



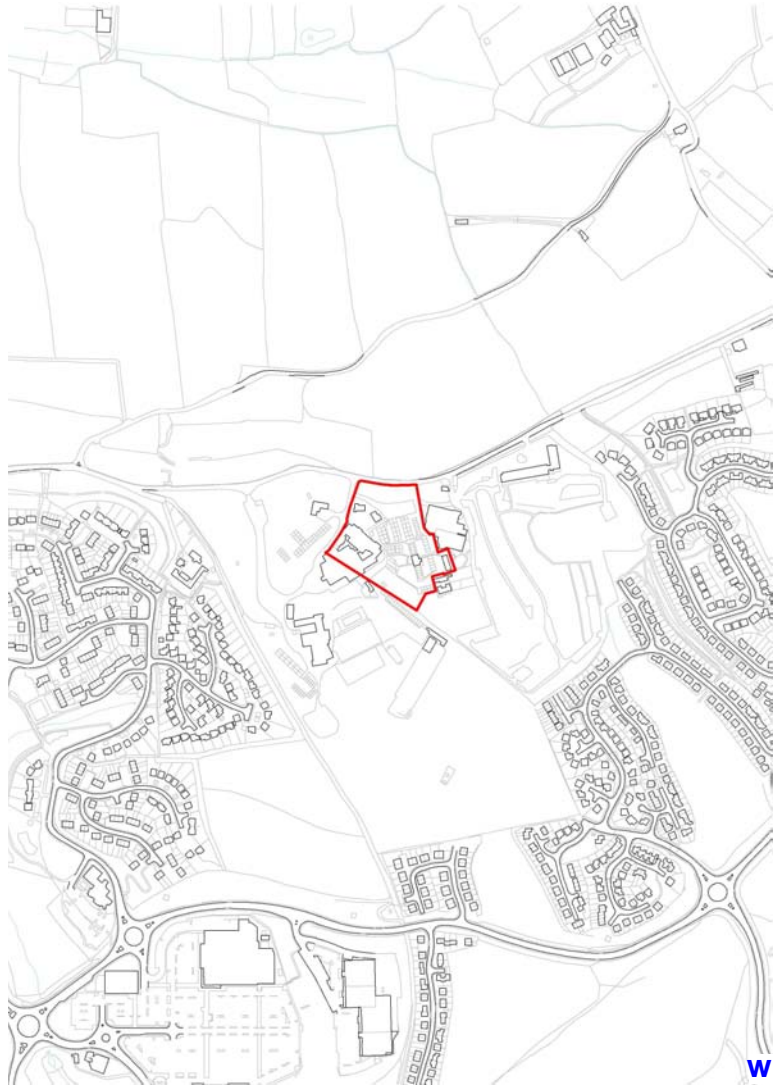


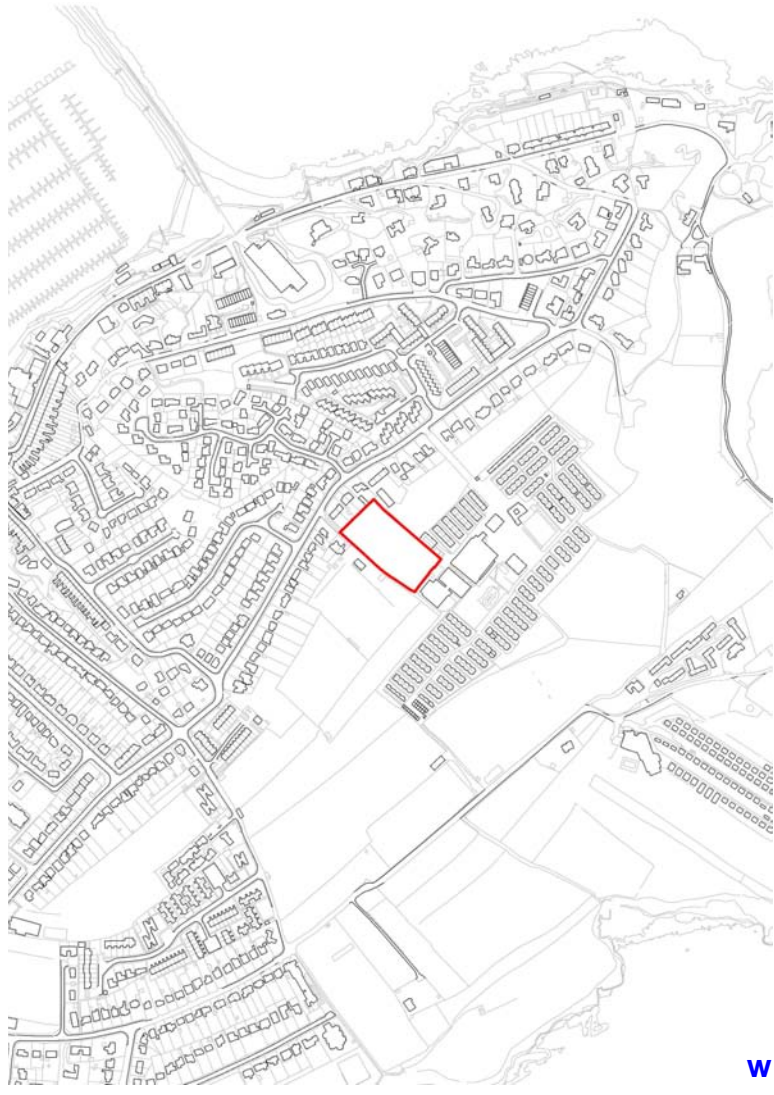
Site ref	Site address	Settlement	Size (ha)			
13066	Lighthouse, Esplanade Road	Paignton	0.17			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, it is located within the Principal Holiday Accommodation Area and as such residential development would be contrary to policy.</p>						
Availability summary						
<p>The site is being promoted by the landowners for development.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that a mix of residential and commercial development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>The site is constrained by its location within the PHAA. However, the owners are understood to be actively promoting development and it is considered that the site could come forward and any development is likely to include some commercial uses as well as housing.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13126	Fishcombe Cove	Brixham	0.80			
						
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Suitability summary						
<p>The site is adjacent to a County Wildlife Site on the northern boundary. It is within the AONB and coastal change zone, plus it is adjacent a Scheduled Ancient Monument. However, it is previously developed and considered to be suitable in principle for redevelopment, subject to consideration of the need for holiday accommodation.</p>						
Availability summary						
<p>The site is being promoted for development by the landowner.</p>						
Achievability summary						
<p>Due to the past restrictions on use of land at this site for holiday use only, development would currently only be allowed for second homes. The site would only be viable if there was a policy change that allowed development for dwellings that could be sold on the open market. Therefore, if development is to come forward, it will be later in 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 30 dwellings may be suitable, subject to a policy change regarding the use of the site for holiday accommodation only.</p>						
Total yield	2013 - 2018	0	2018 - 2023	30	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13155	74 New Road	Brixham	0.19			
						
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Suitability summary						
The site is considered to be suitable in principle for development, and in a good location for live work units.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
This is thought to be a good location for development and it is considered that there is a reasonable prospect that this site could be delivered on the site 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 10 live work units may be suitable.						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0


Site ref	Site address	Settlement	Size (ha)			
13198	Sandringham Gardens phase 2	Paignton	1.94			
						
