



Torbay Council Strategic Housing Land Availability Assessment

**Volume 1
Stages 1—8**

Final Report

September 2008



CONTENTS

1. Introduction 2

2. Study methodology 7

3. Market assessment 22

4. Sites with Planning Permission for housing 30

5. Site Specific Sources 32

6. Review of assessment 34

APPENDICES

- Appendix 1 Sites with planning permission
- Appendix 2 Maps of all identified sites
- Appendix 3 Table of rejected sites
- Appendix 4 Site yield summary table
- Appendix 5 Opportunity site analysis forms
- Appendix 6 Past Completion rates

1. Introduction

1.1. Background

- 1.1.1. This document is the final version of the Strategic Housing Land Availability Assessment (SHLAA) for Torbay Council which commenced in May 2007 and has been developed and updated during the period to September 2008. The progress of this study is described in the section below and illustrates how the process has evolved over the period of the study and the changes which have occurred in the background to the study over that time.
- 1.1.2. The SHLAA has developed from the previous Urban Capacity and Urban Potential studies undertaken since PPG3 and Tapping the Potential were produced. However, the methodology has changed over time to increasingly provide evidence on a site specific basis.
- 1.1.3. The study now provides a key element of the evidence base for the Local Development Framework (LDF) and is intended to be used by the Council in preparing further documents, notably the Core Strategy and its annual monitoring.
- 1.1.4. The study has been prepared in conjunction with officers of the Council, as well as with other key stakeholders. However, the Council's Project Brief specifically requires an independent review of the existing situation and the study remains a consultant's report which is intended to provide evidence for the Council.
- 1.1.5. The study has been produced based on the best available information at the time of writing, drawing on the professional judgement of those involved.
- 1.1.6. The practice guidance is however very clear "The Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development" (para 8)
- 1.1.7. **Therefore, this document must be considered as part of the wider evidence base for the LDF but cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for development.**

1.2. Commission

- 1.2.1. Baker Associates, in conjunction with Enderby Associates, were appointed in April 2007 to undertake a Housing Land Availability Assessment for the administrative area of Torbay. This study followed the preparation of an Urban Capacity Study in 2005. However, since the production of that report, PPS3 Housing and the production of Draft Guidance on Housing Land Availability Assessments (December 2005) were both issued and altered the requirements imposed on housing land studies.
- 1.2.2. An inception meeting was held on 15 May 2007 at which time the methodology for the study was set out and agreed. Work commenced on the study

immediately following the inception meeting including correspondence with key stakeholders regarding the methodology followed by a widespread “call for sites” to identify all opportunities within the Unitary Authority area.

- 1.2.3. Sites identified from all sources, including those from the previous Urban Capacity Study and those promoted by landowners/agents were visited and assessed.
- 1.2.4. However, in July 2007, 3 months after the commencement of the study, new guidance relating to such studies was issued by Communities and Local Government (CLG). The Strategic Housing Land Availability Assessment Practice Guidance (the practice guidance) set out a further clarification of the process that councils should follow in undertaking a SHLAA.
- 1.2.5. The Practice Guidance is intended to be “practical” (Para 1) and essentially contains a step by step guide to undertaking an assessment. It is made clear that the methodology set out in the document is intended as a blueprint for assessments to follow and that “When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination” (Para 15).
- 1.2.6. Therefore, following the issue of the practice guidance a review was undertaken with the officers of the council to ensure compliance between the methodology set out for the study and the approach advocated in the guide.
- 1.2.7. The review indicated that the agreed methodology was robust and that the process of undertaking the study complied with the stages set out in the practice guidance. Where the approach did differ was in the terminology used to describe sites and as a result the reporting profromas were re-drafted.
- 1.2.8. It is therefore considered that the study as conducted complies fully with the requirements of PPS3 and follows the process as set out in the practice guidance.

1.3. Relationship with RSS

- 1.3.1. During the initial stages of the study, the Regional Spatial Strategy (RSS) was being discussed at an Examination in Public (EiP) before a Panel. The Draft RSS (dRSS) indicated that the housing requirement for Torbay Unitary Authority might be 10,000 dwellings over the 20 year period of the plan (2006 - 2026) equivalent to 500 dwellings per annum. This was the rate supported by the Council in the Sub-Regional Study (2005) and its technical advice to the Regional Assembly.
- 1.3.2. During the EiP figures of 6 – 800 dwellings per annum were discussed but Torbay Council consistently resisted these higher figures, considering that a housing requirement at 500 dwellings per annum reflected better evidence for future economic and social prospects.

-
- 1.3.3. It was on the basis of these figures that a draft SHLAA was issued to the Council in December 2007. This draft was issued for comment, with a view to finalising the report in early 2008.
 - 1.3.4. On January 11th 2008 the Panel report from the dRSS EiP was issued. The Panel recommended an increase of the housing requirement for Torbay from 10,000 to 20,000 dwellings (equivalent to an average of 1000 dwellings per annum).
 - 1.3.5. Following the issue of the Panel Report it was decided that further work relating to how the figures might be met was required. This required further analysis of Broad Locations for Development which form a part of the SHLAA study.
 - 1.3.6. Further work looking at more detail of potential Broad Locations was commissioned in February 2008 and it was decided that the whole study should be released at one time, not in parts.
 - 1.3.7. Therefore, work on the relative merits of Broad Locations within and outside of existing settlements was undertaken in the period up to July 2008. This included workshops with a range of stakeholders including utilities companies, the highway authority, interest groups and developers. The output of these workshops informed the assessment of Broad Locations up to the issue of a further draft document on 21 July 2008.
 - 1.3.8. Following the issue of the SHLAA final draft document, the “Draft RSS for the South West incorporating the Secretary of State’s Proposed Changes” was issued for public consultation. Policy HMA5 indicated growth of “about 10,100 jobs” and “at least 15,000 homes” for the Unitary Authority area of Torbay. The Proposed Changes further broke the housing requirement down into 7,200 homes within the existing urban area and 7,800 homes at Area of Search 5A to the west of Torbay.
 - 1.3.9. This requirement for housing provision in Torbay is referred to throughout this document as the current best estimate of the requirement which may be placed upon Torbay. However, the RSS is not yet complete and the figure may change again before the final version is issued.
 - 1.3.10. The SHLAA is intended as evidence to help inform the production of the LDF and also provide material which the Council may wish to use in preparing its submission to the RSS Proposed Changes, which need to be submitted by October 24th 2008.
 - 1.3.11. The report is not intended to provide recommendations as to how the Council might meet the requirements of the RSS. This is rightly the role of the LDF process. However, it does provide evidence as to the range of opportunities which the Council might consider in meeting future housing provision.
 - 1.3.12. In order to ensure a consistent approach, all sections of the study have been updated to a base date of April 1 2008. Thereby it is anticipated that the study provides a robust part of the evidence base for the LDF, founded on the most recently available data.

1.4. Document format

- 1.4.1. This document presents not only the findings of the study carried out by Baker Associates and Enderby Associates on behalf of the Council but also the methodology used to arrive at these findings and therefore it's compliance with the practice guidance
- 1.4.2. The scale of the project has been such that it has proved appropriate to divide the report into two volumes.
- 1.4.3. This first volume includes material which relates to sites with planning permission and those sites which are considered to be site specific opportunities for development. Volume 1 relates directly to Stages 1 to 8 of the Good Practice Guidance, culminating in the Review of the Assessment.
- 1.4.4. Given that there remains a shortfall of identified housing supply when compared to the requirements set out in the draft RSS, the Panel Report and the Proposed Changes, a review of Windfall opportunities and also Broad Locations are required. These elements are included in Volume 2 of the report and relate directly to Stages 9 and 10 of the Practice Guidance.
- 1.4.5. The sections of the report are therefore:

VOLUME 1

- 1.4.6. Section 2 describes the methodology which was followed in preparing this study. It is based on the original methodology agreed with the Council at the Inception Meeting but has been adapted to reflect the requirements of the practice guidance and the changing requirements as set out in the stages of the RSS
- 1.4.7. Section 3 sets out a review of the housing market in Torbay which has been prepared in consultation with developers and agents in the study area. The market appraisal provides an important element of the SHLAA as it is drawn from consultations with a range of local agents and developers and has been used to provide the basis for understanding the local market.
- 1.4.8. Section 4 provides the first of the findings of the study, which is the stock of sites with planning permission at the base date, which is 1 April 2008. Details of all of these sites are included in Appendix 1. These sites are considered to be deliverable and this has been assessed by officers of the Council through their knowledge of sites and developers.
- 1.4.9. Section 5 includes a summary of the assessment of site specific opportunities for housing across the study area. The summary findings are based on an assessment of identified sites arising from all sources. All of the sites which have been assessed are illustrated on maps in Appendix 2, which show the reference number allocated to each site for the purposes of this study.
- 1.4.10. Those sites which are judged not currently developable are listed in Appendix 3, including a reason as to their rejection. A summary of all of the sites which

are considered to provide potential housing land within the study period are included in Appendix 4 and the detailed assessment of each of those sites included in Appendix 5.

- 1.4.11. Findings on all sites have been updated from the initial assessment, undertaken in summer and autumn 2007, to ensure that information is as correct as possible for spring/summer 2008.
- 1.4.12. Section 6 draws all of the previous information together along with information on housing completions in 2006 to 2008, details of which are provided in Appendix 6.
- 1.4.13. This provides a review of the situation and indicates the level of housing land which is likely to be available within the plan period, in line with Stage 8 of the practice guidance.
- 1.4.14. The Review of the Assessment indicates that there is a shortfall of housing provision against the levels indicated by the dRSS, Panel Report recommendations and Proposed Changes. As a result it has been necessary to consider the final two stages of the practice guidance, Stages 9 and 10 and these are included in a separate volume of the report.

VOLUME 2

- 1.4.15. The second volume provides the analysis of how the shortfall of housing land might be met.
- 1.4.16. It identifies in Section 7 that there are two potential mechanisms for providing further housing land; Broad Locations and/or windfall.
- 1.4.17. Section 8 sets out how the full range of Broad Locations have been identified and this is further detailed in the following sections; which consider the opportunities within and outside of settlements. The identified areas are assessed and conclusions of the findings are brought together in Section 14.
- 1.4.18. Section 15 provides calculations of how windfall might be calculated and the contribution that this could make to the overall provision of housing.
- 1.4.19. Finally, all findings of this volume are reviewed in Section 16.

2. Study methodology

2.1. Introduction

- 2.1.1. A proposed study methodology was included in the Proposal prepared by Baker Associates for Torbay Council in response to the Specification for Expression of Interest issued in March 2007.
- 2.1.2. The methodology was based on the Draft Guidance on Housing Land Availability Assessments (December 2005) along with best practice emerging from undertaking numerous housing studies across the country.
- 2.1.3. The methodology was agreed with the Council at the Inception Meeting on 15th May 2007. Following the meeting key stakeholders including Devon County Council, Regional Assembly and Home Builders Federation were each sent copies of the methodology for comment.
- 2.1.4. No substantive responses were received and therefore the project was initiated on the basis of the submitted methodology.
- 2.1.5. In July 2007, 3 months after the commencement of the study, the Department for Communities and Local Government (CLG) issued new guidance on how to conduct a SHLAA. The new guidance is intended to be “practical” (Para 1) and essentially contains a step by step guide to undertaking an assessment.
- 2.1.6. The new guidance makes it clear that the methodology set out in the document is intended as a blueprint for assessments to follow and that “When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination” (Para 15).
- 2.1.7. Therefore, following the introduction of the practice guidance a review of the adopted methodology was undertaken and discussed with the officers of the Council. The methodology was considered to closely follow the practice guidance and it was agreed that the study could continue as originally envisaged. However, the methodology was redrafted in order to reflect the stages of the practice guidance.
- 2.1.8. On the basis of the methodology a draft study was issued to the Council in December 2007. However, following the issue of the panel report into the dRSS, additional work was commissioned to consider if and how an increased housing requirement could be met. This work reflected generally the requirements set out in the Good Practice Guidance and built upon previous work undertaken for this study. The findings of this element of work were issued to the Council on the 21 July 2008, prior to the issue of the RSS Proposed Changes and provides the basis of this report.
- 2.1.9. The methodology set out below therefore describes the various stages of the process undertaken in conducting this study, the early stages of which were completed prior to the issue of the practice guidance but which followed the advice closely as the methodology had already anticipated the CLG approach.

The assessment in these stages has been updated in spring/summer 2008 to reflect changes in circumstances where known.

- 2.1.10. The latter stages reflect work principally undertaken since the panel report was issued in January 2008 and has been able to take into account good practice and also interpretation of policy emerging from PAS and CLG in 2008.

2.2. Methodology in brief

- 2.2.1. The project commenced with an inception meeting in May 2007. Immediately following this, letters were sent to key stakeholders setting out the proposed methodology. In parallel with this key documents were reviewed and sites from published sources identified.
- 2.2.2. In May 2007 letters were sent to landowners, developers and agents seeking the identification of sites which might be suitable for housing development. This is referred to as the “call for sites”. Respondents were given three weeks to reply and in July a series of site visits were undertaken.
- 2.2.3. Following assessment of sites an initial long list of potential housing sites was discussed with the officers of the Council. This resulted in some sites being rejected from consideration and other sites being identified as having potential.
- 2.2.4. Following further assessment of sites and inclusion of sites with planning permission an initial review was undertaken which indicated a shortfall of potential sites against the requirements of the Draft RSS. At this point it was agreed that further work regarding greenfield sites and windfall should be undertaken.
- 2.2.5. As part of the analysis of greenfield locations, a landscape study was undertaken, as well as an assessment of the accessibility of areas to existing facilities.
- 2.2.6. A draft document was produced in December 2007 bringing together all the elements of the study. However, following the issue of the dRSS Panel Report on 11 January 2008, further investigation was undertaken into if and how increased housing requirements might be met. This involved consideration of a range of possible opportunities to meet housing requirements and discussions with key infrastructure providers in order to identify the costs of each of the opportunities.
- 2.2.7. This analysis formed the basis of a final draft report issued to the Council on 21 July 2008. The RSS Proposed Changes were issued just after this time and revised the overall housing requirement to at least 15,000 dwellings. This figure has been used as the basis for assessing the provision of housing in the unitary authority area but further analysis of sites has not been carried out since the Proposed Changes were issued. Thereby it is proposed that the SHLAA provides a range of opportunities to meet the RSS requirements without recommending a preferred option.

- 2.2.8. Given the time elapsed between the assessment of sites and the publication of the final report, all sites have been updated to provide a base date of April 2008.
- 2.2.9. The following sections set out in more detail the stages, as described by the SHLAA Good Practice Guidance, followed in completing the study.

2.3. Stage 1: Planning the Assessment

- 2.3.1. The initial stage related primarily to the project planning required by the planning authority when scoping the study and considering the appointment of consultants.
- 2.3.2. The majority of the work in this initial phase was undertaken prior to the appointment of consultants and is formalised through the Council's own project plan set out in the Specification for Expressions of Interest released in March 2007.
- 2.3.3. A more detailed work programme and project milestones for undertaking the work was prepared by Baker Associates for the inception meeting.
- 2.3.4. In this initial stage of project planning it was also necessary to set all of the study parameters relating to the physical and time extents to be considered.

TIME PERIODS

- 2.3.5. The study is specific about the time period to which it relates, and this will be the RSS and LDF period horizon to 2026.
- 2.3.6. A base date for the study is not referred to in the practice guidance. However a date is required to act as a baseline against which to assess information. In this instance the base date was initially set to be 1st April 2007. However, given the delay in publication of the study, information has been amended to provide a base date of 1 April 2008. This date is particularly important when considering the distinction between sites with planning permission and those where an application is submitted but not determined. In this study any site where planning consent has been issued before 1 April 2008 is counted as a site with planning permission. If applications were still to be determined, were awaiting the issue of a decision notice for whatever reason, they are counted as a site specific opportunity (Section 5).
- 2.3.7. It is necessary, in the context of national policy and the practice guidance, to provide an assessment of potential housing land in a series of time bands. The new Guidance indicates that this should relate to "the first five years of a plan" "years 6 – 10" and "ideally years 11 – 15" (para 5).
- 2.3.8. The yield from the SHLAA is therefore set in a series of time bands which reflect these requirements and are; 2008-2013 (5 years from base date), 2013-2018 (years 6 – 10 from base date), 2018-2026 (years 11 – 18 from base date which relates to the RSS period).

STUDY EXTENT

- 2.3.9. The study also needs to identify where sites will be sought. The prime concern of planning policy is to develop sustainable communities. In general these locations will be focused on existing settlements and the location for the majority of housing development should be focused on larger settlements where a range of services can be accessed.
- 2.3.10. However, the practice guidance states that the study should “aim to identify as many sites with housing potential in and around as many settlements as possible in the study area” (Para 7).
- 2.3.11. It is clear that the practice guidance seeks to identify the maximum number of possible locations for housing and that looking simply within settlement boundaries of the main urban areas is not sufficient scope.
- 2.3.12. Therefore, all land within the Unitary Authority boundary has been subject of this study and no areas have been excluded. When considering opportunities for Broad Locations all land within the council’s area has been considered. However, no land in adjoining districts has been included.

SPECIFIC SITE SIZE THRESHOLD

- 2.3.13. The practice guidance is not explicit as to whether there should be any threshold for the scale of sites to be identified as site specific opportunities. Implicitly the guidance suggests that all sites with housing potential should be identified. However, if this were to attempt to identify all sites, including individual housing plots, living over the shop units and/or sub-division of smaller buildings, it would not only be an onerous and extremely time consuming task but also a potentially endless one.
- 2.3.14. Para 25 of the practice guidance indicates that for site survey a “minimum size of site” may be chosen. This should reflect the local circumstances of the area and its housing market but also reflect the resources available to the study.
- 2.3.15. The 2005 Urban Capacity Study assessed sites of more than 0.1ha or more but found that a large proportion of development came from sites smaller than 0.1ha. Therefore, it was considered that capacity for dwellings rather than site size per se should be the relevant criterion.
- 2.3.16. It has never been part of the methodology adopted in any of the Urban Capacity or Housing Potential Studies undertaken by Baker Associates to consider opportunity sites down to individual plots.
- 2.3.17. Therefore, in order to provide robust evidence base, within a budget, it is appropriate to consider only larger sites in detail, as specific opportunities. Therefore a potential site yield is used as the criteria to judge whether a site is a specific opportunity, not site size.

- 2.3.18. A site specific threshold of **6 or more units** was agreed by the project team to be an appropriate scale of site to be able to identify and assess opportunities whilst requiring an appropriate level of resources.

2.4. Stage 2 Determining which sources of sites will be included in the Assessment

- 2.4.1. The maximum range of sources for site specific opportunities should be considered in order to provide the most robust assessment of likely availability. This falls into two groups of potential housing sources; those sites within the planning process already and those which are not.

- 2.4.2. Sites within the planning process include the following groups:

SITES WITH UNIMPLEMENTED PLANNING PERMISSIONS FOR HOUSING AND THOSE WHICH ARE UNDER CONSTRUCTION

- 2.4.3. All the information contained in the Torbay Housing Land Monitor has been included in this study and provided information on sites with planning permission and also those sites where a consent has expired.
- 2.4.4. The information was analysed and sites removed where it is evident that housing development is not likely to occur (such as sites where an alternative scheme has been implemented).
- 2.4.5. Sites where a planning consent has expired were reassessed as site specific opportunities in order to confirm whether they would now constitute a suitable site for housing.
- 2.4.6. The findings of this element of work are included in Section 4.

REFUSED APPLICATIONS

- 2.4.7. Sites where previous applications have been refused are not necessarily considered, as those sites are generally not currently developable. However, discussions with the relevant officers of the Council sought to identify where there may be sites which have previously been refused for site specific reasons, such as design or massing, but where the principle of housing development may be accepted.
- 2.4.8. These sites also often come forward through the call for sites as developers are included as consultees to that process. Where such sites have been identified they have been identified with all other site specific opportunities.

LAND ALLOCATED (OR WITH PERMISSION) FOR EMPLOYMENT OR OTHER LAND USES WHICH ARE NO LONGER REQUIRED FOR THOSE USES

- 2.4.9. All sites which are allocated for development other than housing were considered as part of the SHLAA. However, where there is no evidence that the allocated use is not likely to be implemented sites were not included in the study.

- 2.4.10. Equally, it is not reasonable to review every single consent given by the council for uses other than housing. Where sites with consent for other uses were identified either by the Council, or by landowners/agents as being subject of consideration for housing use, these sites were included in the study.

EXISTING HOUSING ALLOCATIONS AND SITE DEVELOPMENT BRIEFS

- 2.4.11. All housing allocations were considered as part of the desktop review discussed below. Many of the sites allocated in the saved Adopted Local Plan 1993-2011 have already been completed and therefore do not represent an opportunity for future housing provision.
- 2.4.12. Where sites are not subject of extant consents for development they were reviewed and included as opportunity sites in this study.
- 2.4.13. Development briefs, prepared by the Council or others, were also identified through the process of information gathering. Notably the Torquay Harbour Area Action Plan (THAAP) and the Mayors Vision were considered and sites identified in both for housing were assessed.
- 2.4.14. Sites not currently in the planning process may include a further range of sites and maximum number of opportunities for the provision of housing was investigated as part of the SHLAA. The new Guidance provides examples of potential sources. These are indicative but not necessarily exhaustive list.

VACANT AND DERELICT LAND AND BUILDINGS

- 2.4.15. Buildings which are not in efficient and/or economic use have always been identified as part of housing studies such as Urban Capacity Study. Several such sites were identified by landowners or developers during the course of this project. Additionally, some sites were identified by survey teams during site visits.

SURPLUS PUBLIC SECTOR LAND

- 2.4.16. Consultation with key public land owner groups was undertaken through a "call for sites" and the Council identified a number of potential sites for inclusion in the study. Each was considered and assessed on its merits against the three main tests of suitability, availability and achievability.

LAND IN NON-RESIDENTIAL USES

- 2.4.17. The whole range of land is considered through site surveys and many sites which are identified through the call for sites are currently in non residential uses. A number of car parks came forward as part of the process, as did commercial buildings and holiday accommodation, both in the form of hotels and caravan parks.

LAND IN EXISTING HOUSING AREAS

- 2.4.18. All land within residential areas will potentially be suitable for housing development and opportunities are identified through site survey and from the call for sites. Garage courts, open spaces and areas where there are large gardens providing infill opportunities were all considered as part of the study.
- 2.4.19. However, many of the spaces within existing residential areas are valued for the space that they provide and add to the character of the environment. Not all opportunities are therefore suitable. Therefore, sites, such as informal open spaces, have been considered but some have been rejected through the assessment process.

SITES IN RURAL SETTLEMENTS AND RURAL EXCEPTIONS SITES

- 2.4.20. Housing development outside of the main urban centres is generally considered to be less sustainable as it is more difficult to provide for a range of opportunities by a mix of transport modes. However, in some instances there may be limited opportunities for small scale development in villages outside of the main settlements.
- 2.4.21. Rural opportunities should, on the whole, be small scale and therefore fall below the site size threshold of 6 dwellings adopted for this study. Therefore, no explicit site search has been undertaken outside of the main settlements. However, where such sites have come forward from any other source (for example from the call for sites) they have been assessed. The majority of Torbay is urban and sites outside the built area were considered as part of Volume 2 of the SHLAA.

URBAN EXTENSIONS AND FREE STANDING SETTLEMENTS

- 2.4.22. It is not the role of the SHLAA to identify the need for major urban developments in any form. That is properly the role of the development planning process as informed by the Strategic Housing Market Assessment. However, where the relevant development plan identifies the need and broad location for such development, the SHLAA should consider the capacity of such areas.
- 2.4.23. In the case of Torbay, the dRSS indicated the need for an urban extension to meet future housing requirements. However, it provided no indication of the broad location for that development. The Panel Report into the dRSS recommended a doubling of the scale of housing requirement but provided no more detail on the possible location of any urban extension. Most recently the RSS Proposed Changes includes provision for 7,800 homes within an Area of Search which is only defined as being "west of Torbay". As the majority of the east of Torbay is coastline, this does not preclude much land within the unitary authority boundary.
- 2.4.24. As a result, a review of all areas in and around the main urban areas has been undertaken, the findings presented in Volume 2 of this study.

SCOPE OF THE ASSESSMENT

- 2.4.25. The practice guidance clearly states that areas should be excluded from the assessment in only exceptional cases which must be justified. It is our approach that no areas be explicitly excluded from consideration and any site can come forward from the call for sites or from survey. However, the focus for sites should be the main settlements and the areas adjacent to them, otherwise extensive resources will be used to consider and then reject numerous sites as they fail the test for suitability.
- 2.4.26. No areas within or adjacent to the main settlements are excluded from the study, potential sites within all areas have been considered and a nil housing potential has not been applied to any area. Even locations where constraint policies exist, such as Areas of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGLV) and Countryside Zone etc... have been considered and identified sites surveyed.

2.5. Stage 3 Desktop Review of existing information

- 2.5.1. Following an agreement regarding the range of potential sources, all published material was reviewed and assessed. However, the Council's own brief indicated that *"The Council wishes the HLAA to represent a completely independent study, which may or may not accord with the stances of the above documents"*
- 2.5.2. Therefore, documents such as the New Growth Points Further Submission (2006), the Torbay and South Devon Sub-Regional Study (2005) and 4(4) advice to SWRA (2005 and 2007) were initially reviewed but were not considered necessarily to reflect the Council's position.
- 2.5.3. The maximum range of sites was sought and all sites identified in the previous UCS were included, as were sites in the Housing Monitor where consent had been given but lapsed. Other sources included the Employment Land Review and Retail Monitor.
- 2.5.4. Information held by estate agents and property agents was accessed through the call for sites by inviting these people to identify sites for housing development. They also formed a central part of the market assessment, providing local insight to the market.
- 2.5.5. Ordnance Survey Mapping is a key element to any SHLAA and provides the base for all assessment and presentation. The Council provided a GIS base for the study area and all identified sites, from whatever source, were mapped and linked to an Access Database.

2.6. Stage 4 Determining which sites and areas will be surveyed

- 2.6.1. All sites which came forward from desktop studies were included in the site search. However, in order to ensure that the maximum number of potential sites was identified, a widespread “call for sites” was undertaken.
- 2.6.2. The relevant stakeholders were identified from the local authorities own databases of known developers, agents and land owners. Letters were sent to all parties seeking sites to be put forward for the study and therefore ensure that “A comprehensive first assessment” (practice guidance para 9) has been undertaken.
- 2.6.3. All sites which were submitted by stakeholders have been assessed during the course of the study.
- 2.6.4. The practice guidance suggests focusing of survey work on certain areas; notably those where recent planning applications indicate may be a hotspot for development and the relevant town and district centres where transport nodes may be focused and where major redevelopment is proposed.
- 2.6.5. The Torbay Housing Land Monitor indicates the location of all extant planning permissions for housing, whether commenced or not. This provides a very useful illustration of the key locations for development pressure and clearly shows that the hotspots and the traditional shopping centres coincide. This is to be expected as it is within those areas that the older building stock provides opportunities for redevelopment and conversion in a sustainable location.
- 2.6.6. It is in these areas that survey work was focused. However, it is not feasible or viable to identify every building within these areas capable of potentially accommodating 6 or more dwellings and then confirm that they are suitable and available for development. It would be an onerous task to seek to identify each and every land owner and identify whether they might be available for housing, as the majority will not be as they are in perfectly viable existing uses.
- 2.6.7. Therefore, for such areas a robust call for sites is required to encourage land owners and developers to identify the sites for development and provide information regarding suitability and yield. In addition, sites that had been promoted for development in earlier versions of the Local Plan were reconsidered. In this way the most efficient use of resources is made in order to arrive at a reasonable outcome.

2.7. Stage 5 Carrying out the survey

- 2.7.1. Site surveys were undertaken by a small number of individuals from the consultant team, ensuring a consistent approach to recording information and assessing sites.
- 2.7.2. All sites identified from whatever source were visited and details recorded regarding the characteristics of the site and its surroundings. All of these sites are shown on maps in Appendix 2. Findings are recorded in an Access database which is used as the basis for reporting. For sites which are

considered to provide an opportunity for housing within the study period, summaries of the site findings are presented in Appendix 5.

- 2.7.3. Any sites that are currently in an alternative use, with no evidence or obvious prospect of being available for housing and those where constraints mean that they will not be suitable for housing development have been rejected and are presented in Appendix 3 of this report.

2.8. Stage 6: Estimating the housing potential of each site

- 2.8.1. For each site which is considered to provide an opportunity for housing, a yield has been calculated based on the characteristics of the particular site.
- 2.8.2. For some sites proposals will be sufficiently advanced that a yield will already be indicated from either a masterplan or from a planning application. However, for many sites a yield has been calculated through assessment of the sites.
- 2.8.3. The starting point for assessing yield was the generation of indicative yields through the use of density multipliers. This provides an indication of the likely levels of housing provision depending on assumed density levels.
- 2.8.4. However, every site is different and therefore the density multiplier is only an initial indication. Indicative layouts of typical sites have been prepared and are used as a basis for considering appropriate layouts and therefore yields. These provide a layer of analysis which has then been confirmed through the consideration of particular schemes for specific sites.
- 2.8.5. No design proposals for any site have been undertaken as part of this study. However, in considering some sites the study team have undertake simple capacity exercises in order to arrive at reasonable levels of yield for any particular site.

2.9. Stage 7 Assessing when and whether sites are likely to be developed

- 2.9.1. The practice guidance seeks to consider all sites in one of three categories;
- **deliverable** – available now and with a reasonable prospect of development within 5 years. These sites are considered to have housing potential and are identified in this study as being provided within the period 2008 - 2013
 - **developable** – sites suitable for housing and having a reasonable prospect of being delivered within the period of the plan. These sites are included within this study and identified to come forward in a timeframe after 2013.
 - **not currently developable** – these are the identified sites which, for whatever reason, cannot currently come forward for housing. These are included within the rejected sites list (Appendix 2).

STAGE 7A: ASSESSING SUITABILITY FOR HOUSING

- 2.9.2. The site proformas in Appendix 5 specifically consider the suitability of sites and indicate why each of those sites is considered suitable for housing development.
- 2.9.3. Factors which make a site suitable for housing are considered throughout the assessment process. Review of relevant policy constraints and planning history indicates the potential restrictions to development and may identify physical problems or impacts on issues such as landscape character.
- 2.9.4. During site visits the potential physical limitations of sites and the conditions experienced by potential occupiers were judged.
- 2.9.5. Issues of infrastructure provision, contamination and flood risk are all assessed through review of available data and discussions with stakeholders.

STAGE 7B: ASSESSING AVAILABILITY FOR HOUSING

- 2.9.6. Many sites which are considered during the assessment are promoted by land owners or developers either through planning applications or informal approaches to the Council. Further sites are promoted through the LDF process or as a response to the Call for sites.
- 2.9.7. In each of these cases the land owner and/or developer are identifiable and their intentions are often made clear. Where this is not the case, efforts have been made to identify landowners through Council records. However, this is not always successful and within the constraints of this study it has not always been possible to identify and/or contact land owners. In these instances a view has been taken as to the likelihood that development will come forward based on knowledge of the site by Council officers and a judgement of similar situations elsewhere by the Consultant team.

STAGE 7C: ACCESSING ACHIEVABILITY FOR HOUSING

- 2.9.8. The new guidance is clear that achievability relates to the economic viability of a site and this has been determined through a consideration of the market, as well as the particular circumstances of each site.
- 2.9.9. A market assessment forms a key part of the methodology of this study and discussions have been held with developers and agents regarding the local market conditions in the area for different types of housing.
- 2.9.10. Favoured house types for different types of site, as well as land values for competing land uses (not just residential), sales rates, selling prices, efficiency of residential land use, and the market for differing types of housing, in different areas are considered.
- 2.9.11. This information enables us to predict, with as much certainty as possible, the type of housing, and therefore the likely yield, for each site, as well as the likely viability of marginal locations.

- 2.9.12. This process is an essential part of assessing the deliverability of each site opportunity, and the time band for likely development. Recent problems in the housing market demonstrate how the achievability of sites might vary over time and in many cases the reappraisal of sites in 2008 has resulted in the timescale for the delivery of sites being extended.
- 2.9.13. Residual valuation of each and every site is not reasonable given the extent of the study and resources available. Rather the market assessment is used as a basis for considering the viability of sites in line with Para 41 of the practice guidance. On this basis, the SHLAA advises on the basic viability of residential development without making broader assumptions about the level of S106 contributions and affordable housing. These are matters for the Local Development Framework Core Strategy to address and further evidence relating to this will be included in an assessment of development viability currently being produced for the Council and which should be available in Autumn 2008.

STAGE 7D: OVERCOMING CONSTRAINTS

- 2.9.14. In certain locations and on certain sites the potential for development will be limited by a range of constraints. In some cases this may be the lack of available infrastructure such as on the west side of Paignton where Kings Ash Road to Tweenaway Cross is near to capacity.
- 2.9.15. Existing allocations on this side of the town are not coming forward due to the constraints on development imposed by the weakness of the infrastructure. Investment in the road network would release this brake and allow development to proceed.
- 2.9.16. In all instances the likelihood of investment/changes occurring have been considered in order to assess whether a site is developable or not currently developable as the difference in the distinction will be the likelihood that development will proceed.
- 2.9.17. For all sites and locations, constraints to development have been identified during the assessment process and if the constraints are considered to represent a barrier to development the sites have been rejected. Where constraints are considered to be able to be overcome, sites are included in Appendix 4 as an opportunity.

2.10. Stage 8: Review of the Assessment

- 2.10.1. Following assessment of site specific opportunities a summary of potential housing provision was calculated which indicated a shortfall of available housing delivery compared to the requirements of the dRSS, Panel Report and Proposed Changes.
- 2.10.2. As a result of the identified shortfall of housing provision against requirement the final two stages of the SHLAA Practice Guide were undertaken.

2.11. Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 2.11.1. The practice guidance identifies two potential sources for broad locations;
- within settlements – it is proposed that development within settlements, in specific locations, might be encouraged and this could be a particular town centre where surveys weren't able to identify specific sites and locations where policy might be amended to actively encourage additional development.
 - adjoining or outside settlements may provide for urban extensions or new settlements. These need to be identified through the development plan process at a strategic level.
- 2.11.2. Policy SR37 of the Draft RSS identifies the need for an urban extension and the Growth Points Submission (September 2006) indicated a broad location for such a development. This was based upon the dRSS requirement of 500 dwellings per annum. The Panel Report recommendation for 1,000 dpa changed significantly the scale of urban extension which might be required and therefore broadened the area of search.
- 2.11.3. The most recent iteration of the RSS, the Secretary of States Proposed Changes (July 2008) indicates a requirement for 7,800 homes to be provided outside of the existing urban area within and Area of Search which is not defined other than to be "land west of Torbay".
- 2.11.4. It was therefore agreed that all of the land within the Unitary Authority Boundary should be subject of consideration. However, no land within adjacent local authority areas was included.
- 2.11.5. The practice guidance suggests that criteria should be developed to assess the suitability of locations. Such criteria was developed based on the landscape characteristics of the urban fringe areas and the accessibility of those areas to transport routes and nodes as well as existing social infrastructure such as schools, shops and employment.
- 2.11.6. It is not for the SHLAA to identify the Broad Locations for development but the assessment should provide evidence as to the likely or preferred directions for growth based on the available information and the relative merits of all areas; the locations for development should be brought forward through the Local Development Framework Core Strategy. Therefore, key stakeholders including infrastructure providers, primary care trust, education department and environmental groups were consulted in order to identify the potential impacts of development in a series of locations.

STAGE 10 DETERMINING THE HOUSING POTENTIAL OF WINDFALL (WHERE JUSTIFIED)

- 2.11.7. The expectation is that housing should come forward on identified sites or in the broad locations identified previously. However, information is not perfect and it is always likely that sites will come forward which have not previously been identified.
- 2.11.8. PPS3 makes it clear that windfall allowance should only be made after 10 years and only where they can be justified by local circumstances.
- 2.11.9. In Torbay the level of housing supply from traditional windfall sources (that is sites not previously allocated) has been very high. However, PPS3 also makes it clear that the definition of windfall has now changed and sites identified in SHLAA will no longer be considered as windfall sites.
- 2.11.10. Therefore site identified elsewhere in the SHLAA would not constitute windfall. However, it is considered impractical to identify all sources of potential housing land as urban areas will continually evolve and land will be recycled.
- 2.11.11. Therefore, an assessment of future windfall provision has been made based on previous delivery rates of housing on brownfield land.

2.12. Partnership

- 2.12.1. A key element of the SHLAA practice Guidance is the role of partnership in preparing SHLAAs and the involvement of a range of stakeholder has consistently been a central part of the production of this study.
- 2.12.2. At the outset a draft methodology was issued to key stakeholders including the Environment Agency, English Nature, Government Office, HBF and County Council. This provided these organisations an early opportunity to be involved in the process.
- 2.12.3. Following confirmation of the methodology, a widespread call for sites was undertaken. Letters were sent to over 400 contacts and a press release published on the Council's website and in the local press. This provided a wide range of land owners, developers and residents the opportunity to identify sites and contribute to the process.
- 2.12.4. Agents and developers were contacted directly by members of the study team in order to assess the market conditions prevailing at the time and to collect information on current schemes and trends. This provides a basis for the discussion of deliverability of sites.
- 2.12.5. In the assessment of Broad Locations, key stakeholders including CPRE, English Heritage, Highways, Utilities, Health, Education and developers all participated in workshops aimed at considering the merits of a range of sites which may provide opportunities for long term development.

2.12.6. In these ways parties have had the opportunity to shape the study and to advise on the outcomes such that the evidence which the study provides may be considered robust as a basis for the LDF.

2.13. Summary

2.13.1. The previous section indicates the 10 Stages followed in completing the Torbay SHLAA, reflecting advice in the Practice Guidance.

2.13.2. The following sections present the findings of the various stages of the study and provide more information regarding the methodology for each particular phase.

3. Market assessment

3.1. Introduction

- 3.1.1. A key element in understanding where, how much and what type of housing is likely to come forward in any particular area is the operation of the local housing market. Understanding the economics of the local market is identified as a central component of a SHLAA by the practice guidance and the input of house builders and local property agents is important to this understanding.
- 3.1.2. Therefore in preparing this study a review of the local market was undertaken in September 2007 and has been utilised in considering the likely type and number of dwellings which will come forward on sites identified in Section 5. This is in line with advice in para 41 of the practice guidance, as it is not considered necessary, or indeed practical, to undertake a valuation of each and every site.
- 3.1.3. Therefore, the assessment of opportunities has been assisted by consultations undertaken during the work with people familiar with the areas and knowledgeable about the operation of the local markets, such as local agents and house builders, to assist in building up knowledge of the factors affecting the likelihood of development.
- 3.1.4. In addition, the assessment has tried to take account of a variety of 'deliverability' factors, particularly in the first five year period, when sites should be demonstrably suitable, available and achievable. These factors include access, ownership, adjacent land uses and economic viability in the light of local market considerations, though exhaustive investigations have not been possible in every instance.

3.2. Background

- 3.2.1. The local agents and developers who participated in our discussions were:
- Barratts
 - Cavanna
 - Taylor Wimpey
 - Fulfords
 - Bovis
 - Redrow
 - Persimmon
 - Midas
 - Connells
 - Bradleys
 - McCarthy & Stone
 - Millwood Homes
 - Tetlow King
 - West Country Housing Association
 - Torbay Housing Services Manager
 - Wainhomes

3.2.2. Set out below is a selection of schemes currently, or soon to be, on the market:

developer/agent	scheme/location	dwelling types
Barratt	Torre Marine, Teignmouth Road	1 & 2-bed flats, 3 & 4 bed semi/terraces & detached houses
Cavanna	Evolve, Kingskerswell Road/ Scotts Bridge Barton.	81 units, 1 & 2-bed flats, 2,3 & 4-bed terraced & detached houses
Fulfords	Lansdown Court	1 & 2-bed flats
McCarthy & Stone	Cypress Court	1 & 2-bed retirement flats
Oracle Developments	Higher Ranscombe Road Brixham	2-bed flats, 2-bed bungalows, 4-bed detached
Bradleys	Woodland Park Paignton	1 & 2-bed flats
Bradleys	Great Gate Mews, Brixham	2 & 3-bed terraced,
Bradleys	Smallcombe Road Paignton	3 & 4-bed units
Millwood Homes	Sharkham, Brixham	1 & 2-bed flats, 3 & 4-bed houses
Connells	Roundham Road Paignton	2-bed flats
Knight Frank	Masts, Warren Road Torquay	26 3 & 4 storey 1 - 3-bed, up market flats
Marshfield Estates	Curledge Street, Paignton	2-bed duplex
Countrywide	Dove Court, Paignton	1 & 2-bed flats

3.2.3. Those familiar with the housing market over the long term appreciate that any analysis is a view at a particular time. The market will undoubtedly vary over the period considered by this study, which should be reviewed at regular intervals.

3.2.4. The research for this market appraisal was carried out in September 2007. Since then, the UK housing market has been severely affected by bad debts in the USA mortgage market that has spread to the UK, precipitated by the problems of Northern Rock.

3.2.5. The so-called Credit Crunch has led to short-term demand falling dramatically, partly arising from a lack of available finance to purchasers, and the largest national housebuilders have announced that no more starts will be made on new sites across the country as a result. Early in 2008, the volume housebuilders stopped land acquisition in response to reduced demand for new housing, preferring instead to rely on current land banks.

3.2.6. From May to July 2008, the effects of the downturn worsened, and the volume housebuilders have cut about 40% of workforces, and the Construction Products Association has predicted that UK housing starts will be reduced by

around 147,000 in 2008, the lowest annual number since 1945, and 27% lower than 2007. According to the Halifax, house prices have fallen nearly £20,000 (percentage?) from last summer's peak. House prices fell by 2% in June 2008, and the average home is now 8.7% lower than a year ago at £180,344, and average prices are now at the same level as in August 2006.

