

Site ref	Address	Settlement	Reason for rejection
13005	El Patio, 11 Alta Vista Road	Paignton	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13007	Carn Brea, 21 Avenue Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13013	Westhill House, Chatto Road	Torquay	8 dwellings were completed on this site in 2008/2009.
13015	The Old Quarry, 64-8 Ellacombe Church Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13023	Danby Lodge Hotel, Lincombe Drive	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13039	St Luke's Motors, St Luke's Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13046	50/54 Swan Street	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13049	B&Q, Caburnham Road	Torquay	This site is a duplicate of T754.

Site ref	Address	Settlement	Reason for rejection
13050	Old Customs House, Torwood Gardens Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13054	Queens Hotel, Victoria Parade	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13059	Warren Court, Warren Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13068	Solitare Cottage & Morven House, Headland Rd	Torquay	Not likely to come forward for development
13071	Arlesey Dene, Mill Lane	Paignton	It is considered that the site is not being actively promoted for development
13074	Devonshire Hotel, Parkhill Road	Torquay	Site was subject of preapplication discussions in the past but no current proposals to bring the site forward for development
13076	Hideaway Club, Temperance Street	Torquay	Site was subject of preapplication discussions in the past but no current proposals to bring the site forward for development
13082	Site on Corner of Avenue Road and Old Mill Road	Torquay	It is considered that this site will not come forward for residential development

<b>Site ref</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for rejection</b>
13083	105 Avenue Road	Torquay	It is considered that this site will not come forward for residential development.
13086	329 Babbacombe Road	Torquay	Considered that this site will not come forward for housing development.
13087	367 Babbacombe Road	Torquay	It is considered that this site will not come forward for housing development.
13090	Moose Hall, Barewell Road	Torquay	this site has recently been converted to offices, therefore has been rejected.
13091	Stable Land, Barton	Torquay	It is considered that the site will not come forward during the plan period.
13092	Torquay Squash Centre, 76-78 Barton Road	Torquay	It is considered that the site will not come forward during the plan period.
13093	56 Barton Road	Torquay	It is considered that the site will not come forward during the plan period.
13095	2-12 Berachah Road Ellacombe	Torquay	It is considered that the site will not come forward during the plan period.

Site ref	Address	Settlement	Reason for rejection
13096	Devon Court, 85 Berry Head Road	Brixham	It is considered that the site will not come forward during the plan period.
13099	101 Braddons Hill Road East	Torquay	It is considered that the site will not come forward during the plan period.
13102	Briary Lane	Torquay	It is considered that the site will not come forward during the plan period.
13103	Land Adjacent to Brixham Road	Paignton	It is considered that the site will not come forward during the plan period.
13104	Land at Walsham Cottage, Brixham Road	Paignton	It is considered that the site will not come forward during the plan period.
13107	Rear of 8-24 Mt Pleasant Rd, Cavern Road	Brixham	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13109	Mudberry Centry Road	Brixham	It is considered that the site will not come forward during the plan period.
13112	2 Cleveland Road	Torquay	It is considered that the site will not come forward during the plan period.

<b>Site ref</b>	<b>Address</b>	<b>Settlement</b>	<b>Reason for rejection</b>
13115	Westerlands, Cockington Lane	Torquay	It is considered that the site will not come forward during the plan period.
13116	Land at Cornfield Green	Torquay	It is considered that the site will not come forward during the plan period.
13117	Bay Tree House, 22 Croft Road	Torquay	It is considered that the site will not come forward during the plan period.
13122	Site at Junction of Kernou Road and Esplanade Rd	Paignton	It is considered that the site will not come forward during the plan period.
13125	Land at Fernicombe Road	Paignton	It is considered that the site will not come forward during the plan period.
13128	Ashnicol, Gabwell Hill	Torquay	It is considered that the site will not come forward during the plan period.
13135	2 Keysfield Road	Paignton	It is considered that the site will not come forward during the plan period.
13136	3 Keysfield Road	Paignton	It is considered that the site will not come forward during the plan period.