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<p>Suitability summary</p> <p>Sloping land but not too steep to accommodate housing. The access is good and there is no reason why dwellings cannot be delivered along road frontage in practical terms. It is open fields within area of Country Park which benefits from designations. The site is an ULPA and Local Wildlife Site with curlew within 2km, plus it abuts the LNR, so policy constraints exist. However, the site is being considered by the Council as it could be developed as a way of funding enhancements to the public open space at Sandringham Gardens.</p>						
<p>Availability summary</p> <p>Promoted by Council to 2013 SHLAA refresh</p>						
<p>Achievability summary</p> <p>This is a location where the market would bring forward development, even in the short term.</p>						
<p>Conclusion</p> <p>Part of Preston Park which offers views across the bay and benefits from wildlife and public space designations. However promoted by the council and may be considered by them for development if a sensitivity assessment is carried out. Would need to be medium / low density in this location, given surrounding character and need to maintain openness. Dwellings could infill to complete the perimeter blocks to north and south (i.e. backing onto houses on Sandringham Gardens and Lower Penns Road). This would leave 35M gap between which could form a transitional amenity space opening out onto the park. Would enable about 20 medium / lower density dwellings and still retain a substantial gap for access from the road. Likely to be a sensitive issue and therefore not likely to come forward immediately.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20


Site ref	Site address	Settlement	Size (ha)			
13232	Holiday Parks, Kingkerswell Road	Torquay	1.47			
						
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Suitability summary						
<p>This site is on the edge of the urban area, relatively close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. The site is in an Urban Landscape Protection Area, and development would need to protect the integrity of the sites landscaped setting and provide strategic screening to the north.</p>						
Availability summary						
<p>This site was identified by the Neighbourhood Forum.</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.</p>						
Conclusion						
<p>The site is considered to be in a sustainable location and is brownfield. The site provides tourist accommodation, although the council have relaxed their policies on releasing these. Therefore this site is deliverable within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	45


Site ref	Site address	Settlement	Size (ha)			
13233	Adjacent to Pontins Holiday Park	Brixham	0.67			
						
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Suitability summary						
<p>This site is a flat section of vacant land to the rear of existing dwellings. Access is via a small lane, and it would be best brought forward as an alternative access to the wider development of T700. Although the site is within AONB, and constrained by that policy, it lies on the town side of the ridge and could accommodate some 2 storey housing within moderate walking distance from Brixham town centre. The site is within the GHB sustenance zone with a radio tracked flyway.</p>						
Availability summary						
<p>Identified in the Brixham Neighbourhood Plan, and through the developer's panel, it has been found that the site is owned in trust with 3 people, not all of which are willing to sell. Therefore, this multiple ownership may cause some issues. However, it is likely that the southern half of the site will come forward with the development of T700, while the northern half remains in current ownership.</p>						
Achievability summary						
<p>The southern half of this site is likely to come forward as an alternative access to the development of the former Pontins Holiday Park adjacent, as well as some residential development.</p>						
Conclusion						
<p>Site put forward by Brixham Neighbourhood Forum. Provided the owners can come to some agreement, it is likely to come forward together with the adjacent former holiday park. Its location close to the existing town means that it would be suitable for residential development, and approximately 20 dwellings could be delivered in the medium term at a density of 30dph.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

