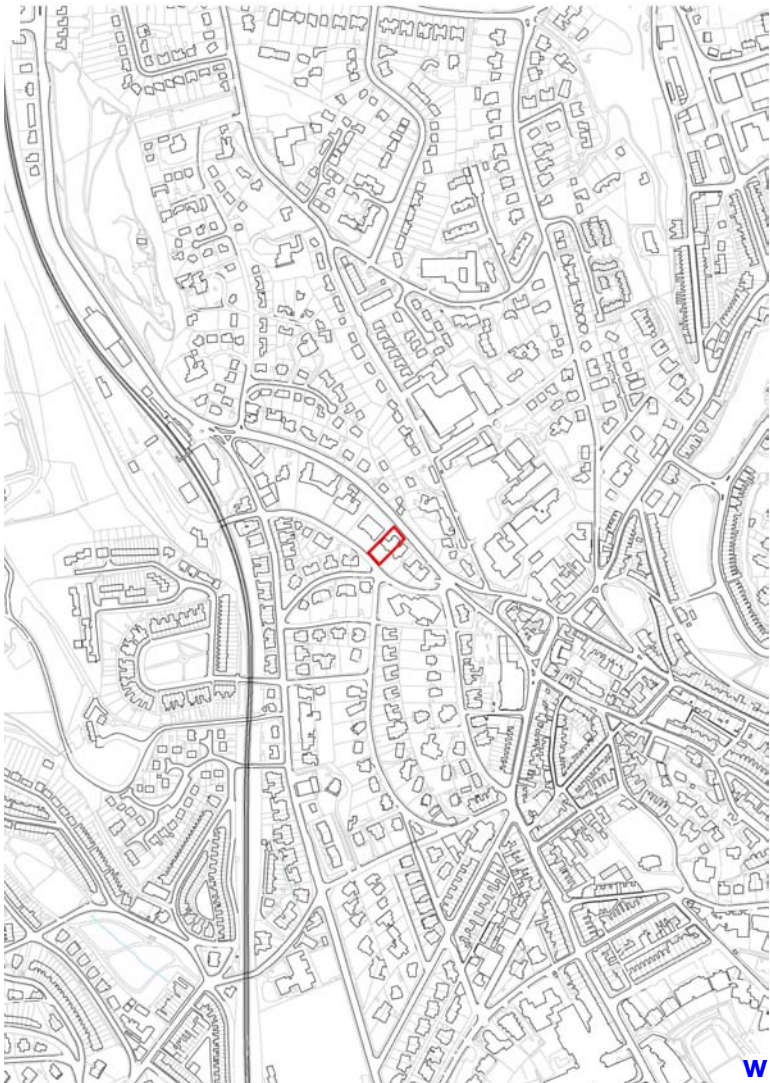
Site ref	Site address	Settlement	Size (ha)
13069	Lyndhurst Hotel, Lower Polsham Road	Paignton	0.03
			
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Suitability summary			
The site is an existing hotel, which is considered to be suitable in principle for redevelopment.			
Availability summary			
The site is being promoted for development by the landowner.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.			
Conclusion			
The site is known to be being actively promoted for development and it is considered that a development of approximately 12 dwellings may be suitable.			
Total yield	2013 - 2018	12	2018 - 2023
			0
	2023 - 2032		0


Site ref	Site address	Settlement	Size (ha)			
13100	8-9 Braddons Hill Road West	Torquay	0.03			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site located is within the town centre conservation area, but this is not a constraint to development in principle so long as development were to conserve and enhance the built environment.</p>						
<p>Availability summary</p> <p>The site is being promoted for development by the landowner.</p>						
<p>Achievability summary</p> <p>It is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development, and it is considered that a development of approximately 8 dwellings may be suitable and deliverable in the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

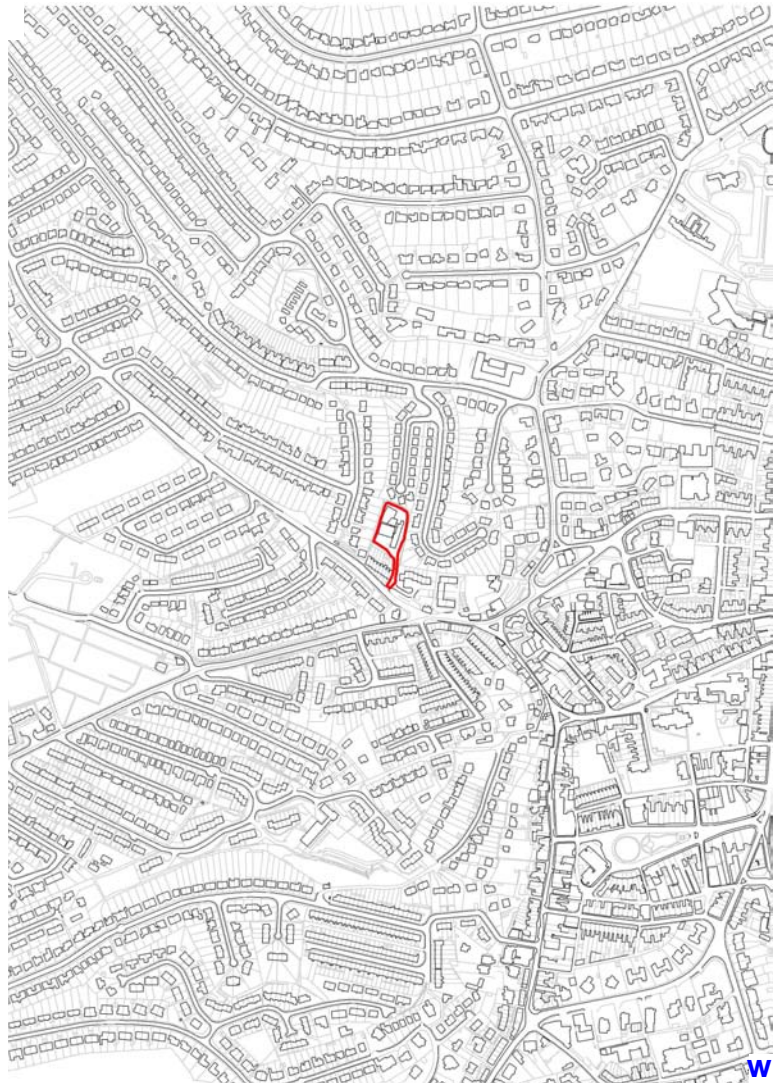
Site ref	Site address	Settlement	Size (ha)			
13105	Alan Kerr Garage, Brixham Road	Paignton	0.37			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area.						
Availability summary						
This site is being actively promoted by the landowner.						
Achievability summary						
It is likely that development of this site will occur later in the plan period, due to its current established use.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that approximately 10 dwellings may be suitable. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring forward development later in the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

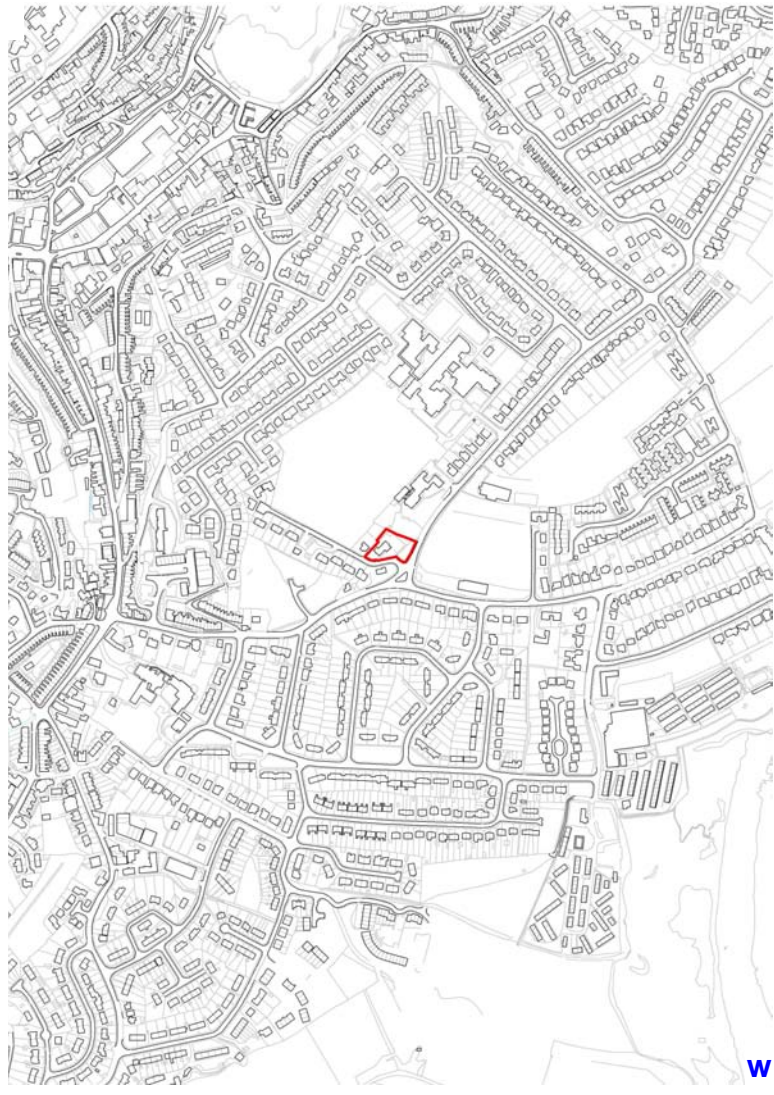
Site ref	Site address	Settlement	Size (ha)			
13123	Land at 4-6 Eugene Road	Paignton	0.10			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.</p>						
<p>Availability summary</p> <p>The site is being promoted for development by the landowner.</p>						
<p>Achievability summary</p> <p>This cleared site within the urban area is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development, and it is considered that a development of approximately 6 dwellings may be suitable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

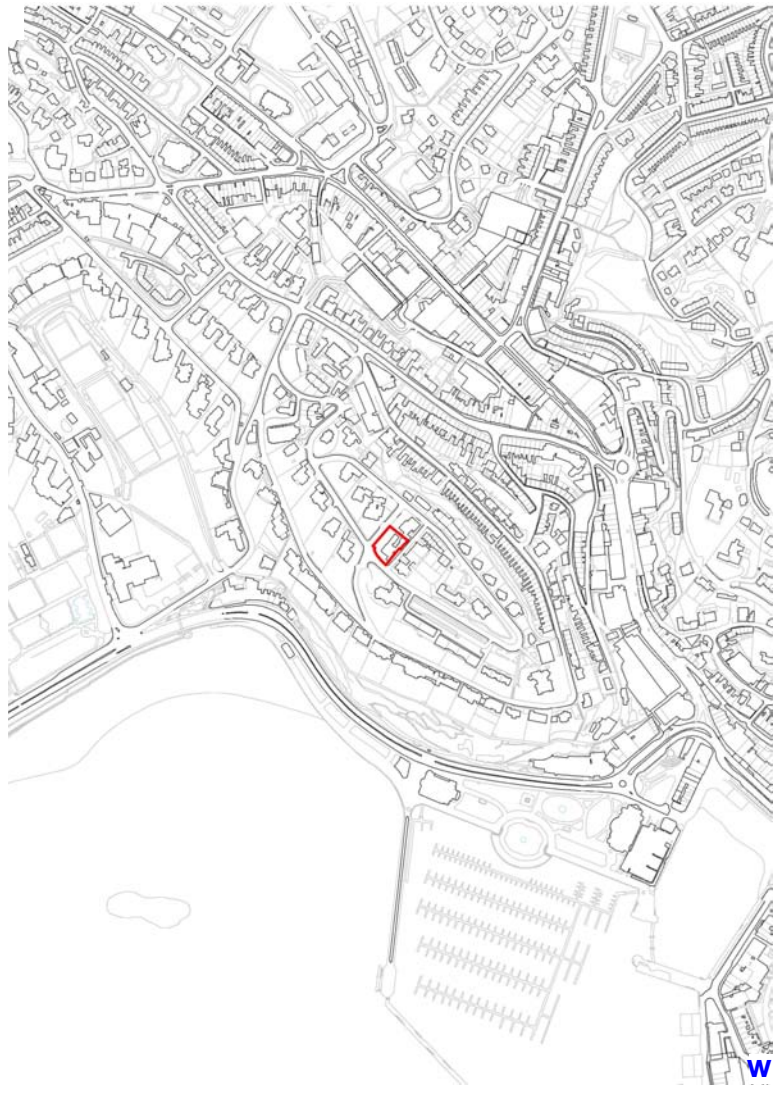
Site ref	Site address	Settlement	Size (ha)			
13148	63 Manor Road	Paignton	0.15			
						
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Suitability summary						
The site is considered to be suitable in principle for development.						
Availability summary						
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that development of this site for residential use could be delivered within the plan period.						
Conclusion						
The site is known to have been promoted for development, and it is considered that a development of approximately 8 dwellings may be suitable and achievable within the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

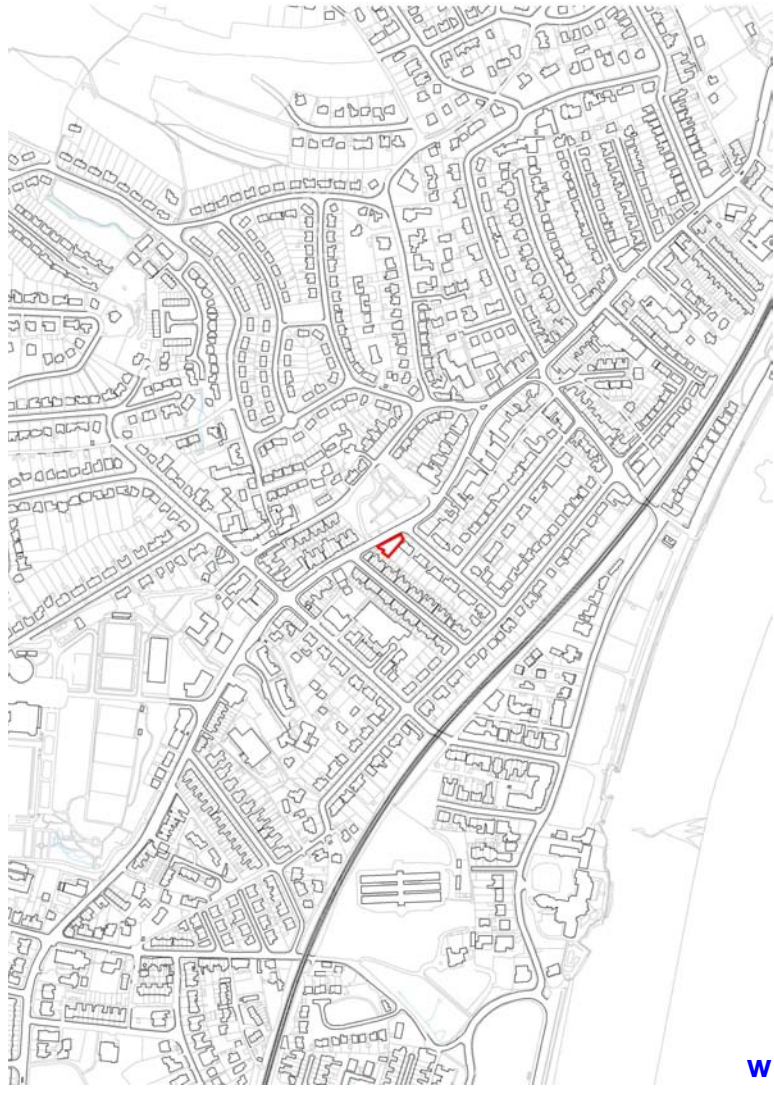
Site ref	Site address	Settlement	Size (ha)			
13160	Richwood Hotel, 20 Newton Road	Torquay	0.09			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. The site is within a PHAA in the Adopted Torbay Local Plan, but it is within the 'green zone' in revised guidance.</p>						
Availability summary						
<p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site close to Torquay town centre, there would be developer interest in bringing the site forward, even in the current market, and it is considered economically viable and therefore deliverable within the short to medium term. It is considered that the site is and development could occur within the short term.</p>						
Conclusion						
<p>The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13162	4 Palace Avenue	Paignton	0.04			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.</p>						
<p>Availability summary</p> <p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development and it is considered that a development of approximately 6 dwellings may be suitable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13166	Land r/o Quarry Terrace, Marldon Road	Paignton	0.21			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.</p>						
Availability summary						
<p>This site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

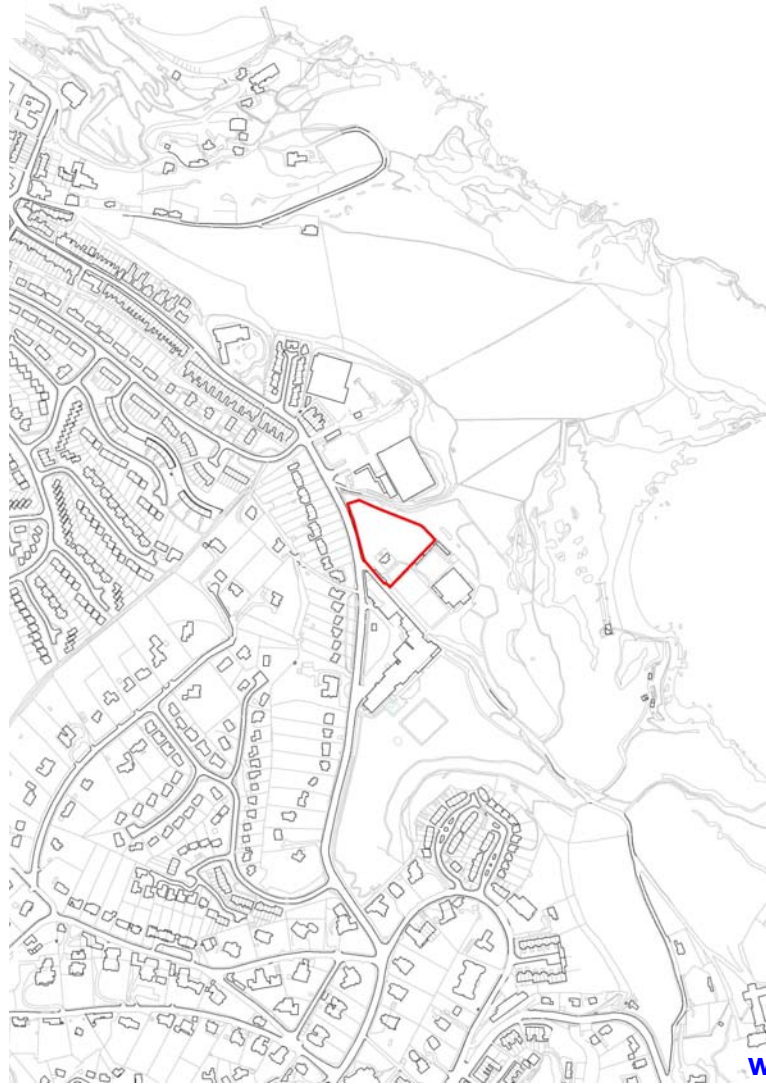
Site ref	Site address	Settlement	Size (ha)			
13168	Brixham Police Station, Rea Barn Close	Brixham	0.15			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.						
Availability summary						
The site is being promoted for development by the landowner, although the pre application has been withdrawn.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 12 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	12	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
13176	Brampton Court Hotel, St Lukes Road South	Torquay	0.11
			
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Suitability summary			
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.			
Availability summary			
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.			
Conclusion			
The site is known to be being actively promoted for development and it is considered that a development of approximately 10 dwellings may be suitable.			
Total yield	2013 - 2018	10	2018 - 2023
			0
			2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
13189	Modern Motoring, Torquay Road	Paignton	0.04			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.						
Availability summary						
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
The site is known to be being actively promoted for development, and it is considered that a development of approximately 6 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13221	Lower Union Lane Office Block	Torquay	0.23			
						
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Suitability summary						
The site is an existing semi-vacant office building which is located close to the town centre. It therefore represents a sustainable location for development.						
Availability summary						
The site is being considered as part of a wider redevelopment by the TDA.						
Achievability summary						
At present the site houses telecoms equipment which would require relocation as part of any redevelopment. This would make redevelopment in the short term unviable. However, in the longer term it is considered that the redevelopment would be viable.						
Conclusion						
The site is a sustainable location for development and is likely to be identified as part of the emerging Neighbourhood Plan. It is considered that in the longer term the site will be developable, probably as part of a wider town centre scheme.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

Site ref	Site address	Settlement	Size (ha)
13223	Gdns Palace Hotel, Babbacombe Road	Torquay	0.64



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Suitability summary

Although this site has TPOs and part of the site is within a Local Wildlife Site and ULPA, the principle of development has previously been established as it has had planning permission for 36 units. The site is therefore considered suitable for housing development in principle, and there is a different scheme that is currently being negotiated.