Site ref	Address	Settlement	Reason for rejection
13137	Stable land off Kingskerswell Road, The Willows	Torquay	It is considered that the site will not come forward during the plan period.
13141	Rear of Lisburne Square	Torquay	It is considered that the site will not come forward during the plan period.
13147	129 Maidenway Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13149	29-31 Marine Drive	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13150	31 Marine Drive	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13152	Singleton Gardens Meadfoot Sea Road	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13153	Land at Medway Road	Torquay	was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13154	Lower Barns Middle Blagdon	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development

Site ref	Address	Settlement	Reason for rejection
13159	126 Newton Street	Torquay	Site has recently been given permission for commercial development, therefore unlikely to come forward for residential.
13163	Rossiter & Sons, 13-17 Palace Avenue	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13165	Land at Polhearne Way	Brixham	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13170	Land at Rhodanthe Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development.
13171	18-32 Roundhill Road, Livermead	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13174	Land at Shrewsbury Avenue	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13175	Land at South Parks Road South	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13180	Land at Tavy Avenue	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development.

Site ref	Address	Settlement	Reason for rejection
13181	Brunel Manor, Teignmouth Road	Torquay	The site was initially promoted for development via a pre-app enquiry but not followed through.
13182	196-198 Teignmouth Road	Torquay	Havills site - LEP bid for commercial use.
13183	Hagley House, 38-40, The Terrace	Torquay	Planning permission has been granted for commercial space.
13186	Paignton Community Centre, 389 Torquay Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13193	Learning Resource Centre, Old Mill Road	Torquay	Promoted by the Council and considered likely to be developed as mixed use with a focus on employment space. Victorian buildings are not listed but should be retained where possible - conversion likely to be more suited to employment space. Difficult to see how parking for employment as well as new housing can be accommodated.
13194	Land rear of Seymour Drive	Torquay	This site is not suitable for development. It is council owned but designated ULPA (urban landscape protection area). As a backland site, it has poor access, and the footpath shows that it is well used locally as an amenity area. There are also topography and landscape concerns.
13197	Sandringham Gardens Phase 1	Paignton	The site might, in principle, be suitable for a limited amount of development as the site is a significant vantage point. However, it is understood that the site will not be released by the Council and therefore it is not available.
13199	Great Parks	Paignton	Area to be parkland within proposals for wider area coming forward



Site ref	Address	Settlement	Reason for rejection
13218	Land Preston/Shorton Valley (adj 110 Coombe Rd)	Paignton	This is a sensitive site, that sits within Woodland and vegetation. Access would require the removal of a number of trees, and would infringe onto Preston Park, which is a County Wildlife Site and Local Wildlife Site. Therefore this site is unsuitable for residential development.
13224	Chalex/Lifton House, Priory Road	Torquay	This site was completed in 2011/2012 with 6 units.
13226	Havelock Road Garage, Havelock Road	Torquay	This site was completed in 2011/2012 with 7 units.
13227	Town Hall and Car Park	Torquay	This site is not currently being promoted for residential development.
13231	Torre Station Yards	Torquay	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development and has a viable current use.
13235	Northfields Foundry	Brixham	Put forward by Brixham Neighbourhood Forum, however, it is still in use as a foundry and could have significant contamination issues. It is presently considered unavailable for housing development.
13254	Playing fields adj YMCA, Dartmouth Road	Paignton	This site has been suggested by the Prince's Foundation, but is unlikely to come forward due to its current use value as playing fields.
13255	Land west of Grange Road	Paignton	site is not being actively pursued by the landowner and it is unclear if this site is available.

Site ref	Address	Settlement	Reason for rejection
13256	Land at Clennon Hill expanded site	Paignton	Site is currently being considered for development of range of activities which do not include residential uses.
13257	Land rear of Davies Avenue	Paignton	Site is a school pitch which is not being considered for disposal
13266	Warborough Road	Paignton	This site has been put forward by the Neighbourhood Forum and as such the availability has not been determined, and therefore the site cannot be considered deliverable.
13267	Dartmouth Road	Paignton	This site has been put forward by the Neighbourhood Forum and as such the availability has not been determined, and therefore the site cannot be considered deliverable.
AI H1:017	Seaford Hotel: Allocation H1:17	Paignton	Developed prior to base date
AI H1:020	Penn Meadows Close	Brixham	Developed prior to base date
H1:005	Fore Street Watcombe: Allocation H1:5	Torquay	Developed prior to base date
H1:007	Hawkins Avenue: Allocation H1:7	Torquay	Completed prior to 2012.