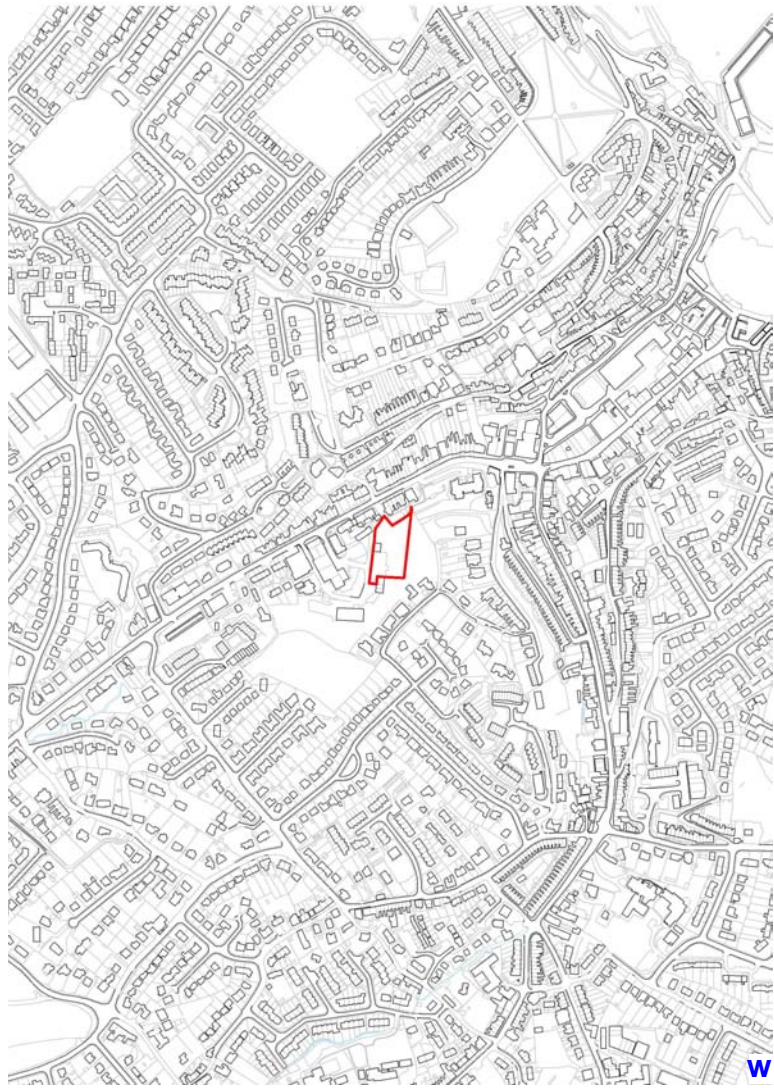
Site ref	Site address	Settlement	Size (ha)			
13250	Queens Park and Rugby Club, Paignton	Paignton	3.05			
						
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<p>Suitability summary</p> <p>This site is flat and in a good location within Paignton town centre, therefore close to shops, services, train and bus stations. However, this is currently open land and although there are no policy constraints relating to public open space, there may be flooding issues as the site is within Flood Zones 2 and 3. This site is an important piece of urban greenspace accommodating good rugby and cricket facilities, though it is understood that these are proposing to be relocated to Clennon Valley. In this case it is considered that a small part of the wider site could be suitable for development.</p>						
<p>Availability summary</p> <p>This site would become available if the rugby club relocates, as it is understood that they could potentially be moving to Clennon Valley.</p>						
<p>Achievability summary</p> <p>There is potential to develop the underused south west corner, and if this land could achieve more than 20 units, 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.</p>						
<p>Conclusion</p> <p>The site is currently a valuable leisure resource but relocation of the rugby club to Clennon Valley is likely to enable redevelopment of a part of the site (most probably the south west corner of the site). There may be some restrictions posed by the liability of the site to flooding, but given the character of the site and defended nature of the area, it is considered that some limited development will be possible. The market is likely to be limited to townhouses in the current market, but an improving economy may provide opportunities for high density development in the form of apartments later in the plan period. Given the uncertainties over the timing of the relocation, it is considered that development may not be delivered until the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