- 3.2.7. No one can predict the length or severity of the current downturn, but its effect will evidently be to limit market capacity in the short term. However, the prospects for medium and long-term demand are still healthy, underpinned by government policy to deliver a much increased level of housing to meet a national shortage. Past experience of housing market downturns demonstrate that within a few years there is a return to an equilibrium.

3.3. Findings

- 3.3.1. Torbay grew as a Victorian seaside resort and therefore contains a number of attractive residential areas within Torquay, Paignton and Brixham, all set in attractive countryside with coastal views. However, the area has been affected by a re-structuring of the tourism and fisheries sectors, and has lost important manufacturing jobs, and there is a significant amount of commuting to Exeter in particular. The Mayor's Vision aims at a move towards high-quality tourism, increasing retail performance, and maximising inward investment. Additional employment sites are being sought through Regional Spatial Strategy.
- 3.3.2. The housing market is characterised by a strong retirement market, and despite the current market there is continuing high demand for family housing, particularly 3 and 4-bed detached units. However, the 2007 Housing Market Assessment indicated a need for 1 and 2 bedroom properties to meet the affordable housing requirements of residents.
- 3.3.3. Most developers are wary of schemes that are comprised of large numbers of flats, since the market has become over-supplied in recent years. With these caveats, agents, private housing developers and housing associations confirm a continuing strong local market for new sites for both open market and affordable housing.

HOUSING NEED

- 3.3.4. Torbay has a very pressing need for affordable housing. The 2003 Housing Need Survey found a need comparable to Inner London. In 2008, the average house price in Torbay was £205,447 (Halifax House Price Index), just under 11 times average earnings, compared to around 8 times in the South West. In mid 2007 there were just under 4000 households in housing need on the Homefinder Torbay waiting list for rented accommodation and a further 470 on the Home2Own waiting list for shared ownership properties.
- 3.3.5. Torbay is part of the Exeter and Torbay Housing Market Area Partnership. The Housing Market Assessment (ORS 2007) found an annual housing requirement for 817 dwellings in the Torbay Unitary Authority area (in addition it finds a requirement for 123 dwellings per year outside Torbay Unitary Authority boundaries but within the Torbay Housing Market Area). Of these, there is an

annual need for 404 social rented dwellings and 96 intermediate dwellings, ie affordable housing constitutes about 60% of the overall housing requirement.

- 3.3.6. The HMA study indicated that most of the requirement is for smaller dwellings: 19.1% for 1 bedroom and 69.3% for 2 bedroom properties. However, other evidence, including the market assessment, carried out as part of this study has shown that there is a danger of the flat market being saturated, whereas the aspiration for family houses remains strong. The most likely explanation of this is that people often prefer houses to flats where they can afford to express a choice. Therefore the 'demand' for family houses is higher than what people 'need' in narrowly defined terms.

AFFORDABLE HOUSING

- 3.3.7. Torbay Council transferred its housing stock of nearly 3,000 homes in February 2001 to a new housing company called Riviera Housing Trust. A new housing partnership, comprising Council officers and seven local housing associations was responsible for the Council's latest Housing Strategy for 2003 - 2006. This indicates that the requirement for affordable housing in the area, which was based on the Housing Needs Survey (HNS) carried out by Fordham Research in 2003, has significantly increased as a consequence of the decline in re-lets and low levels of new build.
- 3.3.8. The HNS concludes that 1,816 new affordable homes per year are needed, but the Local Plan only proposes 135 per year via the planning system. The HMA came up with a lower figure of 817 homes of which 60% should be affordable.
- 3.3.9. The pressing need for affordable housing locally is also evident on the Council's Housing Needs Register which indicates a consistently high level of need within the district. This housing need is forecast to continue throughout and beyond the Plan period. The Council seeks to ensure that a proportion of new dwellings on suitable sites are made available to those who are on low incomes, in housing need or are unable to afford housing at prevailing market prices, including key workers.
- 3.3.10. Accordingly, the Local Plan through Policy H5 and H6 seeks up to up to 30% affordable dwellings from the total of all suitable sites coming forward for planning consent. This level of provision is not expected to meet the need for affordable housing, since need greatly exceeds the number of units likely to be able to be delivered from new build or conversions, resulting in growing levels of unmet need each year.
- 3.3.11. The Council has a recently adopted SPD on Planning Contributions and Affordable Housing, which retains a 15 dwelling threshold. However, the Council is considering reducing the site size threshold through the LDF Core Strategy, subject to the findings of a viability study which is currently underway.
- 3.3.12. The view of local Housing Associations and the Council's Housing Services Manager is that there is a high unmet requirement for both affordable housing for purchase, shared ownership, and social housing for rent, which is

exacerbated by continuing sales under the Right to Buy scheme. This often has the effect of negating the contribution made through S.106 agreements.

PRIVATE HOUSING MARKET TRENDS

- 3.3.13. Land values for open market housing, as found across the south of England, have increased significantly over the last 7 years, and before the recent collapse, ranged from around £1 million to £1.3 million per net developable acre of open market housing, depending on the precise location and suitability to a particular market. Higher values are produced on sites in the most attractive parts of Torquay, particularly with good views of the bay. Lower land values are found in Paignton and Brixham.
- 3.3.14. Land values are currently theoretical because of the current problems in the housing market, which means that few, if any, developers are contemplating further land purchases, preferring to build out sites currently under construction. The actual achievable range in August 2008 has probably reduced to about £800,000 to £1.2 million per net developable acre.
- 3.3.15. The UK housing market has been severely affected since September 2007 by bad debts in the USA mortgage market that has spread to the UK, particularly evident in the problems of Northern Rock.
- 3.3.16. The so-called Credit Crunch has led to short-term demand falling dramatically, partly arising from a lack of available finance to purchasers, and the largest national housebuilders have announced that no more starts will be made on new sites across the country as a result. No one can predict the length or severity of the current downturn, but its effect will evidently be to limit market capacity in the short term.
- 3.3.17. Because of these recent market difficulties, there is now evidence that residential land values have decreased by around 10 - 15%, depending on individual and local circumstances. The most obvious change in the land market is that developers are less willing to compete against each other to acquire sites, and 2008-2009 is likely to see a further softening of price due to this reduction in demand.
- 3.3.18. Whilst short-term demand has fallen, medium and long-term demand is still considered by the market to be strong. In the medium term, the housing land market will continue to be comparatively strong for most house types in all locations, whilst housebuilders and private vendors are adjusting prices to align with demand.
- 3.3.19. It is considered that, due to the historically strong land values in the area, it is unlikely that any competing uses or abnormal development costs would adversely affect the economic viability for housing of any of the identified sites. Accordingly, the prospects for medium and long-term demand are still healthy, underpinned by government policy to deliver a much increased level of housing to meet a national shortage. However, future reviews of the SHLAA will need to re-visit market conditions to ensure that viability is not an issue preventing sites from coming forward for development.

- 3.3.20. With these important caveats, there is continuing reasonable demand for sites for family housing with a garden, with a small proportion of flats. The demand for large schemes of 100% flats has virtually disappeared, with the national developers avoiding them altogether. Agents report that there has been a reduction of about 30% in sales enquiries since September 2007, with actually achieved sales prices down by between 10% and 15%.
- 3.3.21. There are four general but distinct markets in the district sought by developers:
- The first is for sites for traditional 2-3 storey 2 - 4 bed terraced, semis and detached houses with gardens, which are in very high demand but which until recently have been discouraged by government guidance. These house types produce a relatively low floorspace per acre (compared to flatted and 3-storey townhouse schemes), and so frequently do not generate a sufficiently high land value to enable developers to purchase.
 - The second type of market is for town houses and flats in 2.5 - 3 storey developments. Since the year 2000, PPG3 has encouraged this, where developers are making more efficient use of land, usually at much higher than the minimum density of 30 dwellings per hectare (dph), more often closer to, and frequently significantly in excess of, 50 dph.
 - The third type of market is for sheltered housing for the elderly, which achieves very high densities and land values because of both small unit area and lower parking requirements. The sheltered market in Torbay has always been very strong.
 - The fourth is for affordable housing, both for shared ownership, and for rent, for which there is a large need. However, affordable housing is subsidised below market rate (by definition) therefore the “demand” for affordable housing is not expressed by usual price signals

COVERAGE, OR SALEABLE FLOORSPACE

- 3.3.22. In order to value the land for open market housing by the residual method, assumptions need to be made about the likely saleable floorspace. A Residual valuation estimates the total sales turnover, and deducts all the development costs including the community gain package and an allowance for the developer's profit and overhead. The remaining figure represents the land value.
- 3.3.23. These assumptions have been predicated upon the need to maximise floorspace within the context of the local market and local site characteristics. ‘Coverage’, which measures the efficiency of residential land use, varies according to individual type of scheme. This is not simply a matter of density, but the amount of saleable floorspace that is accommodated in a unit area, and which governs the sales turnover, and hence the land value, of a housing scheme.
- 3.3.24. For example, a development of 16 units/acre (40 dph) could be a mix of 2 and 3-bed 2-storey units at 600-800 sq. ft (55 – 70sqm) each, giving an overall coverage of only 11,200 sq. ft. per acre (sfa). However, the vast majority of

housing schemes are now relatively high density ranging from around 15,000 to 18,000 sfa for predominantly 2 - 2.5 storey development, and up to 18,000 - 21,000 sfa for 2.5 - 3 storey scheme.

- 3.3.25. An efficient scheme of 16 units /acre (40 dph) could therefore produce 17,000 sq. ft. (1,575 sqm) with dwellings averaging 1062sq. ft / unit (99sqm/unit). Coverage has a major effect on sales turnover, and in turn, land value, which is a consequence of the relationship between sales turnover and development costs, profit, and overhead. Total turnover, and hence, land value, is dramatically increased by greater coverage. It must also be understood that the overall scheme and its density must be designed to accord with the character of the surrounding area.
- 3.3.26. In terms of achievable sales prices, the open market for houses varies from around £200 up to £220 per sq. ft in the more attractive areas. There are significant variations taking account of individual circumstances and precise location, with the highest prices achieved in the most attractive parts of Torquay, particularly with good views of the bay, and lower house prices in Paignton and Brixham
- 3.3.27. Accordingly, land values vary across the district. Values are also affected by the size of the site, reflecting return on capital employed across a period of time, the cost of financing a purchase compared with the time taken to receive all site sales value. Sales rates obviously have a major effect on the overall financing, and most projects will seek to achieve around 35 - 50 sales per year in order to justify the land economics upon which the land purchase is based.
- 3.3.28. Sales rates are not only governed by the capacity of the market, but also, particularly in flat schemes, by achievable construction programmes. Value is also obviously affected by development costs, physical as well as costs derived from planning and other legal agreements. However, in broad terms, 'clean' land values in the area range from about £800,000 to £1.2 million per net developable acre of open market housing, (£2m - £3m per hectare) with the upper figure being achieved on good quality sites in Torquay. These figures are for 'clean' open market sites, and the cost of provision of a community gain package, abnormal development costs and affordable housing will all be taken into account in the calculation of the actual land value.
- 3.3.29. A summary of the market in terms of achievable land values, sales price per sq. ft, sales rates, coverage and house types is shown in the table below:

Land value / net dev acre	Sale price/ sq ft	Sales rates per year	Coverage sq ft / acre	Target house types by market
£800,000 - £1.2 million	£200 - £220	35 – 45	16,000-18,000	Strong market for traditional 2, & 3 bed properties with gardens, as well as 4 & 5-bed detached dwellings in the right location. Weak market for flats particularly on large schemes.

- 3.3.30. It is considered that, due to the reasonably high land values in the area, which have not fallen since the market peaked in the summer of 2004, it is unlikely that any competing uses or abnormal development costs would adversely affect the economic viability for housing of any of the identified sites.
- 3.3.31. Accordingly, most abnormal development costs should be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land, (as opposed to office and retail); employment land (B1/B8) is worth about £150,000 per acre across the district. Housing land is worth at least £650,000 more per developable acre than employment land, which enables most instances of abnormal development costs to be allowed for, including affordable housing, still producing a higher land value, and ensuring viability.

4. Sites with Planning Permission for housing

4.1. Introduction

- 4.1.1. A major change from the previous system of UCS is the inclusion of sites with existing consent for housing development. The inclusion of this material is intended to provide a comprehensive view of the likely housing coming forward within the District and Figure 4 of the practice guidance illustrates the possible sources arising from sites within the planning process.
- 4.1.2. The list includes allocated employment land and housing allocations. These are clearly sources of potential housing, however it is considered that assessment of each of these is required on a site specific basis and therefore they are included within the assessment of sites set out in Section 5 and Appendix 4/5.
- 4.1.3. Sites with planning permission for housing provide a separate source of provision as they are the most deliverable, having already overcome any barriers to the principle of development from the planning system.
- 4.1.4. Therefore the sites with permission for housing are set out in a separate table in Appendix 1. The analysis of sites is split between large and small sites (more or less than 6 units) in order to reflect the information coming forward from site specific sources in later sections.
- 4.1.5. The main source of all of this information is the annual Torbay Housing Land Monitor which has provided information on housing sites since 1981.
- 4.1.6. Information has been provided by the Council based on the annual returns at 1 April 2008. The Monitor includes all sites which have been completed, those with planning permission which has lapsed and those sites where consent is extant. The status of all sites is verified through annual site visits.
- 4.1.7. The information has been assessed to remove all of the sites where there is no longer any capacity for development due to the completion of a scheme. Also sites where consents have lapsed have been removed and all of the large sites in this group have been considered separately as potential housing sites.
- 4.1.8. The remaining sites with extant planning consents are included in Appendix 1 of this document, divided between large and small sites.
- 4.1.9. Sites with planning permission on both brown and green field locations have been included, as have sites within any settlement in the district. This differs from the approach regarding site specific opportunities as the planning permissions have already been given and therefore form part of the available land.
- 4.1.10. Planning policy is likely to retain an increasingly focus for development on brownfield locations within the main settlements and that is why the study concentrates on these locations to identify future opportunities, before

Greenfield sites are considered in Volume 2. This is consistent with a 'Brownfield first' or 'sequential' approach to potential site selection.

- 4.1.11. Each planning consent will be limited by condition requiring commencement within 3 years or 5 years before 2006. Generally, the market for such sites is strong in the district, even allowing for current market conditions it is considered that the majority will come forward during the next 5 years.

4.2. Large sites

- 4.2.1. The table in Appendix 1 shows that a total of **1,258 dwellings** may come forward from large sites with planning permission in the period until 2026.
- 4.2.2. Of these 1,072 (85%) will be brownfield locations whilst the remaining 186 dwellings (15%) are on Greenfield sites.

4.3. Small sites

- 4.3.1. Figures for small sites (less than 6 dwellings) with planning permission have also been provided and included in Appendix 1.
- 4.3.2. A total figure of **482 dwellings** is generated from this analysis, all of which are brownfield opportunities.

4.4. Summary

- 4.4.1. Analysis indicates that a total of **1,740 dwellings** have planning permission for development as at 1 April 2008 and are considered deliverable.
- 4.4.2. The Practice guidance makes no reference to the requirement to discount any of these figures to reflect any non completion figure and it is not intended to do so for the purposes of this study.
- 4.4.3. The figures provide a clear indication of the level of housing which might come forward and there is considered to be no material reason why the full number cannot be achieved.
- 4.4.4. There may be some instances when sites do not come forward for unforeseen circumstances. However, it will be equally the case that, because of the absence of 100% knowledge of the future, other sites do come forward in the short term which otherwise have not been identified which will make up for any loss.
- 4.4.5. Given the absence of any windfall allowance in the first 5 years, it is considered wholly appropriate to adopt this approach as any sites coming forward within the short term will not be counted elsewhere.
- 4.4.6. It will, however, be for the Council to continually monitor the provision of housing land and completions in order to confirm that the figures are being achieved.

5. Site Specific Sources

5.1. Introduction

- 5.1.1. The identification of a range of sites from various sources is discussed in earlier sections; including sites previously proposed for development and those promoted through the 'call for sites' process. From this wide range of sources **353 sites were identified**. Each was mapped on the GIS base and linked to an Access Database which stored information about the site and assessment of its potential for housing. All sites are shown in Appendix 2.
- 5.1.2. These sites were visited and assessed by the consultant team and discussed at meetings with the relevant officers of the Council. Based on these assessments and an understanding of previous planning history where appropriate, the consultant team identified a total of **118 sites** which are considered to **be deliverable or developable** within the current policy framework.
- 5.1.3. The list of these sites is included as Appendix 4 and each is considered in detail in Appendix 5. For each site, consideration of its particular characteristics, assessment of the local market and owner expectations all combined to provide a likely yield for the site and, in line with the practice guidance, was indicated in one of three time periods.
- 5.1.4. A large number of sites were considered not presently developable and these are included in the list of rejected sites in Appendix 3.
- 5.1.5. A number of sites identified through the study, mainly from promotion by land owners or developers, were outside of the urban area, in the Countryside Zone. In these instances it is considered that these areas are not currently developable. However, they may be acceptable given changes to policy as a result of shifts in the LDF resulting from requirements in the RSS to provide housing land. As a result these sites were rejected at this stage but were assessed as part of the consideration of Broad Locations, set out in Volume 2.

5.2. Findings

- 5.2.1. The analysis of sites indicated in a total of **118 sites** being identified across the study area potentially providing a total of **3749 dwellings** in the period to 2026. The majority of these are considered likely to be developed in the period before 2018, within the first 10 years.
- 5.2.2. Within these figures there are a range of sources of housing which has been identified and the following sections break down the total figure above into the individual sources.

ALLOCATED SITES

- 5.2.3. A total of **1135 dwellings** have been identified as likely to come forward on already allocated housing sites. There remains a commitment to bring forward

these sites and they are considered to provide a realistic opportunity for housing development.

5.2.4. Car parks

5.2.5. The local authority has undertaken some assessment of car parking across the study area in order to assess those locations where space may be available for redevelopment.

5.2.6. As a result a total of 450 dwellings are indicated to come forward on 12 car park sites. In many of these cases proposals will be required to re-provide some level of parking.

EMPLOYMENT SITES

5.2.7. A number of the sites identified are presently in employment use. These are generally small sites in marginal employment locations often set within residential areas.

5.2.8. The protection of employment uses in order to provide for a balanced local economy remains a key aspect of sustainable development and therefore the significant loss of employment land is resisted and Policy E6 of the Adopted Torbay Local Plan sets out criteria for considering changes of use. Therefore, only a small percentage of the total provision is identified on such sites.

BROWNFIELD LAND

5.2.9. 2050 dwellings are anticipated to come forward on brownfield sites within the existing urban area. These will come forward on a range of sites, from conversions of existing buildings, to redevelopment of land and buildings.

5.3. Summary

5.3.1. Following the methodology set out in Section 2 sites identified from the variety of sources have been visited and have been assessed. Appendix 2 identifies all those sites which were identified but not considered to represent an opportunity for housing development, i.e. not currently developable.

5.3.2. Appendix 4 Site Yield Summary lists the large sites likely to come forward for housing. Details of those sites and assessment of the dwelling yield for each are set out in Appendix 5.

5.3.3. The total number of identified dwellings from all sources (on sites of 6 dwellings or over) is **3749 dwellings**.

6. Review of assessment

6.1. Introduction

- 6.1.1. The SHLAA Practice Guidance requires that figures for the anticipated level of housing provision in the period to 2026 are presented in order to be compared with the requirements set by the Regional Spatial Strategy.
- 6.1.2. Therefore, the figures below provide a summary of the analysis discussed above and detailed in Appendix 1 and 4/5/6.

Source of housing potential	2006 - 08	2008 - 13	2013 - 18	2018 - 26	2006 - 26
Sites with planning permission					
Large sites		1258			1258
Small sites		482			482
Site specific sources (identified through survey)					
Large sites		1380	1614	755	3749
Total housing		3120	1614	755	5489
Average per annum		624	323	94	274

- 6.1.3. The draft RSS originally set a requirement of 500 dwellings per annum for the period 2006 – 2026, a total of 10,000 dwellings in all. These figures were broken down such that 360 dwellings per year should come forward within the urban area, the remaining 140 on land adjoining the urban area. Policy SR37 indicated that the initial focus for housing should be the intensification of land in the existing urban area and the figures set out above indicate that over three quarters of these dwellings could come forward from identified sites.
- 6.1.4. However, the level of housing provision was debated at the EiP in summer 2008 and the Panel Report produced in January 2008 significantly increased the required level of housing. The Panel recommended that the target level of housing for Torbay Council should be 20,000 dwellings (1,000 per annum)
- 6.1.5. The Proposed Changes issued by Government Office South West in July 2008 considered the previous evidence and proposes a requirement of 15,000 dwellings to be provided within Torbay Unitary Authority area in the period 2006 – 2026. This is the most recent statement of the likely requirement for housing provision in the Unitary Authority and is therefore used as the basis for considering the need for housing and the likelihood of a shortfall against the likely requirement.

HOUSING COMPLETIONS

- 6.1.6. The RSS sets the requirement for housing provision for the 20 years from 2006 to 2026. Therefore, in order to accurately define the residual requirement for housing over the plan period, the extent of housing provided in the period from 2006 should be identified.
- 6.1.7. Figures for the completion of dwellings have been provided by the local planning authority from the Housing Monitor and are included as Appendix 6 of this study.
- 6.1.8. The figures indicate that for first two years of the RSS period (2006 – 2008) a total of 1547 dwellings have been completed. However, these figures include allowance for the conversion of existing buildings which were undertaken in the period from 2002 to 2007 but not previously accounted for in any figures.
- 6.1.9. Therefore, in order to arrive at an accurate figure for the actual completion of dwellings for 2006 – 2008 these total figures need to be adjusted to reflect the actual completions.
- 6.1.10. Figures provided by the Council indicate that the adjusted figures for the completion of dwellings in 2006/7 were 519, whilst in 2007/8 727 dwellings were completed, a total of **1246 dwellings**.
- 6.1.11. The table below indicates how the inclusion of these figures influences the overall provision of housing from identified sites:

Source of housing potential	2006 - 08	2008 - 13	2013 - 18	2018 - 26	2006 - 26
Completions - all sites					
2006/7	519				519
2007/8	727				727
Sites with planning permission					
Large sites		1258			1258
Small sites		482			482
Site specific sources (identified through survey)					
Large sites		1380	1614	755	3749
Total housing	1246	3120	1614	755	6735
Average per annum	623	624	323	94	337

- 6.1.12. The table shows a current identified supply of 6,735 dwelling, including units which have already been completed since the base date of 2006 and sites with planning permission which remain likely to be implemented. In each of these cases sites of all sizes are included.
- 6.1.13. "Large" sites of 6 or more units have been identified from a wide range of source and are shown to provide over half of the dwellings included. However, this does not include any provision for sites of less than 5 units.
- 6.1.14. Figures reproduced in Appendix 6 indicate that, over the last 8 years the provision of housing coming forward on small sites has totalled 1,195 dwellings, an average of 150 dwellings per annum.
- 6.1.15. Guidance relating to the provision of SHLAA's is clear that no allowance for windfall can be made within the first 10 years. However, in considering the implications of the SHLAA for the LDF the Council may wish to consider whether the figures completely reflect the reality of the likely realistic provision and this is considered further in Volume 2 where the potential for windfall is discussed.
- 6.1.16. Based on the level of clearly identified sites, as set out in the table above, an assessment of the likely shortfall of housing against the likely requirement can be made.
- 6.1.17. The table below summarises the potential shortfall compared to the three different levels of requirements indicated in the different iterations of the RSS.

	Total dwellings	Dwellings per annum 2006 - 26	Shortfall against SHLAA (total)	Shortfall against SHLAA (DPA)
SHLAA Volume 1	6735	337	-	-
Draft RSS	10,000	500	3,265	181
Panel Report	20,000	1000	13,265	737
Proposed Changes	15,000	750	8,265	459

- 6.1.18. The table indicates a shortfall of between 3,000 and 13,000 dwellings depending on the final RSS requirement. In any event the figures establish a requirement to consider further opportunities and, in line with the requirement of the SHLAA Practice Guidance, Volume 2 of this study investigates the potential provision of housing from broad locations and also the potential for windfall.

Appendix 1
Sites with planning permission

Site Name	TOWN	SITE NO.	TOTAL CAPACITY	MAP REF	G/B	Housing units	Housing units	TOTAL BUILT 81-08	2008/9	09/10 - 10/11	11/12 - 22/23	Remaining capacity
ADJ MANOR MD, GREENWAY RD	TQ	R221	8	4	B	0	1	7	1			1
DORCHESTER HOTEL, DADDYHOLE ROAD	TQ	C291	6		B	1	N/A	5	N/A	1		1
1 PEMBROKE ROAD	TQ	C553	6	5	B	1	N/A	5	N/A	1		1
THE HARVEST MOON PUB	PTN	R639	13	8	B	0	2	11	2			2
CASA MARINA, 2 KEYSFIELD ROAD	PTN	C595	9	6	B	2	N/A	0	N/A	2		2
LUDWELL HOUSE, CARY PARK	TQ	460	6	3	B	2	0	4		2		2
29 WALNUT ROAD	TQ	C163a	7	4	B	3	N/A	4	N/A	3		3
TRINITY MEWS, TRINITY HILL	TQ	C543	6	5	B	3	N/A	3	N/A	3		3
LAND FRONT. LYMINGTON & PARKFIELD RD	TQ	699	12	3	B	0	5	7	5			5
R/O 21-23 ELSDALE RD, R/O YORK ROAD	PTN	484	6	8	B	0	5	1	5			5
WESTLEIGH HOTEL, ASH HILL ROAD	TQ	C279	6	5	B	5	N/A	1	N/A	5		5
SEVEN HILLS HOME, ST MARGARETS RD	TQ	C31	6	3	B	5	N/A	1	N/A	5		5
ST PETERS CHURCH, QUEENSWAY	TQ	R689	6	4	B	6	0	0		6		6
32 NEWTON ROAD	TQ	R700	6	4	B	0	6	0	6			6
ASHDENE, CLIFF PARK ROAD	PTN	R710	6	8	B	0	6	0	6			6
BERRY HEAD GARAGE, BERRY HEAD RD	BXM	R697	6	11	B	6	0	0		6		6
R/O CO-OP FUNERAL SERVICE, NEW ROAD	BXM	R730	6	12	B	6	0	0		6		6
MAXTON LODGE, ROUSDOWN ROAD	TQ	C684	6	4	B	6	N/A	0	N/A	6		6
18 PALACE AVENUE	PTN	C587	6	6	B	6	N/A	0	N/A	6		6
14 SANDS ROAD	PTN	C800	6	6	B	6		0	N/A	6		6
BARCLAY COURT HOTEL, 29 CASTLE ROAD	TQ	834	7	5	B	7	0	0		7		7
29 - 30 VICTORIA PARADE	TQ	C544	7	5	B	7	N/A	0	N/A	7		7
THE RAILWAY INN, EAST STREET	TQ	C738	7	5	B	0	7	0	7			7
6 - 8 PALACE AVENUE	PTN	C596	7	6	B	7	N/A	0	N/A	7		7
OLD QUARRY 64-8 ELLACOMBE CH RD	TQ	R674a	8	5	B	8	0	0		8		8
HAVELOCK ROAD GARAGE, HAVELOCK RD	TQ	R708	8	3	B	8	0	0		8		8
GARAGE PREMISES, LABURNUM STREET	TQ	R718	8	4	B	8	0	0		8		8
LYNCOURT, MIDDLE LINCOMBE ROAD	TQ	C456	17	5	B	0	8	9	8			8
LAND ADJ WESTHILL HOUSE, CHATTO RD	TQ	784	8	3	B	0	8	0	8			8
458 BABBACOMBE ROAD	TQ	C326	8	5	B	8	N/A	0	N/A	8		8
217 ST MARYCHURCH ROAD	TQ	C548	8	3	B	0	8	0	8			8
327 BABBACOMBE ROAD	TQ	R722	9	5	B	9	0	0		9		9
3 MELVILLE PLACE, MELVILLE STREET	TQ	R723	10	5	B	10	0	0		10		10
COURTLANDS HOTEL, RAWLYN RD	TQ	C124	16	4	B	0	10	6	10			10
38 BRADDONS HILL RD EAST	TQ	R705	10	5	B	0	10	0	10			10
ELLINGTON COURT, ST LUKES RD SOUTH	TQ	C452	10	5	B	10	N/A	0	N/A	10		10
F'MER SOCIAL CLUB, 11 TOR CHURCH RD	TQ	C453	10	5	B	10	N/A	0	N/A	10		10
40 - 44 SWAN STREET	TQ	C540	10	5	B	10	N/A	0	N/A	10		10
MONASTERY, TORWOOD GARDENS ROAD	TQ	C714	10	5	B	0	10	0	10			10
WARREN COURT, WARREN ROAD	TQ	R677	11	5	B	11	0	0		11		11
3-9 PIMLICO	TQ	R724	11	5	B	11	0	0		11		11
1 WARBRO ROAD	TQ	R726	11	3	B	11	0	0		11		11
MEADOWFIELD HOTEL, 36 PRESTON DWN RD	PTN	R712	11	6	B	11	0	0		11		11
CASTLE CHAMBERS, UNION STREET	TQ	C2	16	5	B	11	N/A	5	N/A	11		11
BEAUMONT LODGE, 23 WOODLAND PK	PTN	R691	12	6	B	0	12	0	12			12
39 ABBEY ROAD	TQ	757	12	5	B	12	0	0		12		12
WHITE GABLES HOTEL, RAWLYN ROAD	TQ	C737	12	4	B	0	12	0	12			12
VILLA MARINA HTL, UNDERHILL RD/COCKINGTON LN	TQ	R702	13	4	B	0	13	0	13			13
SOUTH DEVON HOTEL, ST MARGARETS ROAD	TQ	832	13	3	B	13	0	0		13		13

22 - 28 UNION STREET	TQ	C551	13	5	B	13	N/A	0	N/A	13		13
HOTEL ROSELAND, WARREN ROAD	TQ	C719	13	5	B	0	13	0	13			13
CHELSTON GARAGE, WALNUT ROAD	TQ	R167	16	4	B	14	0	2		14		14
PALM COURT HOTEL, TORBAY ROAD	TQ	R679	14	5	B	14	0	0		14		14
TOTNES RD SERVICE STATION	PTN	R693	14	6	B	14	0	0		14		14
CONWAY COURT HOTEL, WARREN RD	TQ	C536	14	5	B	14	N/A	0	N/A	14		14
MANOR GARAGE, 231 TORQUAY ROAD	PTN	R698	15	6	B	15	0	0		15		15
SITE 1 (22-28) & SITE 2 (6-12) REDWELL RO	PTN	R731	15	7	B	15	0	0		15		15
HENDERSYDE, ST LUKES ROAD SOUTH	TQ	R322	17	5	B	0	17	0	17			17
TORHAVEN & LAND ADJ, WAREFIELD ROAD	PTN	822	18	6	B	18	0	0		18		18
MARKHAM CT HOTEL, GROSVENOR RD	PTN	C582	20	6	B	0	20	0	20			20
SILVERLAWNS, 31 TOTNES ROAD	PTN	R711	21	6	B	21	0	0		21		21
331 TEIGNMOUTH ROAD	TQ	R687	22	3	B	22	0	0		22		22
QUEENS HOTEL, VICTORIA PARADE	TQ	C441	22	5	B	22	N/A	0	N/A	22		22
SLADNOR PARK	TQ	R715	24	1	B	24	0	0			24	24
50/54 SWAN STREET	TQ	C287	25	5	B	25	N/A	0	N/A	25		25
119-149 FOXHOLE ROAD	PTN	R716	26	7	B	0	26	0	26			26
COLLSONS GE & SNOOTY FOX, FORE ST	TQ	R288a	31	3	B	22	5	4	5		22	27
RAINBOW ESTATE	TQ	11	70	4	B	24	4	42	4	24		28
GDS PALACE HOTEL, BABBACOMBE RD	TQ	R297/H1.8	36	3	B	36	0	0		36		36
BRIXHAM CRICKET CLUB, NORTHFIELDS LANE	BXM	861	57	12	B	57	0	0		57		57
FORMER DOLPHIN HOLIDAY CAMP	BXM	782/H1.22	191	11	B	75	6	110	6	75		81
SOUTH DEVON COLLEGE	TQ	781a	319	4	B	156	17	146	17	156		173
WINDMILL, DOLPHIN CRESCENT	PTN	23	140	8	G	2	0	138		2		2
SOUTHDOWN HILL	BXM	46	8	12	G	2	0	6		1	1	2
BROADPARK ROAD	TQ	18	45	4	G	3	1	41	1		3	4
PART GREAT MILLS SITE/WEMBURY DRIVE	TQ	439a	16	3	G	0	16	0	16			16
SCOTTS BRIDGE/BARTON 2A, SITE D2	TQ	196/H1.2	45	2	G	45	0	0		45		45
GREAT PARKS	PTN	359a/AF	47	6	G	47	0	0			47	47
SCOTTS BRIDGE/BARTON 2A, SITE D3	TQ	196/H1.2	170	2	G	55	15	100	15	55		70
									263	898	97	1258

Site Name	TOWN	SITE NO.	SITE STATUS	TOTAL CAPACITY	MAP REF	G/B	Housing units	Housing units	TOTAL BUILT 81-07	08/09	08/09 - 10/11	11/12 - 22/23	Remaining density
F'MER UPTON METAL WKS, MAGDALENE RD	TQ	783		5	5	B	5	0	0		5		5
SEVEN HILLS HOUSE, BURRIDGE LANE	TQ	789a		5	5	B	5	0	0		5		5
R/O 145 MARLDON RD+HAMELDOWN CLOSE+AV	TQ	816		5	2	B	5	0	0		1	4	5
DOCTORS YARD (R/O 1-6 DOCTORS ROAD)	BXM	857		5	12	B	5	0	0		5		5
27 WALNUT ROAD	TQ	C290		5	4	B	5	N/A	0	N/A	5		5
DALMENY HOTEL, 15 MORGAN AVENUE	TQ	C423		5	5	B	5	N/A	0	N/A	5		5
15 THURLOW ROAD	TQ	C440		5	5	B	5	N/A	0	N/A	5		5
THE LITTLE PRINCES, MEADFOOT RD	TQ	C534		5	5	B	5	N/A	0	N/A	5		5
GLEN HOTEL, BEACH ROAD	TQ	C615		5	3	B	5	N/A	0	N/A	5		5
BRADDONS TOR, UPPER BRADDONS HILL RD	TQ	C680		5	5	B	0	5	0	5			5
102 WINNER STREET	PTN	C260		5	6	B	0	5	0	5			5
57 DARTMOUTH ROAD	PTN	C785		5		B	5	0	0	N/A	5		5
14 ST ANDREWS ROAD	PTN	C798		5	6	B	0	5	0	5			5
2 PARADISE PLACE	BXM	C677		5	12	B	0	5	0	5			5
30 FORE STREET, ST MARYCHURCH	TQ	836		4	3	B	0	4	0	4			4
94 WINNER STREET	PTN	801		4	6	B	0	4	0	4			4
R/O 4-10 SUMMERCOURT WAY	BXM	853		4	12	B	4	0	0			4	4
OLD BANK CHAMBER, 6-8 FLEET STREET	TQ	C41		4	5	B	4	N/A	0	N/A	4		4
LINDEN HOUSE, RUCKAMORE ROAD	TQ	C164		4	4	B	4	N/A	0	N/A		4	4
MOORCOT, KENTS ROAD	TQ	C613		4	5	B	4	N/A	0	N/A	4		4
4 BEENLAND PLACE, EAST STREET	TQ	C730		4	5	B	4	0	0		4		4
VILLA GARDA, SOLSBRO ROAD	TQ	C769		4	4	B	4	0	0		4		4
50 - 52 WINNER STREET	PTN	C588		4	6	B	4	N/A	0	N/A	4		4
WORKSHOPS R/O 24-26 PALACE AVENUE	PTN	C792		4	6	B		4	0	4			4
1 UNION LANE	BXM	C606		4	11	B	4	N/A	0	N/A	4		4
ORCHARD WORKS, ORCHARD ROAD	TQ	536		3	5	B	3	0	0		3		3
VOMERO HOLIDAY APTS, STITCHILL ROAD	TQ	827		3	3	B	3	0	0		3		3
1 SOUTHFIELD ROAD	PTN	732		3	6	B	3	0	0		3		3
2 UNDERIDGE CLOSE	PTN	733		3	7	B	3	0	0			3	3
LAND AT END PINES RD (R/O DUNSTONE PARK	PTN	844		3	7	G	3	0	0	3			3
LAND OFF WISHINGS ROAD	BXM	854		3	12	G	3	0	0			3	3
RAYMINDALE, TORBAY ROAD	TQ	C229		3	4	B	3	N/A	0	N/A		3	3
THE COURT HOTEL, LW WARBERRY RD	TQ	C245		3	5	B	3	N/A	0	N/A	3		3
ASCOT HOUSE HOTEL	TQ	C301		3	5	B	3	N/A	0	N/A	3		3
CORBYN LODGE, TORBAY ROAD	TQ	C523		3	4	B	3	N/A	0	N/A	3		3
64 WINDSOR ROAD	TQ	C625		3	5	B	3	N/A	0	N/A	3		3
THE OLD MANOR FARMHOUSE, 191 FORE ST, B	TQ	C752		3	1	B	3	0	0		3		3
19 OLD MILL ROAD	TQ	C758		3	4	B	3	0	0		3		3
BARCLAYS BANK CHAMBERS, FORE ST, ST MARY	TQ	C777		3		B	3	0	0		3		3
2 CAVERN ROAD	TQ	C810		3		B	3	0	0		3		3
87 TORQUAY ROAD	PTN	C243		3	6	B	3	N/A	0	N/A		3	3
241 TORQUAY ROAD	PTN	C471		3	6	B	3	N/A	0	N/A	3		3
TORHAVEN, KING STREET	BXM	C605		3	11	B	3	N/A	0	N/A	3		3
7 NEW ROAD	BXM	C609		3	12	B	3	N/A	0	N/A	3		3
GOODRINGTON ROAD	PTN	143		2	10	G	2	0	0			2	2
AMERICA LODGE, HGHR LINCOMBE RD	TQ	C120		4	5	B	2	N/A	0	N/A	2		2
YALBERTON FM, YALBERTON RD	PTN	C209		4	9	B	0	2	2	2			2
PINE CLOSE SITE	BXM	169		3	11	B	2	0	1			2	2
CEDAR CRT HOTEL, 3 ST MATTHEWS RD	TQ	C443		3	4	B	2	N/A	1	N/A	2		2
5 KERNOU ROAD	PTN	C594		3	6	B	2	N/A	1	N/A	2		2
TORWOOD GARDENS ROAD	TQ	365		2	5	B	2	0	0			2	2
ADJ 1 BROADPARK ROAD	TQ	366		2	4	B	2	0	0		2		2
MELVILLE COTTAGE, MELVILLE STREET	TQ	456		2	5	B	2	0	0		2		2
LIVERMEAD LODGE, COCKINGTON LANE	TQ	516		2	4	B	2	0	0			2	2
COLLINGWOOD HOTEL, BRADDONS HL RD E	TQ	659		2	5	B	2	0	0		2		2
LAND ADJ 23 MARKET STREET	TQ	666		2	5	B	2	0	0			2	2
LAND BETWEEN 8 & 10 ROBERTS CLOSE	TQ	749a		2	3	B	2	0	0			2	2
CURT. GRANGE COTTAGE, B'COMBE DWNS RD	TQ	766		2	3	B	2	0	0		2		2
LAND AT 30 ABBEY ROAD	TQ	769		2	5	B	2	0	0		2		2
PART OF HAYTOR VIEW, VELLE LANE	TQ	770		2	2	B	1	1	0	1	1		2
SITE BETWEEN 1 LIMEGROVE TER & WINDSOR	TQ	829		2	4	B	2	0	0		2		2