Site ref	Address	Settlement	Reason for rejection
H1:015	Overflow Zoo Car Park	Paignton	This site has been rejected as the car park is required by the current owners.
H1:016	Primley Dairy: Allocation H1:16	Paignton	Developed prior to base date.
HC004	Watcombe, Torquay	Torquay	Amenity space of high value. Therefore unsuitable for residential development.
HC007	Watcombe, Torquay	Torquay	Amenity space of high value. Therefore unsuitable for residential development.
HC013	Watcombe	Torquay	Garage court associated with the adjacent housing estate. Unsuitable for development, too small and not suitable for high density development.
HC061	St Marychurch	Torquay	Highway access to the site is unavailable.
HC068	St Marychurch	Torquay	Developed prior to base date
HC072	Chelston	Torquay	Highway access to the site unavailable

Site ref	Address	Settlement	Reason for rejection
HC085	Wellswood	Torquay	Landscaped gardens of Individually owned flats- privately owned and unlikely to come forward as would be detrimental to views and visibility quality of existing flats.
HC087	Woodside Drive, Wellswood	Torquay	Though acceptable in principle there is no indication that this site is available for development.
HC094	Living Coasts Car Park	Torquay	Car park and associated land at Living Coasts tourist attraction which is not considered suitable or available for development
HC095	Wellswood	Torquay	Highway access to the site unavailable as backland site with no prospect of delivery.
HC111	St Marychurch	Torquay	Highway access to the site unavailable and multiple ownership issues.
HC129	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings.
HC130	Wellswood	Torquay	Highway access to the site unavailable as backland site
HC134	Wellswood	Torquay	Developed prior to base date

Site ref	Address	Settlement	Reason for rejection
HC142	Wellswood	Torquay	Large enough site for 6+ but earthworks would be needed due to steep topography and difficult access point. Therefore, site is considered unviable at present.
HC143	Wellswood	Torquay	Large dense wood on a hill- steep topography. Only access is gained via small unadopted track- narrow. Not suitable for development
HC154	Wellswood	Torquay	There is no current prospect of the site coming forward for development
HC155	Wellswood	Torquay	There is no current prospect of the site coming forward for development
HC163	Wellswood	Torquay	Small garden on a steep hill- very wooded and poor access- adjacent to HC164
HC164	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the site and poor access
HC165	Wellswood	Torquay	No prospect of the site coming forward at present
HC166	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC168	The Little Theatre Car Park	Torquay	Site located in the PHAA and comprises of an informal parking area for "The Little Theatre" (which is listed) and a recycling point. Development could be physically possible but impact on the character of the conservation area considered unacceptable.
HC173	Babbacombe Road, Wellswood	Torquay	There has been no recent promotion of this site.
HC178	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the site and redevelopment inappropriate here as poor access
HC182	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC192	Wellswood	Torquay	Highway access to the site unavailable and topography limits opportunities for development
HC201	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC202	Blatchcombe	Paignton	Unlikely to achieve 6+ but may form part of wider urban extension
HC203	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC206	Churston with Galmpton	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC207	Churston with Galmpton	Paignton	POS, public footpath and steep topography
HC215	Land at Cliff Park	Paignton	Most of site already developed. No potential for further development, as per 2008 SHLAA.
HC226	Paignton Zoo Service Car Park	Paignton	The zoo overflow car park is not promoted for development and therefore it is considered unlikely to be available.
HC227	Paignton Zoo Car Park	Paignton	This is the main Paignton Zoo car park. It is a tarmacked, landscaped, large parking area in close proximity to Morrison's supermarket and existing residential. The Zoo have indicated that all of their car parks (including the overflow - H1.015) are required for parking at the Zoo.
HC228	Clifton with Maidenway	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC238	Land to the rear of the Marine Drive.	Paignton	Site completed for non-housing uses since 2008.
HC250	Berry Head with Furzeham	Brixham	No suggestion site will come forward for development

Site ref	Address	Settlement	Reason for rejection
R081	Former Church of Park Hall Site, Parkhill Road	Torquay	This site has had no recent promotion, and therefore it has been rejected.
R134	Furzeham Garage	Brixham	Site of garage which remains in use
R139	Rear of Briseham Road	Brixham	Site is in use as allotments so unlikely to come forward or be suitable.
R155	Transport House, Museum Road	Torquay	No prospect of currently being developed, as it is not believed to be promoted.
R156	Garage Site, Castle Lane	Torquay	Site not currently available as still operational as a garage
R175	Rear of 17/31 Happaway Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
R195	Elsinore, Greenway Road	Torquay	This site has been rejected as it is in a Conservation Area.
R199	23A Warberry Road West	Torquay	There is no prospect of this site being developed.