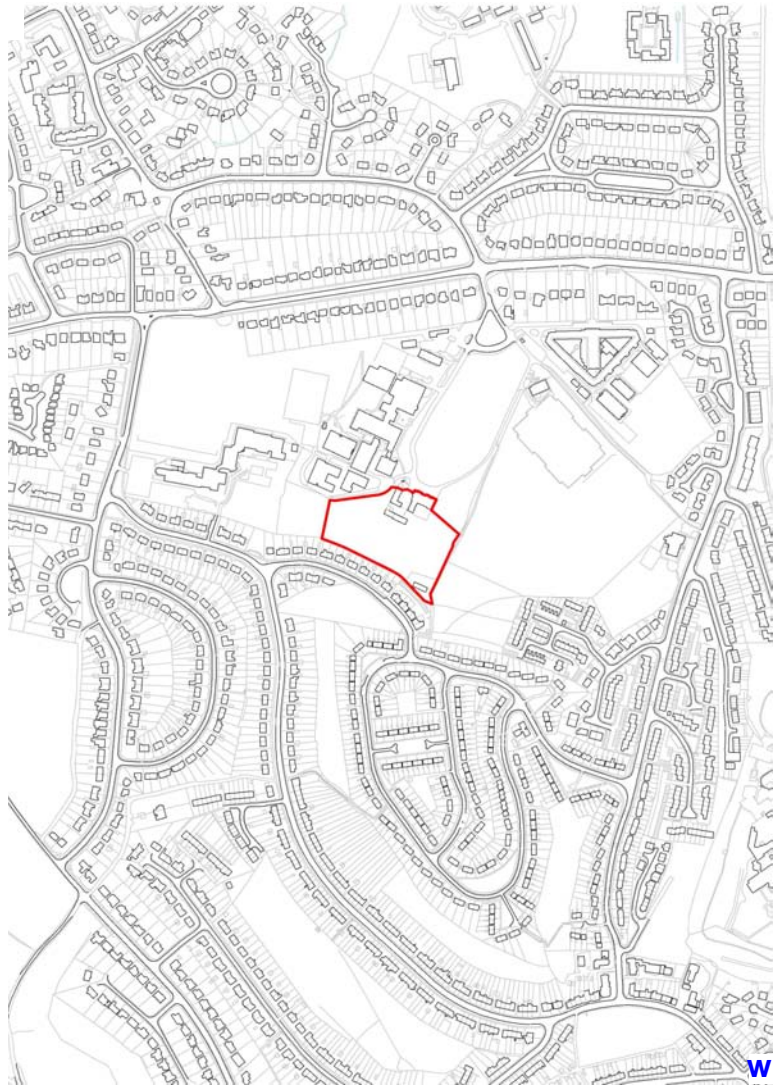
Site ref	Site address	Settlement	Size (ha)			
13263	Long Road / Brixham Road - Former Nortel	Paignton	11.86			
						
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Suitability summary						
<p>This is a flat, brownfield site that is currently only partially in use. It is well connected to the wider urban area, with residential units to the east, and a new residential development being constructed to the north. South Devon College is located to the west, with employment uses to the south. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities in conjunction with the nearby college and mixed use developments at Yalberton and White Rock. However, there are current policy constraints regarding the loss of employment land that need to be overcome before development can be progressed.</p>						
Availability summary						
<p>The site was promoted to the local plan by the landowners.</p>						
Achievability summary						
<p>This is a previously developed site where there may be contamination issues and uncertain ground conditions, although it is of sufficient size to be deliverable. Due to the scale of other residential developments nearby, however, it is unlikely to come forward in the short-medium term, as there is unlikely to be the local market demand to bring this site forward.</p>						
Conclusion						
<p>This is a previously developed site within the urban area of Paignton. The site was previously an employment location, but has been vacant for several years. The site could represent a significant brownfield opportunity for housing development, though any redevelopment is likely to include some aspect of employment provision to address previous losses. The whole site is nearly 12ha, and if redeveloped for housing, in total could provide approximately 350 dwellings (at 30dph). However, assuming the retention of 25% of the land for employment and other non-residential uses, the remaining 9ha may deliver a total of 270 dwellings at an average of 30dph. Given the infrastructure requirements in this location, and the presence of other sites in the immediate vicinity delivering dwellings into the local market, it is assumed that this site might bring forward dwellings in the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	270