Availability summary

A scheme is currently being negotiated for development of this site and it is therefore considered that there are no constraints on its availability.

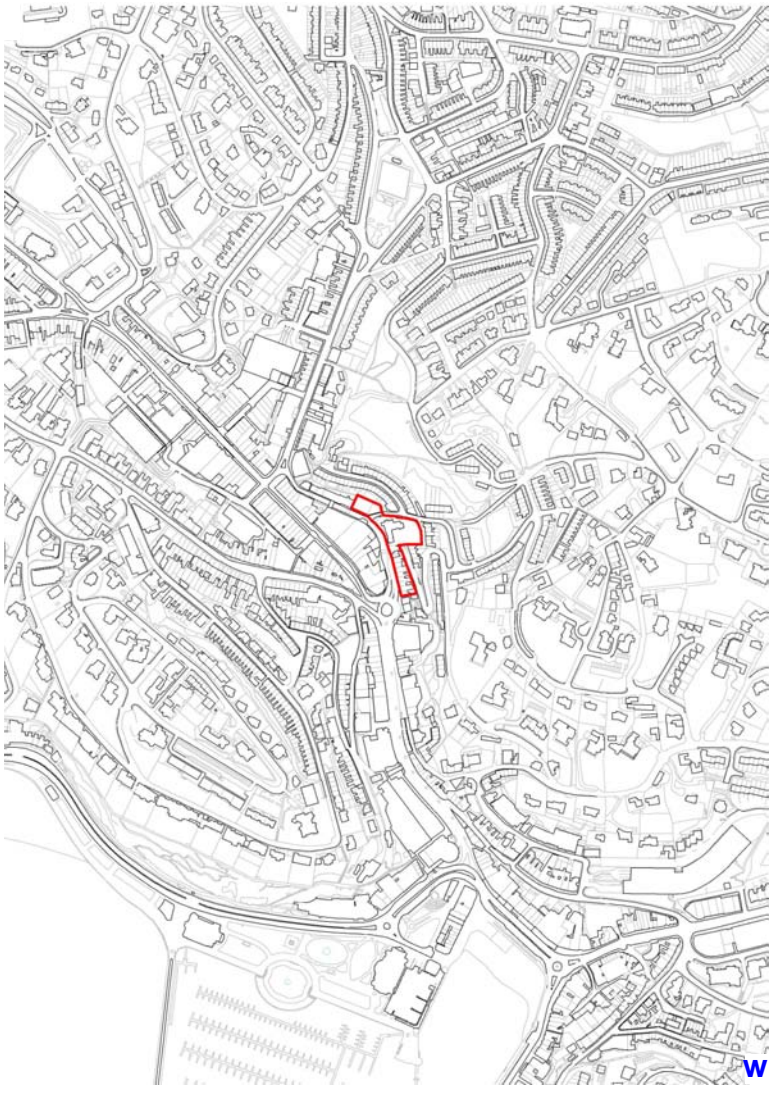
Achievability summary


Due to current negotiations, it is anticipated that around 40 dwellings can be achieved on this site, which are likely to be implemented in the next 5-10 years.

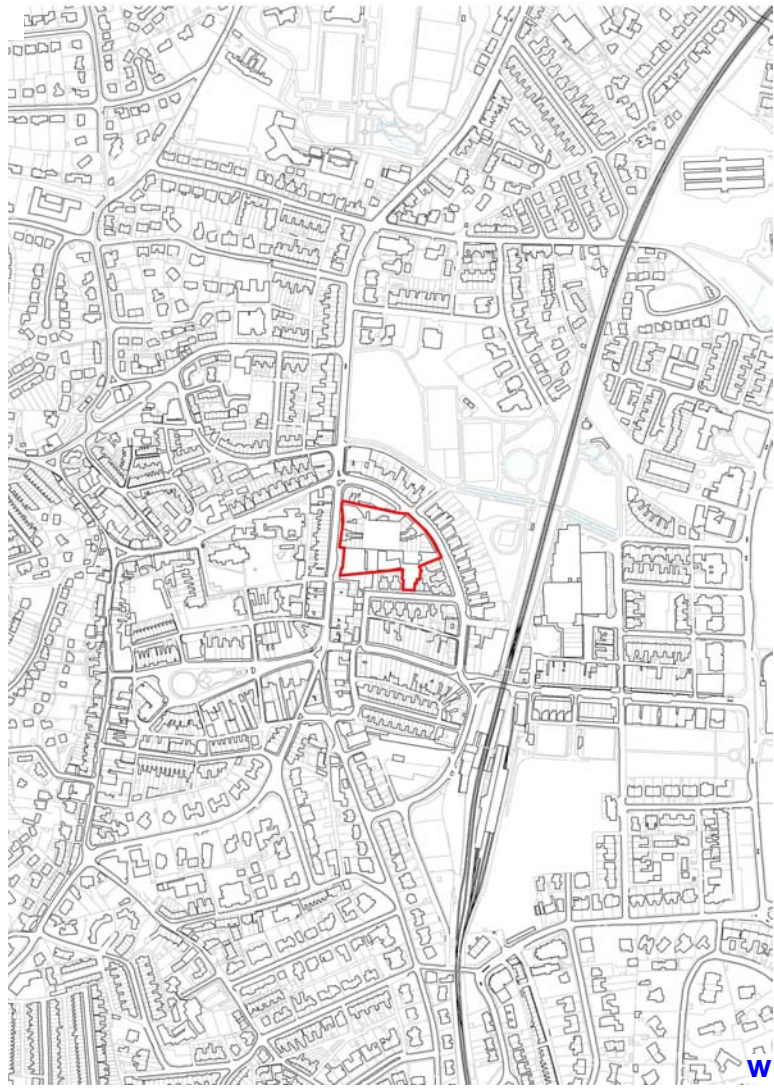
Conclusion

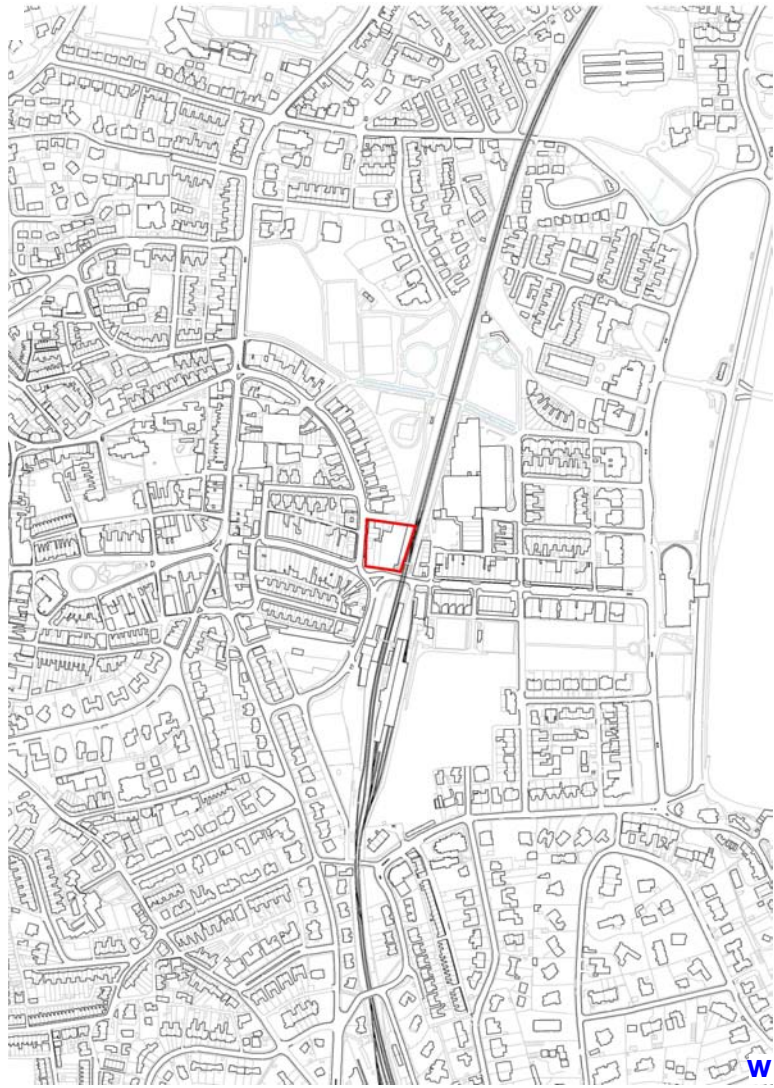
The site is known to be being actively promoted for development and it is considered that a development of approximately 30-40 townhouses may be appropriate on the site. There is a possibility of a higher density scheme in conjunction with refurbishment of the Palace Hotel, but this is, at the time of writing, not determined.


Total yield	2013 - 2018	0	2018 - 2023	40	2023 - 2032	0

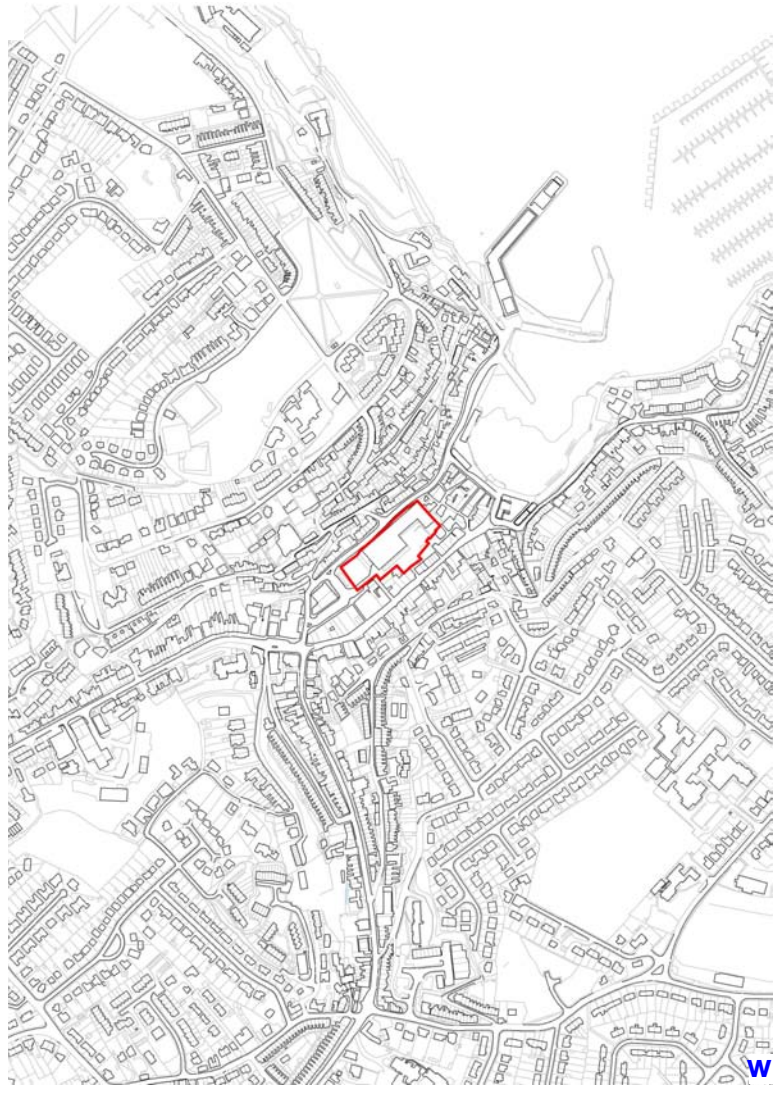
Site ref	Site address	Settlement	Size (ha)			
13229	Pimlico	Torquay	0.35			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>The site located in the town centre with a mix of existing uses. Residential development as part of a mixed use scheme would be suitable in this location and has been promoted by the Neighbourhood Forum as part of the Neighbourhood Plan.</p>						
Availability summary						
<p>The land is in various landownerships.</p>						
Achievability summary						
<p>The redevelopment of the area is unlikely to be viable in the current market due to the low returns and existing use values. However, it is considered that within the plan period the returns will recover to a point where a scheme becomes viable.</p>						
Conclusion						
<p>It is considered that, during the plan period, the redevelopment of the area could result in an additional provision of housing.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50


Site ref	Site address	Settlement	Size (ha)			
13237	Site opposite Market, Market St (Blockbusters)	Torquay	0.25			
						
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Suitability summary						
This site is currently in single-storey retail use within the town centre, representing a sustainable location for development.						
Availability summary						
The Neighbourhood Forum have identified the site as part of the Neighbourhood Plan process and it is understood that the site is available for redevelopment.						
Achievability summary						
There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment including commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that an entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit.						
Conclusion						
It is considered that the site could deliver up to 30 dwellings as part of a mixed use scheme.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

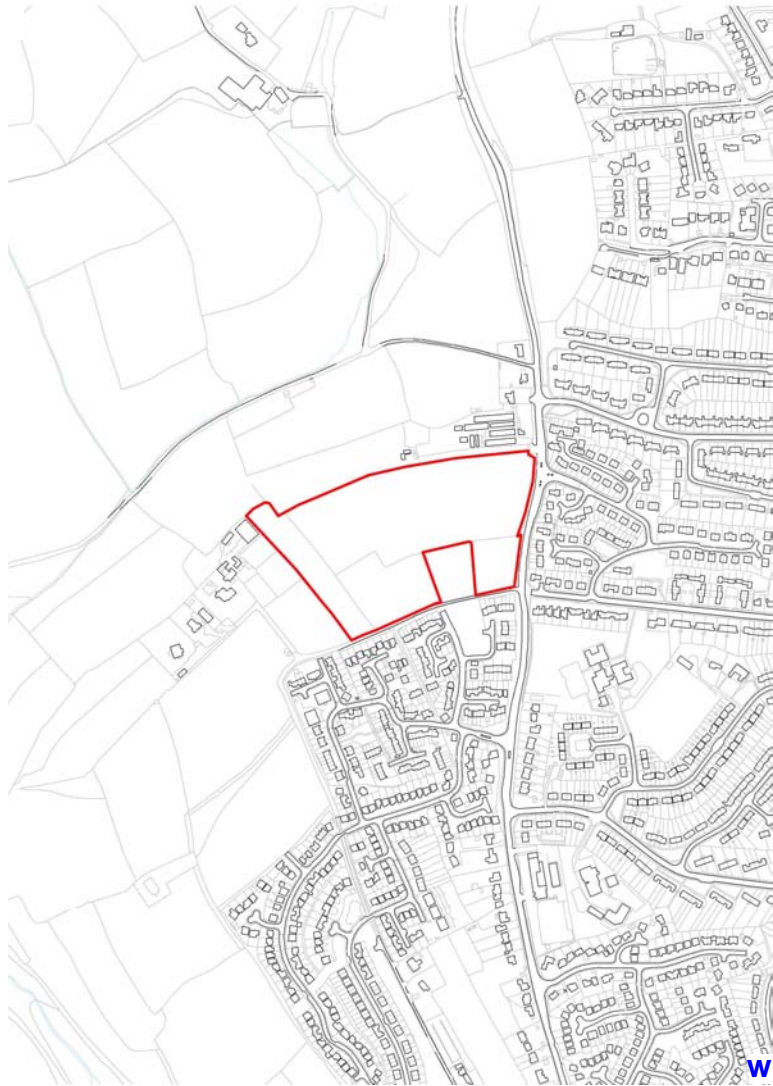
Site ref	Site address	Settlement	Size (ha)			
13240	Crossways shopping centre	Paignton	0.90			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site covers an expanded area of a previously allocated site (TM006). The shopping centre is located within a key town centre area of Paignton, in a highly sustainable location; it is close local services and facilities, in proximity to rail and bus stations and supermarkets. The site is covered by a town centre redevelopment policy in the Local Plan already, and is protected under policy S1 (town centres) which prohibits the loss of retail, leisure or cultural facilities that contribute to the town centre. However, the redevelopment of this site as a mixed use development would not contravene these policies. Therefore, residential development could be appropriate over ground floor retail / commercial or community space, which would form an important part of the regeneration of Paignton Town Centre.</p>						
<p>Availability summary</p> <p>We do not have details of the ownership on this site; however the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. The site has been promoted previously for development, but schemes have not been viable or deliverable. Nonetheless, there is understood to be long term aspirations to redevelop the site and part of this could include dwellings as part of the wider mix.</p>						
<p>Achievability summary</p> <p>There are understood to be telecommunications equipment in the BT building, which renders development unlikely in the short term. Furthermore, this site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term. Therefore, it is considered an option for later in the plan period as part of a wider mixed use redevelopment of the site. It is considered suitable for apartments over retail units, providing 150 units over 4 floors.</p>						
<p>Conclusion</p> <p>This site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term. However, it is considered an option for later in the plan period as there would appear to be sufficient landowner interest in pursuing this to include the site in the SHLAA as a longer term developable site.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	150