Site ref	Address	Settlement	Reason for rejection
R206	Former Church of St. Peter, Hodson Close	Paignton	Site is in current use as a church
R209	Rear of 59 Roundham Road	Paignton	Site is in existing commercial use
R233	93-105 Fore Street, St. Marychurch	Torquay	Main development area is already counted elsewhere therefore reject this site to avoid double counting
R240	Firstwood, Oakhill Road	Torquay	Large former hotel building previously converted to 9 flats
R247	262-264 Torquay Road	Paignton	Auctioneers and flats, south west side of Torquay Road. No evidence that site is being promoted.
R259	Mount Tyron, Higher Warberry Road	Torquay	Nursing home in use and not being marketed
R265	Montserrat, Torwood Gardens Road	Torquay	This site has been rejected due to a lack of promotion.
R282	Bronshill Court	Torquay	Site has been rejected as it is in use as holiday flats but this may already be for permanent (C3) use and therefore not a net gain of dwellings.

Site ref	Address	Settlement	Reason for rejection
R313	Bolton Court, Windmill Hill	Brixham	Building in use as flats.
R363	Rear of Farmhouse Tavern, Newton Road	Torquay	There has been no recent promotion on this site.
R481	St. Mary's Church, Union Street	Torquay	Site currently used as a Church Hall with little prospect that it will come forward for housing .
R545	159-169 Barton Hill Road	Torquay	There has been no recent promotion of the site, and therefore is rejected.
R788	Babbacombe Garage	Torquay	Garage in current use
T702	Suncrest Park, Barton Hill Road	Torquay	The site is in residential use, occupied by park homes. Therefore there is no capacity to increase housing provision on this site.
T703	Land adjoining Pontins Holiday Park	Brixham	A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. This site was not included within the recent planning application for the adjacent former holiday park and is not promoted for development.
T708	Cricket Ground, Northfields Rd	Brixham	The site was completed prior to the base date

Site ref	Address	Settlement	Reason for rejection
T712	Land off Wall Park Road	Brixham	A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. There is little scope for residential development given the sensitivity of the location and this is reflected in proposals for the adjacent former holiday park.
T716	Land adjacent to 10 Edgeley Road	Torquay	This site has been rejected as there has not been any recent promotion of the site.
T719b	Land at Churston Ferrers	Brixham	A small orchard/ pasture within the quiet village of Churston Ferrers. Situated between existing dwellings and is bordered by mature trees and stone walls. Not appropriate for development
T724	Land at Hookhills - Adjacent T110	Paignton	Amenity space of high value. Therefore unsuitable for residential development
T725	Community Centre, Berry Drive	Paignton	This site will most likely not have any residential development within the plan period.
T727	Land adjacent to Plym Close	Torquay	Narrow strip of land to the front of existing terraced housing. Site comprises of steep grassy bank and small strip of flat land which is also used for parking/ turning/ footpath at front of existing housing. It is narrow and steep, so unlikely to achieve 6 plus.
T729	Land between Edginswell Close and Newton Road	Torquay	No development has taken place here and there are flooding issues.
T730	Redwell Playground and Amenity Area	Paignton	This site is unlikely to be developed. It is an amenity area in an area that has significant deprivation.

Site ref	Address	Settlement	Reason for rejection
T731	Land at Nut Bush Lane	Torquay	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and other environmental designations which preclude development. Furthermore, the site would be too small to achieve 6 dwellings.
T736	Land off Lincombe Drive	Torquay	Unlikely to achieve 6 or more dwellings on the site also development inappropriate here as a wooded field.
T743	Foxhole Infant School	Paignton	The site has been redeveloped since 2008 SHLAA
T745	Parkland & Holimarine Caravan Park	Paignton	The site continues in holiday accommodation use and the granting of a planning permission on the adjacent site (T706) is proposed to provide investment for this park to remain in holiday use.
T751	Clennon Lane	Torquay	Site very steep, heavily wooded. In-between existing housing- unsuitable for development.
T757	Former sewage works site- Galmpton	Brixham	This site was rejected in 2008 and it was found to be an unsuitable and unsustainable location for housing. It is distant from services, surrounded by local wildlife designations and is within Flood Zone 3.
T759	Land at Higher Compton, Barton, Maldon	Torquay	Outside of Torbay Unitary Authority.
T761	The Torbay Palace Hotel	Torquay	Being promoted for holiday flats by the landowner and not for residential use.