170 NEWTON ROAD	TQ	833	2	2	B	2	0	0		2		2
9 COCKINGTON LANE	PTN	467	2	4	B	0	2	0	2			2
THE OLD GYM, R/O 20-26 PALACE AVE	PTN	512	2	6	B	2	0	0		2		2
LAND CURT SANDY WAYS, HOLLACOMBE LN	PTN	798	2	6	B	0	2	0	2			2
R/O ELMHOLT, HOLWELL ROAD	BXM	328	2	11	B	2	0	0		2		2
R/O 190 NORTHFIELDS LANE	BXM	362	2	11	B	2	0	0		2		2
LOWER MANOR ROAD	BXM	549	2	12	B	1	1	0	1	1		2
LAND ADJ NURTON HOUSE, CASTOR RD	BXM	654	2	11	B	0	2	0	2			2
ADJ 38 CHURCH ST/R/O 3 NEW ROAD	BXM	684	2	11	B	2	0	0		2		2
WRENWOOD, PALERMO ROAD	TQ	C186	2	3	B	2	N/A	0	N/A		2	2
CASTLE LODGE, MAGDALENE ROAD	TQ	C284	2	5	B	0	2	0	2			2
THE STABLES, DADDYHOLE ROAD	TQ	C308	2	5	B	2	N/A	0	N/A	2		2
272 UNION STREET	TQ	C395	2	5	B	2	N/A	0	N/A	2		2
4 KENTS ROAD	TQ	C530	2	5	B	2	N/A	0	N/A	2		2
PROSPECT HOUSE, 373 BABBACOMBE ROAD	TQ	C616	2	5	B	2	N/A	0	N/A	2		2
62 REDDENHILL ROAD	TQ	C635	2	5	B	0	2	0	2			2
9 ILSHAM ROAD	TQ	C649	2	5	B	2	N/A	0	N/A	2		2
FIRST FLOOR, 52 TORWOOD STREET	TQ	C724	2	5	B	2	0	0		2		2
241 BABBACOMBE ROAD	TQ	C727	2	5	B	2	0	0		2		2
AVENUE LODGE, 138 AVENUE ROAD	TQ	C736	2	4	B	2	0	0		2		2
STORES R/O 18-20 OLD MILL ROAD	TQ	C741	2	4	B	2	0	0		2		2
99 UNION STREET	TQ	C746	2	5	B	2	0	0		2		2
2 ALEXANDRA LANE	TQ	C767	2		B	2	0	0		2		2
20 MORGAN AVENUE	TQ	C770	2	5	B	2	0	0		2		2
1 QUEENSPARK FLATS	PTN	C470	2	6	B	2	N/A	0	N/A	2		2
SOUTHFIELD MOUNT, 14 SOUTHFIELD RISE	PTN	C666	2	6	B	2	N/A	0	N/A	2		2
WYNCROFT HOTEL, 2 ELMSLEIGH PARK	PTN	C803	2	6	B	2		0	N/A	2		2
5 THE STRAND	BXM	C487	2	11	B	2	N/A	0	N/A	2		2
THE COTTAGE HOTEL, WINDMILL HILL	BXM	C492	2	12	B	0	2	0	2			2
29 BOLTON STREET	BXM	C599	2	12	B	2	N/A	0	N/A	2		2
WORKSHOPS AT KELVIN CT, OVERGANG RD	BXM	C604	2	11	B	2	N/A	0	N/A	2		2
11 - 13 HIGHER STREET	BXM	C610	2	11	B	2	N/A	0	N/A	2		2
2, THE TERRACE	TQ	C139	1	5	B	1	N/A	0	N/A	1	1	2
GROUPS OF WATCOMBE PRIORS, TEIGNMOUTH ROAD	TQ	860	1	1	B	1	0	0		1		1
29 POLSHAM PARK	PTN	C383	5	6	B	1	N/A	4	N/A	1		1
43 HARTOP ROAD	TQ	C299	4		B	1	N/A	3	N/A	1		1
95 ABBEY ROAD	TQ	C526	4	5	B	1	N/A	0	N/A	1		1
HOMERS HOTEL, WARREN ROAD	TQ	C126	3	5	B	1	N/A	0	N/A		1	1
3 GREAT HEADLAND ROAD	PTN	C104	3	6	B	1	N/A	2	N/A	1		1
26 WINNER STREET	PTN	C107	3	6	B	0	1	0	1			1
TORVIEW HOLIDAY FLATS, ROUSDOWN ROAD	TQ	C64	2	4	B	1	N/A	1	N/A	1		1
THE VILLA, IMPERIAL HOTEL, PARKHILL RD	TQ	C524	2	5	B	1	N/A	1	N/A	1		1
140 FOREST ROAD	TQ	C720	2		B	1		0	N/A	1		1
ADJ CEDAR BANK, WATCOMBE HEIGHTS RD	TQ	244	1	1	B	1	0	0		1		1
R/O 19-25 LABURNUM ST/CHURCH ST	TQ	457	1	5	B	1	0	0			1	1
LAND ADJ 24 BARTON HILL ROAD	TQ	494	1	2	B	1	0	0			1	1
ADJ 36-40 HILLEDSON ROAD	TQ	628	1	5	B	1	0	0		1		1
3 WARWICK CLOSE	TQ	696	1	3	B	1	0	0			1	1
LIVERMEAD CLIFF HOTEL, TORBAY ROAD	TQ	725	1	4	B	1	0	0		1		1
16 LUCIUS STREET	TQ	753	1	5	B	1	0	0		1		1
CURTILAGE OF MANDALAY, 23 LYDWELL RD	TQ	754	1	5	B	1	0	0		1		1
CURTILAGE OF 28 THATCHER AVENUE	TQ	761	1	5	B	1	0	0		1		1
WESTWINDS, HIGHER ERITH ROAD	TQ	763	1	5	B	1	0	0		1		1
18 CROWNHILL PARK	TQ	772	1	4	B	1	0	0		1		1
CURT 12 HOXTON ROAD	TQ	788	1	5	B	0	1	0	1			1
R/O 213 UNION STREET	TQ	790	1	5	B	1	0	0		1		1
25 BEREIA ROAD	TQ	792	1	5	B	0	1	0	1			1
LAND ADJ 54 HIGHER AUDLEY AVENUE	TQ	793	1	3	B	1	0	0		1		1
PRIMROSE COTTAGE, EDGINSWELL LANE	TQ	795	1	2	B	0	1	0	1			1
LAND ADJ 61 GLEBELAND WAY	TQ	796	1	2	B	1	0	0		1		1
HATT HOUSE, 14 PARK ROAD	TQ	812	1	3	B	1	0	0		1		1
ADJ MIXBURY COURT, MIDDLE WARBERY RD	TQ	813	1	5	B	1	0	0		1		1
THE ANCHORAGE, HEADLAND ROAD	TQ	814	1	4	B	0	1	0	1			1
CURT. 19 CARLTON ROAD	TQ	818	1	5	B	0	1	0	1			1

CURT. 71 PADACRE ROAD	TQ	819	1	1	B	1	0	0	1	1
LAND AT 6 HILL VIEW TERRACE	TQ	826	1		B	1	0	0	1	1
9 KENTS ROAD	TQ	828	1	5	B	1	0	0	1	1
BEECHWOOD HOUSE, ROUSDOWN ROAD	TQ	830	1	4	B	1	0	0	1	1
85 CADEWELL LANE	TQ	831	1	2	B	1	0	0	1	1
R/O 48-52 MOOR LANE	TQ	835	1	1	B	0	1	0	1	1
ADJ 188 NEWTON ROAD	TQ	837	1	2	B	1	0	0	1	1
LAND CURT 2 CHINKWELL RISE	TQ	838	1	2	B	1	0	0	1	1
TALBOT LODGE, ASHFIELD ROAD	TQ	839	1	4	B	1	0	0	1	1
PETITOR, HILLY GARDENS ROAD	TQ	840	1	3	B	1	0	0	1	1
CURT 81 PADACRE ROAD	TQ	841	1	1	B	1	0	0	1	1
106 SHIPHAY LANE	TQ	842	1	2	B	1	0	0	1	1
R/O 369 TOTNES ROAD	PTN	357	1		B	1	0	0	1	1
PLOT 49 DOLPHIN COURT ROAD	PTN	513	1	4	B	0	1	0	1	1
130 BLATCHCOMBE ROAD	PTN	525	1	6	B	1	0	0	1	1
ADJ AUDLEY END, 13 HILTON DRIVE	PTN	575	1	6	B	1	0	0	1	1
LAND ADJ 16 STANSFIELD AVENUE	PTN	687	1	6	B	1	0	0	1	1
R/O 11 DARTMOUTH RD/COMMERCIAL RD	PTN	690	1	6	B	1	0	0	1	1
LAND ADJ WHITE COTTAGE, SHORTON RD	PTN	704	1	6	B	1	0	0	1	1
CURTILAGE OF 21 HEADLAND PARK ROAD	PTN	734	1	6	B	0	1	0	1	1
REAR OF 67 UPPER MORIN ROAD	PTN	774	1	6	B	0	1	0	1	1
CURTILAGE OF 30 JAMES AVENUE	PTN	775	1	6	B	1	0	0	1	1
LAND ADJ. 47 OYSTER BEND	PTN	778	1	8	B	0	1	0	1	1
CURT TAVISTOWE HOUSE, SMALLCOMBE RD	PTN	799	1	7	B	1	0	0	1	1
1 OSNEY CRESCENT	PTN	800	1	6	B	0	1	0	1	1
4 MERRYLAND CLOSE	PTN	821	1	4	B	0	1	0	1	1
CURT 49 PRESTON DOWN ROAD	PTN	823	1	6	B	1	0	0	1	1
2 WOODLAND PARK	PTN	825	1	6	B	1	0	0	1	1
CURT 5 THE GROVE, OFF BOROUGH ROAD	PTN	843	1	8	B	0	1	0	1	1
LAND ADJ 8 TAVIS ROAD	PTN	845	1	7	B	1	0	0	1	1
CURT 244 KINGS ASH ROAD	PTN	846	1	6	B	1	0	0	1	1
7 COCKINGTON LANE (NEXT TO 13 HILTON DR)	PTN	847	1	6	B	1	0	0	1	1
LAND ADJ DUNSTONE COTTAGE, MARLDON RD	PTN	848	1	6	B	1	0	0	1	1
CURT 55 COCKINGTON LANE	PTN	849	1	4	B	1	0	0	1	1
MARJON, FOXHOLE ROAD	PTN	850	1	7	B	1	0	0	1	1
BUTTON HILL HOUSE, 185a MARLDON ROAD	PTN	851	1	6	B	1	0	0	1	1
R/O 28 BOLTON STREET	BXM	122	1	11	B	1	0	0	1	1
CURT SEVEN STONES, SOUTHDOWN HILL	BXM	324	1	11	B	1	0	0	1	1
12A SOUTH FURZEHAM ROAD	BXM	406	1	11	B	1	0	0	1	1
ADJ 62 COPYTHORN ROAD	BXM	407	1	10	B	1	0	0	1	1
END ROSE ACRE TERRACE	BXM	438	1	12	B	1	0	0	1	1
SLADE LANE, GALMPTON	BXM	471	1	10	B	1	0	0	1	1
LAND R/O 54 LANGLEY AVENUE	BXM	691	1	12	B	0	1	0	1	1
LAND R/O TREEFIELDS, NORTHFIELDS LN	BXM	707	1	12	B	1	0	0	1	1
LAND ADJOINING 1 LANGLEY CLOSE	BXM	708	1	11	B	0	1	0	1	1
CURTILAGE FIRSACRE	BXM	709	1	12	B	1	0	0	1	1
CURT 2 HGHR WARBOROUGH ROAD	BXM	802	1	10	B	1	0	0	1	1
LAND ADJ 15 COPYTHORNE RD	BXM	803	1	12	B	1	0	0	1	1
TORBAY HOLIDAY CHALETs, FISHCOMBE RD	BXM	804	1	11	B	1	0	0	1	1
CURT 29 QUEENS CRESCENT	BXM	805	1	12	B	1	0	0	1	1
LAND ADJ GREENOVER FM HSE, HORSEPOOL ST	BXM	807	1	12	B	0	1	0	1	1
R/O ST MARY'S BAKERY, 104 DREW ST	BXM	808	1	12	B	1	0	0	1	1
LAND ADJ 100 DREW STREET	BXM	809	1	12	B	1	0	0	1	1
CURT THE PATCH, BASCOMBE RD	BXM	810	1	10	B	1	0	0	1	1
1 PEASDITCH	BXM	811	1	12	B	0	1	0	1	1
CURT 26 GREENWAY ROAD	BXM	824	1	10	B	0	1	0	1	1
ROCKLANDS HOUSE, HIGHER MANOR ROAD	BXM	852	1	12	B	1	0	0	1	1
31A BURTON STREET	BXM	856	1	12	B	1	0	0	1	1
LAND ADJ LOWER MANOR ROAD (R/O 23 NEW F	BXM	858	1	12	B	1	0	0	1	1
R/O 19 HIGHER RANSCOMBE ROAD	BXM	859	1	11	B	1	0	0	1	1
THE COACH HOUSE, 33 TRUMLANDS RD	TQ	C63	1	3	B	1	N/A	0	N/A	1
2-4 HATFIELD ROAD	TQ	C140	1	3	B	1	N/A	0	N/A	1
4 HESKETH CRESCENT	TQ	C142	1	4	B	1	N/A	0	N/A	1
BUILDERS STORE, R/O 18 WALNUT ROAD	TQ	C143	1	4	B	1	N/A	0	N/A	1
84 BELGRAVE ROAD	TQ	C153	1	5	B	1	N/A	0	N/A	1

ELSINORE, GREENWAY ROAD	TQ	C166	1	4	B	1	N/A	0	N/A	1	1
FLAT 9 CHASE COURT, ST LUKES ROAD	TQ	C230	1	5	B	1	N/A	0	N/A	1	1
17, 17A, 17B ILSHAM ROAD	TQ	C232	1	5	B	1	N/A	0	N/A	1	1
22 R/O GARAGE CHURCH LANE/SOUTH ST	TQ	C236	1	4	B	1	N/A	0	N/A	1	1
CHELSTON HOUSE, CHELSTON ROAD	TQ	C270	1	4	B	1	N/A	0	N/A	1	1
18 UPTON HILL	TQ	C271	1	2	B	1	N/A	0	N/A	1	1
16 ST DOMINICS, PETITOR ROAD	TQ	C278	1	3	B	1	N/A	0	N/A	1	1
1 STANTOR COTTAGES, STANTOR LANE	TQ	C296	1	4	B	1	N/A	0	N/A	1	1
3 REDCLIFFE ROAD	TQ	C297	1	3	B	1	N/A	0	N/A	1	1
BUXTON HOTEL, 2 CLIFTON GROVE	TQ	C302	1	5	B	1	N/A	0	N/A	1	1
OLD CUSTOMS HOUSE, TORWOOD 6DNS RD	TQ	C313	1	5	B	1	N/A	0	N/A	1	1
OAKLEIGH BEAUTY CLINIC, CARY AVENUE	TQ	C327	1	3	B	1	N/A	0	N/A	1	1
1A WATERLOO ROAD	TQ	C330	1	5	B	1	N/A	0	N/A	1	1
21 UPTON ROAD	TQ	C396	1	3	B	1	N/A	0	N/A	1	1
3 PARKFIELD ROAD	TQ	C402	1	3	B	1	N/A	0	N/A	1	1
CLIFTON GROVE HOTEL, 4 OLD TORWOOD RD	TQ	C411	1	5	B	1	N/A	0	N/A	1	1
FLAT A, 4 TOR HILL ROAD	TQ	C413	1	5	B	1	N/A	0	N/A	1	1
101 BARTON HILL ROAD	TQ	C424	1	2	B	1	N/A	0	N/A	1	1
38/40 WARREN ROAD	TQ	C425	1	5	B	1	N/A	0	N/A	1	1
6 ST MARYCHURCH ROAD	TQ	C427	1	5	B	1	N/A	0	N/A	1	1
THE TUDORS, 10 MEADFOOT ROAD	TQ	C433	1	5	B	1	N/A	0	N/A	1	1
321 BABBACOMBE ROAD	TQ	C442	1	5	B	1	N/A	0	N/A	1	1
ALTON HOUSE, 2 UPTON HILL	TQ	C451	1	3	B	1	N/A	0	N/A	1	1
73 HELE ROAD	TQ	C460	1	2	B	1	N/A	0	N/A	1	1
35 WARBR0 ROAD	TQ	C505	1	3	B	1	N/A	0	N/A	1	1
LOWENVA, NUT BUSH LANE	TQ	C509	1	2	B	1	N/A	0	N/A	1	1
27 EGERTON ROAD	TQ	C512	1	5	B	0	1	0	1	1	1
ROYDON, ASHELDON ROAD	TQ	C516	1	5	B	1	N/A	0	N/A	1	1
LAND ADJ OVERSANDS, LIVERMEAD HILL	TQ	C521	1	4	B	1	N/A	0	N/A	1	1
98 - 100 BURRIDGE ROAD	TQ	C525	1	4	B	1	N/A	0	N/A	1	1
124 FORE STREET, BARTON	TQ	C528	1	2	B	1	N/A	0	N/A	1	1
COACH HOUSE, LANGLEY MANOR	TQ	C529	1	1	B	1	N/A	0	N/A	1	1
44 CROWNHILL PARK	TQ	C531	1	4	B	1	N/A	0	N/A	1	1
5 FORE STREET, ST MARYCHURCH	TQ	C532	1	3	B	1	N/A	0	N/A	1	1
GARAGE & CURT. 16 WESTERN RD	TQ	C541	1	3	B	1	N/A	0	N/A	1	1
12 OLD MILL ROAD	TQ	C545	1	4	B	1	N/A	0	N/A	1	1
3A LABURNUM ROW	TQ	C547	1	5	B	1	N/A	0	N/A	1	1
BARNSE@LANSCOMBE COTTAGES, COCKINGTON L	TQ	C561	1	4	B	1	N/A	0	N/A	1	1
29 WARBR0 ROAD	TQ	C569	1	3	B	1	N/A	0	N/A	1	1
FIRST FLOOR, 21 MAGDALENE ROAD	TQ	C618	1	5	B	1	N/A	0	N/A	1	1
R/O 9 BABBACOMBE ROAD	TQ	C623	1	3	B	1	N/A	0	N/A	1	1
3 KATHLEEN COURT, STITCHILL ROAD	TQ	C626	1	5	B	1	N/A	0	N/A	1	1
90 AVENUE ROAD	TQ	C627	1	4	B	1	N/A	0	N/A	1	1
MULBERRY CO HO', R/O 32 LUCIUS ST	TQ	C630	1	5	B	1	N/A	0	N/A	1	1
14 CLEVELAND ROAD	TQ	C634	1	4	B	1	N/A	0	N/A	1	1
62A TEIGNMOUTH ROAD	TQ	C638	1	3	B	1	N/A	0	N/A	1	1
177 LYMINGTON ROAD	TQ	C641	1	5	B	1	N/A	0	N/A	1	1
5 BRUNSWICK TERRACE	TQ	C644	1	5	B	1	N/A	0	N/A	1	1
71 SHERWELL LANE	TQ	C646	1	4	B	1	N/A	0	N/A	1	1
2 ALEXANDRA ROAD	TQ	C648	1	5	B	1	N/A	0	N/A	1	1
11 KENTS ROAD	TQ	C651	1	5	B	1	N/A	0	N/A	1	1
ERIN HOUSE, 27 EAST STREET	TQ	C655	1	5	B	1	N/A	0	N/A	1	1
FIRCROFT, BRONSHILL ROAD	TQ	C683	1	3	B	1	N/A	0	N/A	1	1
1 WALLS HILL ROAD	TQ	C686	1	3	B	1	N/A	0	N/A	1	1
41 SHERWELL LANE	TQ	C687	1	4	B	1	N/A	0	N/A	1	1
5 ALEXANDRA LANE	TQ	C688	1	5	B	1	N/A	0	N/A	1	1
6 WARREN HILL	TQ	C696	1	5	B	1	N/A	0	N/A	1	1
1 CLIFTON TERRACE, MADREPORE ROAD	TQ	C701	1	5	B	1	N/A	0	N/A	1	1
58 SECOND AVENUE	TQ	C731	1		B	1	0	0		1	1
60 STRATHEDEN COURT, MARKET STREET	TQ	C733	1		B	1	0	0		1	1
THE MOORINGS, BRONSHILL ROAD	TQ	C739	1		B		1	0	1		1
64 MALLOCK ROAD	TQ	C740	1	4	B	1	0	0		1	1
117 ELLACOMBE CHURCH ROAD	TQ	C743	1	5	B	1	0	0		1	1
57 WARBR0 ROAD	TQ	C744	1		B	1	0	0		1	1

93 ELLACOMBE CHURCH ROAD	TQ	C747	1		B	1	0	0		1		1	
HIGHBURY HOUSE, 1 HIGHBURY ROAD	TQ	C748	1		B	1	0	0		1		1	
173 ST MARYCHURCH ROAD	TQ	C750	1		B	1	0	0		1		1	
60 MALLOCK ROAD	TQ	C751	1		B	1	0	0		1		1	
15 BAMPFYLDE ROAD	TQ	C753	1	5	B	1	0	0		1		1	
3 BAMPFYLDE ROAD	TQ	C754	1		B	1	0	0		1		1	
19 MORGAN AVENUE	TQ	C756	1	5	B	1	0	0		1		1	
59 UPTON ROAD	TQ	C757	1		B	1	0	0		1		1	
33 SHERWELL VALLEY ROAD	TQ	C759	1	4	B	0	1	0	1			1	
22 OLD MILL ROAD	TQ	C761	1	4	B	0	1	0	1			1	
47 ROCK ROAD	TQ	C762	1	5	B	1	0	0		1		1	
PEMBROKE VILLA, PRINCES ROAD	TQ	C763	1		B	1	0	0		1		1	
452 BABBACOMBE ROAD	TQ	C764	1		B	1	0	0		1		1	
58 CARLTON ROAD	TQ	C765	1		B	0	1	0	1			1	
31 BURRIDGE ROAD	TQ	C771	1		B	1	0	0		1		1	
THE STEPS, MOUNT PLEASANT ROAD	TQ	C773	1	5	B	1	0	0		1		1	
EXE HOUSE,18 EXE HILL	TQ	C775	1	2	B	1		0		1		1	
1 SOUTH STREET	TQ	C778	1	5	B	1	0	0		1		1	
45 BUTLAND AVENUE	PTN	C336	1	6	B	1	N/A	0	N/A	1		1	
19 HYDE ROAD	PTN	C349	1	6	B	1	N/A	0	N/A	1		1	
10 NEW STREET	PTN	C465	1	6	B	1	N/A	0	N/A	1		1	
CLIFDEN LODGE, 1 KINGS ROAD	PTN	C475	1	6	B	1	N/A	1	N/A	1		1	
19 EUGENE ROAD	PTN	C480	1	6	B	1	N/A	0	N/A	1		1	
4 WAREFIELD ROAD	PTN	C493	1	6	B	1	N/A	0	N/A	1		1	
25A CLIFF ROAD	PTN	C573	1	6	B	1	N/A	0	N/A	1		1	
21 CLIFF ROAD	PTN	C598	1	6	B	1	N/A	0	N/A	1		1	
59 PALACE AVENUE	PTN	C660	1	6	B	1	N/A	0	N/A	1		1	
14 CADWELL ROAD	PTN	C663	1	6	B	1	N/A	0	N/A	1		1	
53 UPPER MORIN ROAD	PTN	C667	1	6	B	1	N/A	0	N/A	1		1	
10 ST PAULS ROAD	PTN	C668	1	6	B	1	N/A	0	N/A	1		1	
2A CECILIA ROAD	PTN	C671	1	6	B	1	N/A	0	N/A	1		1	
MANAGER'S MOBILE HOME, FALCON PK, TOTNES	PTN	C672	1	9	B	1	N/A	0	N/A	1		1	
WAVERLEY GUEST HOUSE, 9 WAREFIELD ROAD	PTN	C706	1	6	B	1	N/A	0	N/A	1		1	
17A WINNER HILL ROAD	PTN	C780	1	6	B	0	1	0	1			1	
20 OSNEY AVENUE	PTN	C781	1	8	B	1		0	N/A	1		1	
1 STELLA ROAD	PTN	C783	1	6	B	1		0	N/A	1		1	
ALPINE HOUSE, 6 BELLE VUE ROAD	PTN	C787	1		B	1	0	0	N/A	1		1	
COLLATON FARMHOUSE, STOKE RD & TOTNES P	PTN	C788	1	8	B	1	0	0	N/A	1		1	
FIRST & SECOND FLOOR, 22 HYDE ROAD	PTN	C794	1		B	1	0	0	N/A	1		1	
WHITEHIL COTTAGE, STOKE ROAD	PTN	C795	1		B	1	0	0	N/A	1		1	
42-44 TORBAY ROAD	PTN	C796	1		B	1	0	0	N/A	1		1	
74 BOLTON STREET	BXM	C366	1	12	B	1	N/A	0	N/A	1		1	
4 LINDTHORPE WAY	BXM	C367	1	12	B	0	1	0	1			1	
77 FORE STREET	BXM	C389	1	12	B	1	N/A	1	N/A	1		1	
BOX STORE, WINDMORE, HR FURZEHAM RD	BXM	C486	1	11	B	1	N/A	0	N/A	1		1	
67 BOLTON STREET	BXM	C602	1	12	B	1	N/A	0	N/A	1		1	
ROXBURGH, VICTORIA ROAD	BXM	C607	1	11	B	1	N/A	0	N/A	1		1	
OLD SAIL LOFT, OPP 57 HIGHER ST	BXM	C675	1	12	B	0	1	0	1			1	
PILLAR LAUNDERETTE, PILLAR AVENUE	BXM	C806	1	12	B	1	N/A	0	N/A	1		1	
RANSCOMBE HOUSE HOTEL, RANSCOMBE ROAD	BXM	C808	1	12	B	1	N/A	0	N/A	1		1	
28 HILLSIDE ROAD	BXM	C809	1	12	B	0	1	0	1			1	
										79	336	67	482

Appendix 2
Maps of all identified sites

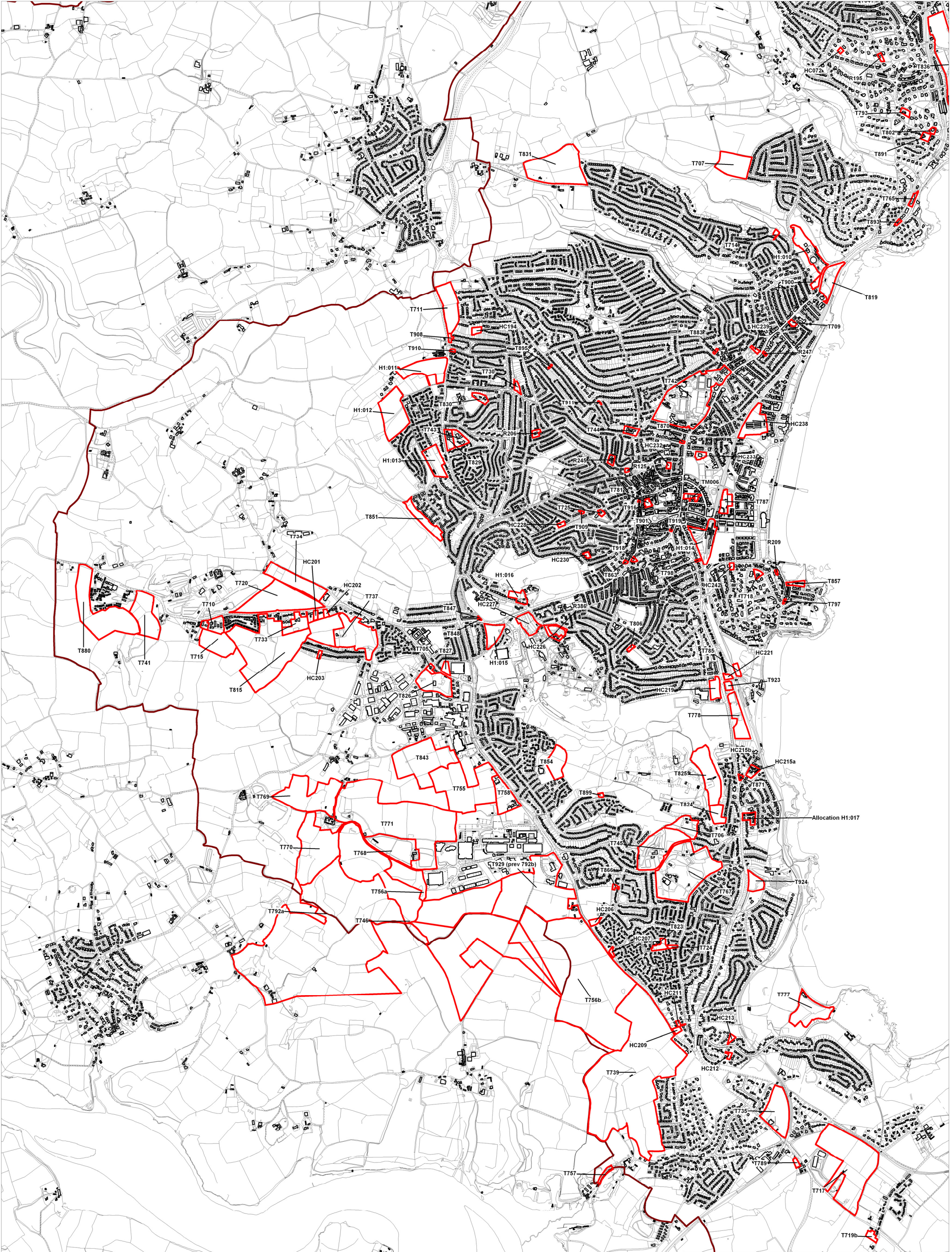


Torquay



Not to scale





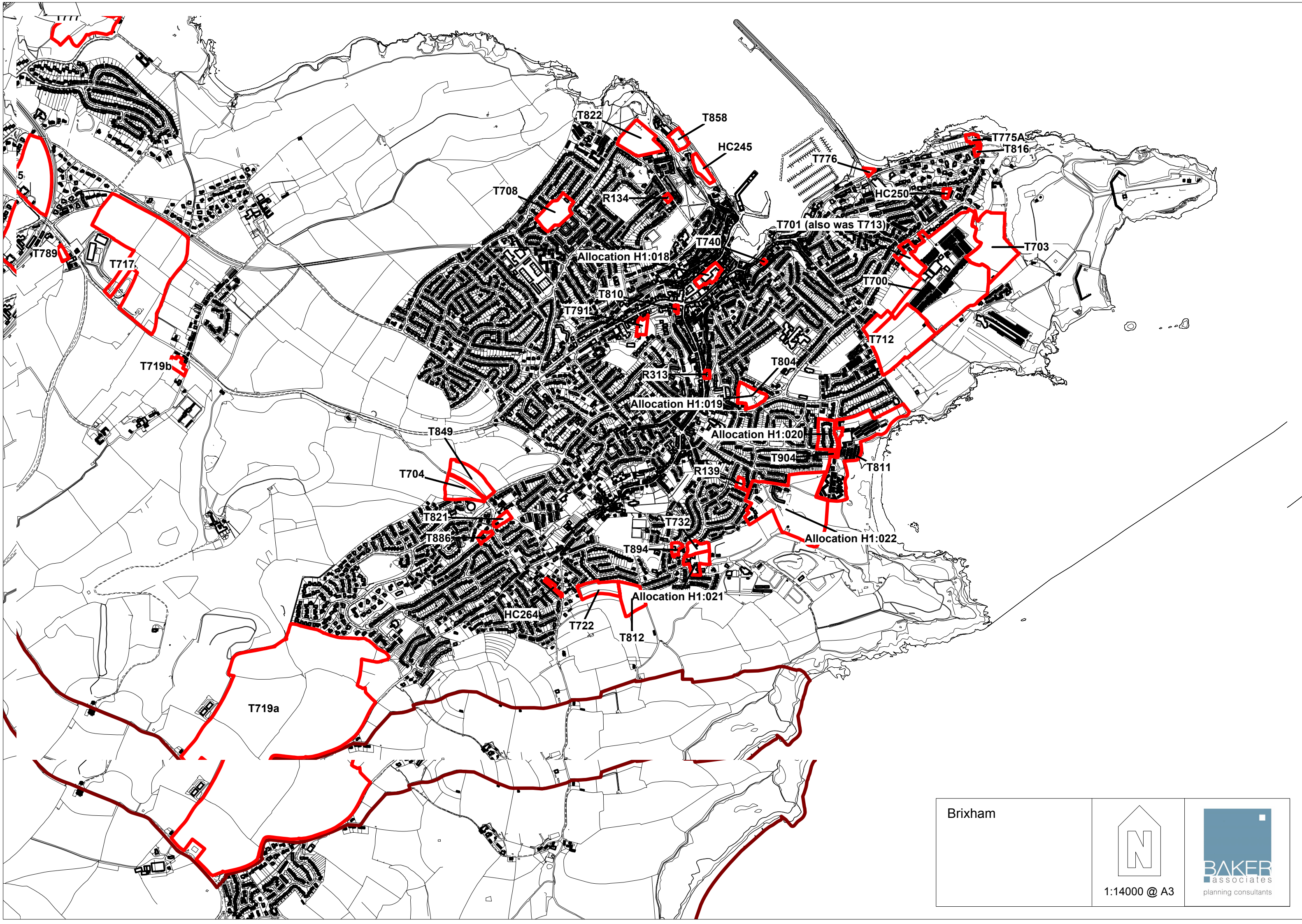
Allocation H1:017



Paignton



Not to scale





<p>Brixham</p>	 <p>1:14000 @ A3</p>	 <p>BAKER associates planning consultants</p>
----------------	---	--

Appendix 3
Table of rejected sites

Site ref	Address	Settlement	Reason for rejection
Allocation H1:020	Penn Meadows Close	Brixham	Developed prior to base date
Allocation H1:022	Sharkham Village	Brixham	Developed prior to base date
HC245	Oxen Cove Car Park	Brixham	Site is considered acceptable for development but proposals are currently being promoted for development by TDA for commercial development. There are no proposals for housing as part of this proposals.
HC250	Berryhead with Furzeham	Brixham	No suggestion site will come forward for development
HC264	HC264	Brixham	Unlikely to achieve 6 or more dwellings on the site
R134	Furzeham Garage	Brixham	Site of garage which remains in use
R313	Bolton Court, Windmill Hill	Brixham	Building in use as flats.
T700	Pontins Holiday Park	Brixham	<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. However, 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, unless it became part of a review of holiday accommodation in the context of the LDF Core Strategy.</p> <p>However, if a strategic decision were taken through the LDF that some or all of the holiday parks could be redeveloped for housing, this site could yield housing in a sustainable way as long as that development were on previously developed land, within the existing urban area. This is considered further through the assessment of Broad Locations in this study.</p>

Site ref	Address	Settlement	Reason for rejection
T701 (also was T713)	Land adjoining Pontins Holiday Park	Brixham	<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. However, 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.</p> <p>However, if a strategic decision were taken that some or all of the holiday parks could be redeveloped for housing, this site could yield housing in a sustainable way as long as that development were on previously developed land, within the existing urban area. This is considered further through the consideration of Broad Locations as part of this study.</p>
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. There would likely be detrimental impact on the adjacent Berry Head Country Park as well as loss of important local habitat.
T704	Land between Mathill Road and Laywell Lane	Brixham	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and AONB on a gateway location into the town. It is within a Broad Location considered as part of this study but it is not a location which is supported for future consideration.
T708	Cricket Ground, Northfields Rd	Brixham	Planning permission granted prior to April 1st 2008 base date.
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.
T719a	Lupton Park Estate	Brixham	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and AONB. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study but is not supported for future development.
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

Site ref	Address	Settlement	Reason for rejection
T722	Land off Follafield Park	Brixham	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.
T732	Nurton House	Brixham	Unlikely to achieve 6 or more dwellings on the site
T740	House to the rear of Torhaven Hotel	Brixham	Unlikely to achieve 6 plus in this location
T757	Former sewage works site- Galmpton	Brixham	An unsuitable and unsustainable location for housing
T775A	Berryhead Car Park/ Shoalstone Car Park	Brixham	No development potential
T776	Breakwater Beach Car Park	Brixham	Considered unsuitable for residential development
T804	Land at King's Drive, off Rea Barn Road	Brixham	Site is the same as H1:019
T811	Riviera Bay Holiday Park	Brixham	The site is considered to be in a sustainable location, is brownfield and it is known that the current site owner is seeking to redevelop the site for housing. However, tourist accommodation is a valuable part of the local economy and as such should be protected. At present it is considered that there are no such considerations and therefore the loss of all accommodation sites is resisted but the land considered as part of a Broad Location for development.
T812	Land behind Golden Close	Brixham	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and development would have significant landscape impact.

Site ref	Address	Settlement	Reason for rejection
T849	Land at Laywell Road/Mathill Road	Brixham	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and AONB on a gateway location into the town. It is within a Broad Location considered as part of this study but it is not a location which is supported for future consideration.
T904	Site adjoining 93 Penn Meadows	Brixham	Unlikely to achieve 6 or more dwellings on the site
H1:015	Overflow Zoo Car Park	Paignton	This is the overflow car park for Paignton Zoo; a large tarmaced area for cars and coaches visiting the zoo. Good access, slightly sloping topography. Expired approval on the site. The site could have potential if underused but we are informed that this site will be retained for the use of the Zoo.
H1:016	Primley Dairy: Allocation H1:16	Paignton	Developed prior to base date
HC194	Blatchcombe	Paignton	Unlikely to achieve 6 or more dwellings on the site
HC201	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC202	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC203	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC206	Churston with Galmpton	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC207	Churston with Galmpton	Paignton	POS, public footpath and steep topography
HC209	Churston with Galmpton	Paignton	Unlikely to achieve 6 or more dwellings on the site
HC211	Churston with Galmpton	Paignton	Unlikely to achieve 6 or more dwellings on the site
HC212	HC212	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC213	Churston with Galmpton	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here as poor access
HC215a	Cliff Park- Car Park	Paignton	No potential for further development
HC215b	Land at Cliff Park	Paignton	Developed prior to base date
HC219	Clennon Valley Car Park	Paignton	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats
HC221	Goodrington with Roselands	Paignton	Unlikely to achieve 6 or more dwellings on the site
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.

Site ref	Address	Settlement	Reason for rejection
HC227	Paignton Zoo Car Park	Paignton	This is the main Paignton Zoo main Car Park. It is tarmaced, landscaped large parking area in close proximity to Morrison's supermarket and existing residential.
HC228	Clifton with Maidenway	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC230	Clifton with Maidenway	Paignton	Unlikely to achieve 6 or more dwellings on the site
HC242	Coniston House and gardens	Paignton	Unlikely to achieve 6 or more dwellings on the site
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
R245	Builders Yard, Marldon Road	Paignton	Land comprising builders' yard and glass works rear of 16 Marldon Road, Paignton. No evidence that site is being promoted or that it will come forward for development.
R247	262-264 Torquay Road	Paignton	Auctioneers and flats, south west side of Torquay Road. No evidence that site is being promoted.
R386	Land adjacent to 42 Penwill Way	Paignton	Land adjacent to 42 Penwill Way. Majority of this site is a duplicate of HC226. Rejected accordingly

Site ref	Address	Settlement	Reason for rejection
T706	Marine Park and adjacent land at Ashvale	Paignton	<p>The site is considered to be in a sustainable location and it is known that the current site owner is seeking to redevelop the site for housing. However, tourist accommodation is a valuable part of the local economy and as such should be protected unless there are over-riding material considerations. At present it is considered that there are no such considerations and therefore the loss of all accommodation sites is resisted.</p> <p>However, if a strategic decision were taken through the Local Development Framework that some or all of the holiday parks could be redeveloped for housing, this site could yield housing in a sustainable way. This is further considered through the assessment of Broad Locations as part of this study.</p>
T707	Land adjacent to Broadly Drive, Livermead	Paignton	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. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study.
T710	Torbay Motel, Totnes Road	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and is currently in tourist use. The land forms part of a Broad Location considered as part of this study.
T711	Land adjacent to Kings Ash Road	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and AGLV. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF.
T714	Land to Rear of 30 and 30a All Hallows Lane	Paignton	Unlikely to achieve 6 or more dwellings on the site due to access and topographical difficulties
T715	Beechdown Court	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and a large portion of this site is considered to be undevelopable due to the topography on the site and the copse. The land forms part of a Broad Location considered as part of this study.

Site ref	Address	Settlement	Reason for rejection
T717	Land at Churston	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and distant from existing facilities and services. The land was considered as part of a Broad Location for development as part of this study, but not identified as a location for further consideration.
T720	Land off Totnes Road	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and part is allocated for cemetery use. The land forms part of a Broad Location considered as part of this study.
T724	Land at Hookhills - Adjacent T110	Paignton	Amenity space of high value. Therefore unsuitable for residential development
T733	'Woodlands' and associated land	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study.
T734	Land at Long Meadow, Collaton st mary	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone. The land forms part of a Broad Location considered as part of this study.
T737	Land at Collaton St Mary	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study.
T741	Land at Brookfield, Totnes Road	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone is distant from the urban edge.

Site ref	Address	Settlement	Reason for rejection
T745	Parkland & Holimarine Caravan Park	Paignton	<p>The site is considered to be in a sustainable location and it is known that the current site owner is seeking to redevelop the site for housing. However, tourist accommodation is a valuable part of the local economy and as such should be protected unless there are over-riding material considerations. At present it is considered that there are no such considerations and therefore the loss of all accommodation sites is resisted.</p> <p>However, if a strategic decision were taken through the Local Development Framework that some or all of the holiday parks could be redeveloped for housing, this site could yield housing in a sustainable way. This is further considered through the assessment of Broad Locations as part of this study.</p>
T755	Yannons Farm	Paignton	Land is not considered suitable for residential development within the context of the existing development plan as it is allocated, in the main, for employment uses. However, the land does form an extension to the existing urban area and the extent and type of development in the vicinity may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study and may be considered further as part of the LDF process.
T756a	Land on the edge of Goodrington, Goodrington	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and outside of the existing built area. However, the land forms part of a Broad Location considered as part of this study and may be considered further. However, it is anticipated that development will be limited by the impact on the adjacent AONB.
T756b	Land on the edge of Goodrington, Goodrington	Paignton	
T758	Garden Centre on Brixham road	Paignton	Land is not considered suitable for residential development within the context of the existing development plan as it is allocated for employment uses. However, the land does form an extension to the existing urban area and the extent and type of development in the vicinity may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study and may be considered further as part of the LDF process.