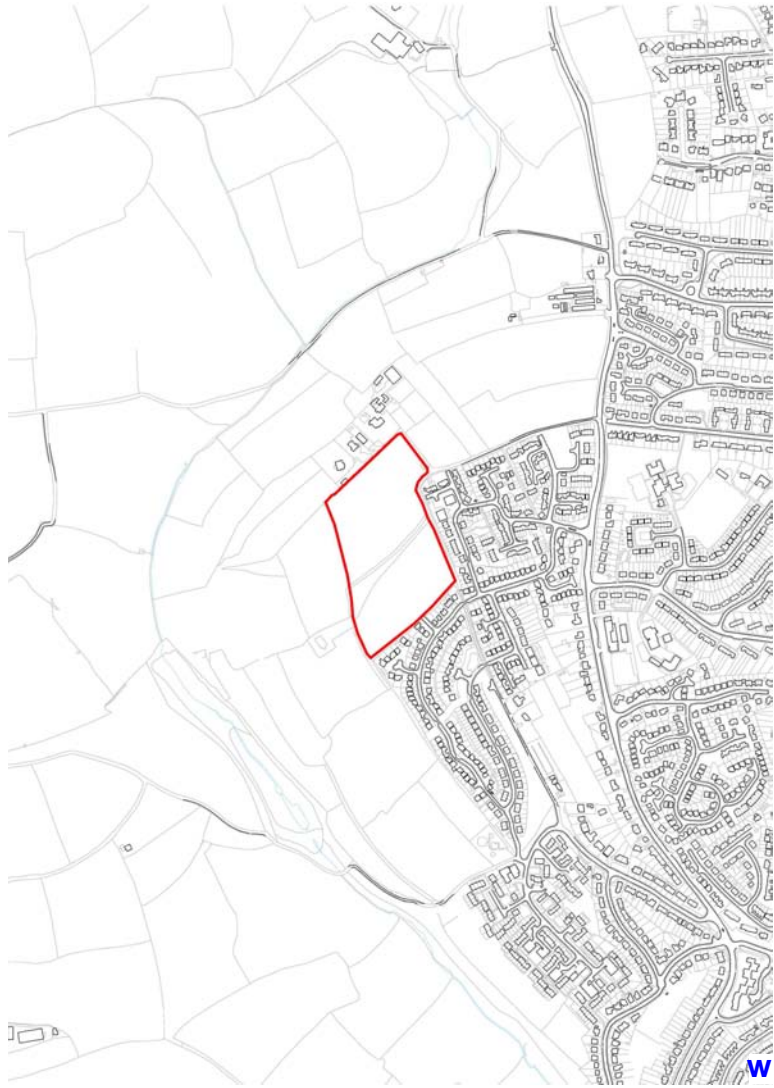
Site ref	Site address	Settlement	Size (ha)			
13242	Corner of Hyde Rd and Torbay Rd	Paignton	0.32			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This flat, town centre site is in a good, sustainable location that is surrounded by retail, commercial and transport facilities. It is currently an under-utilised retail unit that offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. It is therefore considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is a Local Wildlife Site adjacent, which will also need to be considered in any development proposal.</p>						
Availability summary						
<p>This site has been identified by the Prince's Foundation as an opportunity for further town centre residential development.</p>						
Achievability summary						
<p>This site has been identified as an opportunity for further town centre residential and could provide 2000 sq. m retail plus 50+ flats over 4 floors. From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site later in the plan period.</p>						
Conclusion						
<p>Due to the nature of the site it is thought probable that residential development could be delivered on the site later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

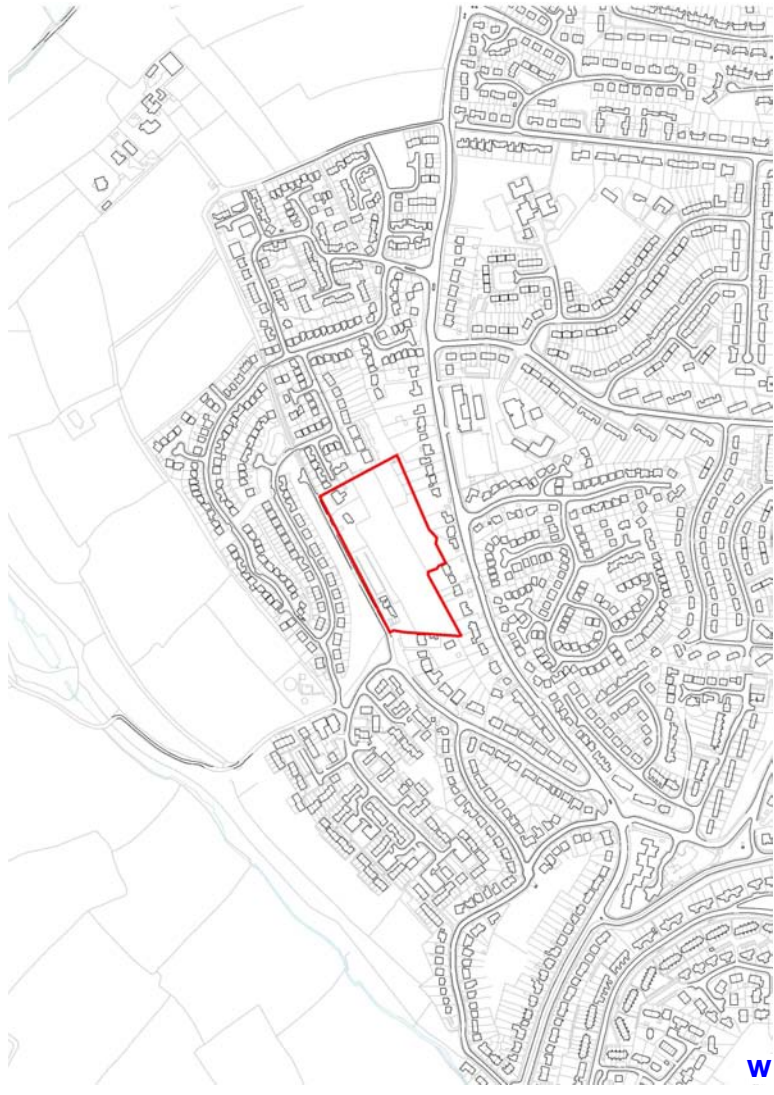
Site ref	Site address	Settlement	Size (ha)			
13264	Knapman's Builder's yard, off Stoke Gabriel Road.	Brixham	0.14			
						
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Suitability summary						
<p>The site is a previously developed workshop and stores site within the village of Galmpton. There are no known constraints to development, though there may be considerations with regard to protected species given the character and age of buildings on the site.</p>						
Availability summary						
<p>The owner of this site confirms that it is likely to be available towards the end of the plan period.</p>						
Achievability summary						
<p>The site is within a village location where the developer panel consider there to be a decent market for housing, but development in the short term will be inhibited by the existing use value of the site.</p>						
Conclusion						
<p>The site is within a suitable location for development. Subject to detailed design, the site could deliver approximately 8 - 10 dwellings. Though this is likely to be delivered towards the end of the plan period to reflect landowner expectations and market realities.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

Site ref	Site address	Settlement	Size (ha)			
AI H1:018	Town Centre Car Park	Brixham	0.61			
						
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Suitability summary						
<p>The site is located within the Town Centre Conservation Area, but this is not a constraint to development in principle. It is in a central location adjacent to the main shopping area and is allocated for a mix of uses. The site is protected under the Town Centre (S1) policy which prohibits the loss of retail, leisure or cultural facilities that contribute to the diversity and attractiveness of the town centre, but also promoted as part of the S5-4 Local Plan Policy which identifies areas for new Retail Development. A planning application for a new Tesco store with 14 dwellings has been submitted and the council has resolved to grant permission subject to a section 106 agreement.</p>						
Availability summary						
<p>Given that this site is being actively promoted and currently has an application for development, it can be considered available.</p>						
Achievability summary						
<p>There is an approval agreed subject to S106 Agreement on this site that would provide 14 dwellings. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>The site is subject to development proposals, which are considered suitable in principle. A mix of uses to include 14 dwellings are likely to be delivered in the short term; therefore the site is not considered for longer term development of car parks as part of Appendix I.</p>						
Total yield	2013 - 2018	14	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
AI H1:021	St Mary's - Industrial Estate near to.	Brixham	0.75			
						
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Suitability summary						
<p>The site is on the end of the settlement and partly within the AONB. However, it is wholly previously developed and has been allocated for development in the adopted Local Plan. Therefore, the site is considered suitable for development. The site is, however, within the Greater Horseshoe Bat flight path and sustenance zone, so new development will need to take into account any impact on bats.</p>						
Availability summary						
<p>This site is allocated in the Local Plan for 25 dwellings, but it is currently in employment use, and it is unclear whether residential development is going to come forward.</p>						
Achievability summary						
<p>This is a small site with an established use value; however, it is likely that in the future the market will improve so that this site will be viable for residential development, including a renovation and conversion of the industrial units. Therefore, it is considered that it will come forward within the plan period.</p>						
Conclusion						
<p>It is likely that development of this site will occur later in the plan period due to its current established use, but it is considered that 25 dwellings, as allocated in the Local Plan, could be achievable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	25

Site ref	Site address	Settlement	Size (ha)			
H1:011	Great Parks- Phase 2: Allocation H1:11	Paignton	4.85			
						
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Suitability summary						
<p>The site is allocated for housing in the Adopted Torbay Local Plan 1995-2011 and is therefore suitable in principle. Masterplanning is currently underway to address highway and wildlife issues. On the basis of the existing 1995 S106 Agreement, it is likely that the land earmarked in the Local Plan for a school site could also become housing (subject to negotiation with the Head of Children's Services).</p>						
Availability summary						
<p>The land is allocated in the Torbay Local Plan, and is currently being promoted. A brief is being prepared that would provide 92 units on the lower half of the site.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. Furthermore, the development of the whole site is likely to achieve 185 units.</p>						
Conclusion						
<p>There were 185 dwellings proposed in the Local Plan and allocated in the Adopted Local Plan for housing, with 30% affordable dwellings sought. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Total yield	2013 - 2018	185	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
H1:012	Great Parks- Phase 2: Allocation H1:12	Paignton	4.58			
						
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Suitability summary						
<p>The site is allocated in the Adopted Torbay Local Plan 1995-2011 and is therefore suitable for housing in principle. Wildlife and transport mitigation will need to be addressed through the masterplanning of the site, which is currently underway. From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development.</p>						
Availability summary						
<p>The land is allocated in the Torbay Local Plan, however it appears the site can provide a higher yield than stated in the Adopted Local Plan, and is currently being promoted; a brief is being prepared for residential development on this site.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. Furthermore, the development of the whole site is likely to achieve 120 units, deliverable within the short to medium term.</p>						
Conclusion						
<p>It is proposed that the site might deliver 120 dwellings, with 30% affordable dwellings sought. 90 of these are expected to be deliverable in the next 5 years. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. The whole development is expected to be completed within the next 10 years.</p>						
Total yield	2013 - 2018	90	2018 - 2023	30	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
H1:013	Great Parks- Phase 2: Allocation H1:13	Paignton	2.08			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development, although drainage and landscaping issues will need to be considered as part of the sites development.</p>						
Availability summary						
<p>The land is allocated the in the Torbay Local Plan for 65 dwellings. The owner has confirmed that development on this site is likely to occur later in the plan period.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term, although the owner has shown the intention to develop the site over the long term.</p>						
Conclusion						
<p>There were 65 dwellings proposed in Local Plan and allocated in Adopted Local Plan for housing, with 30% affordable dwellings sought. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, though this is likely to be delivered towards the end of the plan period to reflect landowner expectations.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	65

Site ref	Site address	Settlement	Size (ha)
HC213	5 Broadsands Road	Paignton	0.30



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Suitability summary

From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. The site is within a built up area, close to services, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are no known policy or physical constraints preventing development.

Availability summary

The site is currently being promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site.


Achievability summary


The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring development forward in the short to medium term.


Conclusion

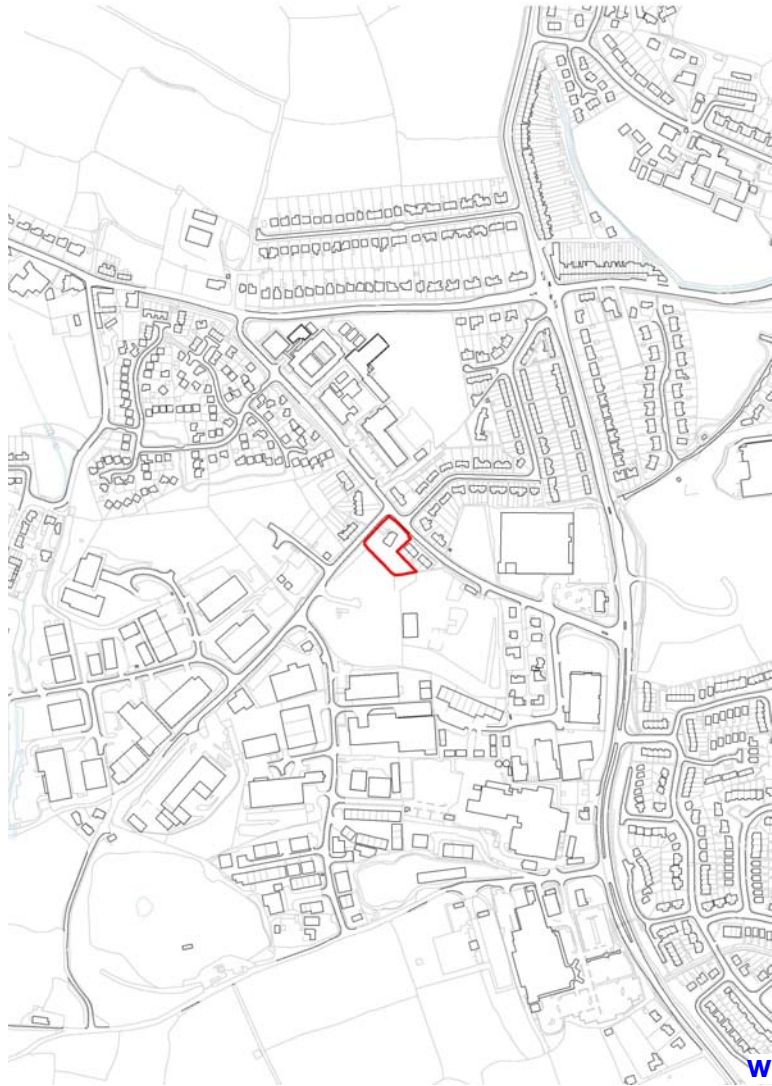
The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable, which could be delivered within the short term.

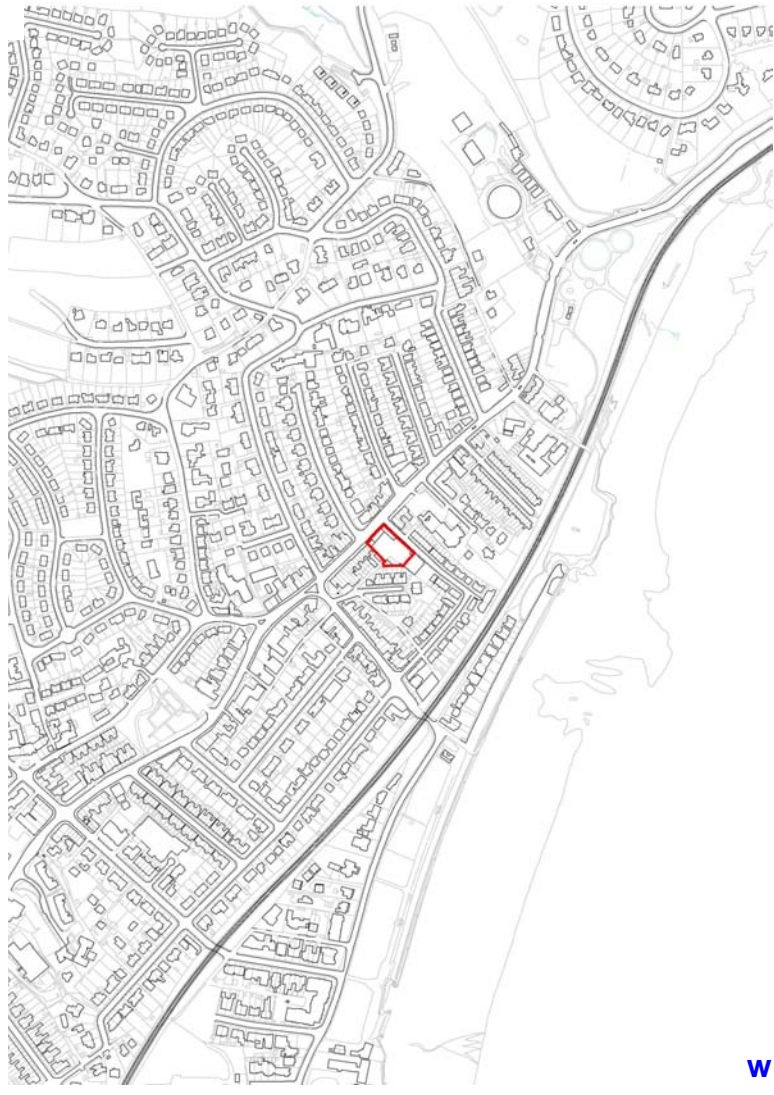
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
HC233	Paignton Library, Courtland Road	Paignton	0.36			
						
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Suitability summary						
<p>This site was home to Paignton Library, which has now relocated, and links into the town park and larger town centre area, including Victoria Shopping Centre. The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no topographical constraints on the site which would restrict development.</p>						
Availability summary						
<p>The site has been sold for development by Torbay Council, and therefore can be considered available for residential development.</p>						
Achievability summary						
<p>There is currently developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term for a yield of up to 45.</p>						
Conclusion						
<p>Given that this site has recently been sold to a developer, it is anticipated that this site will come forward for development within 5 years and will achieve approximately 45 dwellings.</p>						
Total yield	2013 - 2018	45	2018 - 2023	0	2023 - 2032	0