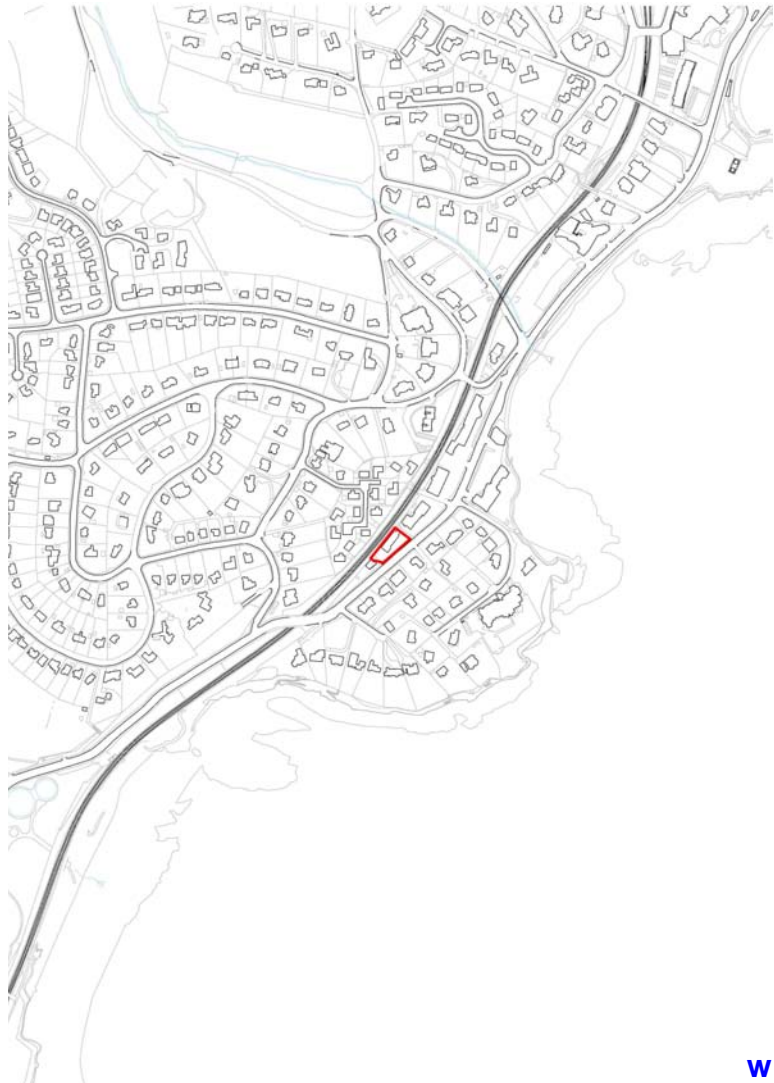
Site ref	Site address	Settlement	Size (ha)
T700	Pontins Holiday Park	Brixham	17.24
			
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Suitability summary			
<p>The site has been subject of an application which was refused and appeal dismissed. However, the site is brownfield on the edge of the settlement and close to local services. It is therefore a potentially sustainable location. However, impacts on the AONB need to be overcome through appropriate design, landscaping and extent of development area. The site is within the GHB sustenance zone and there is a radio tracked flyway, but largely brownfield. It is considered that, in principle these concerns could be overcome and that the site could be suitable for development, though at lower levels of housing delivery than previously promoted.</p>			
Availability summary			
<p>The site has been promoted on behalf of the landowner, who is actively working towards a revised planning application. The Neighbourhood Forum have also suggested this site, therefore indicating their acceptance of development.</p>			
Achievability summary			
<p>The site is actively being promoted and the landowners representative confirms that the proposals are considered to be viable even in the current market.</p>			
Conclusion			
<p>A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. The site lies within the urban area and as such it would provide a potentially sustainable location for residential development, despite its location within the AONB. The developer is keen to commence work on this site, and it is hoped to come forward within the short term and it is considered that it might deliver 25 dwellings per annum from 2015.</p>			
Total yield	2013 - 2018	75	2018 - 2023
			75
			2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
T738	Torquay Holiday Park	Torquay	6.32			
						
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<p>Suitability summary</p> <p>This site is within the urban area, close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. Furthermore, there is a substantial variation in topography over the site which will have to be taken into consideration when developing a scheme for the site. The site is also in an Urban Landscape Protection Area and it is important to avoid visual intrusion to the open countryside to the north.</p>						
<p>Availability summary</p> <p>The site has been promoted for development and it is understood that the owner has entered into an option agreement with the developer Colliers who are promoting the site.</p>						
<p>Achievability summary</p> <p>Given the location and size of this site, 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. Considering the size and topography of the site, only approximately 80% of the area would be developable; 30dph across 80% of the site is equal to 150 units. This yield is considered to be achievable within 10 years.</p>						
<p>Conclusion</p> <p>This brownfield site is considered to be in a sustainable location close to services and amenities, and the current site owner is actively looking to redevelop the site for housing. The site provides tourist accommodation, which the council are more flexible to see change use, and therefore approximately 150 dwellings are deliverable on this site within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	150	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T749	Land to North of Nuthatch Drive	Torquay	4.05			
						