Site ref	Address	Settlement	Reason for rejection
T767	Beverly Park & Meadowside Holiday Centre	Paignton	<p>The site is considered to be in a sustainable location and it is known that the current site owner is seeking to redevelop the site for housing. However, tourist accommodation is a valuable part of the local economy and as such should be protected unless there are over-riding material considerations. At present it is considered that there are no such considerations and therefore the loss of all accommodation sites is resisted.</p> <p>However, if a strategic decision were taken through the Local Development Framework that some or all of the holiday parks could be redeveloped for housing, this site could yield housing in a sustainable way. This is further considered through the assessment of Broad Locations as part of this study.</p>
T768	Lower Yalberton Holiday Park, Long Road	Paignton	The land is located distant from the existing urban area and west of the Yalberton Valley. It is therefore not considered suitable for development as it is unlikely to provide an appropriate location.
T769	Lower Yalberton Holiday Park, Long Road	Paignton	Work by Enderby Associates on landscape capacity concluded "The small scale nature of the Yalberton valley (which runs north-south between Higher and Lower Yalberton), and its status as a locally important site, limits the capacity for further development in this area. This is a small scale landscape with an intimate character, traditional buildings, and distinct pattern of orchards that assist in assimilating existing development to the east. It is highly sensitive to further change. There is an opportunity to accommodate development south of Totnes Road (in tandem with potential development indicated in southern part of (Area 8), which could be contained from the south by Windmill Hill. This is a fragmented urban fringe landscape with moderate (locally low) sensitivity to change and with a moderate capacity to accommodate a modest level of development. The caravan site west of Waddeton estate provides an opportunity for smaller scale development (but this may be a logical extension of the existing estate as opposed to residential development)." There is however, acknowledged capacity here for development, and the site has the potential to come forward as part of a larger site for mixed use development.
T770	Lower Yalberton Holiday Park, Long Road	Paignton	The land is located distant from the existing urban area and west of the Yalberton Valley. It is therefore not considered suitable for development as it is unlikely to provide an appropriate location.
T771	Lower Yalberton Holiday Park, Long Road	Paignton	The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner as part of a wider urban extension and as such has been considered as a Broad Location for development.

Site ref	Address	Settlement	Reason for rejection
T777	Broadsands Beach Car Park	Paignton	Land is subject to flooding and is poorly related to the existign urban area.
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
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.
T785	Youngs Car Park- Goodrington Park	Paignton	Potential for leisure development not residential- well used in the summer and in close proximity to Wildfowl Conservation Area, Crazy Golf course, pedalo kale and beach huts. Also near railway line
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
T792a	Land on edge of Goodrington	Paignton	The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner and as such has been considered as a Broad Location for development.
T797	20 Roundham Road,	Paignton	Planning permission granted prior to April 1st 2008 base date. The site has consent for 10 dwellings (P/2005/0928) therefore recent application for 12 dwellings would not result in a net increase of 6 or more
T798	Concorde Lodge Hotel	Paignton	Planning permission granted prior to April 1st 2008 base date.
T806	Land South West of 82 York Road	Paignton	Unlikely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Reason for rejection
T815	Little Blagdon Farm	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study.
T825	Golf Driving range	Paignton	Site not considered to be available for development at present
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 and therefore it is not considered that the site is available.
T831	Land at Preston Down Road	Paignton	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. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study.
T843	Land at West Paignton	Paignton	Land is not considered suitable for residential development within the context of the existing development plan as it is allocated, in the main, for employment uses. However, the land does form an extension to the existing urban area and the extent and type of development in the vicinity may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study and may be considered further as part of the LDF process.
T847	Land off Totnes Road	Paignton	Unlikely to achieve 6 plus and not considered suitable for development.
T848	Land off Totnes Road	Paignton	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T851	Land off Queen Elizabeth Drive	Paignton	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and is poorly accessed. Topography also limits opportunities for development

Site ref	Address	Settlement	Reason for rejection
T854	Land at Clennon Hill	paignton	Amenity space of high value. Therefore unsuitable for residential development
T870	123 Torquay Road, Paignton	Paignton	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.T
T871	Dainton Hotel, 95 Dartmouth Road, Paignton	Paignton	Planning permission granted prior to April 1st 2008 base date.
T883	62 Manor Road, Paignton	Paignton	Unlikely to achieve 6 or more dwellings on the site
T895	128 Maidenway Road, Paignton	Paignton	Unlikely to achieve 6 or more dwellings on the site, given the size and nature of the site and the surrounding character.
T901	Land 145-149 Winner Street	Paignton	Unlikely to achieve 6 or more dwellings on the site
T909	Berry Drive Public Areas, adjoining 83 Berry Road	Paignton	Unlikely to achieve 6 or more dwellings on the site
T910	Land adjacent to 63 Ramshill Road	Paignton	Unlikely to achieve 6 or more dwellings on the site
T911	land adjoining 4 David Road	Paignton	Unlikely to achieve 6 or more dwellings on the site given the size and nature of the site and its surrounding character
T916	Store rear of 72 Winner Street	Paignton	Unlikely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Reason for rejection
T918	Land at 53 Totnes Road (formerly Haswell House)	Paignton	Unlikely to achieve 6 or more dwellings on the site
T919	Paignton old Town Hall	Paignton	Unlikely to achieve 6 or more dwellings on the site and would be more suited to retaining a community/ other use.
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.
T929 (prev 792b)	Land at White Rock, Long Road South	Paignton	Land is not considered suitable for residential development within the context of the existing development plan as it is generally allocated for employment uses. However, the land does form an extension to the existing urban area and the extent and type of development in the vicinity could be reconsidered as a part of the LDF. The land forms part of a Broad Location considered as part of this study and may be considered further for future development.
TM006	Crossways	Paignton	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats
Allocation H1:017	Seafield Hotel: Allocation H1:17	Paignton	Developed prior to base date
H1:002	Scotts Bridge/ Barton Phase 2A: Allocation H1:2	Torquay	Planning permission granted prior to April 1st 2008 base date for wider area including this land.
H1:005	Fore Street Watcombe: Allocation H1:5	Torquay	Developed prior to base date
HC004	Watcombe, Torquay	Torquay	Amenity space of high value. Therefore unsuitable for residential development.

Site ref	Address	Settlement	Reason for rejection
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.
HC026	Park Road, St Marychurch	Torquay	Unlikely to achieve 6 or more dwellings on the site.
HC029	St Marychurch	Torquay	Unlikely to achieve 6+ independantly. However if combined with HC30 could potentially work- large verge, yard and house plus land behind house towards the quarry cliff face could be potential for 6 plus. However, the availability and size of HC030 still make the site uncertain.
HC030	St Marychurch	Torquay	Unlikely to achieve 6+. However if combined with HC29 could potentially work- large verge, yard and house plus land behind house towards the quarry cliff face could be potential for 6 plus.
HC043	Shiphay with The Willows	Torquay	Unlikely to achieve 6 or more dwellings on the site
HC046	Shiphay with The Willows	Torquay	Unlikely to achieve 6 or more dwellings on the site and access to the site is poor
HC061	St Marychurch	Torquay	Highway access to the site unavailable
HC064a	Hampton Avenue Car Park	Torquay	Conflict with the Babbacombe Model Village and Abbey School. Busy in Summer months especially.
HC064b	St Marychurch Town Hall	Torquay	Needed- local shoppers Car Park.

Site ref	Address	Settlement	Reason for rejection
HC068	St Marychurch	Torquay	Developed prior to base date
HC072	Chelston	Torquay	Highway access to the site unavailable
HC076	Sheddon Hill Car Park	Torquay	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats
HC085a	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.
HC085b	Wellswood	Torquay	Gardens with poor access and multiple ownerships
HC088	Wellswood, Land to Rear of Collingwood Hotel	Torquay	Unlikely to achieve 6 or more dwellings on the site
HC092	Fleet Walk Car Park	Torquay	Not Council owned, no reason to think will come forward
HC093	Royal garage Site, Torwood Street	Torquay	The town centre location makes this site suitable for higher density development in the form of flats or apartments. However, the site is being considered for a range of uses as part of the THAAP. However, this mix is unlikely to include residential development.
HC094	Living Coasts	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.

Site ref	Address	Settlement	Reason for rejection
HC111	St Marychurch	Torquay	Highway access to the site unavailable and multiple ownership issues.
HC115	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here.
HC119	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here.
HC120	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC121	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC124	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here. Rejected on appeal few years ago
HC127	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC129	Wellswood	Torquay	Unlikely to achieve 6+. Rejected on appeal for one or two dwellings. These sites are in a conservation area- we need to take a policy view on this. Unlikely to come forward in general- but even more unlikely to come forward for more than 6. 1 or 2 maybe.
HC130	Wellswood	Torquay	Highway access to the site unavailable as backland site
HC133	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC134	Wellswood	Torquay	Developed prior to base date
HC142	Wellswood	Torquay	Large enough site for 6+ but serious earthworks would be needed due to varied levels across the site and steep topography. Access to the site would have to be gained through what is currently a thick stone wall off the main access road; this would require a large amount of earth movement and ground stability would have to be assured.
HC143a	Wellswood	Torquay	This site is a large wood which is unsuitable for development.
HC143b	Wellswood	Torquay	Large dense wood on a hill- steep topography. Only access is gained via small unadopted track- narrow. Not suitable for development
HC144	Wellswood	Torquay	Unlikely to achieve 6 here as would have to be 2/3 storey development- not suitable in this location.
HC146	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the site
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
HC156	Meadfoot Road Car Park	Torquay	Well used at present- could be reconsidered after The Terrace car park finished
HC163	Wellswood	Torquay	Small garden on a steep hill- very wooded and poor access- adjacent to HC164

Site ref	Address	Settlement	Reason for rejection
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
HC166a	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC166b	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the site
HC168	The Little Theatre Car Park	Torquay	Site located in the Tourism Zone 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.
HC170	Meadfoot Sea Road Car Park	Torquay	Unlikely to achieve 6 or more dwellings on the site
HC175	Lower Erith Road, Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the 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

Site ref	Address	Settlement	Reason for rejection
R155	Transport House, Museum Road	Torquay	No prospect of currently being developed
R156	Garage Site, Castle Lane	Torquay	Site not currently available as still operational as a garage
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
R259	Mount Tyron, Higher Warberry Road	Torquay	Nursing home in use and not being marketed
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 .
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.
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. Too narrow- too steep, unlikely to achieve 6 plus.
T728	Fruit Farm and Lands near Nutbush 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.

Site ref	Address	Settlement	Reason for rejection
T729	Land between Edginswell Close and Newton Road	Torquay	Site is considered acceptable for development in principle but proposals are currently considered unlikely to include houses or flats
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.
T736	Land off Lincombe Drive	Torquay	Unlikely to achieve 6 or more dwellings on the site also development inappropriate here as a wooded field.
T738	Torquay Holiday Park	Torquay	The site is considered to be in a sustainable location, is brownfield and it is known that the current site owner is seeking to redevelop the site for housing. However, tourist accommodation is a valuable part of the local economy and as such should be protected. At present it is considered that there are no such considerations and therefore the loss of all accommodation sites is resisted but the land considered as part of a Broad Location for development.
T739	Manor Farm, Galmpton	Torquay	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone , outside of the existing built area. However, the land does form an extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the LDF. The land forms part of a Broad Location considered as part of this study and the eastern end of the land may be considered further as a potential area for development.
T746	Land at Paignton West	Torquay	Much of promoted site is outside of the Unitary Authority boundary and therefore falls outside of this study. The remaining land is located west of the existing employment area but is located in the countryside zone on high ground enclosing land to the north. This land has been considered as part of the Broad Locations for development as part of this study.
T747	Scotts Meadow	Torquay	The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner and as such has been considered as a Broad Location for development.
T748	Land off Plantation Way	Torquay	The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner and as such has been considered as a Broad Location for development.

Site ref	Address	Settlement	Reason for rejection
T749	Land to North of Nuthatch Drive	Torquay	The land is well related to existing services and could be developed as an extension to previous housing development. However, it is part of a wider site operated as a holiday park which utilises the land in question. Therefore, the loss of the land for housing may have a negative impact on the tourist accommodation to the detriment of the local economy. Therefore, it is currently considered, on the basis of available information, that the site is currently unsuitable for development. However, further review of holiday accommodation and the role of this land may provide justification for release in the future as part of the LDF process.
T751	Clennon Lane	Torquay	Site very steep, heavily wooded. In-between existing housing- unsuitable for development.
T759	Land at Higher Compton, Barton, Maldon	Torquay	Outside of Torbay unitary Authority
T760	South Devon Hotel, St Margarets Road	Torquay	Planning permission granted prior to April 1st 2008 base date
T761	The Torbay Palace Hotel	Torquay	Being promoted for holiday flats. Not residential use
T762	Walls Hill Quarry	Torquay	Unlikely to achieve 6 or more dwellings on the site
T764	5-7 Meadfoot Road	Torquay	Unlikely to achieve 6 or more dwellings on the site
T765	Corbyn Head Hotel, Torbay Road	Torquay	Site comprises of a dated 2/3 storey hotel/ motel building built into the headland overlooking the sea. Varied gradients across the site- levels from the hotel to the road are significant. Access is currently ok, but located on a busy road and junction.
T772	Abbey Park Car Park	Torquay	No development potential

Site ref	Address	Settlement	Reason for rejection
T773	Ansteys Cove	Torquay	No development potential
T774	Babbacombe Beach Car Park	Torquay	Site divorced from main settlement in location considered suitable for development
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
T783	Melville Road Car Park	Torquay	Unlikely to achieve 6 or more dwellings on the site due to the layout of the site
T788	Walls Hill Car Park	Torquay	Car park which adjoins heathland; public amenity land- coastal preservation area. Suitable access and good aspect/topography for development. Might be visibility issues from the existing dwellings as prominent position. Could be involved in the Peter de Savery development- and as such might be capacity to extend slightly. Not considered appropriate at present but may be considered as part of wider scheme in the future
T793	Torbay Court, Chelston Road	Torquay	Planning permission granted prior to April 1st 2008 base date.
T794	Garage Premises, Laburnum Street	Torquay	Planning permission granted prior to April 1st 2008 base date.
T795	Municipal Chambers	Torquay	Planning permission granted prior to April 1st 2008 base date.
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, as of mid 2007, was in the process of being renovated. Unsure of availability.
T801	3-9 Pimlico	Torquay	Planning permission granted prior to April 1st 2008 base date.

Site ref	Address	Settlement	Reason for rejection
T802	Ingoldsby House, Chelston Road	Torquay	Planning permission granted prior to April 1st 2008 base date.
T803	4 Beenland Place, East Street	Torquay	Application for 6 units but 2 already exist on site, therefore only net increase of 4
T809	Hotel Roseland, Warren Road	Torquay	Planning permission granted prior to April 1st 2008 base date.
T810	Co-operative Funeral Service, New Road	Torquay	Planning permission granted prior to April 1st 2008 base date
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
T817	Land at Edginswell, Hamelin Way	Torquay	The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner and as such has been considered as part of a Broad Location for development.
T836	Torre Valley North site	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T838	Anchorage Hotel	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.
T840	Barton Hill School	Torquay	Initially promoted to the study but further investigations indicate no prospect of release at present.

Site ref	Address	Settlement	Reason for rejection
T844	Land adjacent to All Saints Babbacombe School	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T845	Land adjacent to HC62	Torquay	Unlikely to achieve 6 or more dwellings on the site
T846	Dairyfresh	Torquay	Employment site which it is considered should be protected to retain employment use in line with Policy E6
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
T861	16 Market Street, Torquay	Torquay	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T862	Land east of St Peters Close, Torquay	TORQUAY	This site comprises a vacant plot of undeveloped land at the end of an existing residential street. The site had planning permission permitted for 12 terraced houses in 2007.
T865	155-157 Babbacombe Road, Torquay	TORQUAY	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T867	St Peters House, Queensway, Torquay	Torquay	Unlikely to achieve 6 or more dwellings on the site, given the need to demolsh the existing house and limited space to increase the dwelling numbers.
T874	61-63 Market Street, Torquay	Torquay	Unlikely to achieve 6 or more dwellings on the site
T875	30 Fore Street, St Marychurch, Torquay	Torquay	Unlikely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Reason for rejection
T880	Land R/O Falcon Park, Totnes Road, Paignton	Torquay	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone is distant from the urban edge.
T884	Shedden Hall Hotel, Shedden Hill Road, Torquay	Torquay	Site remains in active use as a hotel within a PHAA and therefore it is considered that redevelopment for housing is not suitable within the current policy context. However, the redevelopment of such accommodation has been considered as part of the Broad Locations for this study.
T885	St Georges Hall	Torquay	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site
T893	Lee Hotel and Restaurant, Torbay Road, Torquay	Torquay	Site is within a sustainable location but its development is currently precluded by existing policy constraints. These have been reconsidered as part of the Broad Locations for development but require further consideration through the LDF.
T896	Land adjacent to No. 55 Hawkins Avenue	Torquay	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T897	Braddon Street land adjacent to number 27.	Torquay	Unlikely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T903	The Grove, Babbacombe	Torquay	High ecological value of land
T905	Land adjacent to No. 38 West Pafford Avenue	Torquay	Unlikely to achieve 6 or more dwellings on the site
T906	Land between meadfoot road car park/Torwood garden	Torquay	Unlikely to achieve 6 or more dwellings on the site
T912	land adjacent to 115 Exe Hill	Torquay	Unlikely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Reason for rejection
T913a	land adjacent to 7 and 60 Weaver Court	Torquay	Unlikely to achieve 6 or more dwellings on the site
T913b	land adjacent to 7 and 60 Weaver Court	Torquay	
T914	meadfoot Road car park	Torquay	Unlikely to achieve 6 or more dwellings on the site
T917a	Cemetery Lodge and buildings	Torquay	Unlikely to achieve 6 or more dwellings on the site
T917b	Cemetery Lodge and buildings	Torquay	
T920	Brunswick Garage	Torquay	Unlikely to achieve 6 or more dwellings on the site
T921	Land at Smalldon Lane, Torquay	Torquay	Area highly valued for recreational uses and readily accessible from urban area. It may, however, be a location which could be considered as part of the LDF process and review of the Countryside Zone boundary.
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.
T927	Beacon Cove	Torquay	This site is 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 would not be recommended here.

Site ref	Address	Settlement	Reason for rejection
TM001	Town Hall Car Park	Torquay	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats
TM005	Town centre, mixed-use redevelopment	Torquay	Suitable locaiton for residential devleopment. However, leisure uses are being promoted for the site and therefore it is unlikley to be available.

Appendix 4
Site yield summary table

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
Allocation H1:018	Town Centre Car Park	Brixham	0.61	50	50	0	0
Allocation H1:019	Paint Station	Brixham	0.92	35	35	0	0
Allocation H1:021	St Mary's	Brixham	0.75	25	0	25	0
H1:001	Scotts Bridge / Barton Phase 2c	Torquay	1.91	131	131	0	0
H1:003	Hatchcombe Lane, Scotts Bridge/ Barton	Torquay	1.30	51	51	0	0
H1:004	Beechfield Avenue Extension	Torquay	2.40	120	120	0	0
H1:007	Hawkins Avenue: Allocation H1:7	Torquay	0.90	50	50	0	0
H1:010	Old gas works: Allocation H1:10	Paignton	2.71	185	0	185	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
H1:011	Great Parks- Phase 2: Allocation H1:11	Paignton	3.40	185	0	185	0
H1:012	Great Parks- Phase 2: Allocation H1:12	Paignton	4.58	183	0	183	0
H1:013	Great Parks- Phase 2: Allocation H1:13	Paignton	2.08	80	0	80	0
H1:014	Station Lane/ Great Western Car Park	Paignton	2.93	40	20	20	0
HC010	Church Road, Watcombe	Torquay	0.15	6	0	6	0
HC062	Chilcote Close Car Park	Torquay	0.12	10	10	0	0
HC070	Princes Street Car Park	Torquay	0.17	20	20	0	0
HC087	Woodside Drive, Wellswood	Torquay	0.16	6	0	6	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
HC090	The Terrace Car Park	Torquay	1.11	95	0	45	50
HC105	Brunswick Square Car Park	Torquay	0.23	12	0	12	0
HC173	Babbacombe Road, Wellswood	Torquay	0.20	8	0	8	0
HC232	Churchwood Road Car Park	Paignton	0.11	6	6	0	0
HC233	Paignton Library, Courtland Road	Paignton	0.36	14	0	14	0
HC238	Land to the rear of the Marine Drive.	Paignton	2.59	103	0	80	23
HC239	Preston Gardens Car Park	Paignton	0.13	6	6	0	0
R081	Former Church of Park Hall Site, Parkhill Road	Torquay	0.15	8	0	8	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
R125	Parkhill House, 1 Southfield Road	Paignton	0.07	12	12	0	0
R139	Rear of Briseham Road	Brixham	0.14	8	0	0	8
R149	Adjacent to Abbey Hall, Rock Road	Torquay	0.09	29	29	0	0
R175	Rear of 17/31 Happaway Road	Brixham	0.05	8	0	0	8
R195	Elsinore, Greenway Road	Torquay	0.14	7	0	7	0
R199	23A Warberry Road West	Torquay	0.03	6	0	6	0
R232	Melville Street Joinery Works	Torquay	0.04	12	0	12	0
R265	Montserrat, Torwood Gardens Road	Torquay	0.08	6	0	6	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
R282	Bronshill Court	Torquay	0.22	10	0	0	10
R363	Rear of Farmhouse Tavern, Newton Road	Torquay	0.24	40	0	40	0
R545	159-169 Barton Hill Road	Torquay	0.20	15	0	15	0
T705	Land at Intek House	Paignton	0.25	18	0	0	18
T709	Vauxhall Garage on Torquay Road	Paignton	0.17	20	20	0	0
T716	Land adjacent to 10 Edgeley Road	Torquay	0.18	7	7	0	0
T718	Angleside House, Paignton	Paignton	0.24	12	12	0	0
T721	Transport Yard, Berachah Road	Torquay	0.18	9	9	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T725	Community Centre	Paignton	0.14	6	0	6	0
T726	Braddons Street Disused Playground	Torquay	0.22	9	0	9	0
T730	Redwell Playground and Amenity Area	Paignton	0.23	9	9	0	0
T735	Churston Golf Course	Paignton	4.27	147	0	0	147
T742	Oldways Mansion	Paignton	11.48	150	0	0	150
T743	Foxhole Infant School	Paignton	0.83	33	33	0	0
T744	Divisional Police Headquarters	Paignton	0.48	21	0	0	21
T750	Scotts Bridge, Barton	Torquay	3.49	139	0	89	50

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T752	Land at Grange Road	Torquay	0.11	6	6	0	0
T753	300-302 Union Street	Torquay	0.10	6	6	0	0
T754	Tor House and Gospel Hall	Torquay	0.16	25	25	0	0
T763	Imperial Hotel	Torquay	0.34	15	15	0	0
T766	Fleet Walk shopping centre	Torquay	0.80	21	21	0	0
T782	Lower Union Lane Car Park	Torquay	0.11	10	0	10	0
T787	Victoria Park Multi Storey	Paignton	0.96	47	0	0	47
T790a	Brunel Medical Practice	Torquay	0.07	6	6	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T790b	Babbacombe Brunel Medical Practice	Torquay	0.18	12	12	0	0
T790c	St Marychurch Chilcote Surgery	Torquay	0.08	12	12	0	0
T790d	St Marychurch Chilcote Surgery	Torquay	0.13	6	6	0	0
T791	Torbay Industrial Estate	Brixham	0.32	15	15	0	0
T796	Chatsworth Apartments, 217 st Marychurch Road	Torquay	0.16	7	7	0	0
T799	Mission Cottages, Edginswell Lane	Torquay	0.33	11	11	0	0
T807	Conway Court Hotel, Warren Road	Torquay	0.11	14	14	0	0
T808	General Accident Buildings, Greenway Road	Torquay	0.24	14	14	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T814	Torquay Girls Grammar Shiphay Manor Torquay	Torquay	1.39	21	21	0	0
T816	Shoalstone Overflow Car Park	Brixham	0.07	6	6	0	0
T818	Starpitten Lane	Torquay	0.30	15	15	0	0
T819	Hollicombe Park	Paignton	2.00	50	0	50	0
T820	Barton Playing fields	Torquay	2.31	80	0	80	0
T821	Laywell old peoples home	Brixham	0.27	12	12	0	0
T822	North Cliff Hotel.	Brixham	1.88	75	75	0	0
T823	Hookhills Community Centre	Paignton	0.51	20	20	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T824	Land off Grange Road	Paignton	1.08	43	0	43	0
T826	Council Depot	Paignton	2.97	120	0	120	0
T827	Borough Road Play Area	Paignton	0.38	25	0	25	0
T829	South West Water Depot	Paignton	0.70	29	29	0	0
T832	Victoria Parade	Torquay	0.63	95	0	65	30
T833	Marina Car Park- Pavilions	Torquay	0.34	20	0	0	20
T834	Cary Parade- The Golden Palms	Torquay	0.18	30	0	30	0
T835	The Palm Court Hotel	Torquay	0.31	15	0	15	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T839	Dunboyne, St Marychurch Road	Torquay	0.31	30	30	0	0
T841	Sherwell Valley Garage	Torquay	0.27	20	0	20	0
T842	Queensway	Torquay	0.80	34	34	0	0
T852	Site 1 Higher Cadewell Lane	Torquay	0.44	17	17	0	0
T853	Site 2 Higher Cadewell Lane	Torquay	0.29	11	11	0	0
T855	Land at Barton Hill Road	Torquay	0.54	25	0	0	25
T856a	Torre Station	Torquay	0.21	25	0	0	25
T856b	Torre Station	Torquay	0.09	0	0	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T857	Paignton Harbour	Paignton	0.36	50	0	0	50
T858	Freshwater Car Park	Brixham	0.50	75	0	75	0
T859	Tor Manor, 11 Tor Church Road, Torquay	Torquay	0.21	10	10	0	0
T860	Fairlawns, 27 St Michaels Road, Torquay	Torquay	0.38	15	15	0	0
T863	92 Totnes Road, Paignton	Paignton	0.06	12	12	0	0
T864	Ansteys Lea Hotel, Babbacombe Road, Torquay	TORQUAY	0.23	9	9	0	0
T866	Land at Gibson and Kingsway Ave	Paignton	0.11	6	6	0	0
T868	119 Newton Road, Torquay	Torquay	0.13	55	55	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T869	English House Hotel, Teignmouth Road, Torquay	Torquay	0.16	9	9	0	0
T872	Zion Methodist Church, Zion Road, Torquay	Torquay	0.04	8	8	0	0
T873	Land adj 84 Grange Road, Torquay	Torquay	0.11	9	9	0	0
T876	16/18 Lower Thurlow Road, Torquay	Torquay	0.09	6	6	0	0
T877	Hermosa, Higher Woodfield Road, Torquay	Torquay	0.12	6	6	0	0
T879	Spa View, Stitchill Road, Torquay	Torquay	0.30	14	14	0	0
T881	Landsdowne Hotel, Old Torwood Road, Torquay	Torquay	0.24	14	14	0	0
T882	Whiteleaf, Priory Road, Torquay	Torquay	0.09	8	8	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T886	King's Barton, Summer Lane, Brixham	Brixham	0.20	7	7	0	0
T887	Land R/O Market Street, Torquay	Torquay	0.24	59	59	0	0
T888	Beacon House, Parkhill Road, Torquay	Torquay	0.20	8	8	0	0
T890	30 Croft Road, Torquay	Torquay	0.19	9	0	9	0
T891	Upper Corbyn, Seaway Lane, Torquay	Torquay	0.29	14	14	0	0
T892	Ventura, Meadfoot Sea Road, Torquay	Torquay	0.07	6	6	0	0
T894	Beverley Court, Upton Manor Road, Brixham	Brixham	0.20	10	10	0	0
T899	Land adjoining Lancaster Drive	Paignton	0.09	6	6	0	0

Appendix 4 Site Yield Summary Table

Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
T900	Higher Hollicombe Former Allotment land	Paignton	0.29	11	0	0	11
T908	Land at end of Hoyles Road	Paignton	0.14	7	0	7	0
T924	Goodrington Quarry	Paignton	1.07	42	0	0	42
T926	Bartons Down Field	Torquay	0.55	20	0	0	20
T928	PAPILLON, 18 VANSITTART ROAD	Torquay	0.13	7	7	0	0
TM002	Magistrates Court	Torquay	0.12	12	12	0	0
TM003	Land adjacent to Union Street Car Park	Torquay	0.20	18	0	18	0

Appendix 4 Site Yield Summary Table

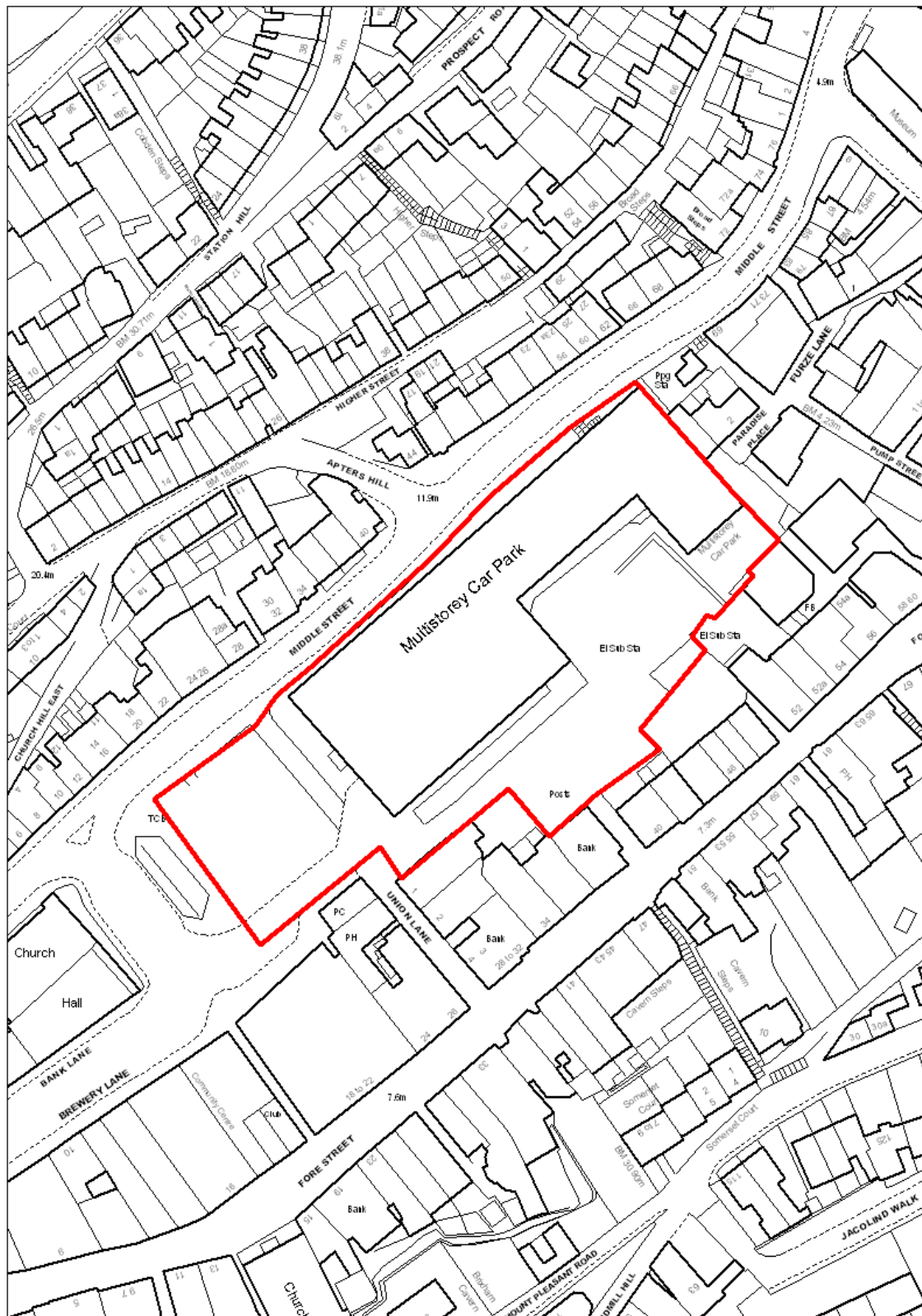
Site ref	Site address	Settlement	Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
			Area (ha)	Final suggested yield	Yield 2008 - 2013	Yield 2013 - 2018	Yield 2018 - 2026
			83.03	3749	1380	1614	755

Appendix 5
Opportunity site analysis forms

Site ref	Settlement	Site Address	
Allocation H1:018	Brixham	Town Centre Car Park	
Site Area (ha)	Type of site	Current/previous landuse	
0.61	Brownfield	Sui Generis	
Description of site			
<p>Busy Car Park behind shops on the High Street in Brixham. Generally level site laid out as car park at the bottom of Station Hill. This site has been promoted by Council.</p>			
Planning history			
<p>The site was previously developed but buildings on the site have been demolished. It is allocated in the Adopted Local Plan for redevelopment which will include a mix of uses including residential. The Local Plan seeks to achieve 20 dwellings on the site, all of which are expected to be affordable dwellings (policy H5). However, it is anticipated that a higher yield will be possible on this site.</p>			
Suitability summary			
<p>The site located is 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 which 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</p>			
Availability summary			
<p>The site is owned by Torbay Council and they have indicated that the site is being considered for development.</p>			
Achievability summary			
<p>Medium/high density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>The adopted Local Plan indicates an expectation of 20 dwellings, however it appears that a higher yield should be achievable in the context of the current market and planning policy. Therefore, an indicative yield of 50 dwellings is suggested, though a higher figure may be acceptable due to the town centre location and proximity to services. The timeframe for development has been allocated on the basis that the site is already being actively promoted by the Council, and is a strategically located, sustainable site for development.</p>			
Final density:		Final suggested yield:	
82.16		50	

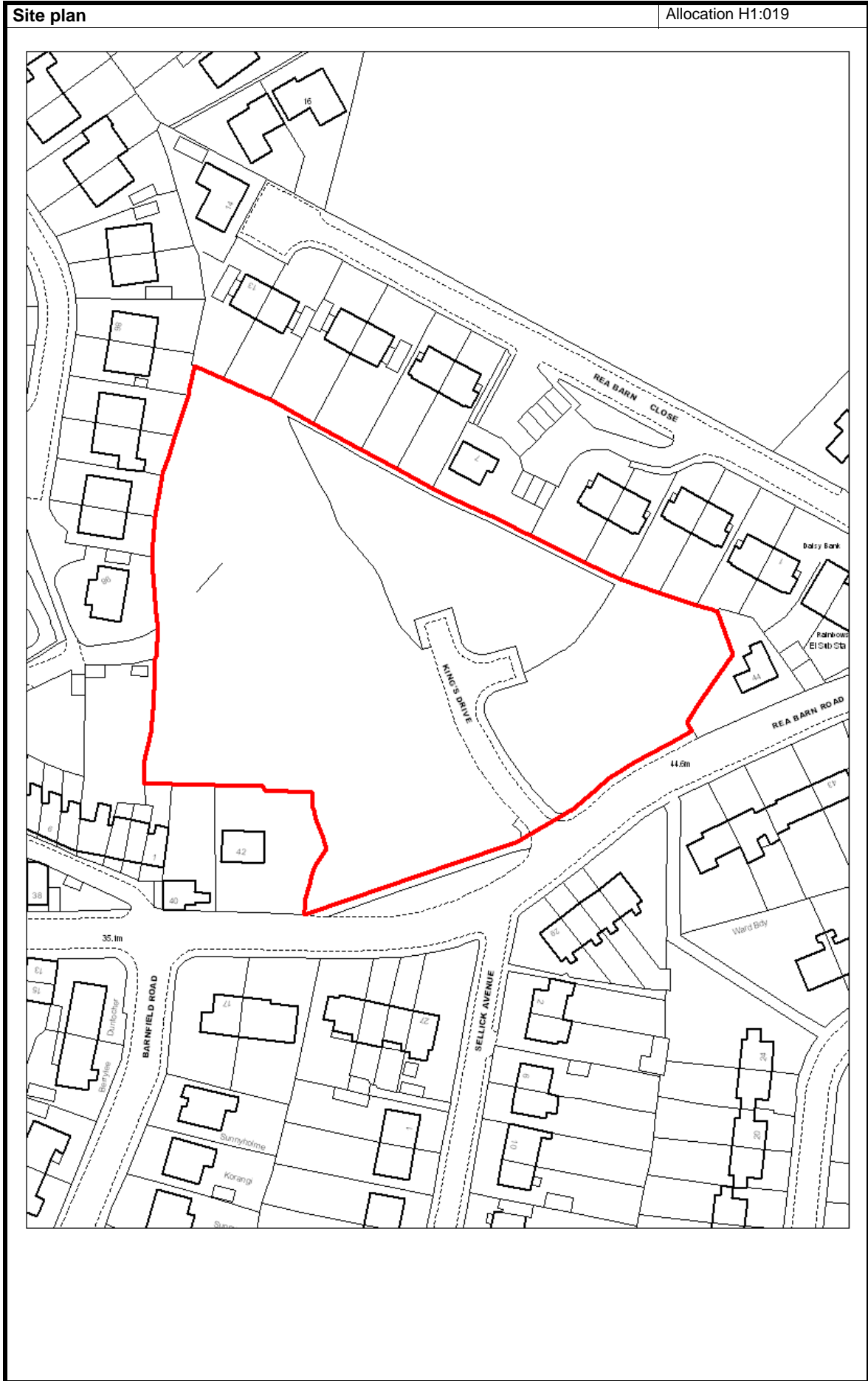
Site plan

Allocation H1:018



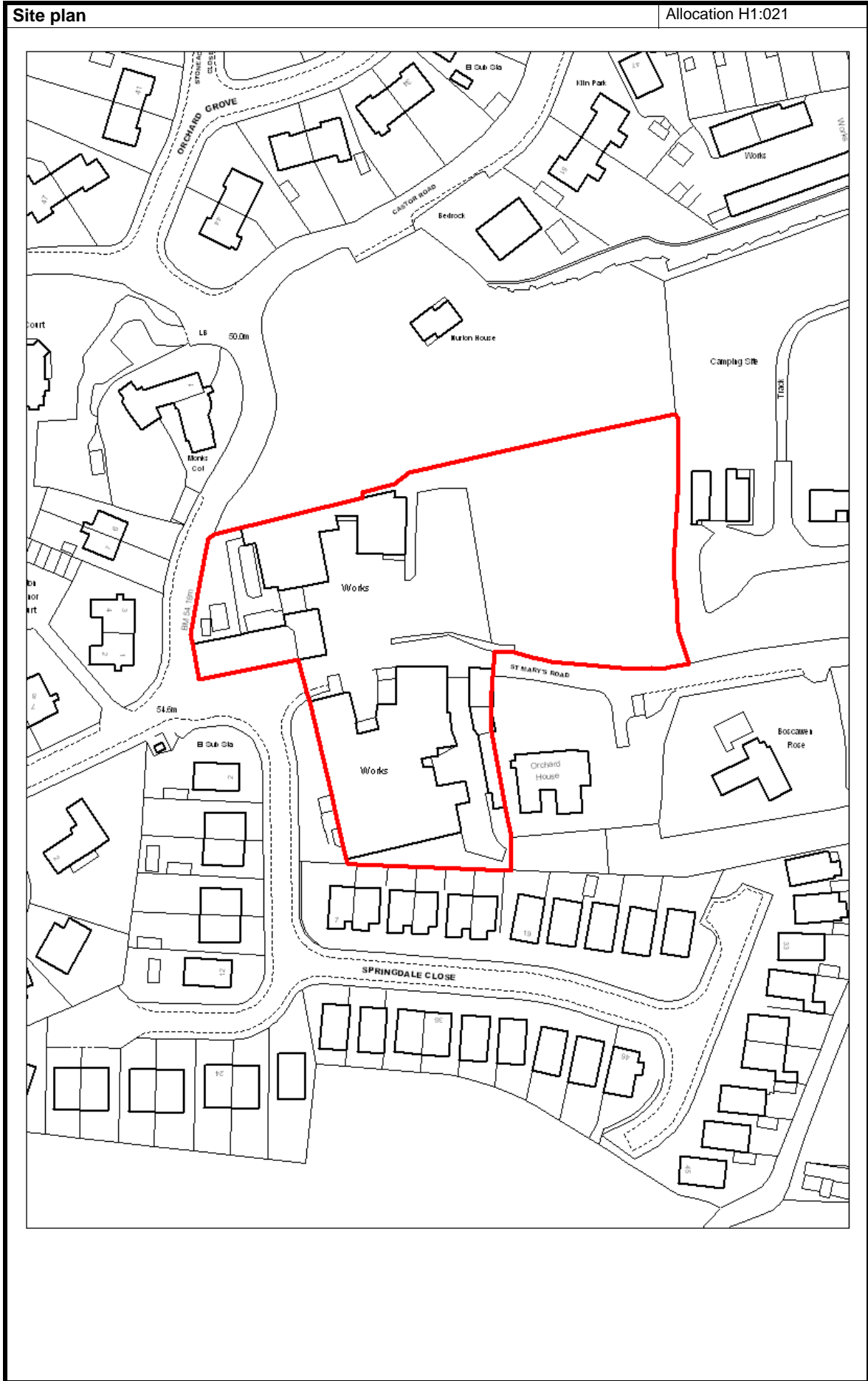
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
Allocation H1:019	Brixham	Paint Station	
Site Area (ha)	Type of site	Current/previous landuse	
0.92	Brownfield	Unknown	
Description of site			
This site is a piece of scrub land/ Previously Developed Land located on a gentle hillside overlooking Sharkham Village. Currently there is a temporary building on the site which is in use as a Church. Paint Station / Kings Drive - Site is under construction for housing and church (yield ok)			
Planning history			
The land is allocated in the Torbay Local Plan for 15 dwellings with a target of 50% affordable housing. A planning application (P/2006/1066/MPA) was approved in August 2007 for 35 dwellings as well as a Church/Community Building.			
Suitability summary			
The site is located within the settlement and is allocated for residential development within the adopted local plan. An application has recently been approved.			
Availability summary			
This site is allocated in the Local Plan and a planning application for development has recently been approved. Therefore it is considered available for housing.			
Achievability summary			
Relatively low to medium density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development			
Conclusion			
The site has a recent consent for redevelopment, including 35 residential units, of which 12 are under construction. This consent was given after the base date for this study of the 1 April 2008 and therefore it is considered as an opportunity site where development can be expected within the next 5 years.			
		Final density:	Final suggested yield:
		38.24	35