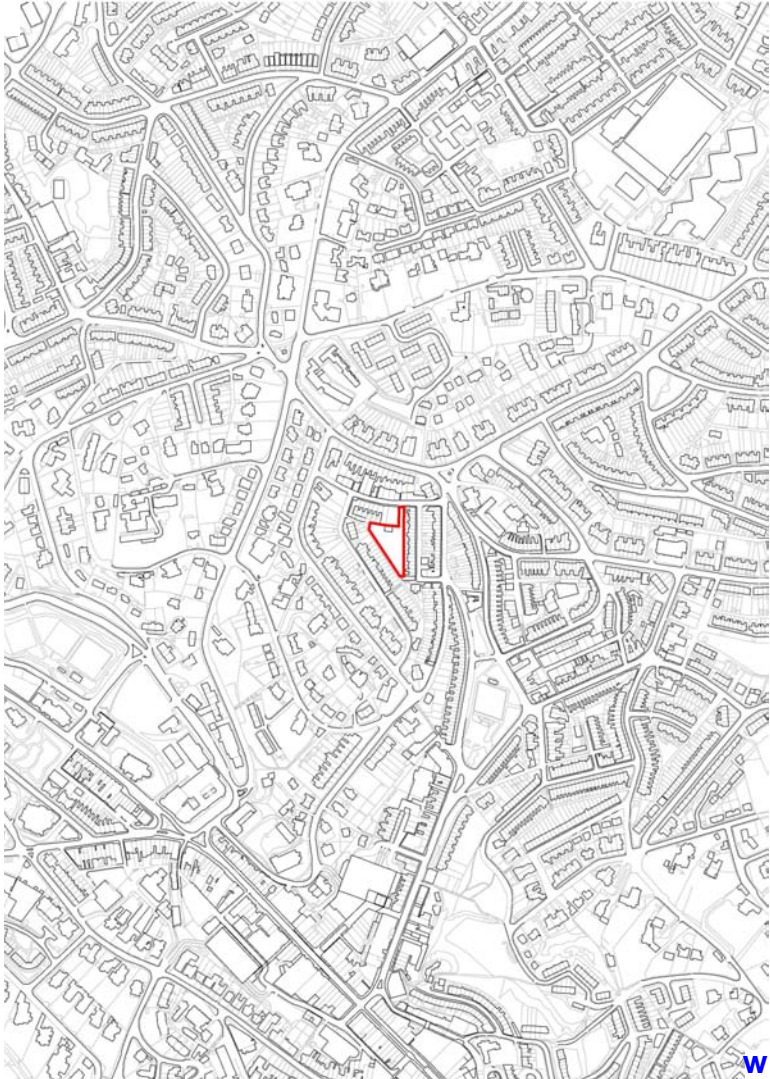
Site ref	Site address	Settlement	Size (ha)			
R149	Adjacent to Abbey Hall, Rock Road	Torquay	0.09			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site is therefore considered suitable for housing development in principle, although development would need to conserve and enhance the character of the Conservation Area.</p>						
Availability summary						
<p>This site is available; it is owned by Torbay Council and being promoted for affordable housing.</p>						
Achievability summary						
<p>Given that this site has previously had planning permission for development of 29 dwellings, it is considered that redevelopment is deliverable. The site is constrained by a retaining wall and poor frontage, however, 30 dwellings are being considered in a new scheme and this is considered achievable. It is a highly sustainable site that, taking account of the character of the area and surrounding development, is suitable for a high density development. It is currently being promoted by the Council for development in conjunction with a housing association, and is deliverable within the short term.</p>						
Conclusion						
<p>This sustainable site is considered suitable for high density development of 30 dwellings. It is currently being promoted by the Council for development in conjunction with a housing association, and is deliverable within the short term.</p>						
Total yield	2013 - 2018	30	2018 - 2023	0	2023 - 2032	0

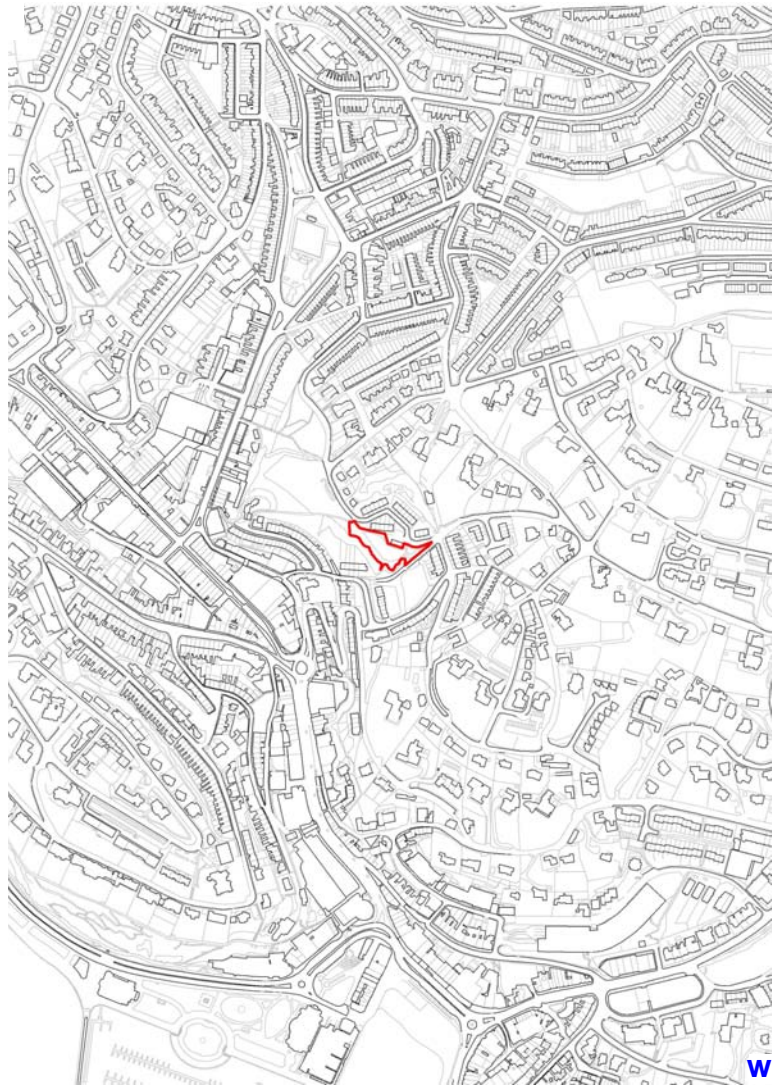
Site ref	Site address	Settlement	Size (ha)			
R232	Melville Street Joinery Works	Torquay	0.04			
						
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<p>Suitability summary</p> <p>This is a brownfield urban site that, given the location in proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site is considered suitable for housing development in principle, although the relationship with properties on Warren Road to the rear of the site limits the height of development that could be achieved. There are no other known constraints, although the land could be contaminated due to former uses, but it remains suitable in principle.</p>						
<p>Availability summary</p> <p>Given that the site has a planning application pending for 6 units, which has been agreed subject to s106, it is considered that there are no constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>This site could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development. Given the pending application for 6 apartments, this is considered an achievable yield, which is deliverable within the short term.</p>						
<p>Conclusion</p> <p>This is a highly sustainable urban site, where redevelopment would be worth considerably more than the current low-level industrial use. Furthermore, given its planning history, this site is considered likely to deliver residential development within the study period. The market is likely to bring forward high density development, given the surrounding character and location, which could be delivered within the short term.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T705	Land at Intek House	Paignton	0.25			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This site is in a good, sustainable location on Borough Road and in close proximity to existing semi-detached and terraced housing. There are local services in proximity of the site, which could be enhanced if the development were to go ahead. However, the character of the area is largely dominated by industrial and retail uses, and as the New Local Plan Policy E 2 – 'Employment Space' may restrict development of this site. Despite this, there could be scope for the development of this site if the Council Depot were to come forward as a development site. Regarding physical constraints, there is mature tree cover around the borders of the site and the adjacent waste depot may have resulted in contaminated land.</p>						
Availability summary						
<p>The site was promoted for the purposes of this study by the existing landowner and it is understood that proposals remain for redevelopment.</p>						
Achievability summary						
<p>Suitable development of this site would involve a mixture of types built to a medium/high density, which would take account of the character of the area and surrounding development. From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and proximity to existing 3 storey developments, the site could achieve a yield of 12 dwellings and the principle of development for conversion to housing is considered acceptable. The site would ideally be considered alongside the adjacent depot, although this does not preclude it being developed as a standalone site.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T709	Vauxhall Garage on Torquay Road	Paignton	0.17			
						
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Suitability summary						
<p>This site is in a very good location, close to local services and amenities. The loss of the workshop and associated jobs is likely to be offset by a reduction in noise and general improvement in residential amenity. It is in a very sustainable location on Torquay Road, in close proximity to the main shopping street of the District centre and also an area of small scale employment uses, therefore residential development would contribute to the creation of sustainable, mixed communities. The site is therefore considered suitable for housing development in principle.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there is a reasonable prospect that the site will come forward within the plan period.</p>						
Achievability summary						
<p>It is likely that development of this site will occur later in the plan period due to its current established use.</p>						
Conclusion						
<p>Development at this site is suitable and it is considered that approximately 20 dwellings may be achievable. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring development forward later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T718	Angleside House, Paignton	Paignton	0.24			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This site is within the Roundham Conservation Area, which is located on the southern edge of central Paignton, and as such is relatively close to associated town centre services and facilities. The site is in an area which has seen a rapid rise in new development, mainly in the form of the division of larger houses into flats and redevelopment of large hotels. The site is also located on a slight slope, down to the access road, which should be taken into consideration when designing a possible scheme. This site is, however, considered suitable for housing development in principle.</p>						
Availability summary						
<p>The site is in a single ownership and initial approaches have been made to the Council with a view to redeveloping the site for housing.</p>						
Achievability summary						
<p>This site could be suitable for medium to high density housing, taking account of the character of the area and surrounding development. Discussions between the owner and developer have shown that 37 apartments could be achievable. This development would, in the current economic climate, be unviable, however. A lower yield could be considered developable within the plan period, and may contribute more to the creation of a mixed community.</p>						
Conclusion						
<p>The site is suitable for redevelopment in principle, subject to resolution of any issues the location within the Conservation Area that might apply. A high density development would be feasible here, and discussions with the owner have shown a maximum yield of 37, however, it is more likely to be fewer than this, and developable in 6-10 years.</p>						
Total yield	2013 - 2018	0	2018 - 2023	24	2023 - 2032	0

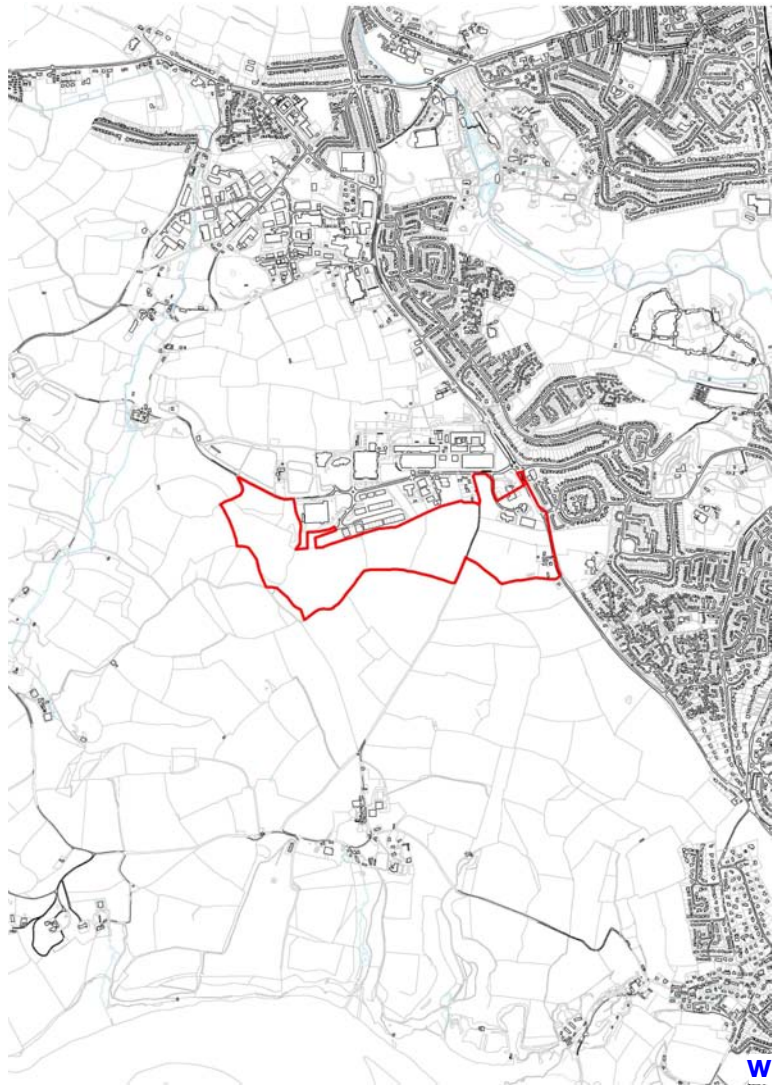
Site ref	Site address	Settlement	Size (ha)			
T721	Transport Yard, Berachah Road	Torquay	0.18			
						
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<p>Suitability summary</p> <p>This site is located within the urban area within a mix of commercial and residential units. The yard results in activity which diminishes residential amenity for neighbouring properties, and as such potentially constitutes a bad neighbour. The redevelopment of the yard for a small number of residential properties would alleviate possible misuse, whilst only resulting in the loss of a small amount of low density employment land. Therefore, this site is considered suitable for residential redevelopment</p>						
<p>Availability summary</p> <p>The site has been actively promoted by the owner, who also owns the industrial units adjacent to the Transport yard.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period. If the site was to go forward for development, the adjacent land would also come forward, allowing a larger area to be delivered. However, the owner has no current plans to develop the site, and therefore it should be considered as achievable later in the plan period.</p>						
<p>Conclusion</p> <p>Due to the current use of low density employment that diminishes residential amenity for neighbouring properties, there is considered to be scope for redevelopment on the site. High density is achievable here due to the central location and surrounding existing high density character, and therefore approximately 8 units may be developable later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

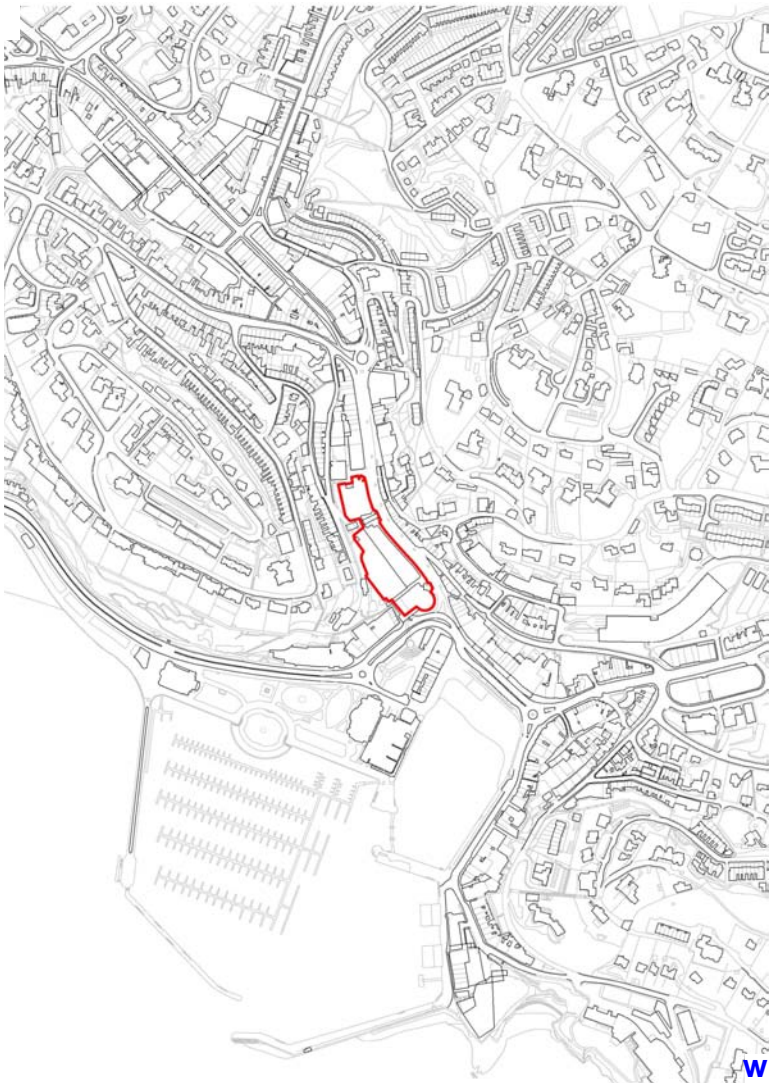
Site ref	Site address	Settlement	Size (ha)			
T726	Braddons Street Disused Playground, Stentiford Hill	Torquay	0.22			
						
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Suitability summary						
<p>The site is located within the urban area, close to a range of services, and as such provides a potentially suitable location for housing. The previous use as a play area has ceased and the land is unkempt. Constraints such as ground stability, landscape and local wildlife issues may need addressing prior to development. However, redevelopment would allow for enhancement of the space as well as providing a number of homes.</p>						
Availability summary						
<p>The site is Council owned, but has recently been subject to a planned assessment as part of an asset release programme. The site is now to be disposed of by the Council and will be made available to the open market. It is understood that there is an intention to redevelop this site, and the site was promoted to 2013 SHLAA refresh.</p>						
Achievability summary						
<p>There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term. It is thought that a medium to high density development could be achieved, which would provide approximately 14 dwellings.</p>						
Conclusion						
<p>The site is well located and it is considered that constraints could be overcome and resolved. The location means that the site has the potential to achieve a medium to high density yield figure, due to the surrounding character already being at a high density and the proximity to the town centre. Therefore, approximately 9 units are likely to come forward in the short-term.</p>						
Total yield	2013 - 2018	9	2018 - 2023	0	2023 - 2032	0