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Suitability summary						
<p>This site is part of a holiday park located close to services, and is well located in regard to other residential developments and their access routes; there are newly developed residential units to the east and south. This site, therefore, offers a suitable location for development, contributing to the creation of sustainable, mixed communities. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies, although these policies have been made more flexible, and as such, the site can be considered suitable in principle for development. However, this area of land contains no holiday accommodation, which militates in favour of its release for housing development. Furthermore, there are localised highway access and surface water run off issues which would need to be resolved prior to any development.</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.</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. It is considered that a low density development would be suitable in this location; 25dph could provide 100 dwellings, deliverable within 10 years.</p>						
Conclusion						
<p>The land is well related to existing services, and could be developed as an extension to previous housing developments to the south and east of the site. The site is greenfield land that is currently part of a holiday park. However, the council are now more flexible when considering change of use of holiday accommodation, and especially considering that there is no accommodation use on this site, a low density development is considered to be deliverable within the medium term, with 100 dwellings achievable.</p>						
Total yield	2013 - 2018	50	2018 - 2023	50	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T791	Torbay Industrial Estate	Brixham	0.32			
						
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Suitability summary						
<p>The site is located in close proximity to the town centre and is previously developed. There is good access to local amenities and employment. However, the site is located at a raised level above surrounding uses and the site is likely to be contaminated following previous industrial uses. Despite these constraints, it is considered that the site remains suitable for residential development in the future as long as this is part of a package of measures to improve employment provision on the remainder of the industrial estate.</p>						
Availability summary						
<p>The land is in a single ownership and is promoted for a mix of uses. It is in the Adopted Local Plan for employment allocation.</p>						
Achievability summary						
<p>This is a cleared site, which the market could bring forward in the short to medium term.</p>						
Conclusion						
<p>The site is located within a sustainable location on previously developed land. There are constraints to development (including employment policy) but it is considered that a high density mixed use development may be in-keeping with the surrounding character of Brixham and the smaller feel of the settlement. Given the location and the scale and nature of the site, it is anticipated that it could be achievable subject to the contamination issues and ground stability. There have been preapplication discussions, and therefore development within 5 years is considered possible.</p>						
Total yield	2013 - 2018	15	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T814	Torquay Girls Grammar Shiphay Manor Torquay	Torquay	1.39			
						
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Suitability summary						
The site is within an ULPA, but it is adjacent to an allocated and implemented housing site (H1.7) and, subject to the protection and enhancement of the listed buildings and TPO trees on site, considered suitable for housing development in principle.						
Availability summary						
The school is considering alternatives for the site, and therefore it is concluded that the site is available and being promoted.						
Achievability summary						
It is likely that development of this site will only occur later in the plan period, due to its current established use.						
Conclusion						
The site is being promoted, but is in an ULPA, has TPOs, and Shiphay Manor is Listed, which will affect development potential. Therefore, 20 dwellings have been considered achievable later in the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)			
T893	Lee Hotel and Restaurant, Torbay Road, Torquay	Torquay	0.09			
						
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Suitability summary						
<p>The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. It is located on a major bus and transport route and is relatively close to Preston District Centre. There are current policy constraints that need to be overcome before development can be progressed. Due to its location on Torbay Road, Lee Hotel is located within a PHAA, but 'orange' in Revised Guidance; therefore development is somewhat constrained by policy. However, development of 11 townhouses has recently taken place on the adjacent site.</p>						
Availability summary						
<p>This site is being promoted for development by the landowner.</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.</p>						
Conclusion						
<p>Site is within a sustainable location but its development is currently precluded by existing policy constraints, which are however, more flexible than in 2008.</p>						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0