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
Allocation H1:021	Brixham	St Mary's
Site Area (ha)	Type of site	Current/previous landuse
0.75	Brownfield	Unknown
Description of site		
<p>This site comprises a group of small industrial units and associated parking. The buildings are a mixture of newer possibly redeveloped stone buildings and some more recent structures. There is an access road into the site and associated parking</p>		
Planning history		
<p>The site is partly within and partly outside of the AONB, which has St Marys Road as its boundary in this location. The site is allocated in the Adopted Local Plan for a maximum of 25 dwellings with a minimum of 30% sought as affordable housing (Policy H5). The site also partly lies within (NC4) a Wildlife Corridor.</p>		
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 previously allocated for development in the adopted Local Plan.</p>		
Availability summary		
<p>This site is allocated in the Local Plan</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>25 dwellings proposed in Local Plan. 30% affordable housing is sought here. Although the area has a relatively low density, detached residential character, the site itself is located out of view from many of these properties, and further down the road the Sharkham Village development is developing at a much higher density. There are also local services nearby which would suggest the area could accommodate a higher number of dwellings here. The timeframe for development has been allocated on the basis that the site is already an existing allocation; is being promoted by the Council and is a strategically located, sustainable site for development.</p>		
Final density:		Final suggested yield:
33.19		25



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

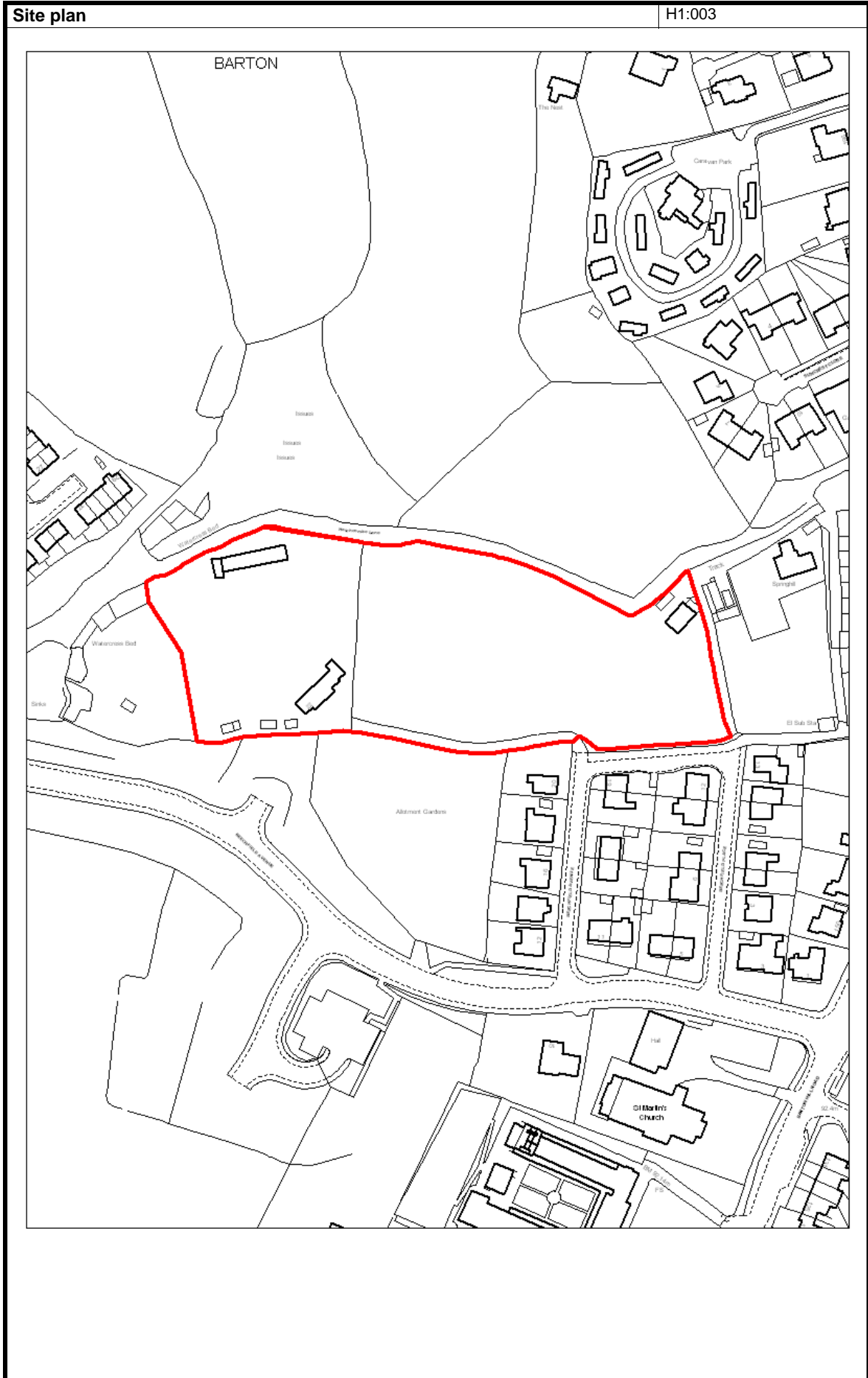
Site ref	Settlement	Site Address
H1:001	Torquay	Scotts Bridge / Barton Phase 2c
Site Area (ha)	Type of site	Current/previous landuse
1.91	Greenfield	Unknown
Description of site		
<p>This site comprises of several fields on the northern edge of Torquay. The field is part of a larger phased residential development site which is an agglomeration of several fields in that northern area. Site is Scotts Bridge, Barton not Great Parks (under background). Owned by Cavanna Homes.</p>		
Planning history		
<p>The land is allocated the in the Torbay Local Plan and the first phases of development are already underway on some parts of the larger development site. This site is now part of a larger allocated area for development. The Great Parks development is, in some areas, already underway but the site in question here remains undeveloped.</p>		
Suitability summary		
<p>The site is located at the northern edge of Torquay but adjoins existing residential areas and local services. There do not appear to be any policy or topographical constraints which would prevent or restrict residential development on this site.</p>		
Availability summary		
<p>The site is understood to be controlled by a housing developer</p>		
Achievability summary		
<p>medium density development consisting of a mix of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>80 dwellings proposed in Local Plan. 30% affordable dwellings sought. Medium density would be our initial conclusion given the strategic location of the site in regards to Torquay's services and infrastructure. It appears to be a highly sustainable area for development and due to the existing allocation designation, our suggestion for the timeframe for commencement of development would be 2008-2013.</p>		
Final density:		Final suggested yield:
	68.67	131

Site plan

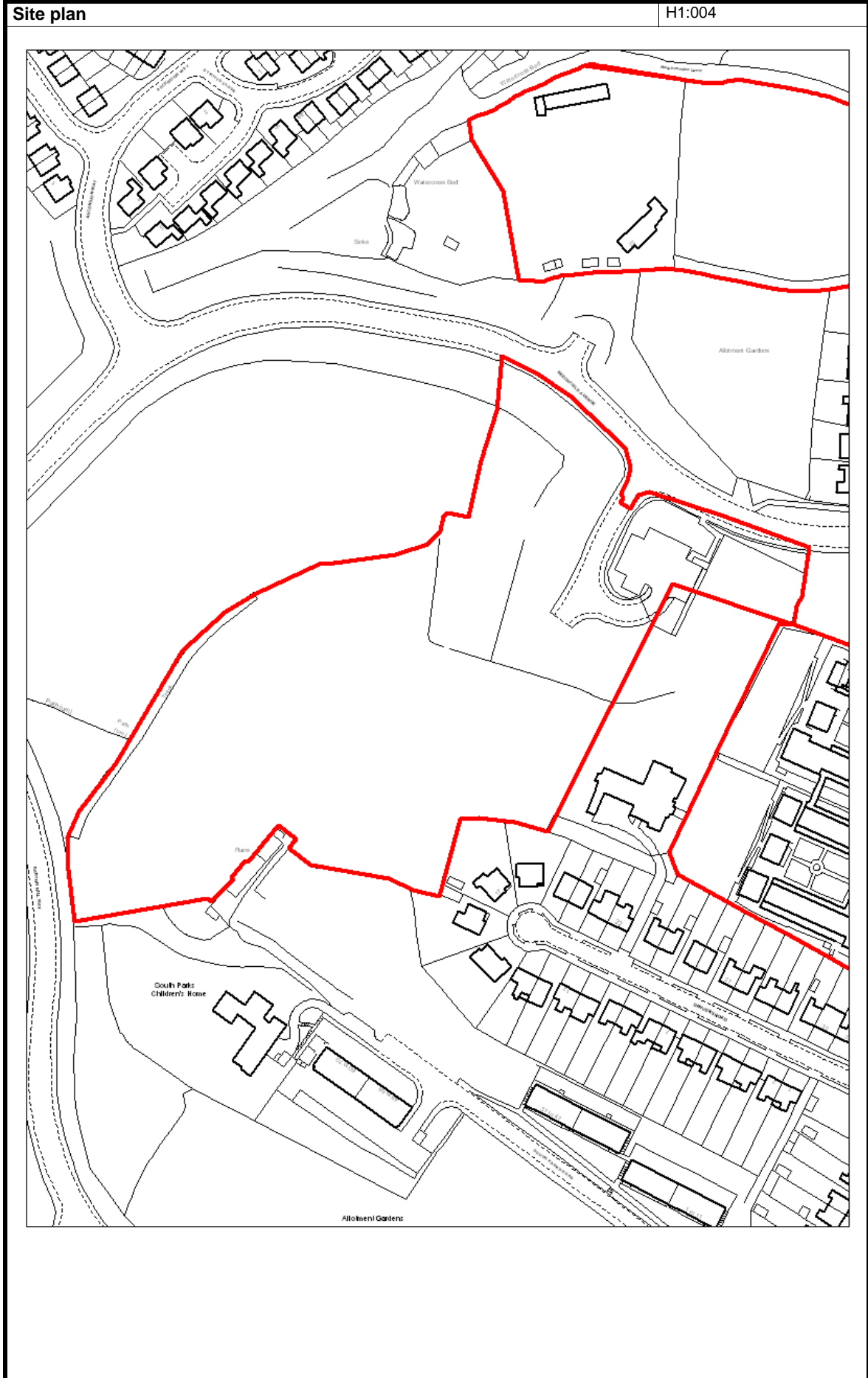
H1:001



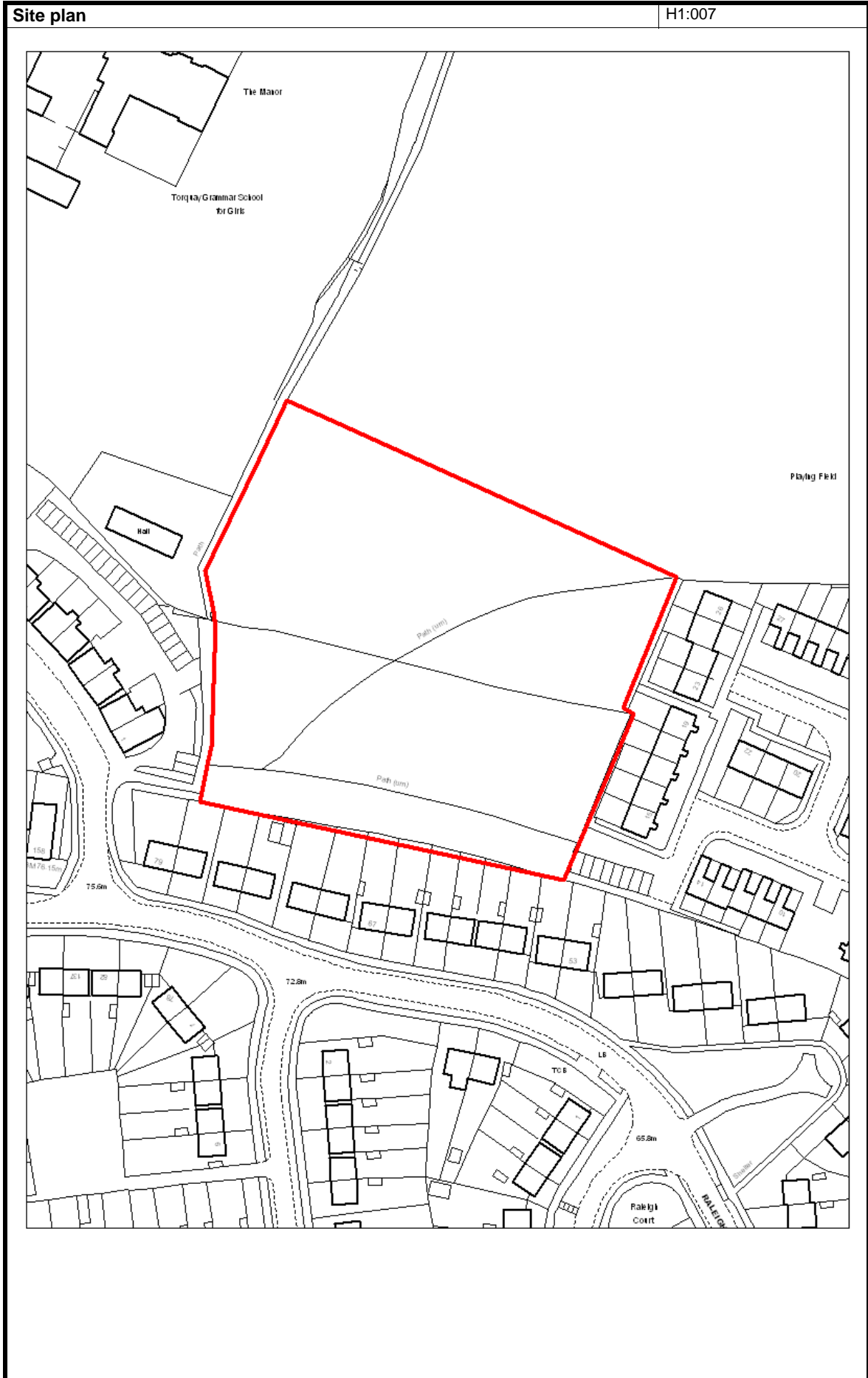
Site ref	Settlement	Site Address
H1:003	Torquay	Hatchcombe Lane,Scotts Bridge/ Barton
Site Area (ha)	Type of site	Current/previous landuse
1.30	Greenfield	Unknown
Description of site		
<p>This site comprises of several fields on the edge of Torquay. The field is part of a larger phased residential development site which is an agglomeration of several fields in that northern area.</p>		
Planning history		
<p>This site is now part of a larger allocated area for development. The development is, in some areas, already underway but the site in question here remains undeveloped.Hatchcombe Lane. Part of site has consent for sheltered accommodation. Access for rest of site via slip road owned by Cavanna Homes.</p>		
Suitability summary		
<p>The site is located at the northern edge of Torquay but adjoins existing residential areas and local services. There do not appear to be any policy or topographical constraints which would prevent or restrict residential development on this site.</p>		
Availability summary		
<p>The land is allocated the in the Torbay Local Plan and the first phases of development are already underway on some parts of the larger development site.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>40 dwellings proposed in Local Plan. 30% affordable housing sought. Medium density would be our initial conclusion given the strategic location of the site in regards to Torquay's services and infrastructure. It appears to be a highly sustainable area for development and due to the existing allocation designation, our suggestion for the timeframe for commencement of development would be 2008-2013.</p>		
Final density:		Final suggested yield:
	39.36	51



Site ref	Settlement	Site Address	
H1:004	Torquay	Beechfield Avenue Extension	
Site Area (ha)	Type of site	Current/previous landuse	
2.40	Greenfield	Unknown	
Description of site			
<p>This site comprises of several fields on the edge of Torquay. The field is part of a larger phased residential development site which is an agglomeration of several fields in that northern area. Beechfield Avenue Extension. Background – All of this site is being promoted through a Registered Social Landlord.</p>			
Planning history			
<p>This site is now part of a larger allocated area for development. The development has permission but the site in question here remains undeveloped.</p>			
Suitability summary			
<p>The site is located at the northern edge of Torquay but adjoins existing residential areas and local services. There do not appear to be any policy or topographical constraints which would prevent or restrict residential development on this site. However, it is located adjacent to a landfill site.</p>			
Availability summary			
<p>The land is Council owned and allocated the in the Torbay Local Plan and the first phases of development are already underway on some parts of the larger development site.</p>			
Achievability summary			
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>40 dwellings proposed in Local Plan. 100% affordable housing sought- Council owned. It appears to be a highly sustainable area for development and due to the existing allocation designation, our suggestion for the timeframe for commencement of development would be 2008-2012 and the Council is known to be seeking an exemplar scheme for this site at high density.</p>			
Final density:		Final suggested yield:	
49.92		120	

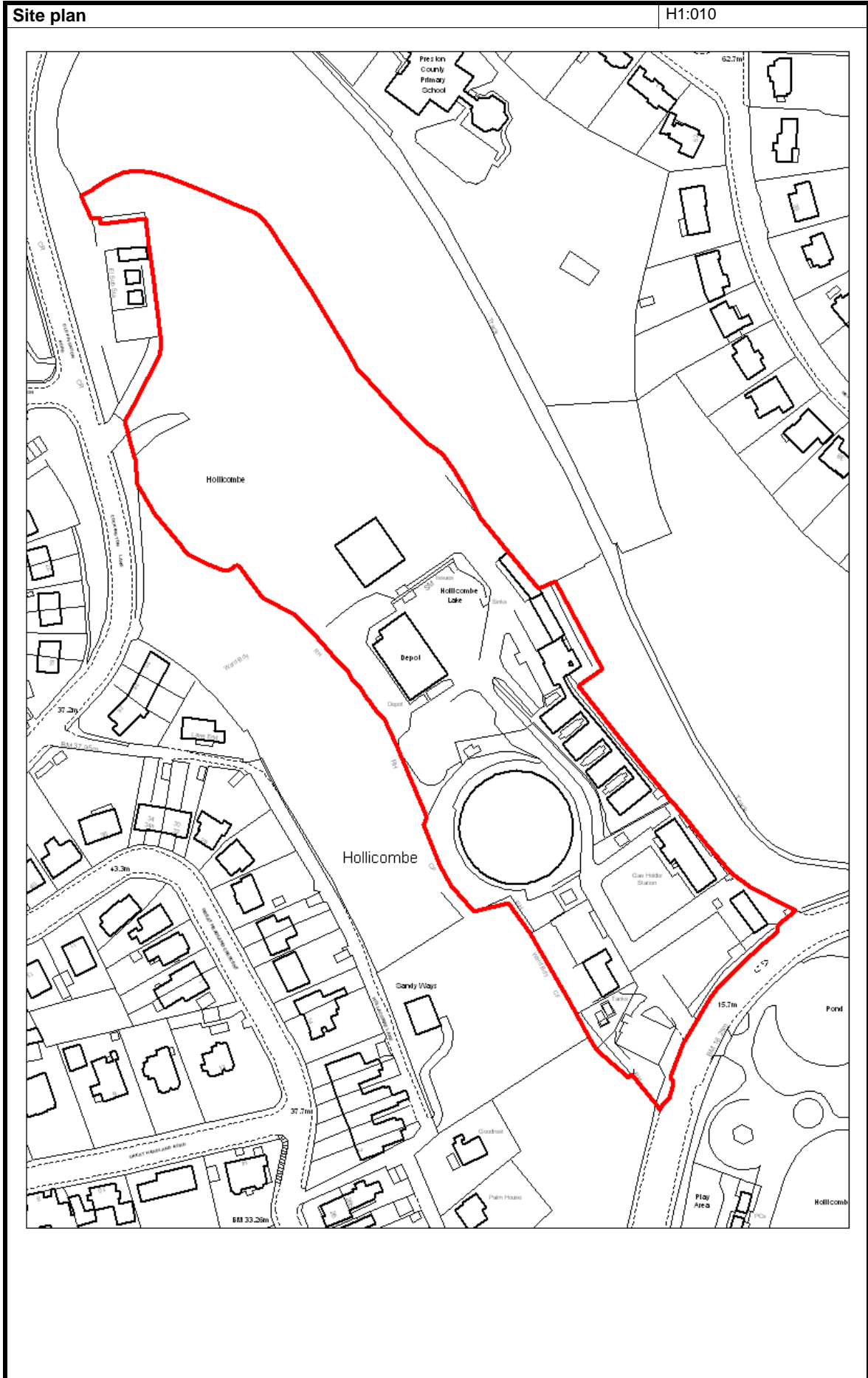


Site ref	Settlement	Site Address	
H1:007	Torquay	Hawkins Avenue: Allocation H1:7	
Site Area (ha)	Type of site	Current/previous landuse	
0.90	Greenfield	Unknown	
Description of site			
This site comprises of a series of fields adjoining existing residential areas.			
Planning history			
The site is allocated for 30 dwellings in the Adopted Local Plan. However, planning application P/2007/1925 proposes 50 dwellings (28 houses, 1 bungalow and 21 flats)			
Suitability summary			
The site adjoins existing residential areas and local services. There do not appear to be any policy or topographical constraints which would prevent or restrict residential development on this site.			
Availability summary			
The land is allocated the in the Torbay Local Plan. The site is owned by Barratts, who are promoting the development of the site for residential purposes.			
Achievability summary			
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development			
Conclusion			
30 dwellings proposed in Local Plan but recent application proposes 50 dwellings which appear acceptable. Medium density would be our initial conclusion given the strategic location of the site in regards to Torquay's services and infrastructure. It appears to be a highly sustainable area for development and due to the existing allocation designation, our suggestion for the timeframe for commencement of development would be 2008-2012.			
		Final density:	Final suggested yield:
		55.48	50



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
H1:010	Paignton	Old gas works: Allocation H1:10
Site Area (ha)	Type of site	Current/previous landuse
2.71	Brownfield	Unknown
Description of site		
<p>This site comprises of an old gas works located in Paignton, but set in larger green area so not directly adjoining any existing residential areas. There has been discussion around the site and the possibility of combining any development with the adjacent site Hollicombe Park. P/2008/0114/MPA. Pending Decision. Construction of 185 residential apartments.</p>		
Planning history		
<p>Current pre-application discussions have been for approximately 150 dwellings. Former Gas Works: Hollicombe. There is a current application (P2008/0114) on the site for 185 apartments (Current Yield is for 150) +35 dwellings</p>		
Suitability summary		
<p>The site is located within the Countryside Zone boundary, which although an important consideration will not prevent development on this previously developed site. It could mean however, that mitigation will be required in some form to retain open spaces/ green space within the development. There will also be potential contamination issues due to previous use as a sewage works</p>		
Availability summary		
<p>The land is allocated the in the Torbay Local Plan. Ownership is unknown. However, redevelopment is being promoted by a major house building company</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Land is Allocated in Adopted Local Plan for housing and 50 dwellings proposed . This site is a Brownfield site, and previous use has led us to initial conclusions which would suggest high density development could be achieved here. The area is a prominent site and is currently involved in discussions regarding the inclusion of Hollicombe Park site in part of the development. Given the ongoing preliminary discussions regarding the scope of the development boundary and issues of contamination, and loss of Public Open Space if Hollicombe Park was to be included; the timescale for development has been estimated to be 2013-2018</p>		
Final density:		Final suggested yield:
68.32		185

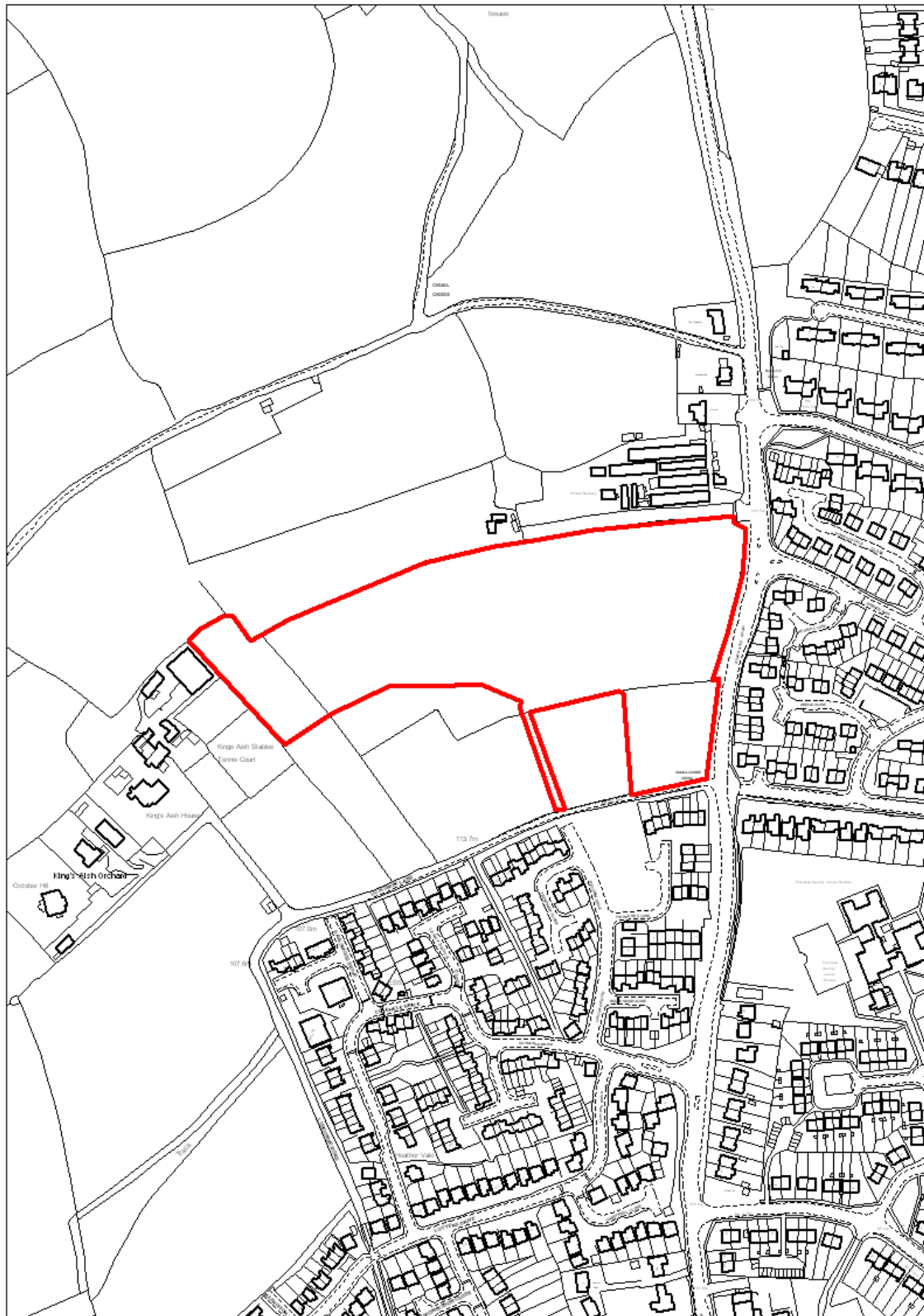


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

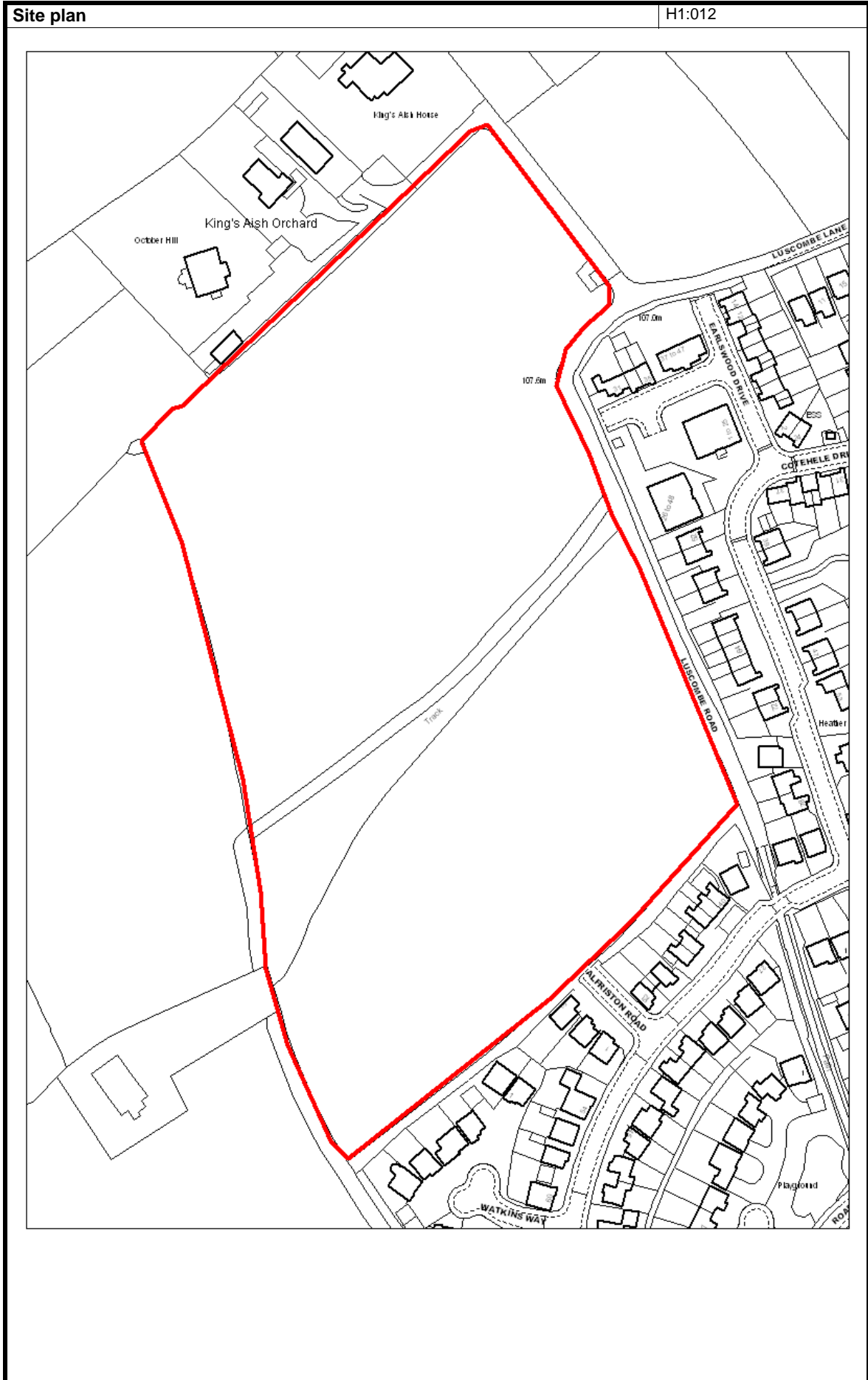
Site ref	Settlement	Site Address	
H1:011	Paignton	Great Parks- Phase 2: Allocation H1:11	
Site Area (ha)	Type of site	Current/previous landuse	
3.40	Greenfield	Unknown	
Description of site			
This site comprises of a series of fields in Paignton with potential access gained from an existing housing developments on the southern or eastern edges of the site .			
Planning history			
The site is allocated in the Local Plan and has an dwelling capacity of 185 on it (2006 Housing Land Monitor) There is a development brief (1994) on the site which sets out the phases of development and design guidance. The Council is preparing a development brief as Supplementary Planning Guidance on Phase 2 development			
Suitability summary			
There are no policy or physical constraints on the site which could restrict residential development .However, there is ongoing assessment of the capacity of Kings Ash Road, which is nearing capacity at peak times. A further study is expected November 2007.			
Availability summary			
The land is allocated the in the Torbay Local Plan			
Achievability summary			
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2- storeys, taking account of the character of the area and surrounding development. Some high density could be included here due to the location, including flats, and townhouses, on 2 - 3 storeys.			
Conclusion			
185 dwellings proposed in Local Plan and allocated in Adopted Local Plan for housing. 30% affordable dwellings sought on this site. The issues surrounding Kings Ash Road may provide some delays with regards to timescale and as such has been placed in the 2013-2018 timeframe.			
Final density:		Final suggested yield:	
54.40		185	

Site plan

H1:011



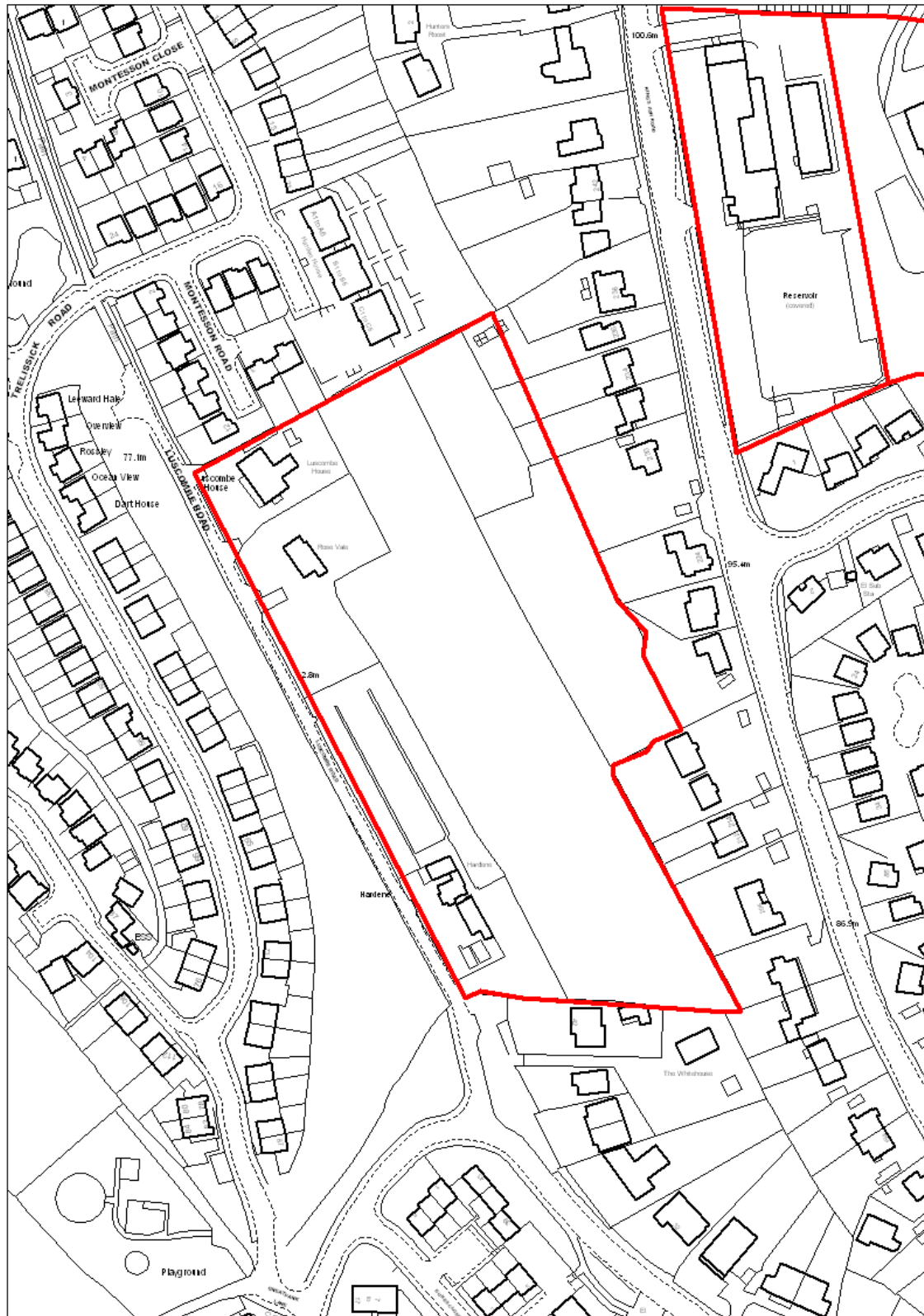
Site ref	Settlement	Site Address
H1:012	Paignton	Great Parks- Phase 2: Allocation H1:12
Site Area (ha)	Type of site	Current/previous landuse
4.58	Greenfield	Unknown
Description of site		
<p>This site comprises of a series of fields in Paignton with potential access gained from an existing housing developments on the southern or eastern edges of the site . There have been discussions previously in regards to assessing the capacity onto the main Kings Ash Road, and the disposal of the ring road. There is an acknowledged need to continue assessment of capacity of Kings Ash Road and Parson Brinckerhoff have been recently appointed to carry out the study which is expected November 2007.</p>		
Planning history		
<p>The site is allocated in the Local Plan and has an dwelling capacity of 115 on it (2006 Housing Land Monitor) There is a development brief (1994) on the site which sets out the phases of development and design guidance. The Council is preparing a development brief as Supplementary Planning Guidance on Phase 2 development</p>		
Suitability summary		
<p>There are no policy or physical constraints on the site which could restrict residential development .</p>		
Availability summary		
<p>The land is allocated the in the Torbay Local Plan</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development. Some high density could be included here due to the location, including flats, and townhouses, on 2 - 3 storeys.</p>		
Conclusion		
<p>115 dwellings proposed in Local Plan. 30% affordable dwellings sought. Location and surrounding character means that this site could be suitable for, and achieve, a medium density development. The issues surrounding Kings Ash Road may provide some delays with regards to timescale and as such has been placed in the 2013-2018 timeframe.</p>		
Final density:		Final suggested yield:
	39.96	183



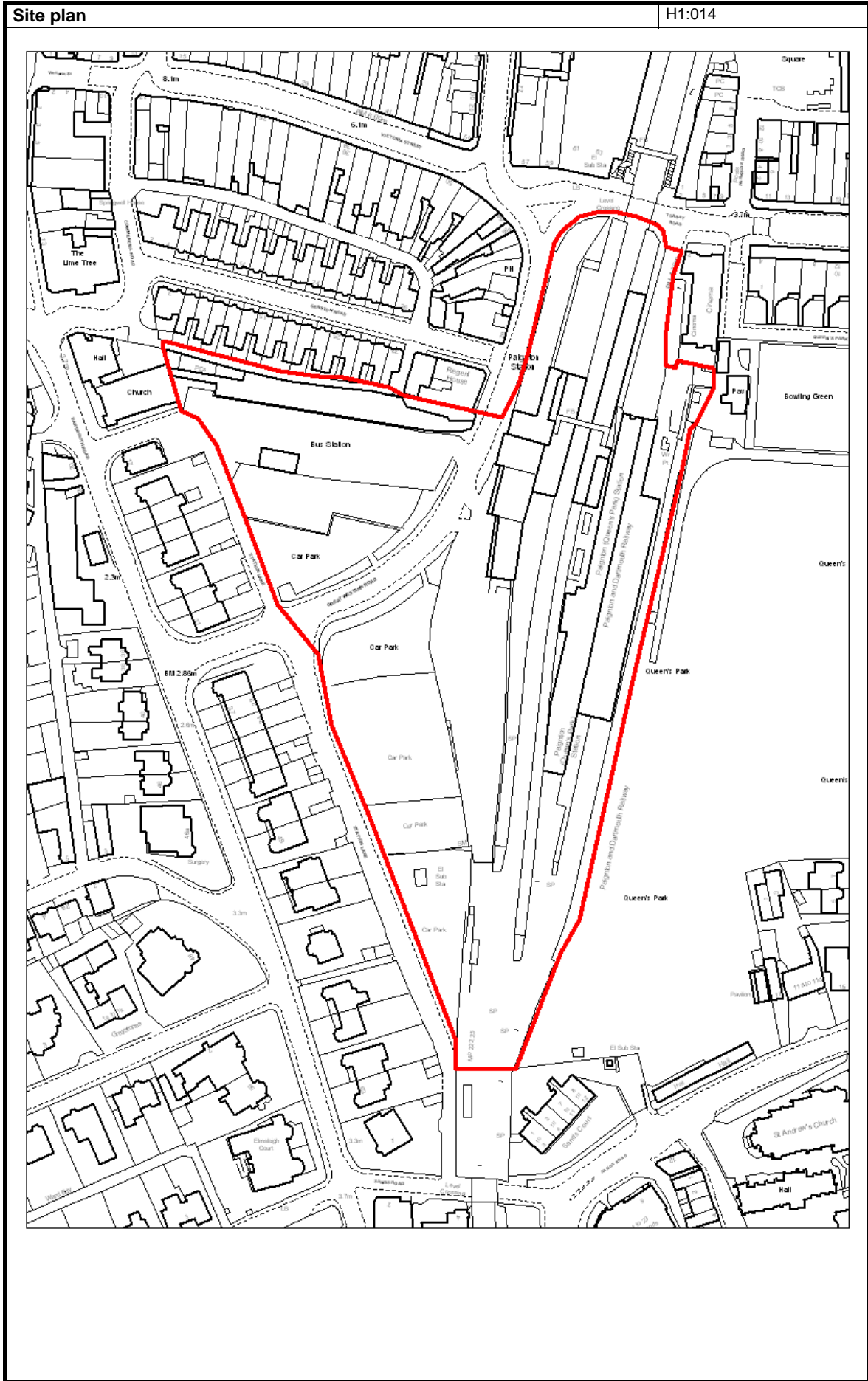
Site ref	Settlement	Site Address
H1:013	Paignton	Great Parks- Phase 2: Allocation H1:13
Site Area (ha)	Type of site	Current/previous landuse
2.08	Greenfield	Unknown
Description of site		
This site comprises of a series of fields in Paignton with potential access gained from an existing housing developments on the southern or eastern edges of the site .		
Planning history		
The site is allocated in the Local Plan and has an dwelling capacity of 65 on it (2006 Housing Land Monitor) There is a development brief (1994) on the site which sets out the phases of development and design guidance. The Council is preparing a development brief as Supplementary Planning Guidance on Phase 2 development		
Suitability summary		
There are no policy or physical constraints on the site which could restrict residential development .		
Availability summary		
The land is allocated the in the Torbay Local Plan		
Achievability summary		
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development. Some high density could be included here due to the location, including flats, and townhouses, on 2 - 3 storeys.		
Conclusion		
65 dwellings proposed in Local Plan. 30% affordable dwellings sought. Land Allocated in Adopted Local Plan for housing. Need to assess capacity of Kings Ash Road. (Parson Brinckerhoff recently appointed to carry out study - expected November 2008). Location and surrounding character means that this site could be suitable for, and achieve, a medium density development. The issues surrounding Kings Ash Road may provide some delays with regards to timescale and as such has been placed in the 2012-2017 timeframe.		
Final density:		Final suggested yield:
38.39		80