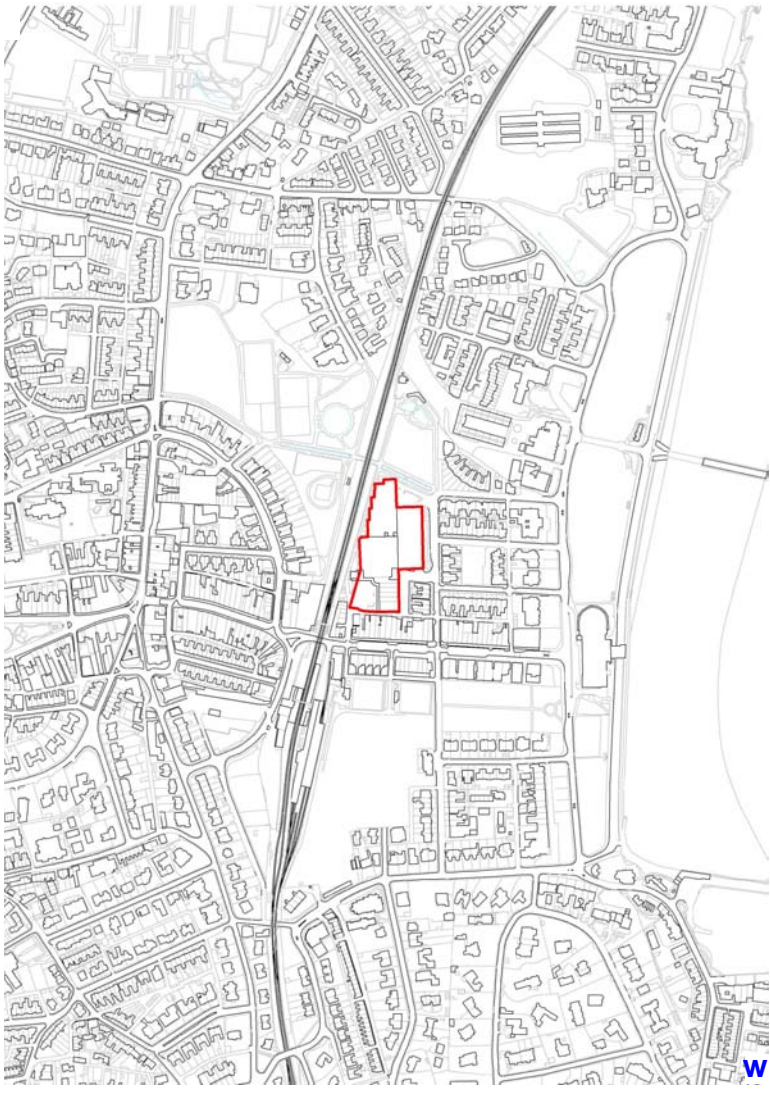
Site ref	Site address	Settlement	Size (ha)			
T748	Land off Plantation Way	Torquay	0.25			
						
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Suitability summary						
<p>The site is a greenfield location within the urban area of Torquay. It is adjacent to the site known as Scotts Meadow and close to The Willows District Centre. There are no known constraints to development.</p>						
Availability summary						
<p>The site has been promoted for development by the landowner and is in an area of high demand for housing.</p>						
Achievability summary						
<p>The site is in an attractive location for development and there are no known abnormal costs which would render development unviable.</p>						
Conclusion						
<p>The site might come forward for housing development in the short term.</p>						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0

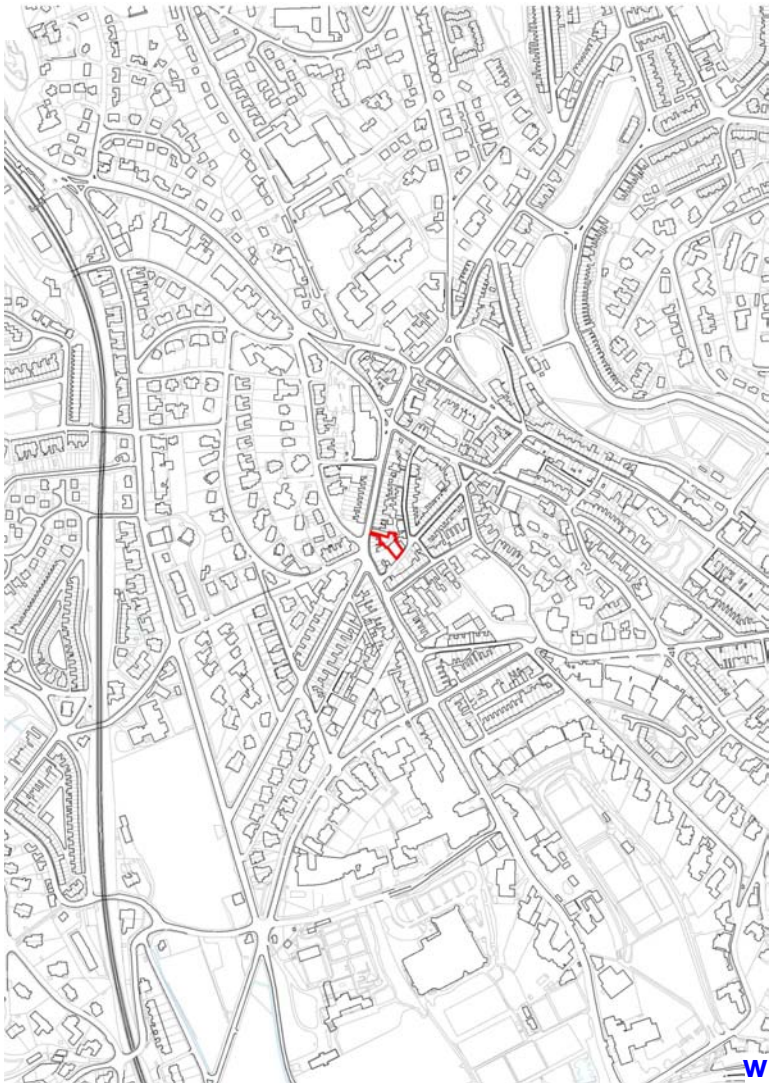
Site ref	Site address	Settlement	Size (ha)			
T753	300-302 Union Street	Torquay	0.10			
						
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Suitability summary						
The site is in a central location and surrounded by residential units. It is considered that a conversion of the existing buildings for residential uses would be acceptable.						
Availability summary						
This site is being promoted by Cavanna Homes, and is therefore considered available.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.						
Conclusion						
Given the central location of this site in Torquay town centre, plus the surrounding character, it is suggested that high density development here would be most appropriate. Local services and amenities could support this development, as could the existing infrastructure. Therefore, approximately 6 dwellings could be deliverable within 5 years.						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

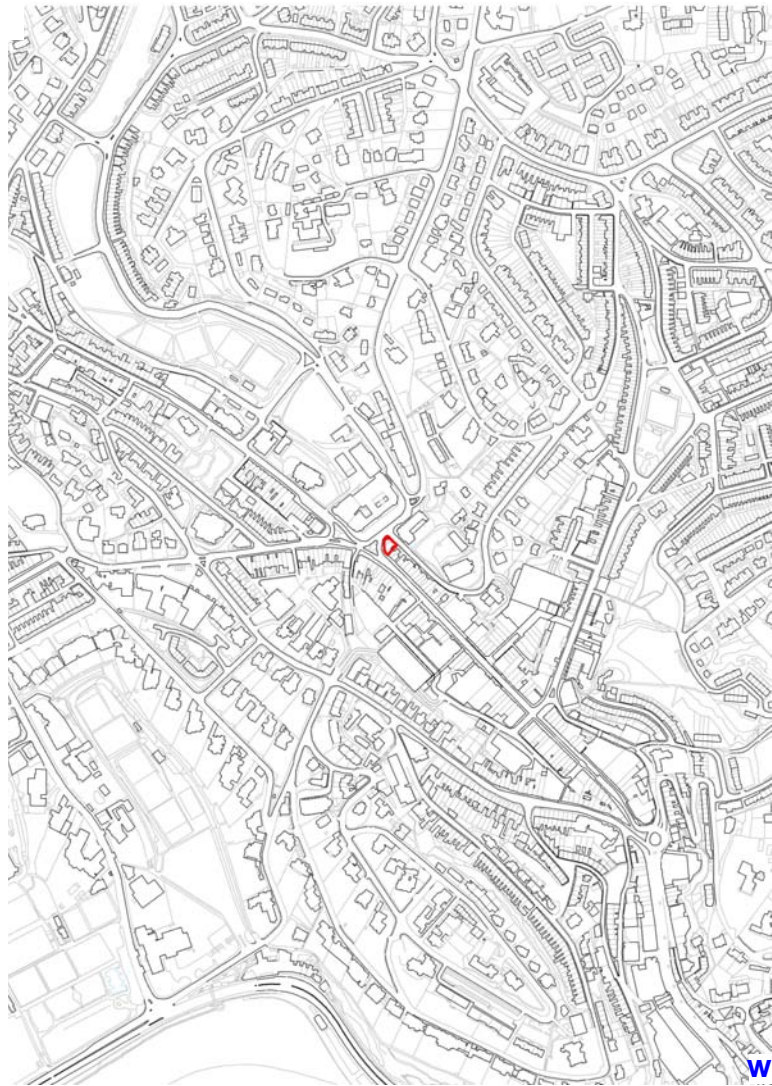
Site ref	Site address	Settlement	Size (ha)			
T754	Tor House and Gospel Hall - Former B and Q	Torquay	0.16			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. Furthermore, it is surrounded by residential units and therefore the site is considered suitable for housing development. Whilst it is located within a conservation area, the current building (a former B&Q store) detracts from the character and appearance of the conservation area. Therefore, redevelopment provides a good opportunity to enhance the quality of the built environment.</p>						
<p>Availability summary</p> <p>The TDA have acquired this site to develop, and it is therefore considered available.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on this site. The developers have suggested an affordable housing scheme of this site is likely, including apartments and townhouses, as well as a doctor's surgery. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>Given the central town location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could the existing infrastructure. The site used to be a B&Q, which has closed and is now vacant, and therefore this site could come forward for development within the short term.</p>						
Total yield	2013 - 2018	25	2018 - 2023	0	2023 - 2032	0

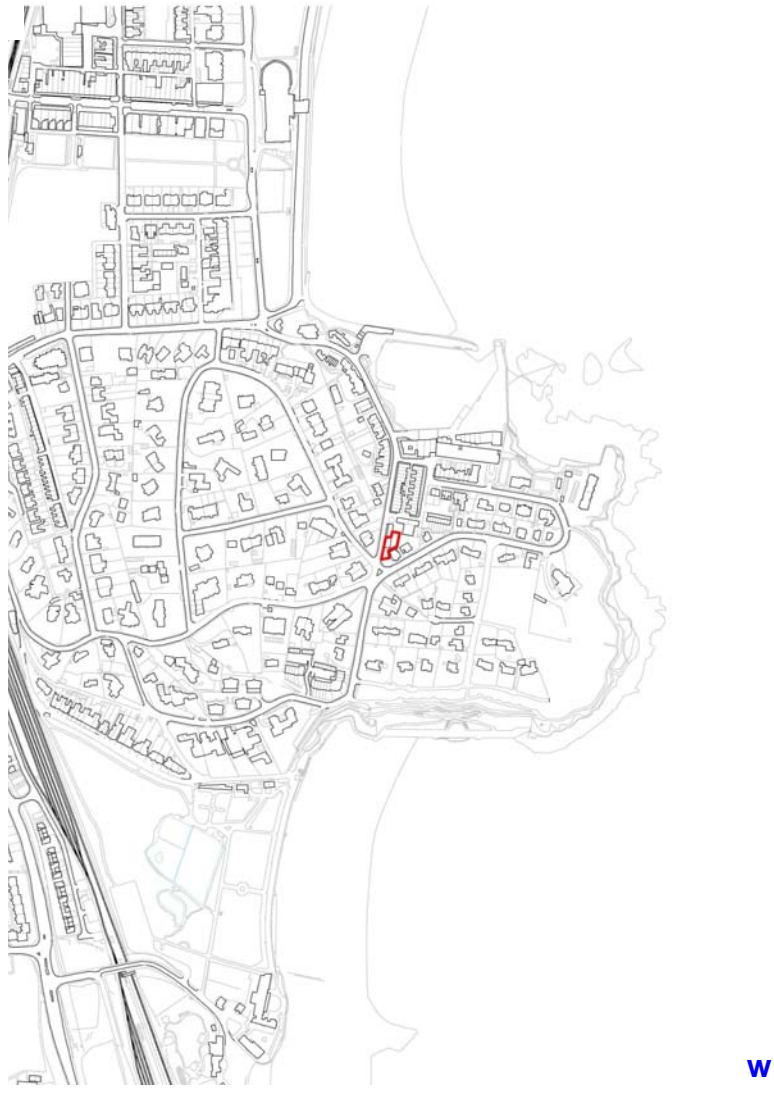
Site ref	Site address	Settlement	Size (ha)			
T756a	White Rock	Paignton	38.15			
						
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Suitability summary						
<p>The site was allocated for development in the Adopted Torbay Local Plan (Proposal E1.19) and is therefore considered to be within the urban development boundary. It is currently subject of a planning application for 350 dwellings plus employment area and local centre(P/2011/0197) which is minded to be approved subject to a Sc106 agreement.</p>						
Availability summary						
<p>Land is being actively promoted for development.</p>						
Achievability summary						
<p>The site is being actively promoted and considered to be deliverable in the short term.</p>						
Conclusion						
<p>An application for a mix of uses, including 350 dwellings, is being considered by the council and it is determined to approve the application, subject to a sc106 agreement.</p>						
Total yield	2013 - 2018	200	2018 - 2023	150	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T766	Fleet Walk shopping centre	Torquay	0.80			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy constraints preventing development, although the Fleet Street frontage is in Flood Zones 2 and 3, which would need to be addressed. However, housing would likely only be on upper levels of development, with the street levels as protected frontage. Furthermore, the site is located in a suitable location and proposals should seek to utilise currently unoccupied space.</p>						
Availability summary						
<p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period.</p>						
Conclusion						
<p>Given the central location of this site in Torquay town centre, plus the surrounding character, it is suggested that high density development here would be most appropriate. Local services and amenities could support this development, as could the existing infrastructure. Therefore, approximately 25 dwellings could be achievable within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	25

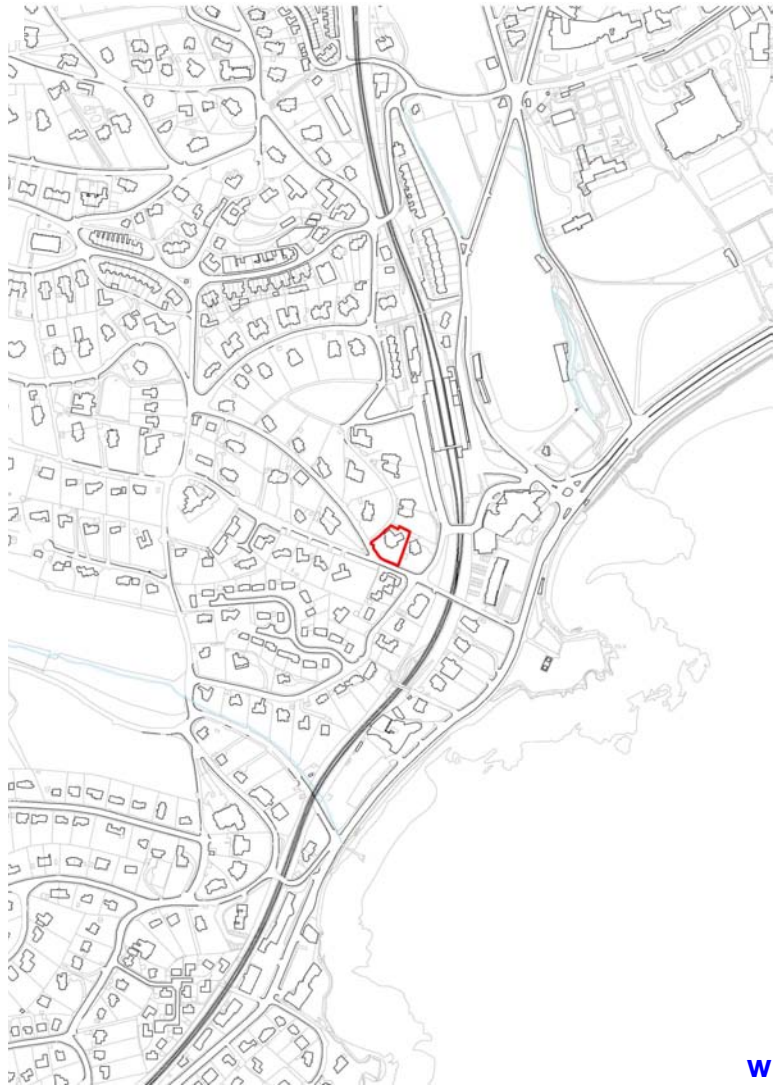
Site ref	Site address	Settlement	Size (ha)			
T787	Victoria Park Multi Storey	Paignton	0.96			
						
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<p>Suitability summary</p> <p>This site has good access to the main shopping areas and all local services and amenities. The Planning team at Torbay Council and the Car Park team jointly investigated the sites potential for residential development and found there was some potential. The car park is in urgent need of repairs, which is why it is also programmed for refurbishment, to become the main parking point in Paignton. The site is within Flood Zone 3, but it is an important town centre regeneration site. Proposals are being considered through the emerging Neighbourhood Plan, but the above issues will have to be resolved before the site can be made available for any future redevelopment prospect.</p>						
<p>Availability summary</p> <p>Council owned, and promoted by the Council as the site has been considered as part of a wider car park study. However, the car park is also programmed for refurbishment, to become the main parking point in Paignton, so these issues will have to be resolved. Some additional potential for development also on Garfield Road frontage and includes the 'Square' adjacent.</p>						
<p>Achievability summary</p> <p>This site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term, but is considered an option for later in the plan period.</p>						
<p>Conclusion</p> <p>There is potential for a mixed use development to help rejuvenate the town centre in line with policy S1 of the Adopted Torbay Local Plan. However, provision for parking must be retained on site. Initial conclusions would suggest high density development would be appropriate and achievable here on upper floors. Given the location and the existing multi storey car park already being 3 /4 storeys in that location- high density development will be achievable. Given the multiple ownerships involved, location and the large scale and nature of the site, it is anticipated that the site could come forward for development, subject to the availability of the building, and loss of parking, within the 2028-2032 timeframe.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	60

Site ref	Site address	Settlement	Size (ha)			
T794	Garage Premises, Laburnum Street	Torquay	0.05			
						
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Suitability summary						
<p>This site is within a conservation area, but the principle of development has previously been established, as it has had previous planning permission for 8 units, which has now expired. From the information available, it is considered that the site remains suitable for development. It is a sustainable, brownfield, urban site that, given its location in close proximity to the services and facilities within Torquay. Development would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>This is a small site with an established use value (although garage appears vacant); however, it is likely that in the future the market will improve so that this site will be viable for residential development. Therefore, it is considered that it will come forward within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable in principle and will come forward within the plan period. Furthermore, considering the location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could existing infrastructure.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