Site ref	Address	Settlement	Reason for rejection
T763	Imperial Hotel	Torquay	Rejected as owner does not want to bring it forward.
T765	Corbyn Head Hotel, Torbay Road	Torquay	Site comprises of a dated 2/3 storey hotel built into the headland overlooking the sea. The site is within a protected tourism area and residential use is likely to be contrary to policy. There are also varied gradients across the site- levels from the hotel to the road are significant. Access is currently fine, but located on a busy road and junction.
T767	Beverely Park & Meadowside Holiday Centre	Paignton	The site continues in holiday accommodation use and the granting of a planning permission on the adjacent site (T706) is proposed to provide investment for this park to remain in holiday use.
T778	Clennon Valley Car Park (Quay West)	Paignton	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats due to alternative non-residential proposals coming forward.
T779	Coach Park, Lymington Road	Torquay	Site is considered acceptable for development in principle but proposals are currently considered unlikely to include houses or flats.
T781	Crown and Anchor Car Park-	Paignton	In good use as a Car Park and in a difficult town centre location. An ideal shoppers car park- narrow access and location would be problematic for development.
T789	Land adjacent to Weary Ploughman	Paignton	Land is known to be subject of restrictive covenants which will restrict the ability of the site to come forward
T790a	Brunel Medical Practice	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site.

Site ref	Address	Settlement	Reason for rejection
T790b	Babbacombe Brunel Medical Practice	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site.
T790c	St Marychurch Chilcote Surgery	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site. Abbey Road practice likely to go into B and Q.
T790d	St Marychurch Chilcote Surgery	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site. Abbey Road practice likely to go into B and Q.
T796	Chatsworth Apartments, 217 St Marychurch Road	Torquay	The site has been completed since 2008.
T798	Concorde Lodge Hotel	Paignton	The site has been completed since 2008.
T800	Collingwood Hotel, Braddons Hill Road East	Torquay	The site was a large villa set in its own grounds, used previously as a hotel but underwent conversion in 2010/11. Therefore there is no further capacity.
T809	Hotel Roseland, Warren Road	Torquay	This site has been built out
T810	Co-operative Funeral Service, New Road	Brixham	This site is being used by a church currently, therefore has been rejected as unsure of availability.

Site ref	Address	Settlement	Reason for rejection
T813	Land at Port Talland Farm	Torquay	The area was assessed for capacity as part of the Enderby Associates work, and it was classified: "Landscape is highly sensitive to change from even small levels of development. No capacity for development" The site is distant from main services and therefore is not considered suitable for development
T819	Hollicombe Park	Paignton	There is no prospect of this site coming forward for development. The site is a valued local park and also has flooding and contamination issues.
T820	Barton Playing fields	Torquay	Site is council owned playing fields. Previously considered that there might be potential to sell of part of playing fields to fund investment in the rest of the fields and facilities. This is the area to be retained in any eventuality.
T821	Laywell old peoples home	Brixham	As this site is not thought to be being promoted at present, it has been rejected.
T823	Hookhills Community Centre	Paignton	This site is not currently being promoted due to the loss of play area, which is likely to outweigh the housing gain.
T827	Borough Road Play Area	Paignton	Site redeveloped in period since 2008.
T830	St Boniface Church	Paignton	The site was considered as part of the redevelopment of the adjacent school but that development proceeds without this site. The church is in use and therefore it is not considered that the site is available.
T832	Victoria Parade	Torquay	Area has potential for windfall but no scheme proposed for the site as a whole.