Site plan

H1:013

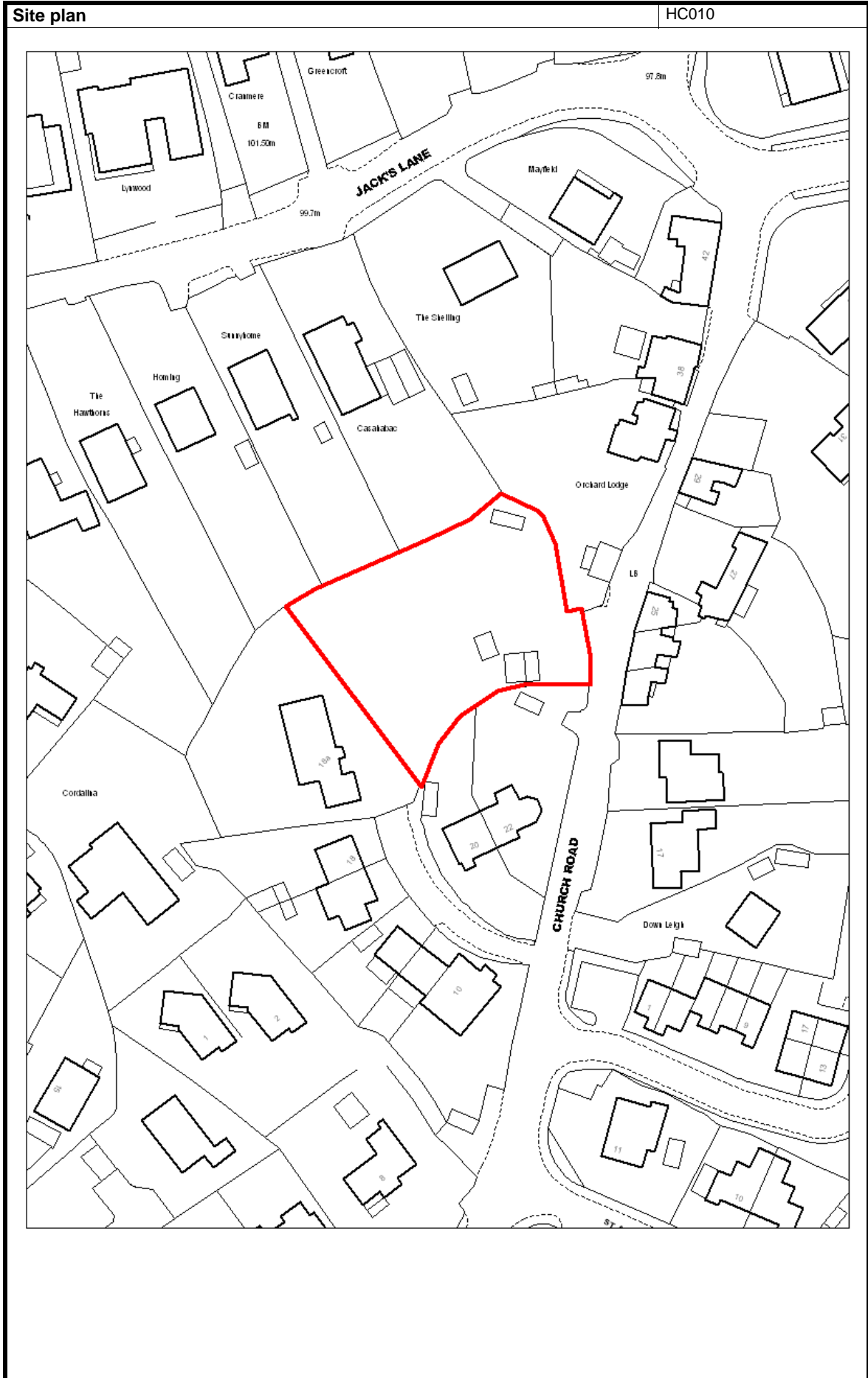


Site ref	Settlement	Site Address
H1:014	Paignton	Station Lane/ Great Western Car Park
Site Area (ha)	Type of site	Current/previous landuse
2.93	Brownfield	Unknown
Description of site		
<p>This site comprises of an area described as a 'Transport Interchange' which links in with the bus and train station with associated land and a large car park area. This site is centrally located within Paignton and is surrounded on 3 sides by existing residential / retail uses.</p>		
Planning history		
<p>Good potential for development here and the site is being considered by Corporate Property for potential redevelopment. There have been discussions around moving the bus station and redeveloping the site for mixed use, these discussions have progressed in recent years, between the Council and Corporate Property.</p>		
Suitability summary		
<p>Although the current use for parking is valuable to the town centre, it is considered that there is sufficient capacity to compensate this loss in Victoria MSCP. The town centre location means this site is in close proximity to the main shopping areas, local services and amenities. There do not appear to be any policy or topographical constraints on the site which would restrict or limit residential development, however ground conditions and flood risk may restrict opportunities.</p>		
Availability summary		
<p>This was a site identified in the previous 2005 Study. The Council own the site and are promoting the site for redevelopment.</p>		
Achievability summary		
<p>a mix of 1 and 2 bed flats and apartments are most likely to be brought forward by the market, reflecting the constraints of the site and the character of the area</p>		
Conclusion		
<p>Town centre location means this site is capable of achieving and supporting medium to high density development, however, it is likely that development for residential purposes would only occur on the upper floors which limits the developable area considerably. We have therefore based our predictions for dwelling yields on a smaller area than what is initially apparent on this schedule. As such, we suggest that a figure of 88 might be achievable here at a high density. Given the location within Paignton and the scale and nature of the site, and the progression of the site by Corporate Property, it is anticipated that the site could come forward for development by the Council within the 2008-2013 timeframe.</p>		
Final density:		Final suggested yield:
	13.63	40



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
HC010	Torquay	Church Road, Watcombe
Site Area (ha)	Type of site	Current/previous landuse
0.15	Greenfield	Unknown
Description of site		
This site comprises of redundant allotments and sheds, which are badly neglected and overgrown.		
Planning history		
Site is located in a Conservation Area but is otherwise unconstrained by designations. It was identified as a potential housing site in the 2005 HCS but has not been subject of any subsequent planning application.		
Suitability summary		
The site is located within the urban area and the allotments have not been used for many years. The site would provide a suitable location for housing within an already established residential area.		
Availability summary		
Achievability summary		
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development		
Conclusion		
The site is suitable in principle for housing but due to the more rural character of the area, density should be kept to medium density here, for example 2 storey detached dwellings, which complement the surrounding area and dwellings. Given the lack of current promotion it is suggested that the site may come forward after 2012.		
Final density:		Final suggested yield:
40.00		6



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

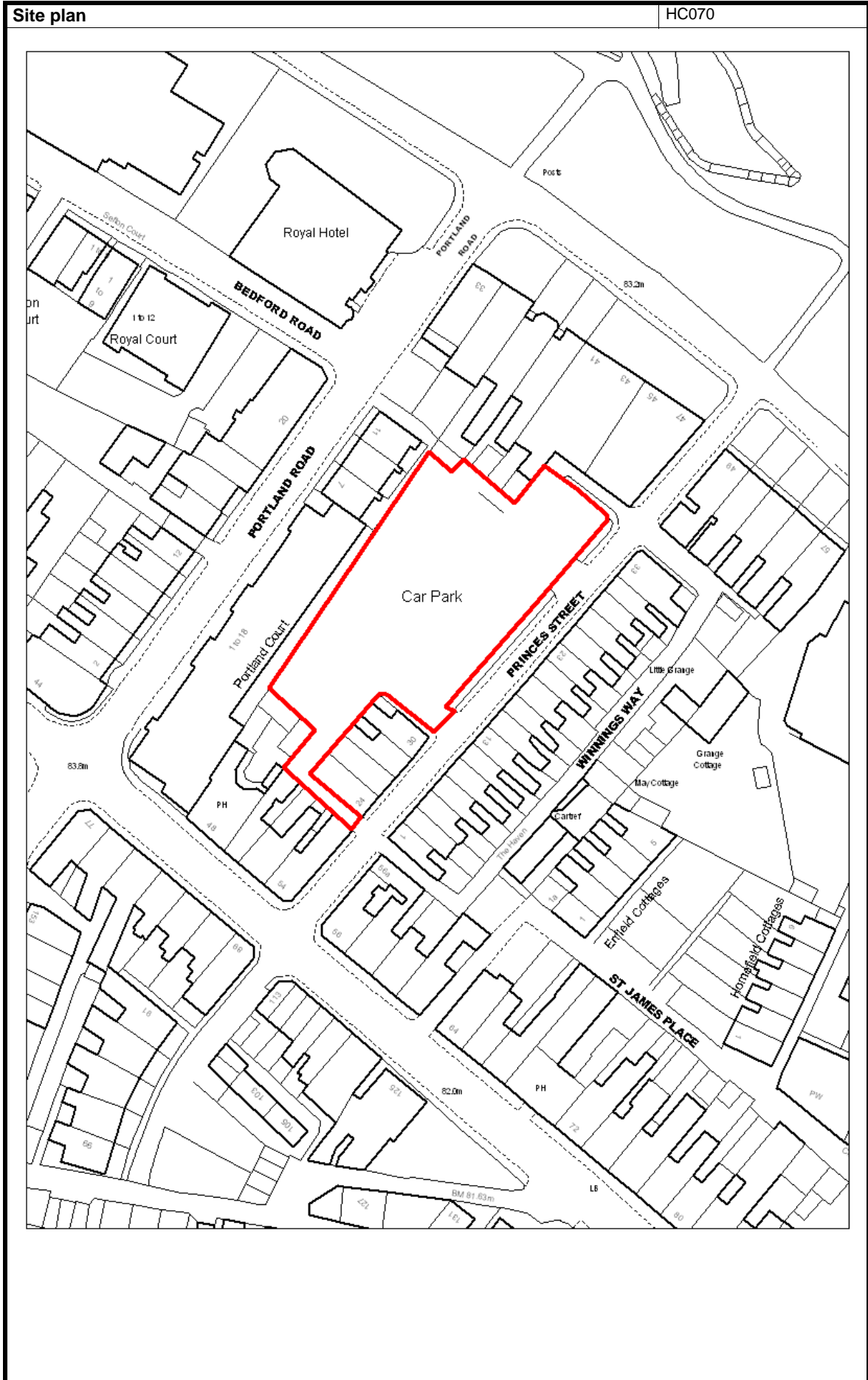
Site ref	Settlement	Site Address	
HC062	Torquay	Chilcote Close Car Park	
Site Area (ha)	Type of site	Current/previous landuse	
0.12	Brownfield	Sui Generis	
Description of site			
This site comprises of a long narrow car park close to Babbecombe and the model village. It is in close proximity to 3 storey flats which strongly relate to the site.			
Planning history			
The site is located within the St. Marychurch District Centre S9.2. / St. Marychurch Conservation Area. It was a site identified in the previous 2005 Urban capacity Study as a site for potential housing but has not been subject to any applications for development.			
Suitability summary			
The site is close to local services and amenities which provides a sustainable location for development			
Availability summary			
The site is owned by the council and a review of car parking indicated that the lower end of the car park is considered surplus to requirements and can be marketed for development.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Part of the site is suitable for development as it is not required for parking. high density development would be suitable reflecting the surrounding character of the area and the existing buildings. Given the sustainable location within Torquay and the small scale nature of the site, it is anticipated that the site could come forward for development within the 2008-2013 timeframe.			
		Final density:	Final suggested yield:
		80.93	10

Site plan

HC062

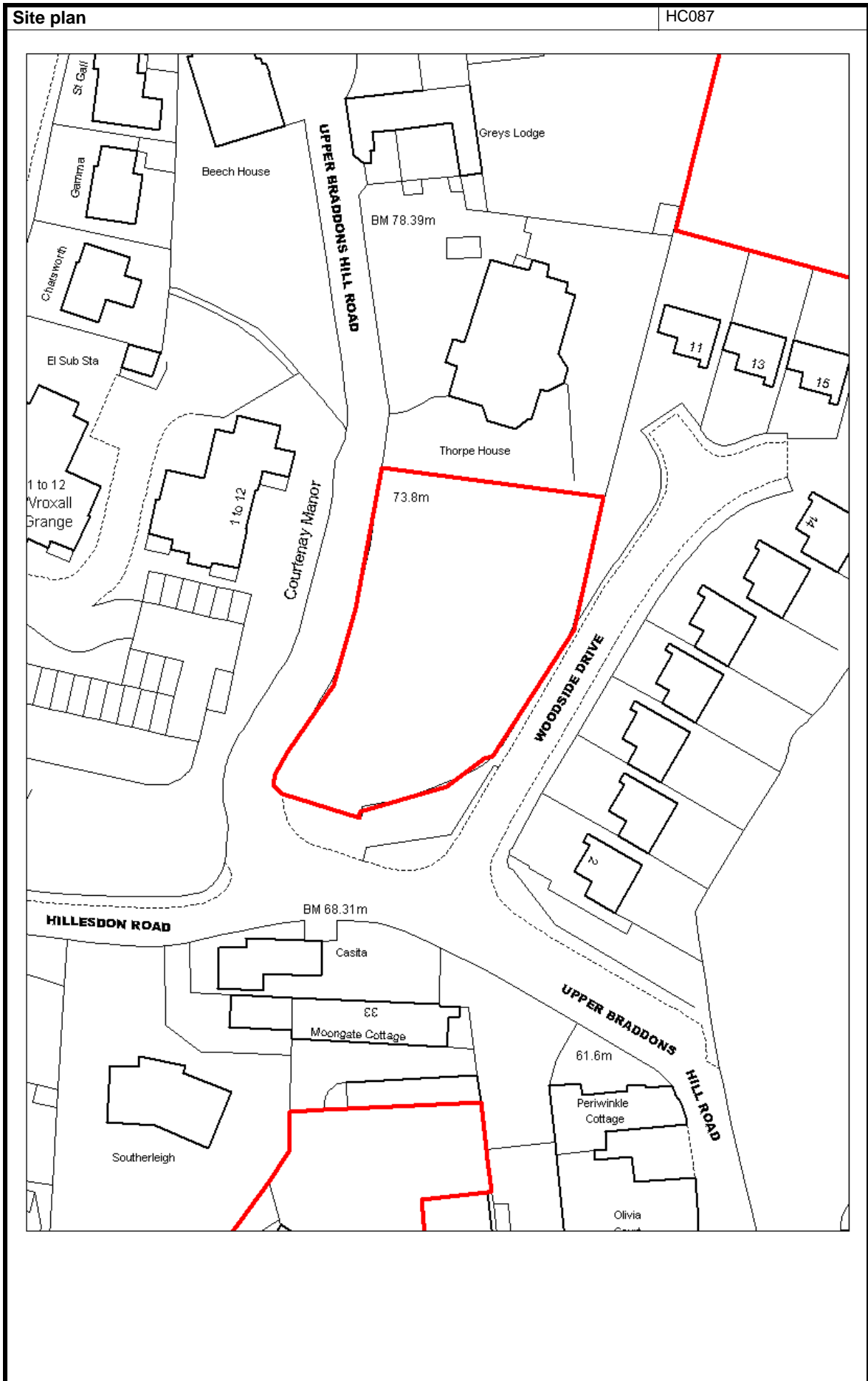


Site ref	Settlement	Site Address
HC070	Torquay	Princes Street Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.17	Brownfield	Sui Generis
Description of site		
This site comprises of a car park which is surrounded by 2/3 storey buildings.		
Planning history		
This was a site identified in the previous 2005 Urban Capacity Study but has not been subject of subsequent planning application.		
Suitability summary		
The car park is located close to local services and amenities on Babbacombe Road. It is designated as part of the Local Centre (S10.9) and therefore provides a potentially suitable location for residential development . The site is level but surrounded by commercial and residential properties which may impact on the level of yield achievable.		
Availability summary		
The site is council owned and a recent review of car parking indicated that the site is not well used and therefore has good potential for development.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
The site is in Council ownership and considered under used. Its location and characteristics suggest that it is suitable for residential development at a high density. Given the sustainable location within Torquay and the small scale nature of the site, it is anticipated that the site could come forward for development within the 2008-2013 timeframe.		
Final density:		Final suggested yield:
118.07		20

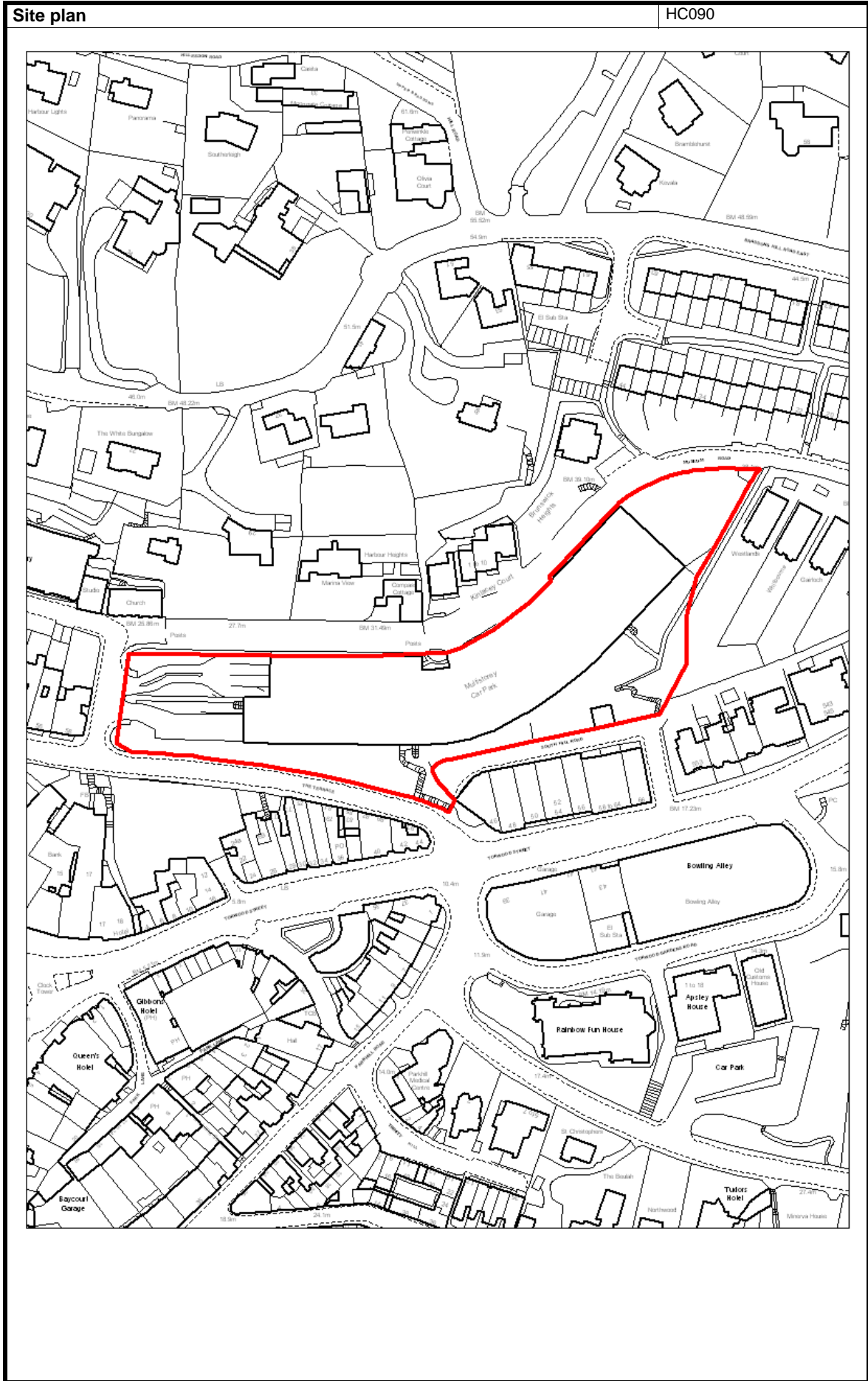


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
HC087	Torquay	Woodside Drive, Wellswood	
Site Area (ha)	Type of site	Current/previous landuse	
0.16	Brownfield	C3 Housing	
Description of site			
<p>The site comprises of the garden of Thorpe House. The site is laid out partly as garden, the remainder being a wooded area located on a slight slope. The majority of the site is flat. Access may be achieved from Woodside Drive or Upper Braddons Hill Road.</p>			
Planning history			
<p>This was a site identified in the previous 2005 Urban Capacity Study but has not been subject to subsequent planning applications.</p>			
Suitability summary			
<p>The site is located within proximity of Torquay and the services and facilities that the town centre offers. The site has access off Woodside Drive</p>			
Availability summary			
<p>This site is in single ownership and there would appear to be no impediments to the site being available for development.</p>			
Achievability summary			
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>Initial conclusions would suggest medium density development would be appropriate due to the topography, and given the location within Torquay and the small scale nature of the site, it is anticipated that the site could come forward for development within 10 years, though the lack of promotion at present by the landowner suggest development after 2013.</p>			
Final density:		Final suggested yield:	
38.34		6	

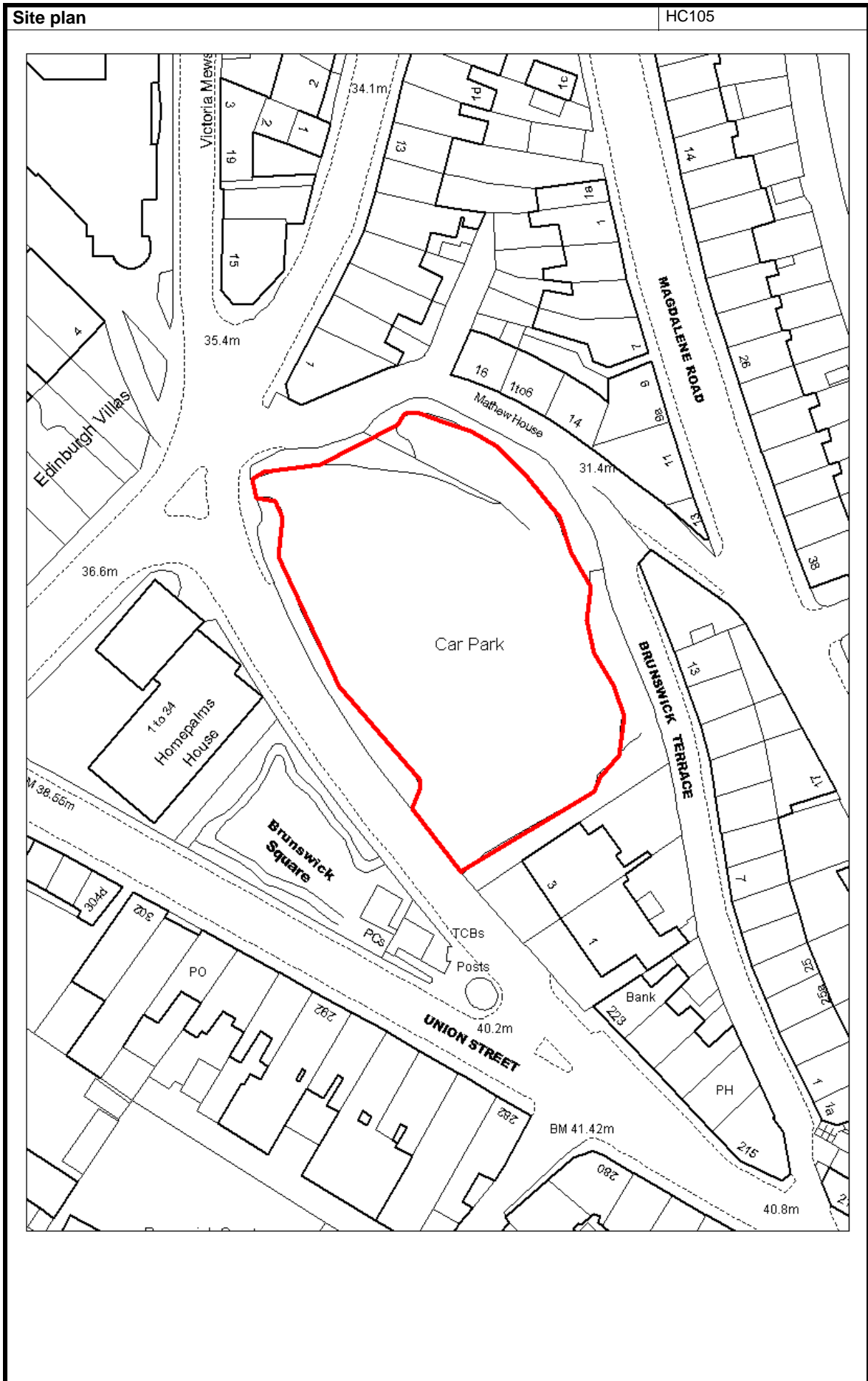


Site ref	Settlement	Site Address
HC090	Torquay	The Terrace Car Park
Site Area (ha)	Type of site	Current/previous landuse
1.11	Brownfield	Sui Generis
Description of site		
<p>The site is currently occupied by a 1960s multi storey car park set on a site above the main town and harbour. Surrounding uses are a mix of commercial and residential.</p>		
Planning history		
<p>The site is located within the Town Centre Policy area and also the Conservation Area. Part of the site has been previously allocated for residential development and 40 units (H1:009). The whole site is currently being considered as part of the Torquay harbour Area Action plan (THAAP) for potential redevelopment which will include residential as part of the mix and may yield 95 units, though parking in the central area must be retained in some form.</p>		
Suitability summary		
<p>The site is close to the centre of the town with good access to a range of amenities.</p>		
Availability summary		
<p>This was a site identified in the previous 2005 Study and is owned by the council. Studies considering its redevelopment are underway and therefore it is considered that the site will be available in the near future.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Current proposals from the THAAP indicate the redevelopment of site for mixed use, including up to 95 residential units. Initial conclusions would suggest high density development would be appropriate and achievable here, given the location and the existing multi storey car park already being 3 /4 storeys in that location (built into the hillside) Given the location within Torquay and the scale of the site, it is anticipated that the site could come forward for development within the 2013-2018 timeframe.</p>		
Final density:		Final suggested yield:
	85.51	95



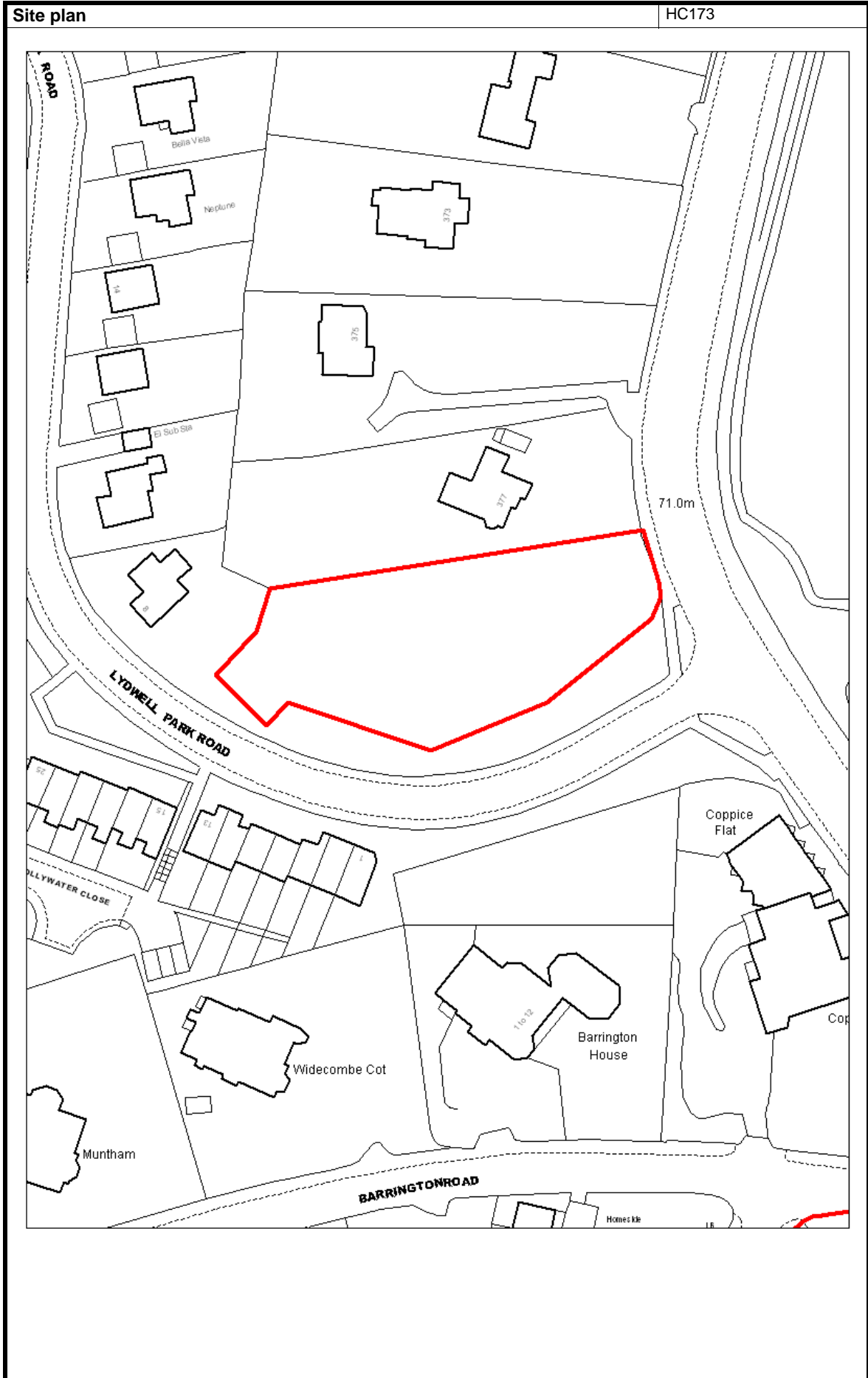
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
HC105	Torquay	Brunswick Square Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.23	Brownfield	Sui Generis
Description of site		
This site comprises of a Car Park, with 3/4 storeys buildings opposite. At the boundary the site steeply slopes down towards town centre, and some trees border the site.		
Planning history		
This was a site identified in the previous 2005 Study as housing potential for residential development but has not been subject of a planning application. A review of parking has indicated that the Council considers there is scope for redevelopment as long as car parking is part of any scheme.		
Suitability summary		
The site is within the (S10.14) Torre Local Centre Conservation Area and is part of the Town Centre. It is currently well used as a car park but it is considered that a mixed use scheme which retained a level of parking could come forward to make efficient use of the site.		
Availability summary		
The council are the land owners and consider that redevelopment could be undertaken to make more efficient use of the site.		
Achievability summary		
medium density development consisting of 2, 3 and 4 bed units of terraced or town house style housing on mainly 2-storeys, taking account of the character of the area and surrounding development		
Conclusion		
There is a need to retain some parking but the site could have potential for residential development, though it is accepted that development would be controversial in relation to lack of parking in the local vicinity. Initial conclusions would suggest medium density development here, possibly in the form of a small apartment block above parking. Given the need to provide parking and the likely complexity of any scheme, it is considered that the site would not come forward until after 2012.		
Final density:		Final suggested yield:
52.35		12



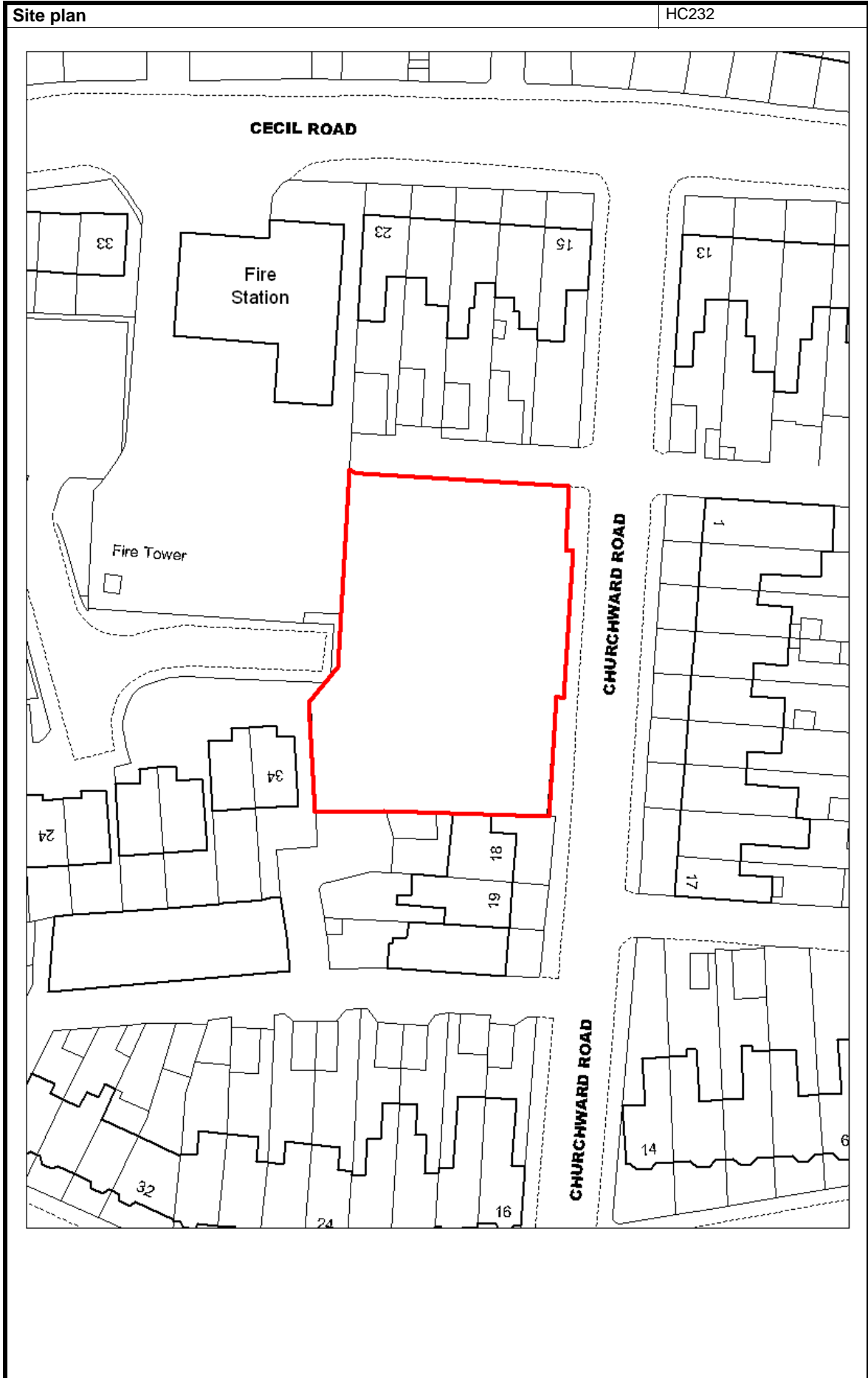
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
HC173	Torquay	Babbacombe Road, Wellswood
Site Area (ha)	Type of site	Current/previous landuse
0.20	Brownfield	C3 Housing
Description of site		
Site comprises a large mature garden with planting to the boundaries. The site is located at the junction of Babbacombe Road and Lydwell Park Road and is surrounded by existing 3 storey residential dwellings.		
Planning history		
This was a site identified in the previous 2005 Urban Capacity Study but has not been subject of any planning application.		
Suitability summary		
The site is located within the urban area and provides a suitable opportunity as an infill plot.		
Availability summary		
The site will be in single ownership and therefore there are not considered to be constraints on the site coming forward.		
Achievability summary		
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development		
Conclusion		
The site is in an area on the edge of existing build up area. The mature trees here might be a restricting factor but medium density flats or 3 storey townhouses could be achieved. Given the location within Torquay and the small scale nature of the site, it is anticipated that the site could come forward in the near future. However, the lack of landowner promotion to date suggests that the site may come forward after 2012.		
Final density:		Final suggested yield:
39.99		8



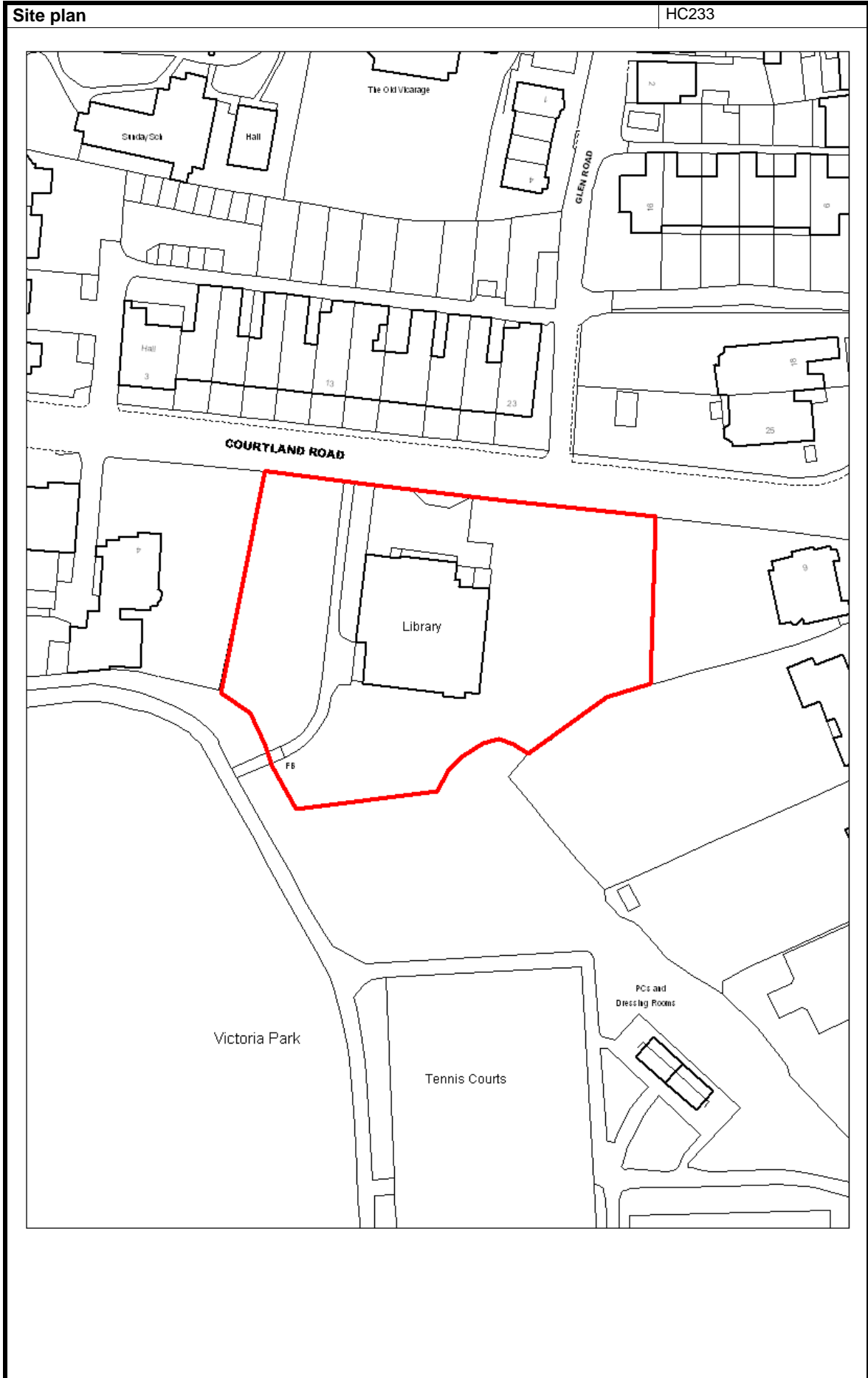
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
HC232	Paignton	Churchwood Road Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.11	Brownfield	Sui Generis
Description of site		
<p>The site comprises of a car park site which fronts onto the road. The site is surrounded by 2 storey, semi detached and terraced housing. On the opposite side of the road and to the rear is 2/3 storey new housing and the Firestation.</p>		
Planning history		
<p>This car park site has been identified by the Council as a potential development site, and a development here could follow the development on the other side of Churchwood Road. Preliminary discussions have considered flats and/or a terrace of houses to mirror the existing residential style.</p>		
Suitability summary		
<p>Churchwood Road is in close proximity to many local services and facilities in Paignton Town Centre, and Crossways Shopping Centre. There do not appear to be any policy or topographical constraints which would restrict or limit the potential for residential development.</p>		
Availability summary		
<p>This was a site identified in the previous 2005 Study. The Council own, and have promoted, this site for development.Churchwood Road. Would need to be released as part of a review of car parks.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Site location is appropriate for high density development over 3/4 storeys, given the existing new-build flats to the rear of the site and the height of the Firestations. There could be a possibility of rebuilding the terrace to mirror the opposite side of the road. Given the location within Paignton and the small scale and nature of the site, it is anticipated that the site could come forward for development by the Council within the 2008-2013 timeframe</p>		
Final density:		Final suggested yield:
	52.70	6