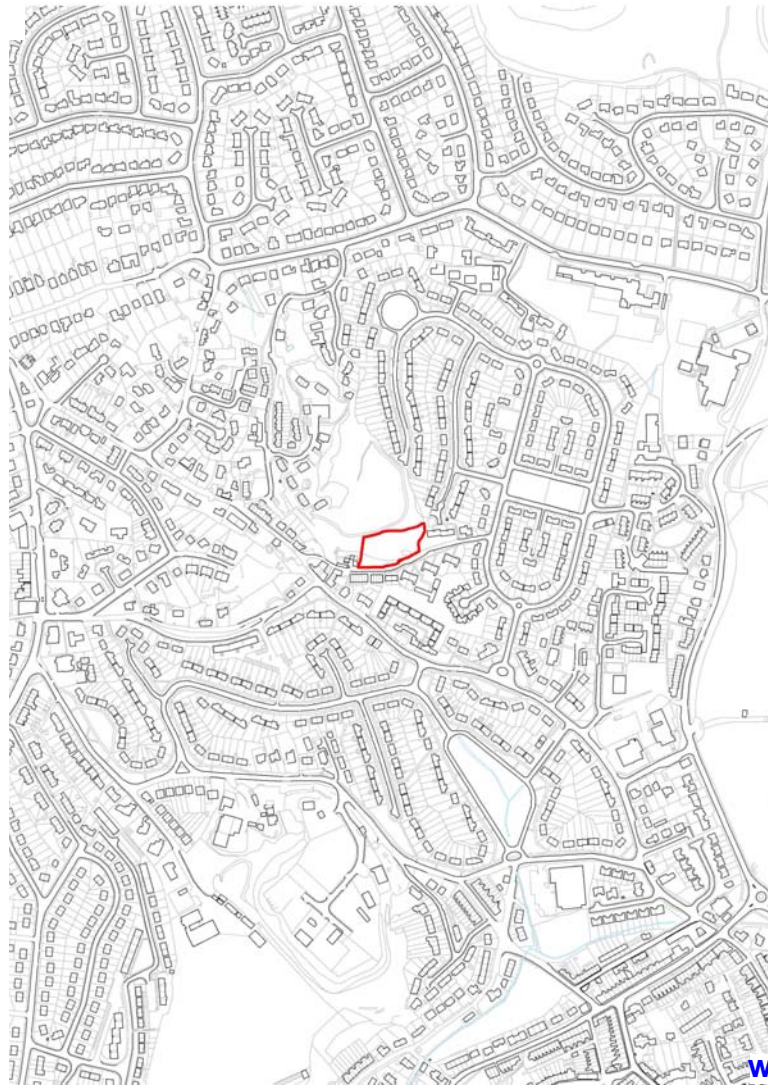
Site ref	Site address	Settlement	Size (ha)			
T795	Municipal Chambers, Union Street	Torquay	0.02			
						
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Suitability summary						
<p>This site has had previous planning permission for 12 units, which has now expired. From the information available, it is considered that the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	12

Site ref	Site address	Settlement	Size (ha)			
T797	20 Roundham Road	Paignton	0.04			
						
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Suitability summary						
<p>The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as it has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address	Settlement	Size (ha)			
T801	3-9 Pimlico	Torquay	0.08			
						
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Suitability summary						
<p>This site has had previous planning permission for 11 units, which has now expired. From the information available, it is considered that the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future. It is currently being marketed as a development opportunity.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the development of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	10	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T802	Ingoldsby House, Chelston Road	Torquay	0.15			
						
W						
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Suitability summary						
<p>This site has had previous planning permission for 7 units, which has now expired. From the information available, it is considered that the site remains suitable for development, so long as development conserved or enhanced the Conservation Area.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	7

Site ref	Site address	Settlement	Size (ha)
T818	Starpitten Lane	Torquay	0.30



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Suitability summary

The site is constrained as some areas are within an ULPA. It is considered, however, that the land which fronts Starpitten Lane does not contribute to the ULPA, and that a scheme could be arrived at that protects the wider landscape and enhances the street frontage. The Local Wildlife Site and RIGs will also need to be considered in any development proposal.

Availability summary

The owner has confirmed that the site is available for development, however, they have stated that it will not come forward until later in the plan period.


Achievability summary

From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period, provided that a scheme could be arrived at which protects the wider landscape and enhances the street frontage.

Conclusion

Development of this site is possibly limited as part of overall management of the area. Initial conclusions would suggest medium development given the location and surrounding densities of existing residential. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, within the 6-10 year timeframe.

Total yield	2013 - 2018	0	2018 - 2023	15	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T822	North Cliff Hotel.	Brixham	1.88			
						
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Suitability summary						
<p>The previous hotel that was on this site has been cleared and current use of the majority of the site is as allotments. These are well used and are owned by a charity and managed by the Council. The allotments are not suitable for development; however, the former hotel, which is relatively central in regards to access to local services and facilities within Brixham, could be suitable. There do not appear to be any policy or topographical constraints on the site which would restrict residential development here, although adjacent is Battery Gardens, which has a Scheduled Ancient Monument. This would need to be considered in any development proposals.</p>						
Availability summary						
<p>We do not have details of the ownership on this site, however the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. However, covenants on the allotments may preclude some development options. This site has also been identified by the Neighbourhood Forum.</p>						
Achievability summary						
<p>This is a clean site and it is considered that the market could bring forward development. The site enjoys spectacular views, which will enhance its value and as such, there would be developer interest in bringing the site forward, even in the current market. It is considered deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.</p>						
Conclusion						
<p>This is a clean site and it is considered that the market could bring forward development. Given the value in the spectacular views, there would be developer interest in bringing the site forward. It is deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.</p>						
Total yield	2013 - 2018	10	2018 - 2023	5	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T824	Land off Grange Road	Paignton	1.08



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Suitability summary

There do not appear to be any policy or topographical constraints on the site that could restrict residential development. It is, however, in a Flood Zone, which would need to be considered further. The site is located adjacent to the golf driving range and as such there could be potential for a joint scheme on the sites. The site adjoins existing residential dwellings and is located close to a local centre and the main number 12 bus route, surrounded by large open areas comprising of mainly caravan/ holiday parks.

Availability summary

This site is owned and has been promoted by the Council to the 2013 SHLAA refresh.


Achievability summary

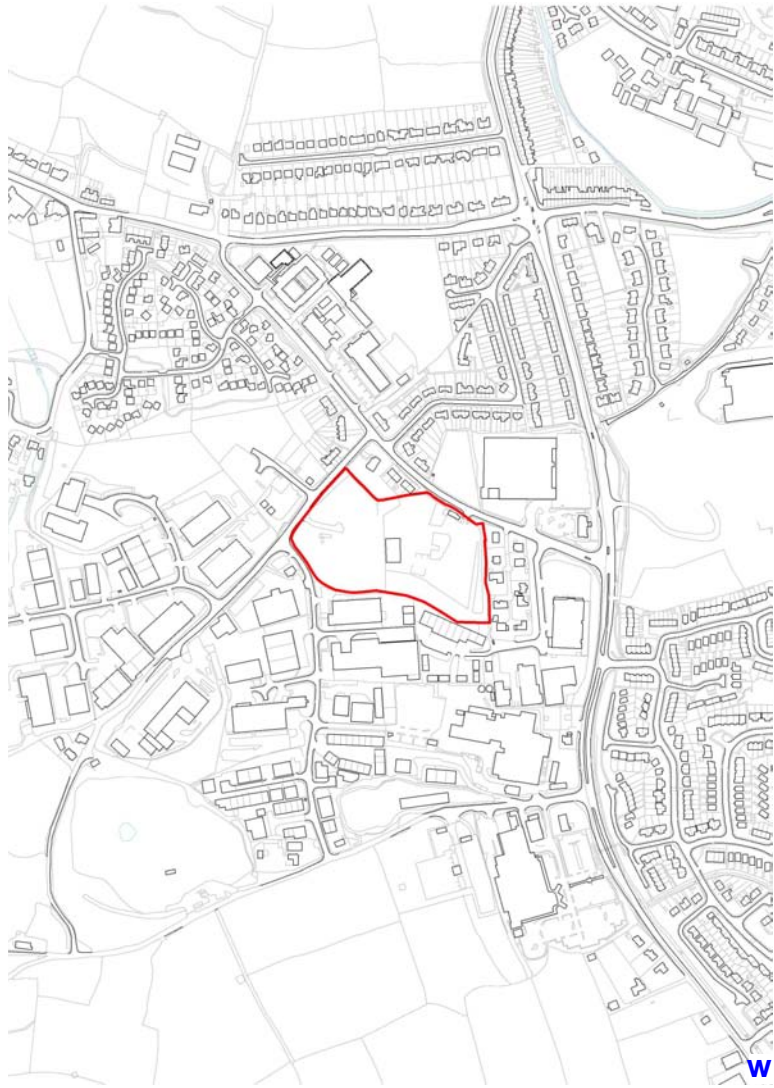
This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.

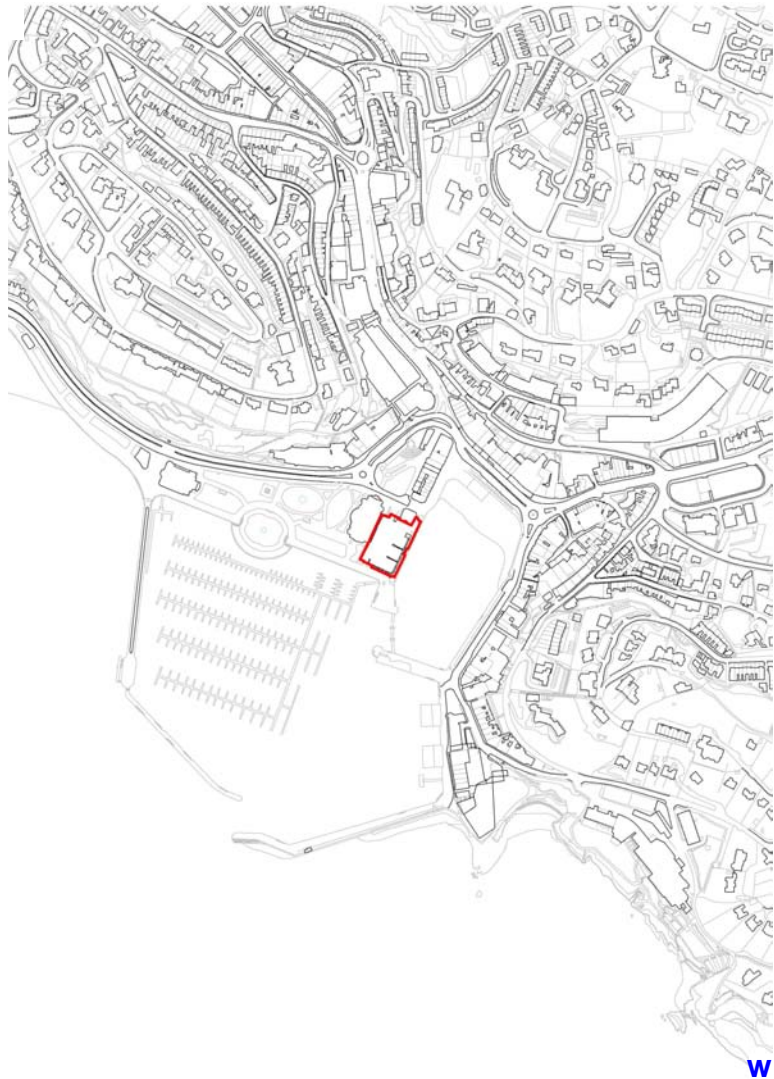
Conclusion


The location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. A scheme for the site is currently being developed which has 65 units and this would appear to be a reasonable level of density. Given the advanced nature of proposals, it is anticipated that this site could come forward within the period 2013 - 2018.

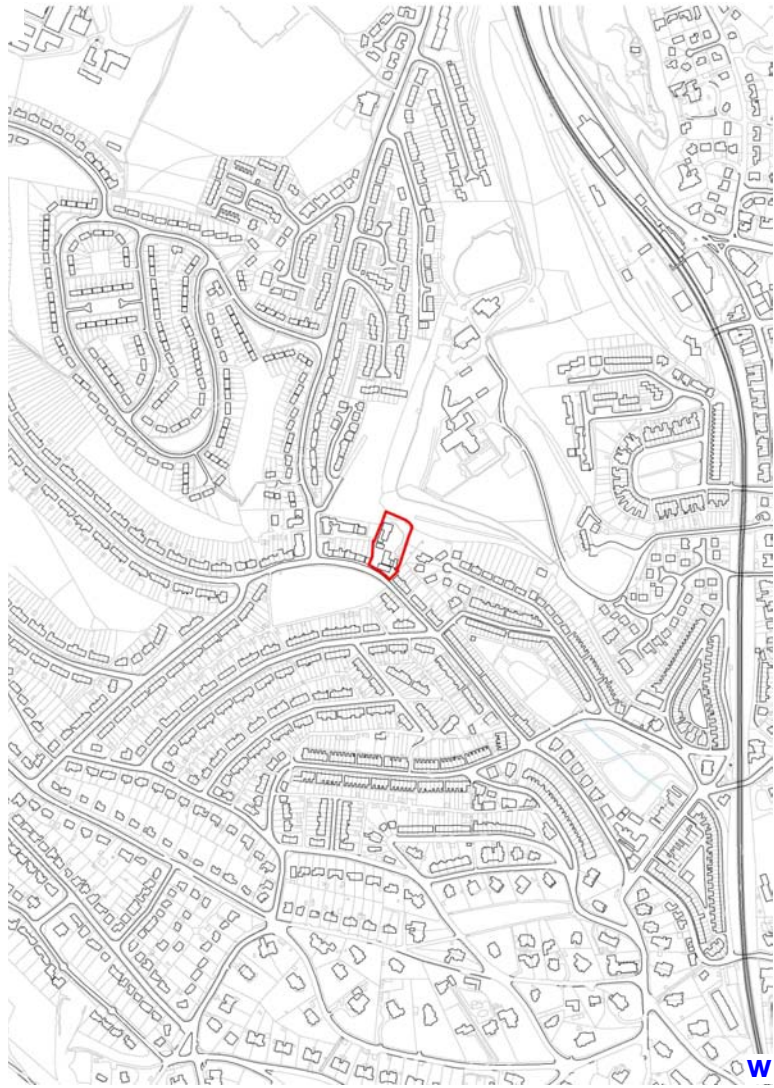
Total yield	2013 - 2018	65	2018 - 2023	0	2023 - 2032	0

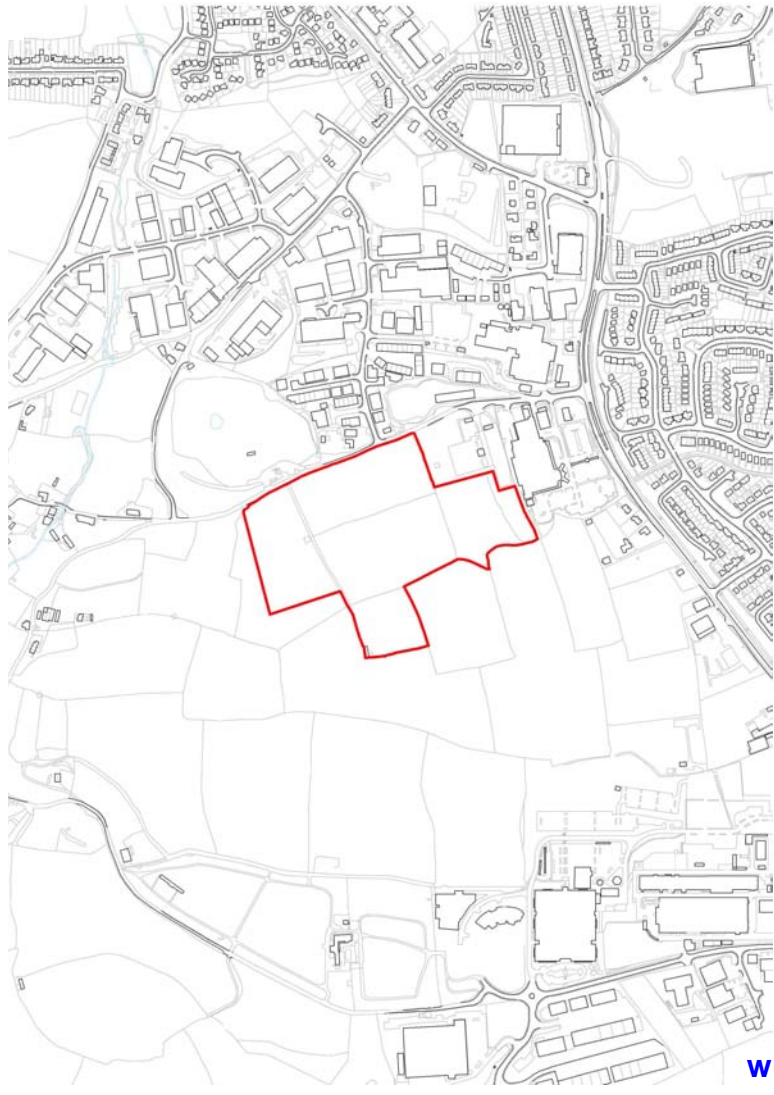
Site ref	Site address	Settlement	Size (ha)			
T825	Golf Driving range	Paignton	4.16			
						
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Suitability summary						
<p>The site is located adjacent to an area of Council owned green space and as such there could be potential for a joint scheme on the sites. The site is well situated in regards to proximity to local services but is situated on the southern edge of Paignton, surrounded by large open areas comprising of mainly caravan/ holiday parks. It adjoins existing residential dwellings and the main No12 bus route. However, there are possible covenants with issues of contamination and landfill as the site was a quarry that has been filled in. Part of the site is subject to Flood Zone 2 and 3 designation and a wildlife corridor is located along one boundary of the site.</p>						
Availability summary						
<p>The council is freeholder and looking to curtail lease.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the local centre and is in a location that developers find attractive to bring forward for residential development, and is likely to come forward with T824. Although only the southern part of the site should be considered for residential development due to constraint, it is of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>The southern part of the site that adjoins T824 should be considered for residential development, and this is likely to come forward within the plan period. However, the site is subject of considerable constraints and it is considered that only a small part of the overall site could be relied upon to come forward ahead of further surveys and masterplanning work.</p>						
Total yield	2013 - 2018	0	2018 - 2023	50	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T826	Council Depot	Paignton	2.97			
						