Site ref	Address	Settlement	Reason for rejection
T836	Torre Valley North site	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T838	Anchorage Hotel, Aveland Road	Torquay	This site was not promoted to us but the Council made us aware of the discussions they have had in the past in regards to potential redevelopment of the site. The site comprises of a large hotel near the park, and although there have been pre-application discussions, the owners have been advised it would be rejected.
T839	Dunboyne, St Marychurch Road	Torquay	Site redeveloped since 2008
T840	Barton Hill School	Torquay	Initially promoted to the study but further investigations indicate no prospect of release at present.
T844	Land adjacent to All Saints Babbacombe School	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T846	Dairyfresh	Torquay	Employment site which it is considered should be protected to retain employment use in line with Policy E6
T847	Land off Totnes Road	Paignton	Unlikely to achieve 6 dwellings and not considered suitable for development.
T850	Land at Sherwell Valley Road	Torquay	This site comprises of a narrow strip of 'land left over after development' which is a piece of green space in-between two rows of terraced houses. The site has no existing access and acts as a wildlife corridor



Site ref	Address	Settlement	Reason for rejection
T851	Land off Queen Elizabeth Drive	Paignton	The steeply sloping site will have considerable constraints to delivery of dwellings. The southern boundary of the site is a county wildlife site and there appears to be difficulties in achieving an access. As a result it is not considered that the site can be considered developable at the current moment in time.
T854	Land at Clennon Hill	Paignton	This site is within the urban area, and is well located for amenities. However, it is an amenity space of high value, and therefore has been determined unsuitable for residential development.
T855	Land at Barton Hill Road	Torquay	Unable to contact owner to see if this site is still available.
T856b	Torre Station	Torquay	Site is in use as Halfords with no prospect of being released. Part of wider site identified by NF for resi, emp and retail.
T868	119 Newton Road, Torquay	Torquay	in use as a hand car wash and café. Considered unlikely to come forward for residential unless council change policy to allow tall buildings. Even in these circumstances, may have more value as existing use.
T871	Dainton Hotel, 95 Dartmouth Road, Paignton	Paignton	This site has been built out
T882	Whiteleaf, Priory Road, Torquay	Torquay	Rejected due to a lack of promotion.
T890	30 Croft Road, Torquay	Torquay	Certificate of lawful use issued in 2009.

Site ref	Address	Settlement	Reason for rejection
T891	Upper Corbyn, Seaway Lane, Torquay	Torquay	Permission and commenced for one unit in curtilage.
T896	Land adjacent to No. 55 Hawkins Avenue	Torquay	2 units were completed on this site in 2011/2012.
T900	Higher Hollicombe Former Allotment land	Paignton	This site has been leased to a community allotment association under community asset transfer protocol and no longer available.
T903	The Grove, Babbacombe	Torquay	High ecological value of land
T908	Land at end of Hoyles Road	Paignton	It is considered that the site will not deliver more than 6 dwellings in the current market and cannot be relied upon in the longer term given the constraints on site.
T917b	Cemetery Lodge and buildings	Torquay	The Lodge has been converted into residential use.
T921	Land at Smalldon Lane, Torquay	Torquay	Area highly valued for recreational uses and readily accessible from urban area. It is council owned and not currently considered for disposal. Therefore it is clearly not available even if the numerous designations and constraints could be overcome.
T922	Land at Teignmouth Road, Maidencombe	Torquay	The area was assessed for capacity as part of the Enderby Associates work, and it was concluded that the: "Landscape is highly sensitive to change from even small levels of development. No capacity for development" Wildlife concerns, and could spoil the scenic route into Torbay.

Site ref	Address	Settlement	Reason for rejection
T923	Tanners Road site (adjacent to Dartmouth Road)	Paignton	This site is a piece of Greenfield land on the edge of the main urban area of Paignton and set away from the existing residential urban edge. The site is situated between the main road and the railway line. As such the site is seen as unsuitable for residential development.
T927	Beacon Cove	Torquay	An important part of the coastline heritage and important amenity for local people, any commercial development of this land would inhibit any further development of the area currently leased to Living Coasts. To ensure that public access to Beacon Cove is preserved, residential development is not recommended here.
TM002	Magistrates Court	Torquay	This site has been rejected as it is not available for development at this time.
TM005	Town centre, mixed redevelopment, Torwood Street	Torquay	Suitable location for residential development. However, leisure uses are being promoted for the site and therefore it is unlikely to be available.