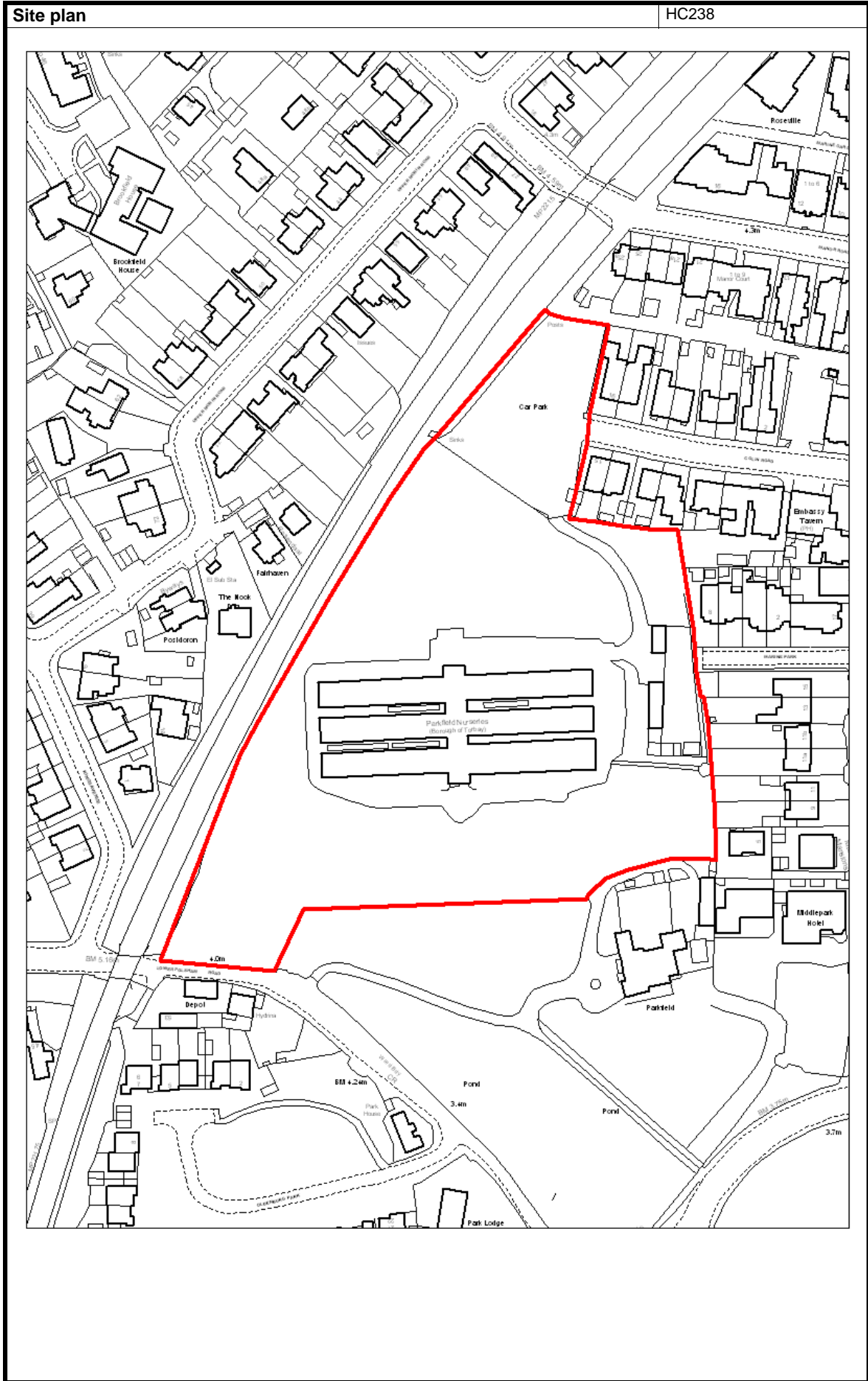


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
HC233	Paignton	Paignton Library, Courtland Road
Site Area (ha)	Type of site	Current/previous landuse
0.36	Brownfield	D2 Assembly and leisure
Description of site		
<p>The site is located in central Paignton and in relatively close proximity to the seafront. The site comprises of the local Library and a small piece of grass which runs alongside adjacent to the library building, which in turn adjoins the mature town park. Mature trees border the site.</p>		
Planning history		
<p>The site has been in previous use as a library for the area of Paignton with the piece of associated grass being used as an informal play space. The site does lie within the Conservation Area but this would not be considered a constraint to development in principle.</p>		
Suitability summary		
<p>The library site links into the town park and larger town centre area and Crossways Shopping Centre. There are no topographical constraints on the site which would restrict development.</p>		
Availability summary		
<p>This was a site identified in the previous 2005 Study and the library is being promoted for development by the Council, which is proposing to move the use to a new site in Station Lane.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>This area is in a leafy suburb of Paignton- with mainly detached and semi detached dwellings. Therefore our initial conclusions for the appropriate level of development would be medium density- comprising possibly of a terrace of 2 storey dwellings. Given that the Council are actively promoting the site and the sites location within Paignton, it is anticipated that the site could come forward for development soon, however, with consideration of the relocation of the Library, it might be closer to the 2012-2017 timeframe.</p>		
Final density:		Final suggested yield:
	38.95	14



Site ref	Settlement	Site Address
HC238	Paignton	Land to the rear of the Marine Drive.
Site Area (ha)	Type of site	Current/previous landuse
2.59	Brownfield	Sui Generis
Description of site		
<p>The site comprises of Colin Road Car Park and adjacent Council owned nursery site where covenants are understood to impact availability. The latter includes a series of now unused poly tunnels and an associated turning area, with several temporary sheds. The site excludes the dwelling which backs onto the site, Parkfield. The site boundary also abuts the railway line.</p>		
Planning history		
<p>This site has been in use by the Council Landscaping Department for many years. In recent years the site has become surplus to requirements and as such has become redundant, the polytunnels and the sheds have fallen into a state of disrepair. The site lies within a 3A flood risk area due to its proximity to the seafront.</p>		
Suitability summary		
<p>Access to the area can be gained off Colin Road but access is very poor to the actual site. The site is however, within walking distance to the town centre and its associated facilities and to the main parade area along the sea front.</p>		
Availability summary		
<p>This was a site identified in the previous 2005 Study and is Council owned.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The area is characterised by B&B's and hotels which run along Colin Road and along the seafront. Relatively high density housing could be achieved here and it is possible that 2/4 storey terraced townhouses or block of flats could potentially fit in behind the existing frontage on the main road. Given the fact that the Council own the land and the location within Paignton and the scale and nature of the site, it is anticipated that the site could come forward for development by the Council within the 2013-2018 timeframe.</p>		
Final density:		Final suggested yield:
	39.70	103



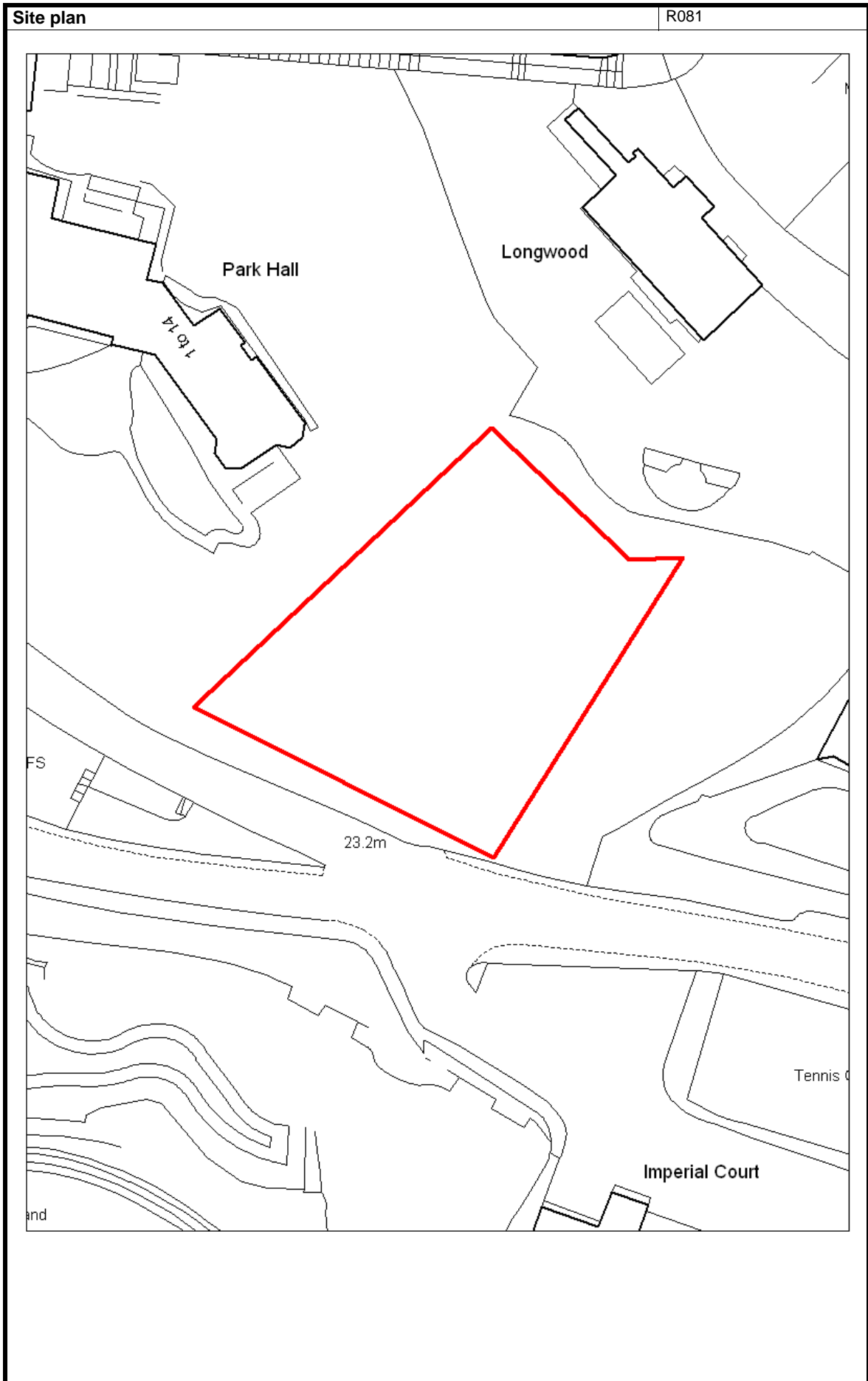
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
HC239	Paignton	Preston Gardens Car Park	
Site Area (ha)	Type of site	Current/previous landuse	
0.13	Brownfield	Sui Generis	
Description of site			
<p>The site comprises of Preston Gardens Car Park which is Council owned. The site runs alongside an existing residential area, comprising of semi detached dwellings. The site runs in a narrow strip along the back of these properties.</p>			
Planning history			
<p>This a car park currently but has been identified as being underused and therefore suitable for development by the Council. From previous discussions it is considered that there might be a need to retain some parking spaces; this could be incorporated into the eventual design scheme.</p>			
Suitability summary			
<p>The site is located relatively close to the edge of Paignton and to the seafront. The site has access to limited local services (S9.3 - Preston district centre) but is not within a close proximity to Paignton town centre amenities which could be considered a restricting factor in regards to the long term sustainability of the site.</p>			
Availability summary			
<p>This was a site identified in the previous 2005 Study and is Council owned. A recent review of car parking provision indicated that at least part of the site could be made available for redevelopment.</p>			
Achievability summary			
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>There are existing concerns regarding the loss of car parking, however the car park appears to be under utilized and earmarked for development by the Council. Initial conclusions would suggest high density development would be achievable here due to the site location within Paignton and the surrounding high density character. Given the location within Paignton and the small scale and nature of the site, it is anticipated that the site could come forward for development by the Council within the 2008-2013 timeframe, given that the parking issues are resolved. We have rounded down the 'high' density figure due to the possibility the developable area might be reduced should an element of parking retention be required.</p>			
Final density:		Final suggested yield:	
44.76		6	

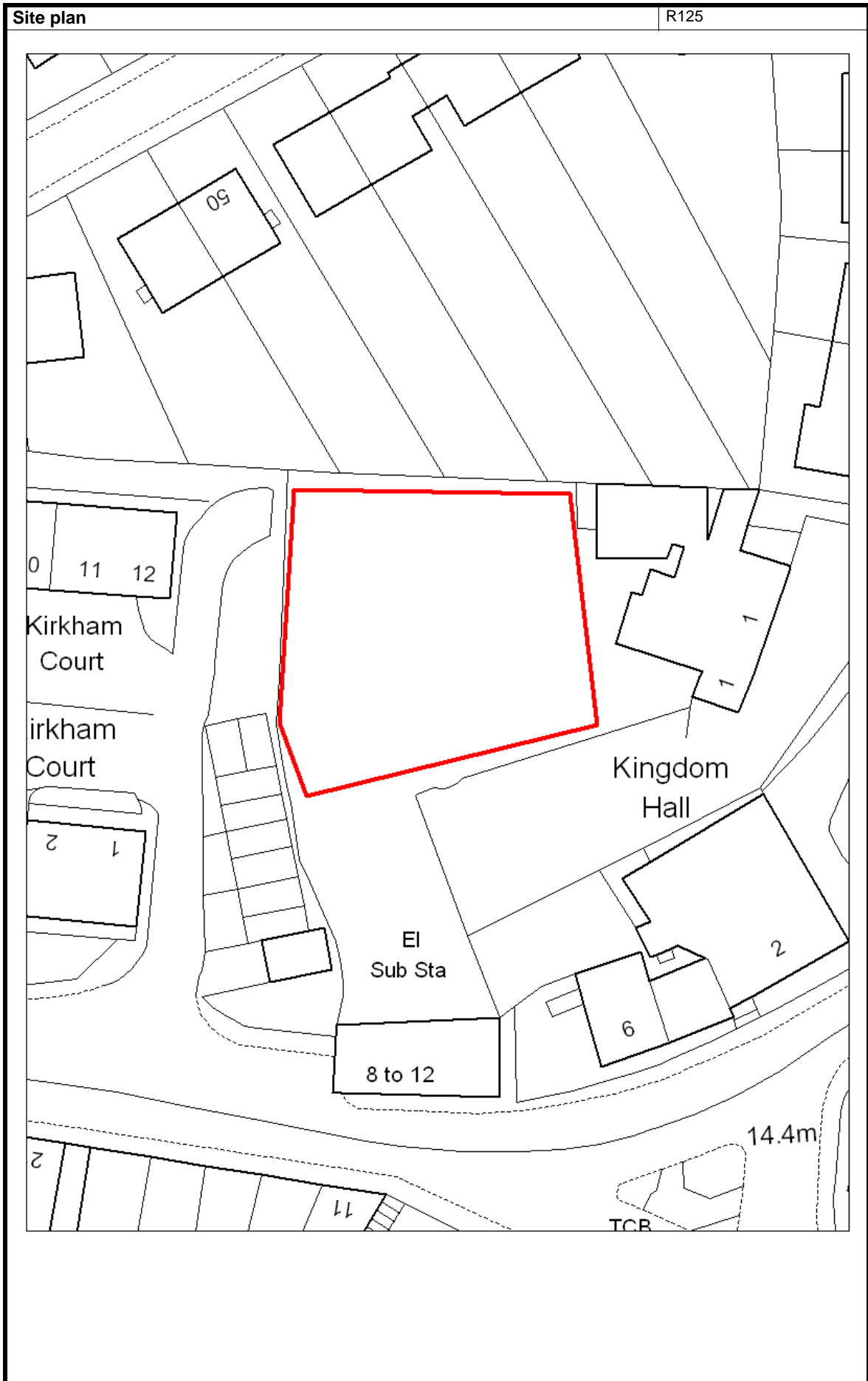


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

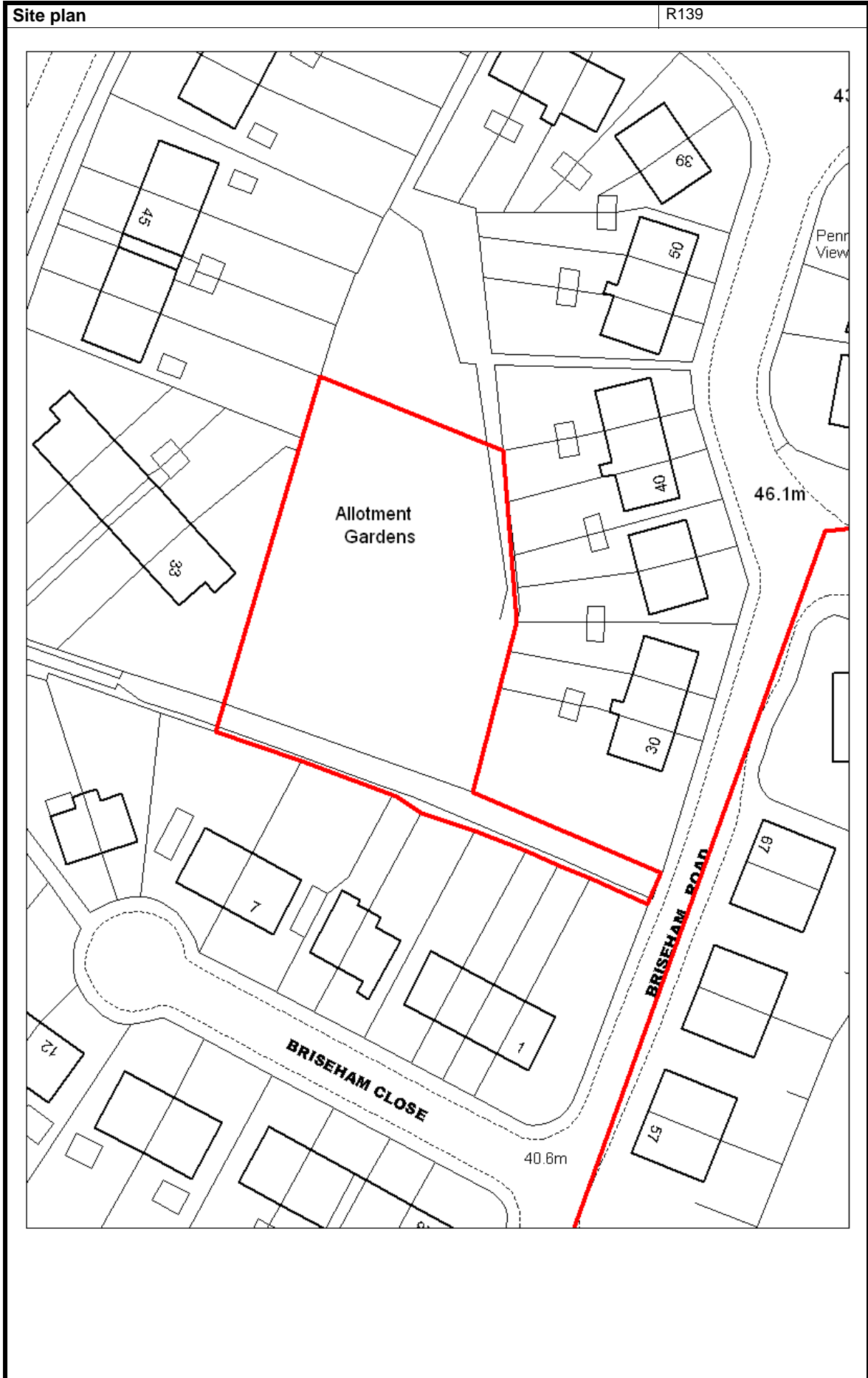
Site ref	Settlement	Site Address
R081	Torquay	Former Church of Park Hall Site, Parkhill Road
Site Area (ha)	Type of site	Current/previous landuse
0.15	Brownfield	D2 Assembly and leisure
Description of site		
Former church site adjacent to Park Hall with expired planning permission, within Torquay Harbour Conservation Area. The site is currently vacant and is situated close to the Living Coasts attraction and marina. The site is also in close proximity to The Imperial Hotel complex (3/4 storey) and is set on a slight slope.		
Planning history		
Application for 19 flats previously approved but lapsed		
Suitability summary		
Site remains suitable for development given size of site; it would probably be possible to achieve more than the previous application.		
Availability summary		
unknown		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.		
Final density:		Final suggested yield:
53.64		8



Site ref	Settlement	Site Address	
R125	Paignton	Parkhill House, 1 Southfield Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.07	Brownfield	C3 Housing	
Description of site			
This site comprises the grounds of Parkhill House, 1 Southfield Road, Paignton. Currently parking area. Surrounding character is a mix range and type over 2 storeys, some detached and some terraced. A high density residential area, in central Paignton.			
Planning history			
Previous approval for housing development (ref 84/740 and 89/479) P/2008/0560/MPA Pending Decision. Formation of 12 no 1 bed flats.			
Suitability summary			
Site remains suitable for housing development due to the location within Paignton and proximity to the services that Paignton town centre has to offer.			
Availability summary			
Site currently available for development			
Achievability summary			
Site remains suitable for high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Assume development could come forward during the first part of the study period. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. The pending application on the site would suggest that the site is being actively promoted and therefore likely to come forward in the first 5 years.			
		Final density:	Final suggested yield:
		180.01	12

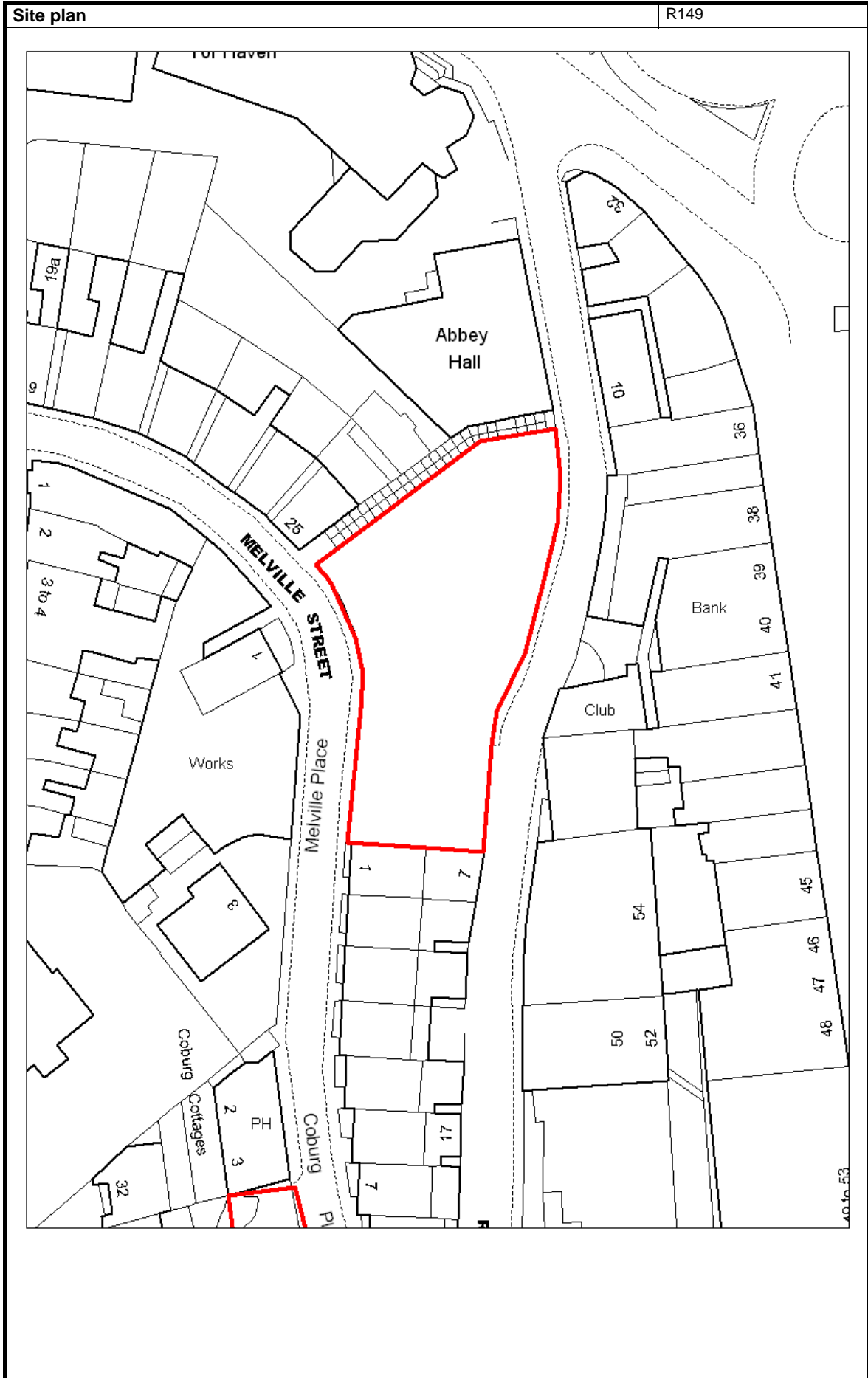


Site ref	Settlement	Site Address
R139	Brixham	Rear of Briseham Road
Site Area (ha)	Type of site	Current/previous landuse
0.14	Brownfield	Sui Generis
Description of site		
<p>Back land to the rear of properties between Metherell Avenue and Briseham Road, Brixham. The site is in use as a communal garden/ allotments. The access here would be difficult due to the constrained nature of the site, located to the rear of existing properties. The site is located in close proximity to the Sharkham Village and there is a mix of dwelling types and densities in the area.</p>		
Planning history		
<p>There has previously been permission granted for 8 dwellings in 1981 (81/0289/RM). Since then there has been no relevant planning history.</p>		
Suitability summary		
<p>Site is suitable in principle for development due to the range of local services which exist in proximity to the site. Access could be achieved on this site, but it would require the opening up of access from the rear of the existing 2 storey dwellings onto the main road.</p>		
Availability summary		
<p>unknown</p>		
Achievability summary		
<p>The site is surrounded by existing residential development of varying types and ages and therefore newer residential units here would be appropriate. The recent development of Sharkham Village is also in close proximity and demonstrates that new development can help to change and transform an area.</p>		
Conclusion		
<p>Site remains suitable and available but the lack of recent interest in development suggests that it will not come forward in the short term. Market is likely to bring forward development in the long term. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.</p>		
Final density:		Final suggested yield:
55.77		8



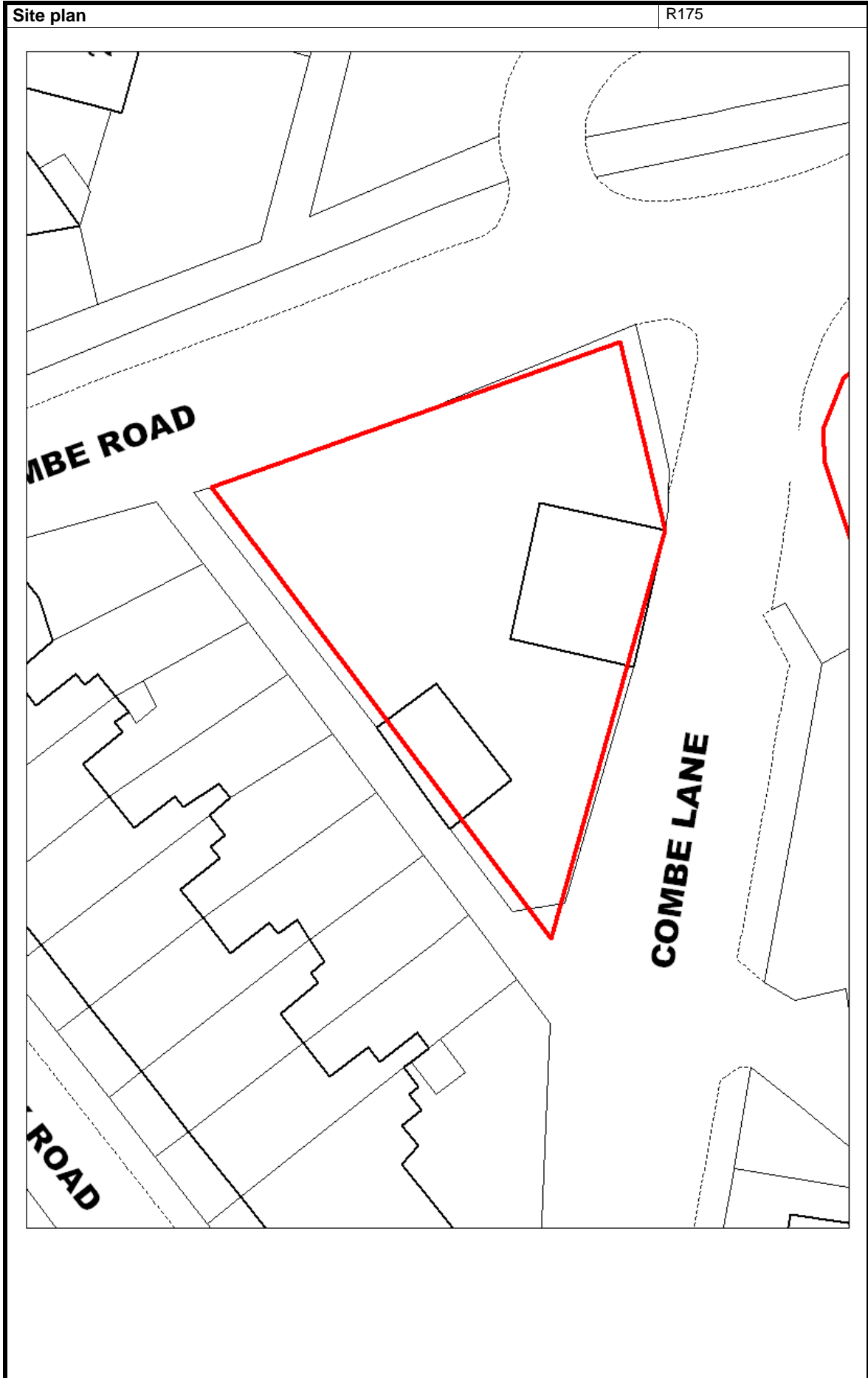
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
R149	Torquay	Adjacent to Abbey Hall, Rock Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.09	Brownfield	Sui Generis	
Description of site			
Former Laundry site Adj to Rock Road. Former laundry site. Site adjacent to Abbey Hall, between Rock Road and Melville Street.			
Planning history			
Permission 98/1891/R3 approved 22 January 1999. Expired 22 January 2001. Erection Of 29 Housing Units (In Outline)			
Suitability summary			
Highly sustainable town centre Brownfield site. Could achieve significantly higher level of development than approved under 98/1891/R3 given the pressing need to develop urban sites.			
Availability summary			
Available. Site is owned by Torbay Council and being promoted for affordable housing.			
Achievability summary			
Highly sustainable town centre Brownfield site. Permission for 29 dwellings (98/189/R3). Site constrained by retaining wall and poor footage. However, 29 is considered achievable. This site could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development.			
Conclusion			
Suitable for high density development. Currently being promoted by Council for development in 2008/9. Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.			
Final density:		Final suggested yield:	
		305.65	29



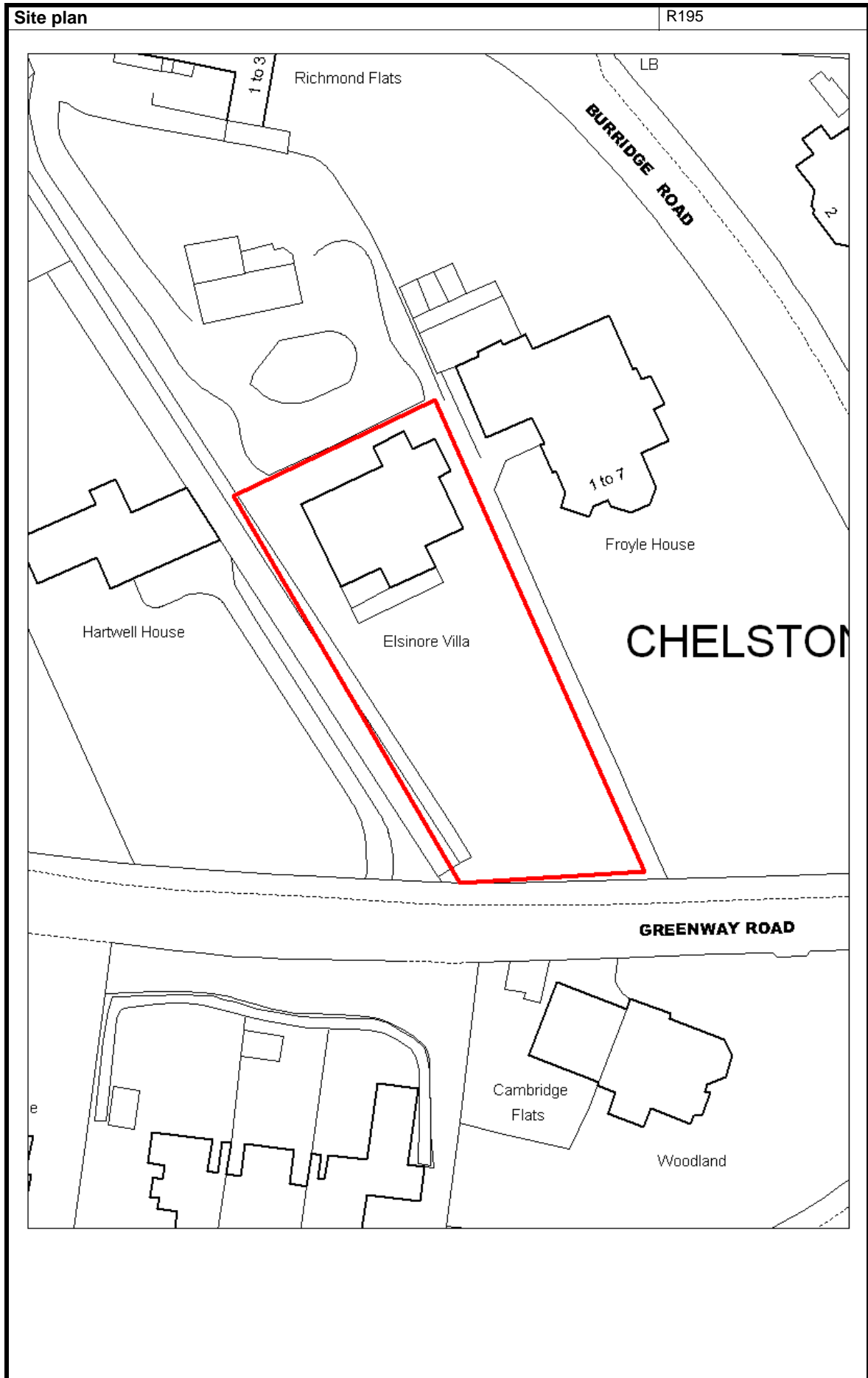
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
R175	Brixham	Rear of 17/31 Happaway Road
Site Area (ha)	Type of site	Current/previous landuse
0.05	Brownfield	Unknown
Description of site		
Triangular site between Happaway Road and Combe Lane, with some existing structures on site. Surrounded by relatively high density terraced housing and situated near a junction. Corner site off Combe Road and Combe Lane.		
Planning history		
Permission 88/0960 on 15 May 1988: 8 dwellings. Permission 89/1305/RM approved 13 September 1989.		
Suitability summary		
The site remains suitable for development given the nature of the location of the site and proximity to the services and facilities that Brixham has to offer in the town centre. The site is accessible from both Happaway Road and Combe Lane.		
Availability summary		
Site apparently available, although not actively promoted through SHLAA.		
Achievability summary		
Suitable for development. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.		
Final density:		Final suggested yield:
159.08		8

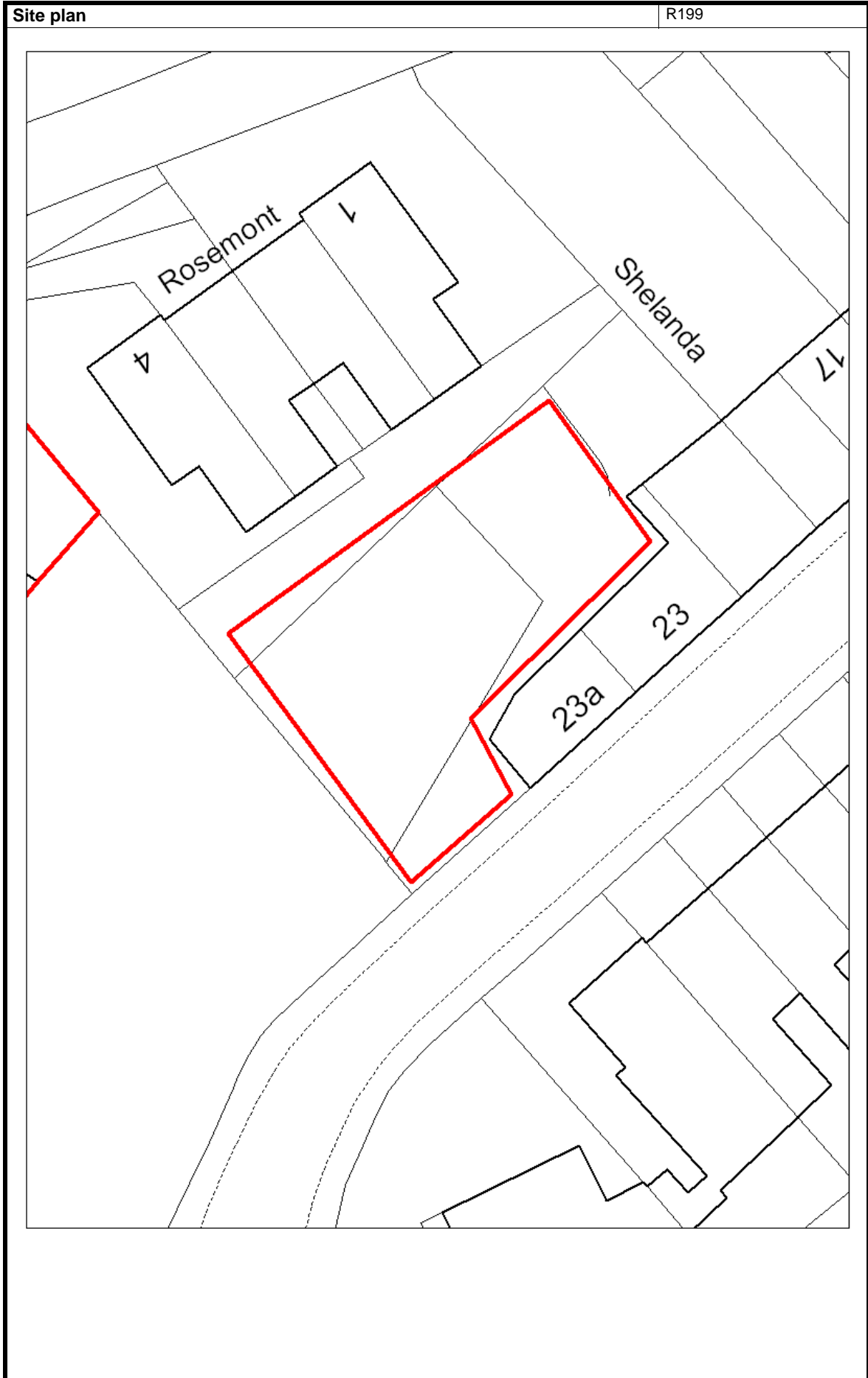


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
R195	Torquay	Elsinore, Greenway Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.14	Brownfield	C3 Housing	
Description of site			
Curtilage of Elsinore Villa.			
Planning history			
98/0148: 7 flats approved 30 June 1998.			
Suitability summary			
Remains suitable in principle. Sustainable town centre Brownfield site given the location of the site in proximity to the services and facilities within Torquay. Access off Greenway Road.			
Availability summary			
No known availability constraints.			
Achievability summary			
No known achievability constraints. However age of consent (1998) indicates that site is not being actively promoted. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, character of conservation area is large building so suitable for flats, not town houses (keep 7 as yield). taking account of the character of the area and surrounding development			
Conclusion			
Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.			
		Final density:	Final suggested yield:
		50.14	7



Site ref	Settlement	Site Address	
R199	Torquay	23A Warberry Road West	
Site Area (ha)	Type of site	Current/previous landuse	
0.03	Brownfield	C3 Housing	
Description of site			
<p>The site comprises a small parcel of land rear of 23A Warberry Road West. The land slopes down from Warberry Road West towards Potters Hill. Situated at the end of a row of existing houses. Appears to now be gardens and amenity space.</p>			
Planning history			
<p>Application 89/349: 6 dwellings. Expired 7 April 1994.</p>			
Suitability summary			
<p>Remains suitable given its location with Torquay and the services available within the town centre and local centres.</p>			
Availability summary			
<p>Does not appear to be promoted at present but could become available in latter part of study period.</p>			
Achievability summary			
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development.</p>			
Conclusion			
<p>Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.</p>			
		Final density:	Final suggested yield:
		177.65	6