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Suitability summary						
<p>There have been preliminary discussions regarding the relocation and disposal of the site and a potential new depot at Aspen Way. There do not appear to be any policy or topographical constraints on the site which could restrict residential development, however, it may be subject of contamination from previous uses which will need to be assessed and remediated prior to any development. The site is located on the western edge of Paignton, and is not in close proximity to the main service and facility areas of the town. However, there are local services in proximity of the site which could be enhanced if the development were to go ahead. The mixed use character of the area would suggest that a mixed residential and mixed use development would be appropriate here.</p>						
Availability summary						
<p>The site is owned by the Council.</p>						
Achievability summary						
<p>Despite the existing use as a council depot, discussions with developers indicated that the market is such that half of this site is viable, and likely to come forward in the short term to achieve approximately 40 dwellings. This would leave the other half remaining in its current use.</p>						
Conclusion						
<p>Despite the existing use as a council depot, the market is such that the eastern half of this site, without the depot building, is viable, and likely to come forward in the short term to achieve approximately 40 dwellings.</p>						
Total yield	2013 - 2018	40	2018 - 2023	0	2023 - 2032	0

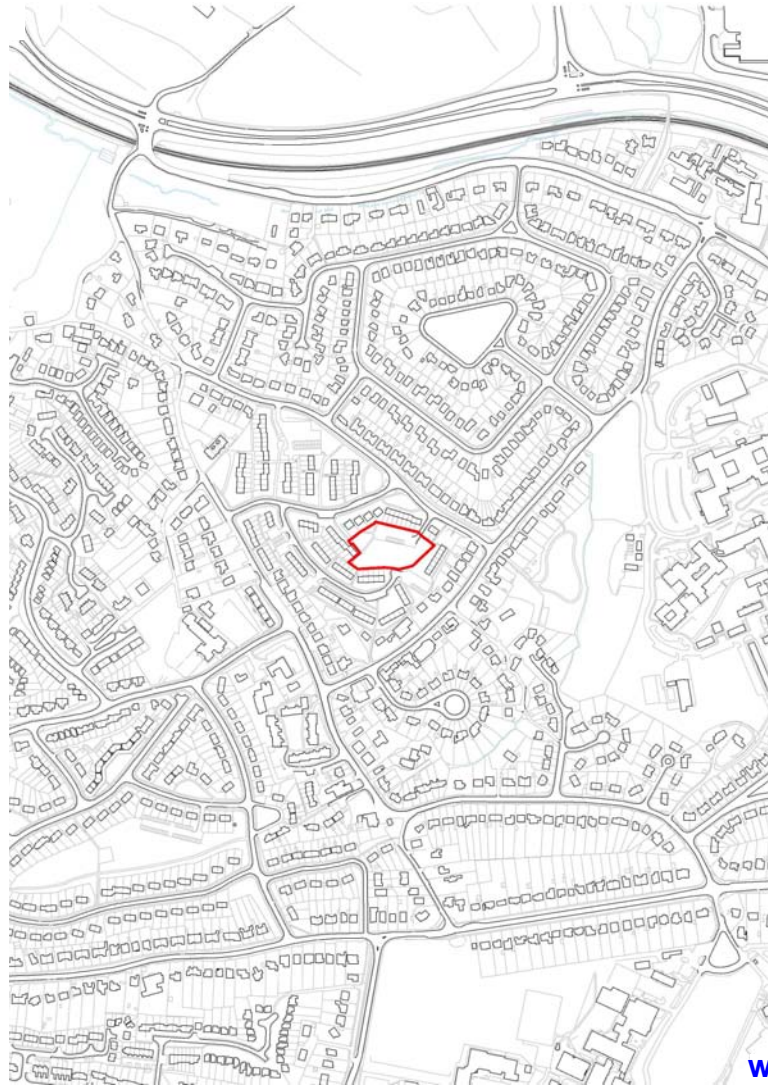
Site ref	Site address	Settlement	Size (ha)			
T833	Marina Car Park- Pavilions	Torquay	0.34			
						
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Suitability summary						
<p>This site is currently in use as the Marina Car Park. However, it is suitable for redevelopment, for example with flats on the upper floors. Given its town centre location, in close proximity to the services and facilities within Torquay, it is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>This is a privately owned car park that has recently had a preapplication discussions, and therefore the site can be considered available. It is also promoted as a site for development by the Neighbourhood Forum.</p>						
Achievability summary						
<p>There is a current discussion with the landowner who is looking to achieve 45 units and a 60 bed hotel on this site. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>The site is located within a sustainable location and is subject to development proposals at present which include an element of apartments. Therefore, it is concluded that the site may come forward and deliver dwellings in the next 5 years.</p>						
Total yield	2013 - 2018	45	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T834	Cary Parade- The Golden Palms	Torquay	0.18			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area; it is located within Torquay town centre. Furthermore, there are no known policy or physical constraints preventing development, though the site is located within Flood Zone 2 and 3 in part and this will need to be considered as part of any development proposals.</p>						
Availability summary						
<p>We do not have details of the ownership on this site, however, the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. It has also been put forward by the Neighbourhood Forum.</p>						
Achievability summary						
<p>It is considered that there is a reasonable prospect that the conversion or redevelopment of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion or redevelopment of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term. It is also likely that the council would look favourably on any redevelopment of this site.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T841	Sherwell Valley Garage	Torquay	0.27			
						
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<p>Suitability summary</p> <p>This site should be considered suitable for residential development because of the characteristics of the site and its surrounding area. It is located on a residential street, which is centrally located and close to Torre station, on previously developed land. This site has had an application dismissed at appeal due to affordable housing requirements, however; the appeal inspector concluded that the scheme may be acceptable in principle and this would provide for future development.</p>						
<p>Availability summary</p> <p>It is considered that in time this site will be developed, as permission previously agreed but did not proceed due to affordable housing requirements.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The principle of development has been established and it is considered that a suitable scheme will come forward later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T843	Land at West Paignton	Paignton	8.49			
						
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Suitability summary						
<p>The land is previously allocated for employment development and therefore the principle of development is established. It is Grade 2 Agricultural Land, within the GHB sustenance zone with Cirl Buntings within 2km and there is part of 250m strategic flyway corridor on the site. Therefore, any impacts on biodiversity would need to be assessed and mitigated.</p>						
Availability summary						
<p>Promoted for mix use by landowner.</p>						
Achievability summary						
<p>It is considered that the site is viable for a mix of uses even in the current market.</p>						
Conclusion						
<p>The site is previously allocated for development and it is considered could provide housing development as part of a wider mix. It is understood that the site is currently subject of preapplication discussions and an application may be forthcoming in the near future.</p>						
Total yield	2013 - 2018	0	2018 - 2023	250	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T852	Site 1 Higher Cadewell Lane	Torquay	0.44



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Suitability summary

The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. However there are current physical constraints which need to be overcome before development can be progressed. The access to this site is restricted, and it is also fairly steep and a visually prominent open space within the local area. It could, however, take a small run of terrace at the top.

Availability summary

The site is owned and has been promoted by Sanctuary Housing, and it has been confirmed by the TDA that Sanctuary would like this site included in the SHLAA for consideration.

Achievability summary

As the site is owned by a housing association, it is envisaged that this site would be developed for the purpose of affordable housing and mainly for rent but with a proportion for shared ownership. Although the site is quite steep, it could generate a medium density development that could come forward in the short term.

Conclusion

This site is being promoted by Sanctuary Housing for affordable housing, and as such is likely to come forward in the short term.

Total yield	2013 - 2018	18	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T853	Site 2 Higher Cadewell Lane	Torquay	0.29



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Suitability summary

The access to the site is restricted as there is narrow access from Cadewell Lane, however, despite this the site lies within the urban area and in close proximity to a range of services and it could provide a potentially sustainable location for residential development. There is a small amount of scope for possibly a terrace of 2/3 storey houses or block of flats on a similar level on site which would fit with the density and character of surrounding existing housing.

Availability summary

The site is owned and has been promoted by the Riviera Housing Trust now Sanctuary Housing, and it has been confirmed by the TDA that Sanctuary would like this site included in the SHLAA for consideration.


Achievability summary

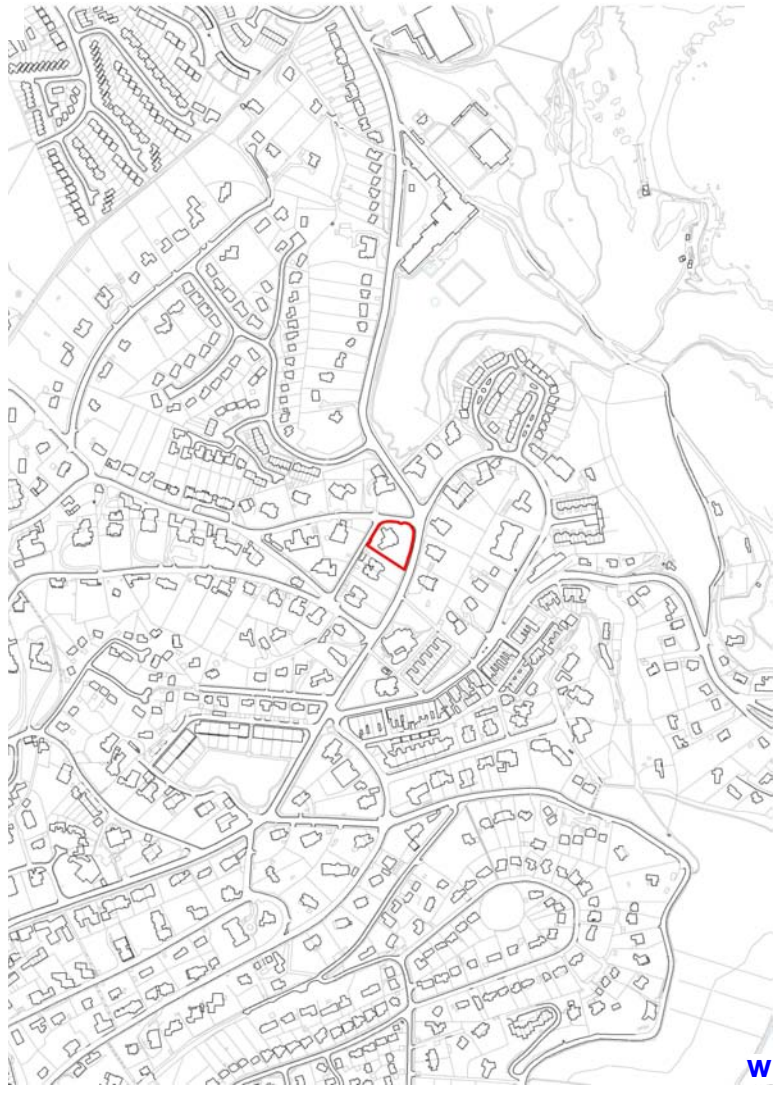
As the site is owned by a housing association, it is envisaged that this site would be developed for the purpose of affordable housing and mainly for rent but with a proportion for shared ownership. Medium density development could be achievable within the short term, which would take account of the character of the area and surrounding development.


Conclusion


This site is being promoted by Sanctuary Housing for affordable housing, and as such is likely to come forward in the short term.


Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

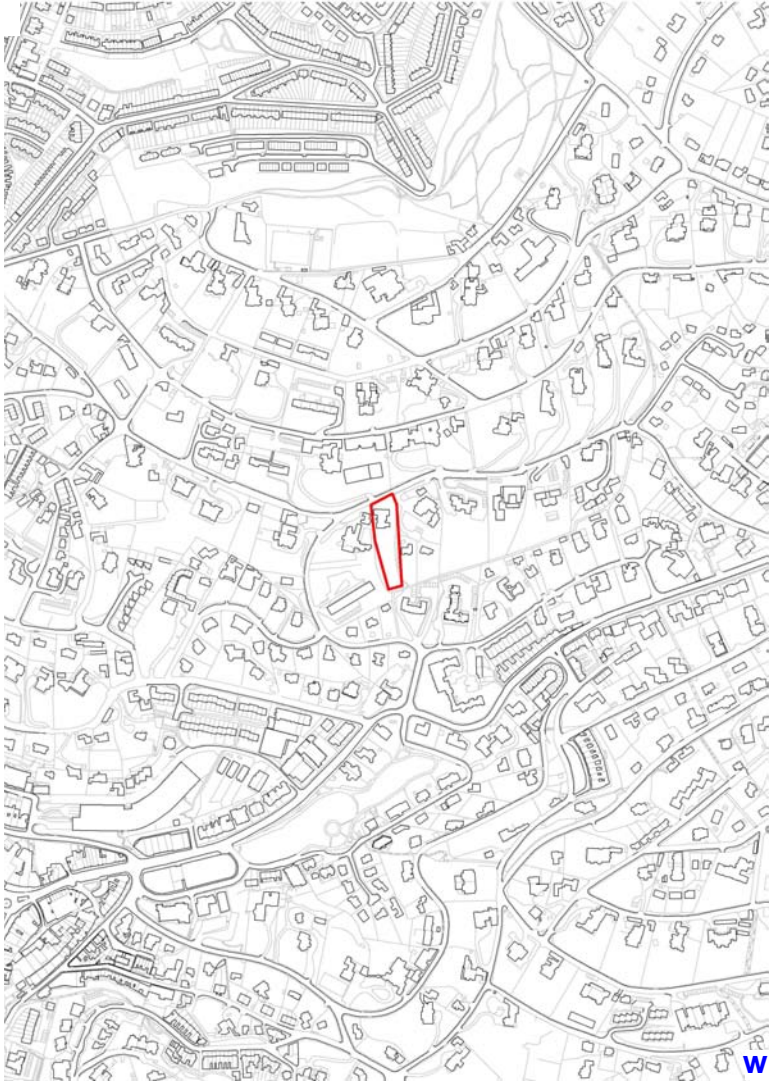
Site ref	Site address	Settlement	Size (ha)			
T856a	Torre Station	Torquay	0.21			
						
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<p>Suitability summary</p> <p>The site is centrally located, close to the station, on previously developed land. Therefore, the land is suitable for development in principle. However, the land is within an allocated business area and therefore any development should be led by commercial uses with a small element of housing.</p>						
<p>Availability summary</p> <p>Land is in private ownership, and is currently being promoted for development. Therefore, it is considered that there are no constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>The site may be suitable for a mix of housing and other uses, and is considered deliverable within the short term. Taking account of the character of the area and surrounding development, it is most likely to provide a high density development of flats. Even in the current depressed flat market, the location adjacent to the station will be attractive to developers as part of a wider scheme.</p>						
<p>Conclusion</p> <p>This site is centrally located close to the station, and as such is an attractive site for development, even in the short term, and is most likely to come forward as part of a mixed use scheme.</p>						
Total yield	2013 - 2018	9	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T864	Ansteys Lea Hotel, Babbacombe Road, Torquay	Torquay	0.23			
						
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Suitability summary						
<p>The site lies to the east of the main shopping and retail areas of central Torquay but still in proximity to the marina and the sea front facilities and local services. The hotel already has good access from the existing entrance fronting onto Babbacombe Road.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site is located within the Warberries Conservation Area, an area that is characterised by large detached and semi-detached dwellings, often set in substantial grounds. Medium density development consisting of a mix of housing, taking account of the character of the area and surrounding development, could be achievable on this site. It is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in close proximity to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>It is a suitable area for medium density development, given its location within Torquay, the existing character of the area, and that nearby many larger buildings have been subdivided or have been redeveloped. Given the nature of the site, it is considered that the site could come forward for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	9	2023 - 2032	0

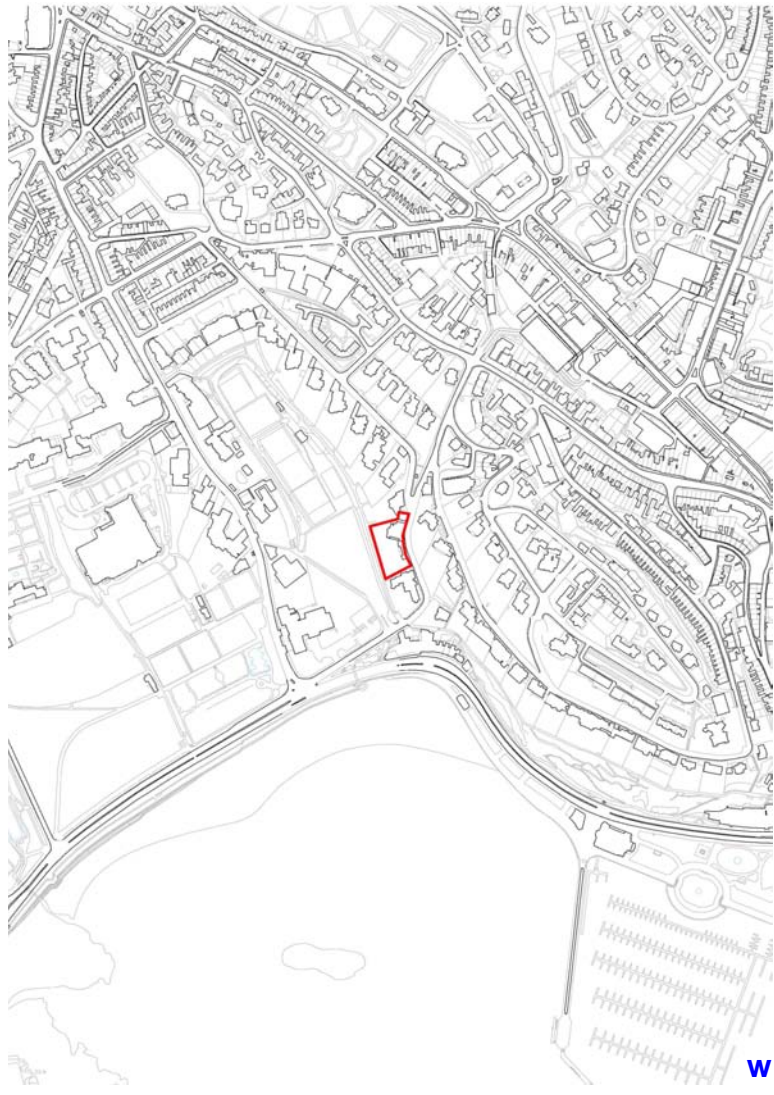
Site ref	Site address	Settlement	Size (ha)			
T872	Zion Methodist Church, Zion Road, Torquay	Torquay	0.04			
						
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Suitability summary						
<p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. Furthermore, it is surrounded by residential units and therefore the site is considered suitable for housing development. Previous planning permission for 8 units has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>Taking account of the character of the area and surrounding development, and from the information available, it is considered that there is a reasonable prospect that residential development could be delivered on this site. Given the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>There is definite scope for development on the site and given the surrounding uses and adjoining housing, a development with relatively high density character would be achievable here. Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	8	2023 - 2032	0

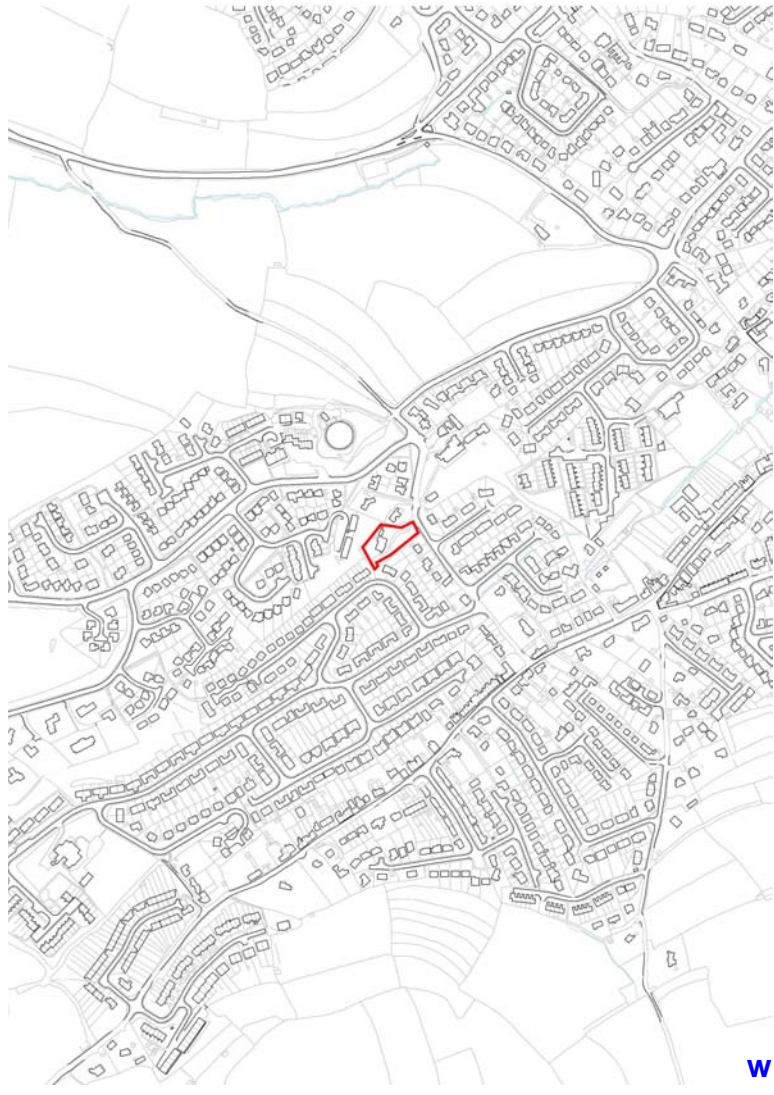
Site ref	Site address	Settlement	Size (ha)			
T876	16/18 Lower Thurlow Road, Torquay	Torquay	0.09			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The access to the site is good and there are local facilities and services all within proximity, and not far from the main services that Torquay has to offer in the town centre.</p>						
<p>Availability summary</p> <p>Given previous promotion, it is considered that this site would be available for development within the plan period.</p>						
<p>Achievability summary</p> <p>Given the central town location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could the existing infrastructure.</p>						
<p>Conclusion</p> <p>There is limited scope for development on the site given the surrounding uses and adjoining housing. Because of the relatively high density use of plots within the area it could be achievable but careful design would have to be implemented.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	6


Site ref	Site address	Settlement	Size (ha)			
T877	Hermosa, Higher Woodfield Road, Torquay	Torquay	0.12			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. Development could be achieved without detracting from the Conservation Area. The access off Higher Woodfield Road to the site is good, there are local facilities and services all within proximity, and it is not far from the main services that Torquay has to offer in the town centre. The site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. Development could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>There is scope for redevelopment on the site given the surrounding uses and adjoining high density use on neighbouring plots. Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
T879	Spa View, Stitchill Road, Torquay	Torquay	0.30			
						
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<p>Suitability summary</p> <p>The site is well located within the Warberries area of Torquay and is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay. The site has previously had planning permission, which is now expired but establishes the suitability of this site for development, and is currently seeking permission for 9 units.</p>						
<p>Availability summary</p> <p>The owner of this site is currently seeking planning permission for residential development, and therefore it is considered available.</p>						
<p>Achievability summary</p> <p>Taking account of the character of the area and surrounding development, plus the topography of the site, it would be suitable for a medium density development of approximately 8 units. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. Development could achieve medium density housing, which would take account of the character of the area and surrounding development. Furthermore, due to the location of this site and the current planning application, it is considered that development could occur within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

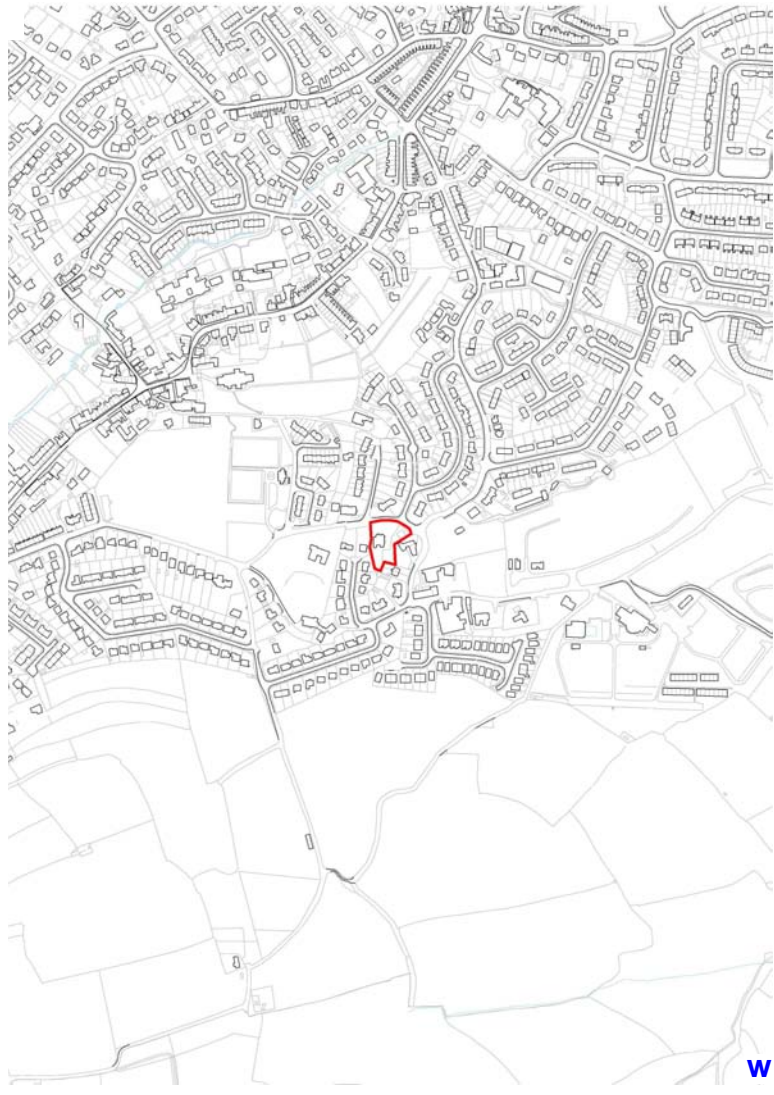
Site ref	Site address	Settlement	Size (ha)			
T881	Lansdowne Hotel, Old Torwood Road, Torquay	Torquay	0.24			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is good access to this site, which is well located within the Warberries area of Torquay and is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.</p>						
Availability summary						
<p>The owner of this site is currently seeking planning permission for residential development, and therefore it is considered available.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It would be suitable for relatively medium to high density for mainly 2-3 storey flats and townhouses, which would take account of the character of the area and surrounding development. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>There is definite scope for redevelopment on the site, either through a conversion of the existing building, or through demolition and redevelopment. Because of the high density nature of the area and the relatively central location, development would be achievable here. Pre application discussions would suggest that 8 dwellings would be deliverable here within a 5 year timescale 2013-2018.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

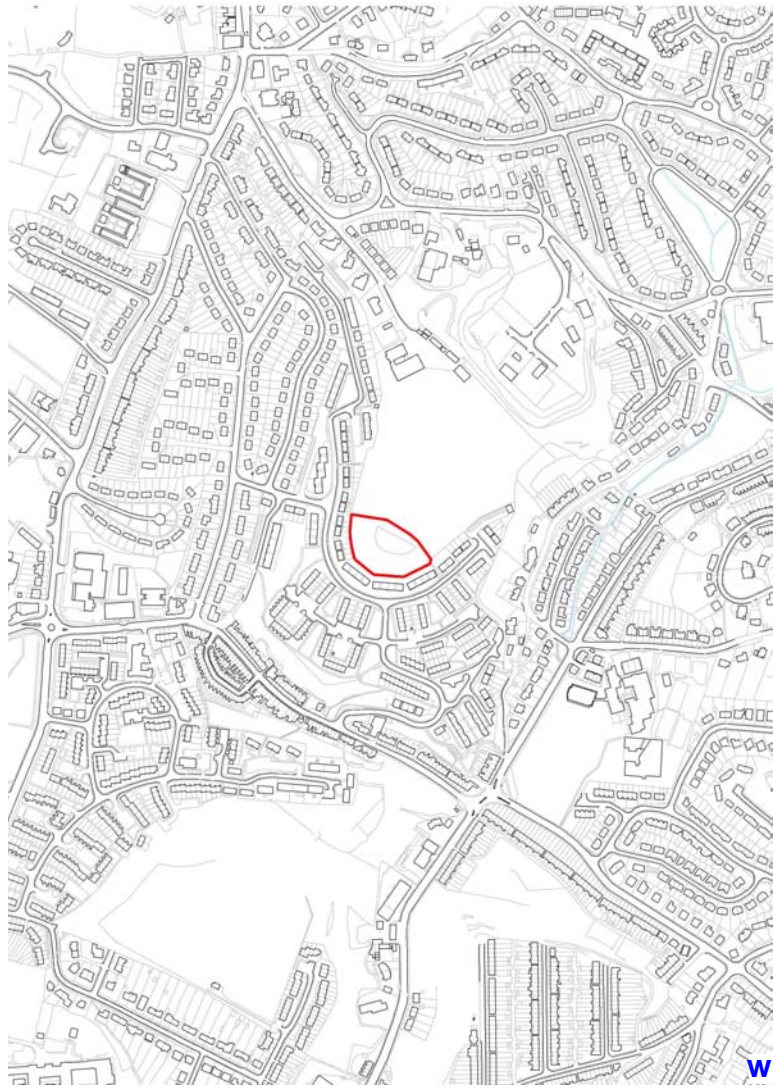
Site ref	Site address	Settlement	Size (ha)			
T884	Shedden Hall Hotel, Shedden Hill Road, Torquay	Torquay	0.25			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is good access to this site, which is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.</p>						
Availability summary						
<p>There have been preapplication discussions in regards to redevelopment of this site, and therefore it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site is suitable for high density housing consisting mainly of 1 and 2-bed flats, over 2, 3 or 4 storeys, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site and the current planning application, it is considered that development could occur within the short term.</p>						
Conclusion						
<p>In 2008, the site was considered as a prominent hotel within Principal Holiday Accommodation Area (PHAAs), and therefore it was considered that redevelopment for housing was not suitable. However, there has since been Revised Guidance as part of the LDF, which allows a reduction in the quantity of PHAAs. There is an application for 14 units is currently pending and, provided it is approved, development of 14 units will occur on this site.</p>						
Total yield	2013 - 2018	14	2018 - 2023	0	2023 - 2032	0

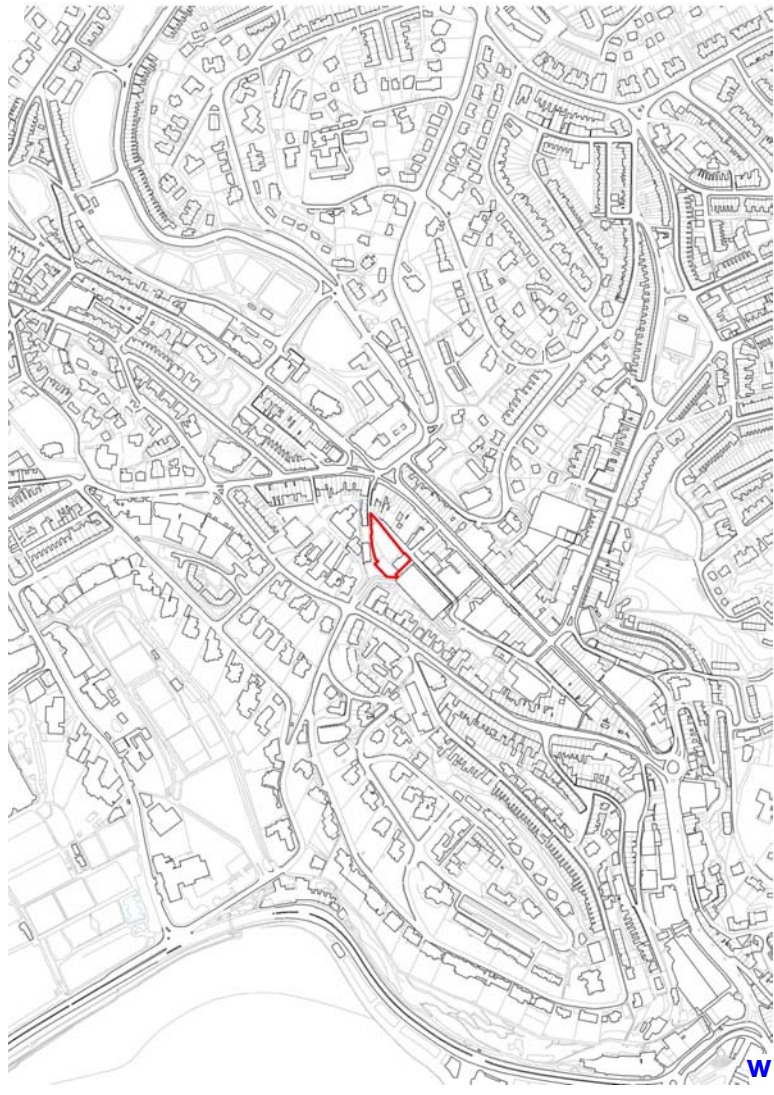
Site ref	Site address	Settlement	Size (ha)			
T886	King's Barton, Summer Lane, Brixham	Brixham	0.20			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The access is relatively good, but narrow along Summer Lane. The site is also within good proximity of local services within Brixham.</p>						
Availability summary						
<p>The site is assumed to be available as the site has been subject to pre-application discussions and enquiry. The landowner in this case, however, is unknown.</p>						
Achievability summary						
<p>Considering the location and the scale of this site, it is considered that a medium density development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 7 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	7

Site ref	Site address	Settlement	Size (ha)			
T887	Land R/O Market Street, Torquay	Torquay	0.24			
						
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Suitability summary						
<p>The site is well placed to access the town centre services and facilities, as it is located behind the main shopping street in Torquay town centre. As such, the site is close to public transport and fulfils sustainability aspirations. Therefore, this site is considered a suitable location for residential development.</p>						
Availability summary						
<p>The site is currently being promoted for development, so it is considered that there is a reasonable prospect that the site is available.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the development of this site for residential use could be delivered. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>This substantial site looks unused and is in a good location for redevelopment. The site would benefit from development as it currently diminishes residential amenity for neighbouring properties. The site is available and has a pre-application enquiry in progress and as such could come forward for development in the a 5 year timeframe. Given the need for improved access and possible reduction of developable land due to the ground levels, it is suggested that approximately 59 dwellings could be achieved.</p>						
Total yield	2013 - 2018	59	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T888	Beacon House, Parkhill Road, Torquay	Torquay	0.20			
						
W						
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Suitability summary						
<p>The site is well located, and has good access off Croft Road. It is close to town centre services in Torquay and close to the restaurants and bars along the seafront. Previous planning permission for 6 units has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site would be suitable for high density housing consisting mainly of 1 and 2-bed flats, over 2, or 3 storeys, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>It is a suitable area for high density development, given its proximity to the local services and amenities available in the local centre of Torquay. Given the location and the scale and nature of the site, and that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T894	Beverley Court, Upton Manor Road, Brixham	Brixham	0.20			
						
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Suitability summary						
<p>The site is within a residential area within Brixham and as such offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Existing access is off Upton Manor Road and it is within proximity to local facilities and good access to town centre services within Brixham.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that the site would be available for development within the plan period.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that a medium density residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 9 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	9

Site ref	Site address	Settlement	Size (ha)			
T926	Land to the r/o Lichfield Avenue	Torquay	0.55			
						
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<p>Suitability summary</p> <p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area; it is located within the urban area close to local amenities. However, it is an existing Public open space and Urban Landscape Protection Area (L5). The site is being considered for disposal and could be made available to the open market, subject to Member agreement. Housing could be used to fund investment in improved sports facilities.</p>						
<p>Availability summary</p> <p>The site is Council owned but has recently been subject to a planned assessment as part of an asset release programme. The site is now to be disposed of by the Council and will be made available to the open market.</p>						
<p>Achievability summary</p> <p>This greenfield site is within the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
<p>Conclusion</p> <p>The Council wishes to promote some housing development in order to fund improvements to the leisure centre. The site is currently good quality POS and recreation. Initial conclusions would suggest low to medium development could be achieved as part of the site. The area is a prominent hillside location and careful design and layout would be required. However, it is conclude that redevelopment may be appropriate given the net benefits to the community.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
TM003	Land adjacent to Union Street Car Park	Torquay	0.20			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is well located, close to town centre services in Torquay, benefiting from the amenities, services and infrastructure that the area has to offer. It may however be subject to contamination which will need to be remediated prior to redevelopment.</p>						
Availability summary						
<p>This is a Council owned site, and is part of a longer term comprehensive redevelopment of other sites on Temperance Street.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period and that costs (including remediation) will not be sufficient to render the development unviable.</p>						
Conclusion						
<p>This is a sustainable town centre area, which is suitable for a mixed use regeneration proposal that incorporates some residential. High density development would be appropriate here due to the site being significantly set down from road level, and backing onto existing 2/3 storey buildings on the other side. Surrounding uses and new developments in the area would also support this conclusion. Given the location, the scale and nature of the site, and the current use on the site which would need to be resolved, it is anticipated that the site could come forward for development in the longer term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	15