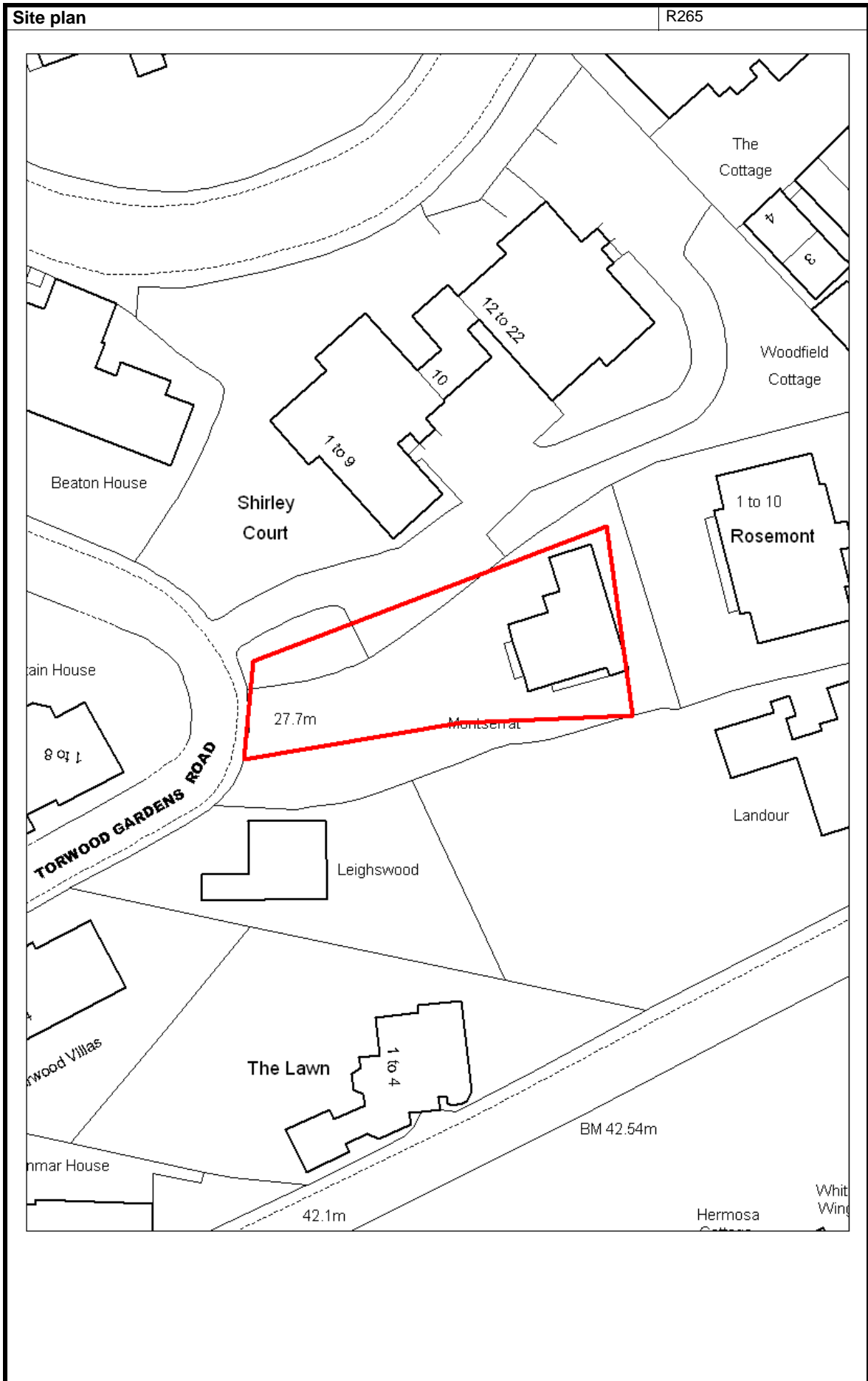


Site ref	Settlement	Site Address
R232	Torquay	Melville Street Joinery Works
Site Area (ha)	Type of site	Current/previous landuse
0.04	Brownfield	B2-7 Industrial
Description of site		
Melville House: Small workshop site on northern side of Melville Street. The site is lower than the Warren Road properties directly to the north. Used for decorators storage.		
Planning history		
Application 89/1422/OA approved 8 September 1989: 12 flats.		
Suitability summary		
Sustainable Brownfield urban site. Relationship with Warren Road properties to the rear limit the height of development that could be achieved. Sustainable town centre Brownfield site given the location of the site in proximity to the services and facilities within Torquay.		
Availability summary		
Does not appear to be currently available but could be come available at short notice		
Achievability summary		
No known constraints, although could be contaminated due to former uses. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Highly sustainable urban site. Redevelopment would be worth considerably more than current low-level industrial use and therefore site could well come forward in study period. Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in a later timeframe between 2017-2026		
Final density:		Final suggested yield:
320.09		12



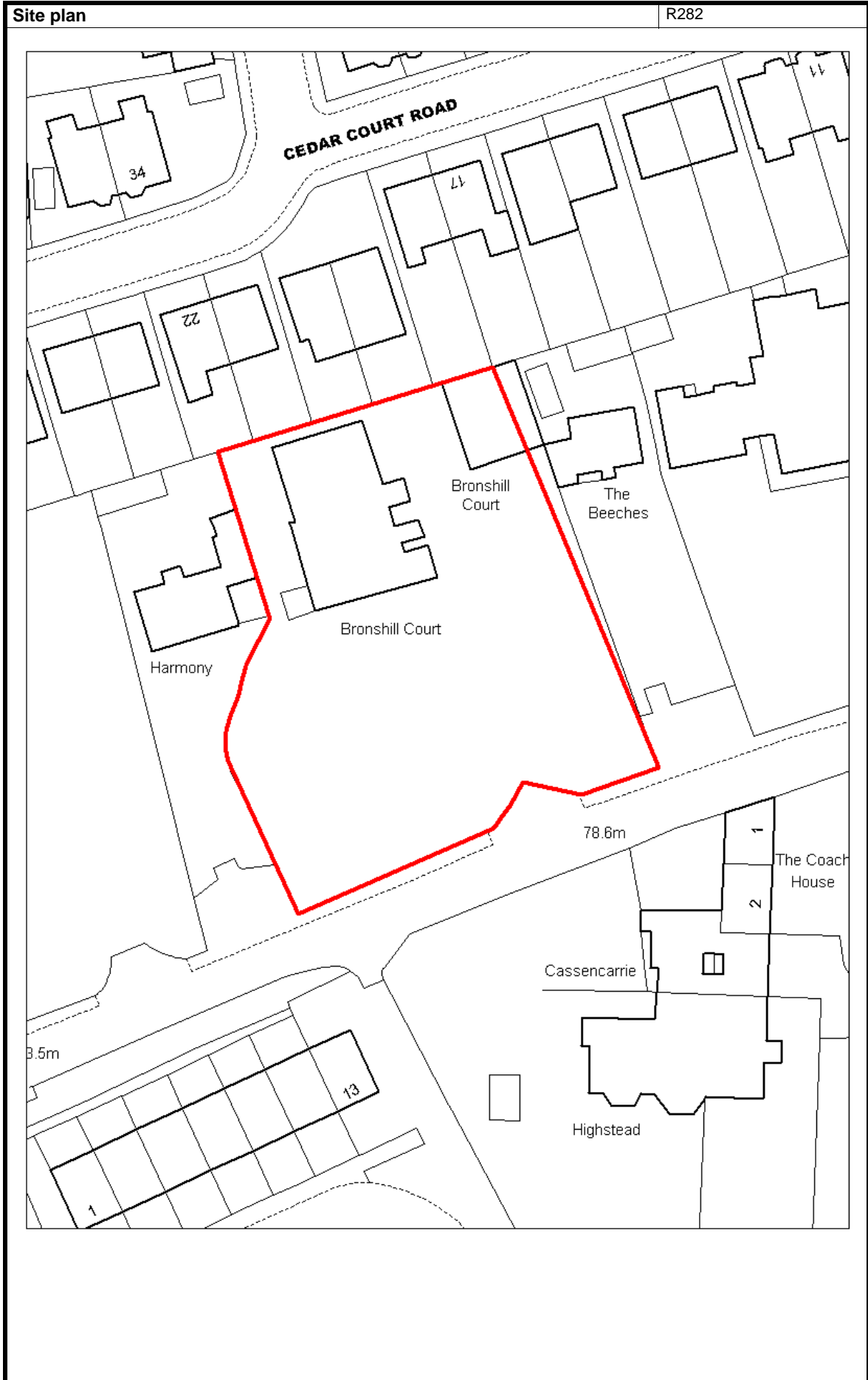
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
R265	Torquay	Montserrat, Torwood Gardens Road
Site Area (ha)	Type of site	Current/previous landuse
0.08	Brownfield	C3 Housing
Description of site		
<p>Property on eastern side of Torwood Gardens Road. The site is a large detached dwelling, with associated gardens, parking and turning area. Mature trees on the borders and fronts onto the road. Surrounded by large detached dwellings (some of which are guest houses and hotels) and within the Warberries area of Torquay.</p>		
Planning history		
<p>Application 90/1948: 6 dwellings approved on 20 December 1990. Expired 20 December 1995.</p>		
Suitability summary		
<p>Would appear to be capable of implementation. Remains suitable in principle. Sustainable town centre Brownfield site given the location of the site in proximity to the services and facilities within Torquay.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>Monserrat. Achievability – development should be to West side of site to retain character of site. High density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.</p>		
Final density:		Final suggested yield:
78.77		6

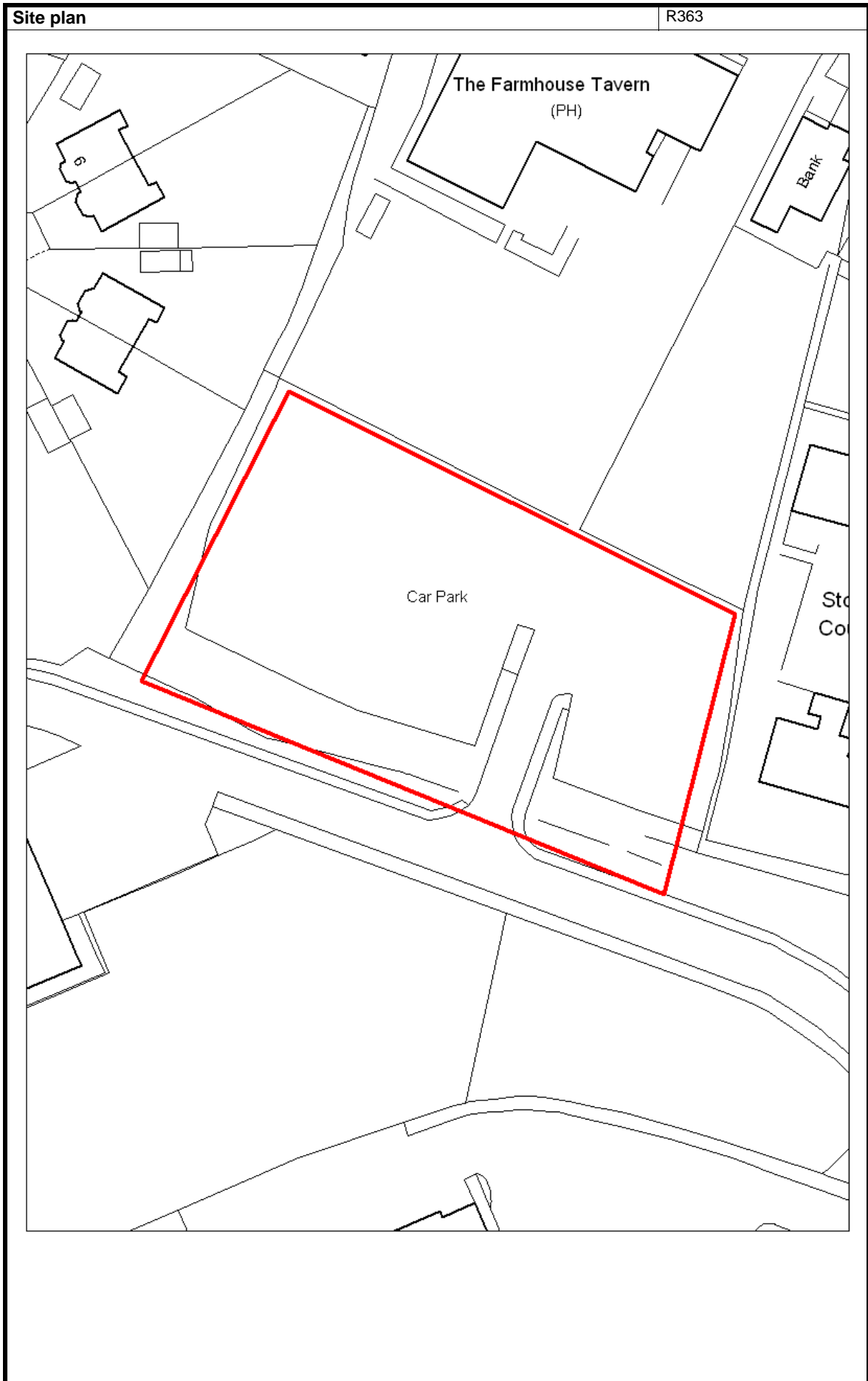


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

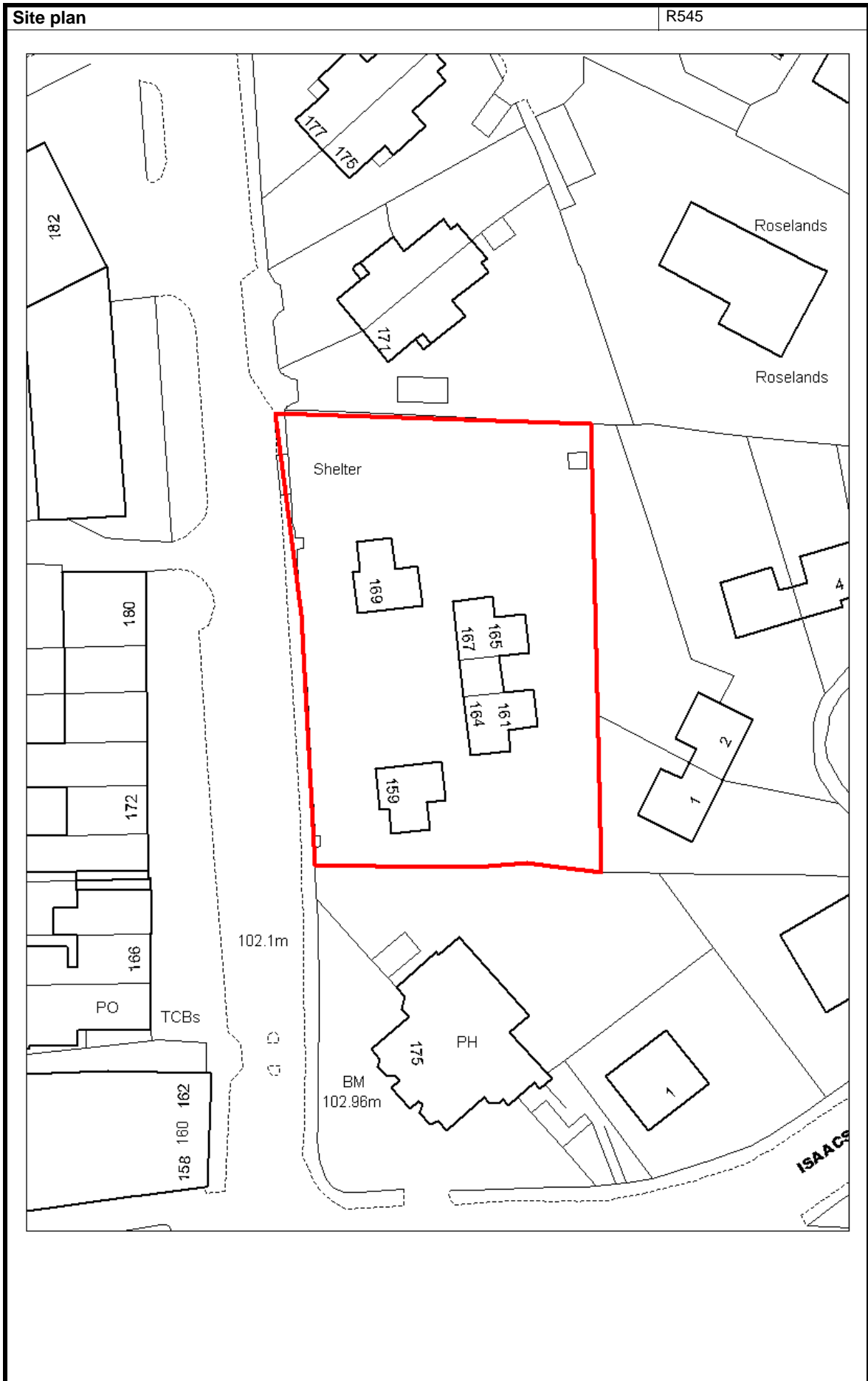
Site ref	Settlement	Site Address
R282	Torquay	Bronshill Court
Site Area (ha)	Type of site	Current/previous landuse
0.22	Brownfield	Unknown
Description of site		
Bronshill Court building on northern side of Bronshill Road. Comprises a block of existing residential buildings and associated grounds.		
Planning history		
94/0837/OA: 10 residential flats. 99/1278/OA. Note that renewal (P/2005/0387) was refused for lack of S106 contribution.		
Suitability summary		
The site is located centrally within Torquay, to the north east of the main town centre area. The site is however within proximity of local services and located relatively close to a main transport route into the town centre.		
Availability summary		
Achievability summary		
Would be suitable for redevelopment: refusal P/2005/0837 relates to S106 requirements. This site could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development.		
Conclusion		
Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.		
Final density:		Final suggested yield:
44.52		10



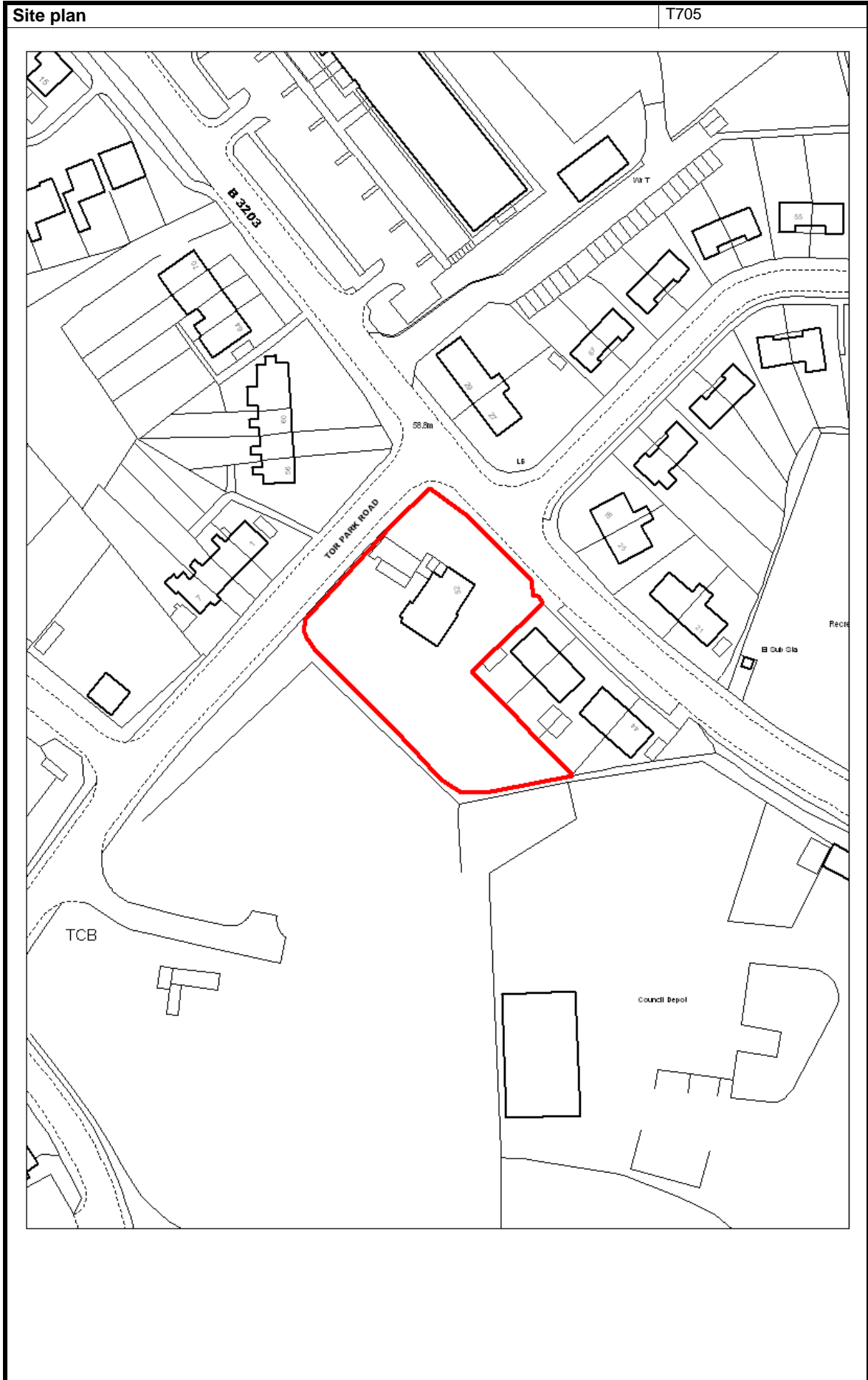
Site ref	Settlement	Site Address
R363	Torquay	Rear of Farmhouse Tavern, Newton Road
Site Area (ha)	Type of site	Current/previous landuse
0.24	Brownfield	Sui Generis
Description of site		
<p>Farmhouse Tavern (formerly Black Swan), Newton Road. Site is an overflow car park to the rear of the existing building. The site is in very close proximity to the main road and the Torre railway station, it is bordered by a mix of uses and architectural styles, with 2 storey, semi detached residential on the western edge and commercial/ light industrial uses to the east and south. The site lies on the western fringe of Torquay.</p>		
Planning history		
<p>Permission 92/0960/OA: 15 flats approved.</p>		
Suitability summary		
<p>Farmhouse Tavern. Suggest larger site including pub. Site is not currently available : in uses as pub overflow car park. However, the site is under used and could be developed more efficiently in the longer term. Site has potential for significant development, possibly as key worker accommodation in conjunction with Torbay Hospital. However it is uncertain whether the site will come forward due to its use as parking.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.</p>		
Final density:		Final suggested yield:
	167.91	40



Site ref	Settlement	Site Address	
R545	Torquay	159-169 Barton Hill Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.20	Brownfield	C3 Housing	
Description of site			
Curtilage of 159-169 Barton Hill Road.			
Planning history			
Expired permission for 15 dwellings.Barton Hill Road. Expired approval for sheltered housing (Abbeyfield).			
Suitability summary			
Remains suitable in principle. Sustainable town centre Brownfield site given the location of the site in proximity to the services and facilities within Torquay. Access off Barton Hill Road.			
Availability summary			
Achievability summary			
Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Market is likely to bring forward development in the long term on a high density, given the surrounding character and location. Site is considered to be available due to previous application, although due to recent lack of activity on the site and the permission having expired, the site has been placed in the later timeframe.			
		Final density:	Final suggested yield:
		76.92	15



Site ref	Settlement	Site Address
T705	Paignton	Land at Intek House
Site Area (ha)	Type of site	Current/previous landuse
0.25	Brownfield	B1 Business
Description of site		
<p>This site comprises of a large red brick/ stone building and associated parking area which is currently in use as offices off Borough Road. Flat topography and character of surrounding residential (and other uses) would suggest that a 2/3 storey apartment style development would be appropriate here. There is also potential to the rear of the site which comprises of the Council Depot between Borough Road and Tor Park Road. There have been preliminary discussions surrounding the possibility of the Depot relocating and the site could be amalgamated into one. There is also a nearby Playground/ Park which is currently being promoted (Borough Road) and is TDC owned which could be linked to any future development in the area.</p>		
Planning history		
<p>This Intek House site has been previously promoted to the Council for residential accommodation such as flats with off street parking. There was also discussion between the owners and the Council in regards to purchasing a small piece of land which runs parallel to the site (which is owned by the Council.) The site would ideally be considered in context of the Council Depot relocation. A 'stand alone' application at Intek House could sterilise employment use in the area and Pre-application discussions have previously discounted the redevelopment of the site for residential on this basis.</p>		
Suitability summary		
<p>Good sustainable location on Borough Road and in close proximity to existing semi detached/ 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/ retail uses and development of the site would result in contradiction of Local Plan Policy E6 - 'Loss of Employment Land'. Despite this, there could be scope for the development of this site if the Council Depot were to come forward as a development site. There is mature tree cover around the borders of the site.</p>		
Availability summary		
<p>The site was promoted for the purposes of this study by the existing land owner.</p>		
Achievability summary		
<p>Suitable development here could include medium/high density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>For the site to be wholly feasible in relation to the loss of Employment Land it would need to be considered in context of Council depot, which would be developed as a mixed use development with employment uses incorporated as part of the scheme. A 'stand alone' application at Intek House could sterilise employment use in the area. Given the location and proximity to existing 3 storey developments, the site could achieve a yield of 12. Despite this, due to the necessity for resolution of issues regarding loss of employment land, and the decision making process around whether the site will come forward with the Council Depot (and the subsequent disposal of the site); the timescale is suggested around 2018-2026.</p>		
Final density:		Final suggested yield:
72.03		18

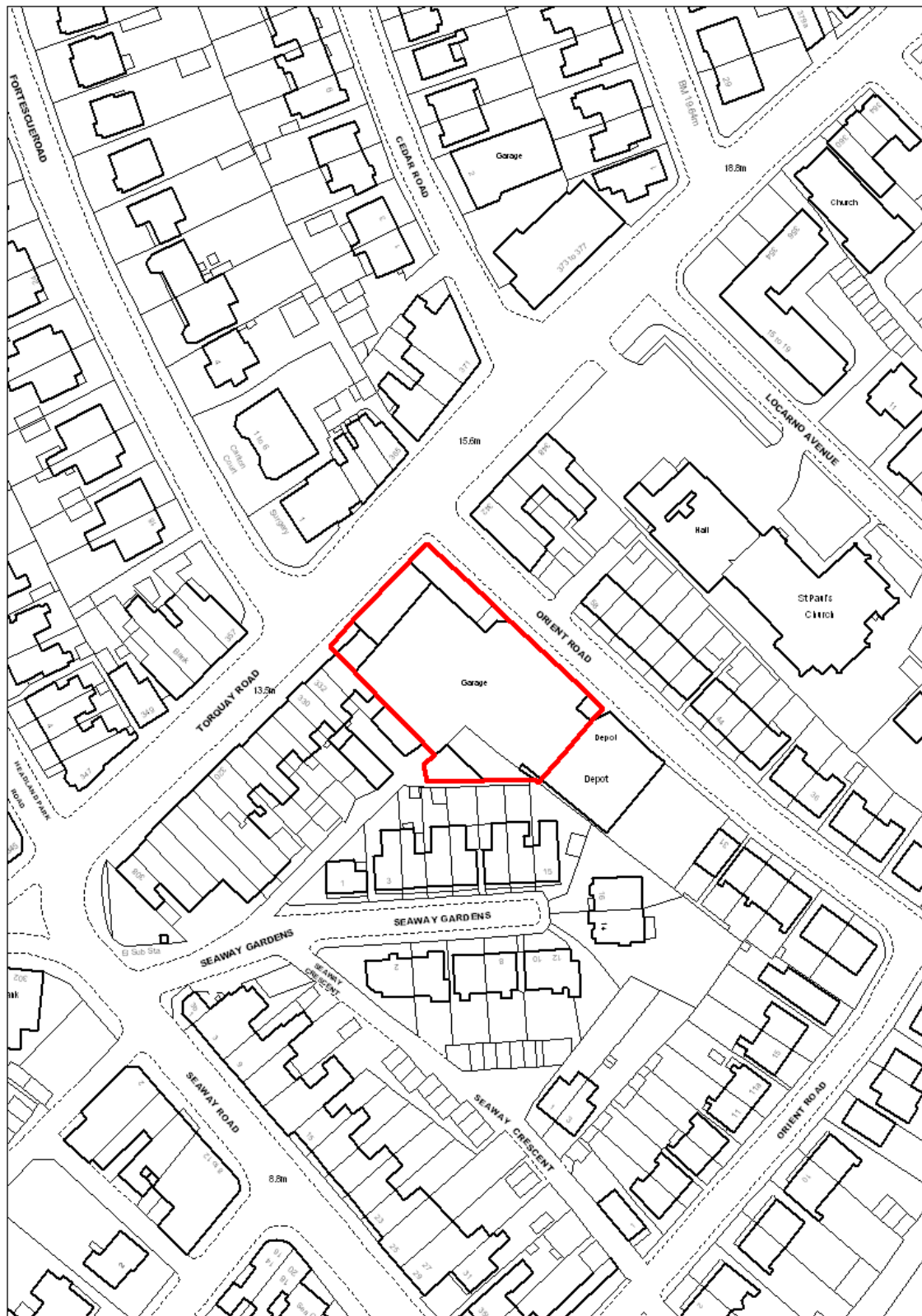


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

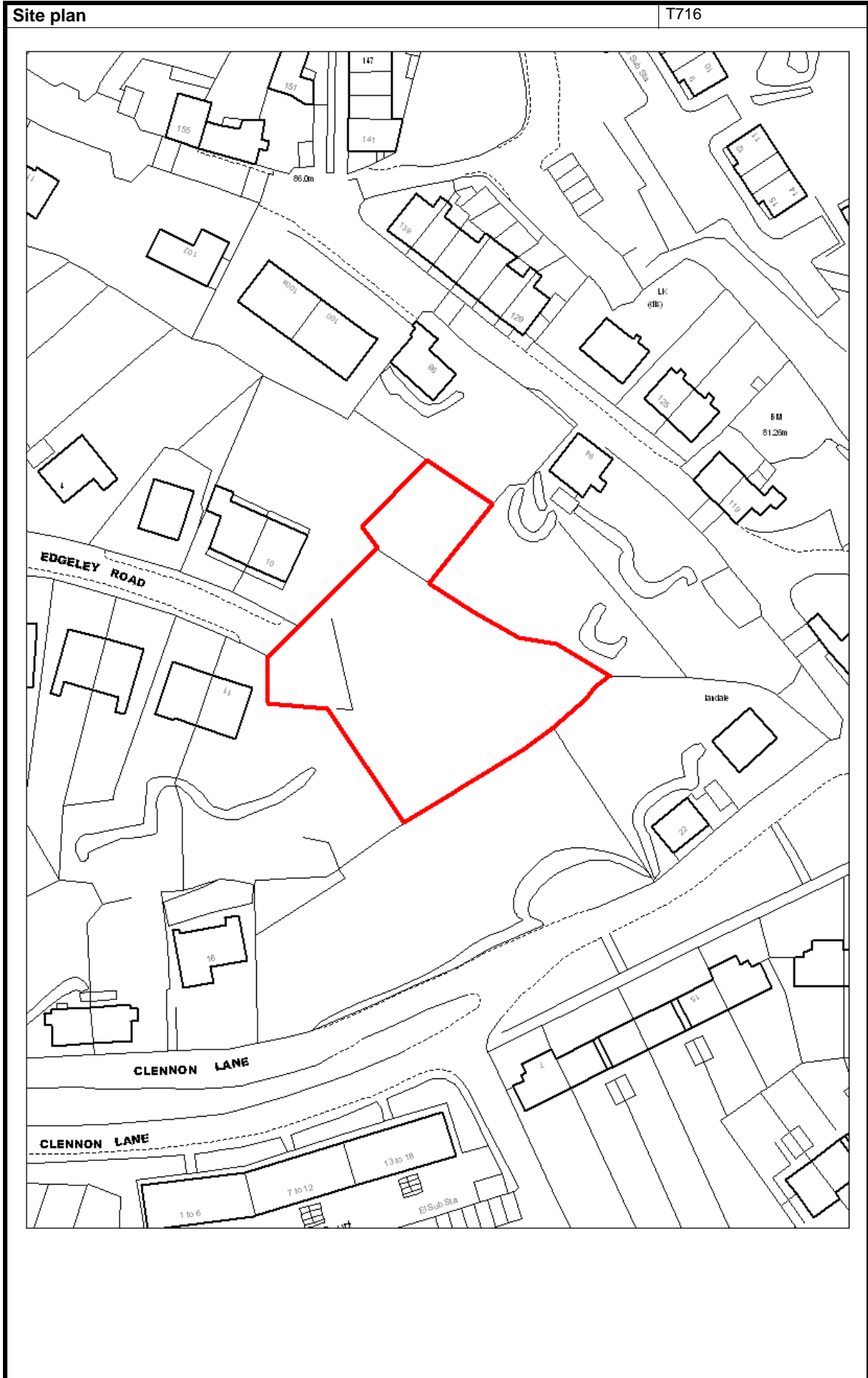
Site ref	Settlement	Site Address
T709	Paignton	Vauxhall Garage on Torquay Road
Site Area (ha)	Type of site	Current/previous landuse
0.17	Brownfield	Unknown
Description of site		
<p>This site comprises of a garage forecourt and associated buildings to the rear of 336-340 Torquay Road- currently a Vauxhall Garage and a testing centre. Located on the corner of Orient Road, surrounded by some residential and other small retail/ employment uses. Buildings to the rear are old red brick warehouses and are surrounded by existing residential on 2 storeys.</p>		
Planning history		
<p>The site is in the District Centre (L59.3) and as such the Council would look for commercial uses on the ground floor in any proposed scheme.</p>		
Suitability summary		
<p>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. Very sustainable location on Torquay Road, in close proximity to the main shopping street and also an area of small scale employment uses.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The site is suitable for redevelopment and there is scope to make effective use of the site given the town centre location. As such commercial uses along the frontage of Torbay Road would be seen favourably here. Therefore the final dwelling numbers achieved on-site will be slightly lower but developed at a higher density. This site is centrally located for amenities and on a main road through the settlement. The area character is one of 2/3 storey buildings and residential mixed with retail at high density. Given the location within Paignton and the scale and nature of the site, it is anticipated that the site could come forward for development within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
120.33		20

Site plan

T709

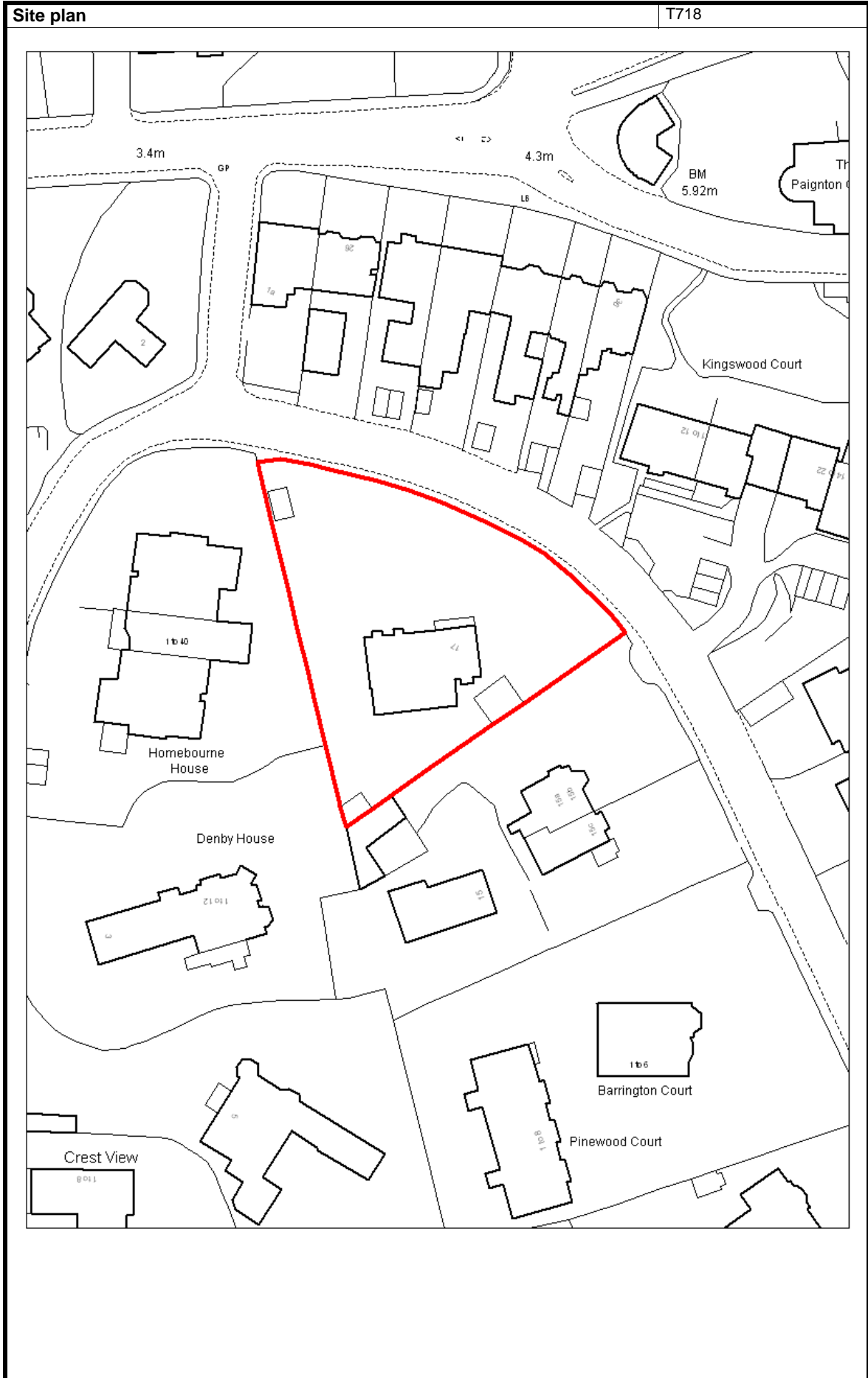


Site ref	Settlement	Site Address	
T716	Torquay	Land adjacent to 10 Edgeley Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.18	Greenfield	Agriculture	
Description of site			
<p>This site is a field, with good access off Edgeley Road. Mature trees on the borders. Cavanna Homes are thought to own the land between this site and Clennon Lane- development of the land here could open up the possibility of developing gardens on the other side of Edgeley Road.</p>			
Planning history			
<p></p>			
Suitability summary			
<p>Suitability – accessible to local centre but some way from town centre. Land add 10 Edgely Road. Suitability – ‘access is not good’ (although appears to be straight forward from Edgley Road).</p>			
Availability summary			
<p>Verity Wood</p>			
Achievability summary			
<p>Subject to a conservation order? L5.5 - 'Urban Landscape Protection Area' (Greenfield site?). Medium density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development.</p>			
Conclusion			
<p>medium to high development would be achievable here due to the nature of the surrounding area. The site is small and has been promoted- so would be appropriate to put it within the 5 year timeframe.</p>			
		Final density:	Final suggested yield:
		38.17	7

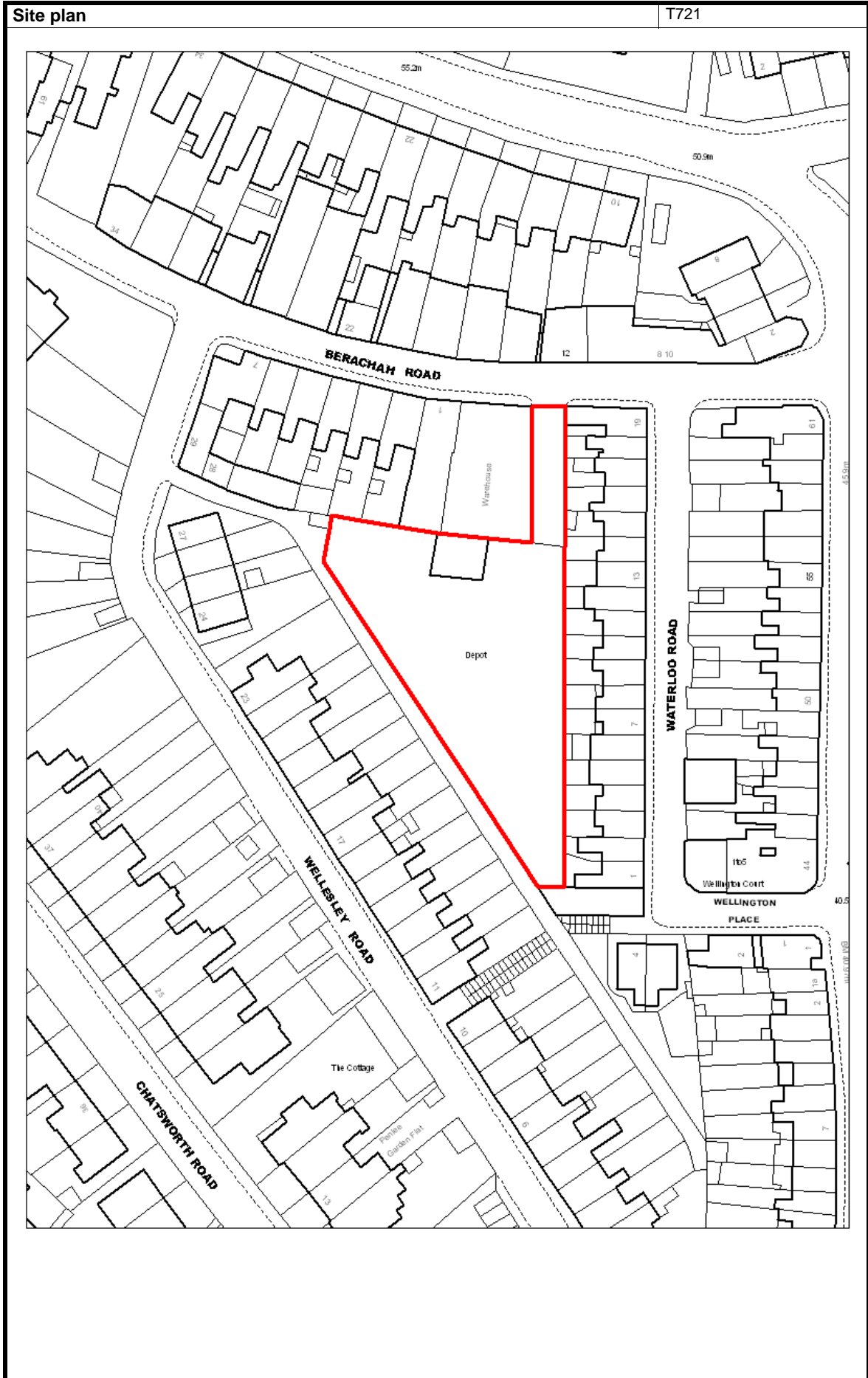


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T718	Paignton	Angleside House, Paignton
Site Area (ha)	Type of site	Current/previous landuse
0.24	Brownfield	C3 Housing
Description of site		
<p>This site comprises of a large house and landscaped grounds. The surrounding uses in the area are mainly residential comprising of 2 storey houses and bungalows. There is also new development in the area comprising of 3/4 storey apartment blocks. Relatively quiet, spacious feel to the existing development in the neighbourhood area.</p>		
Planning history		
<p>The site is located within Conservation Area (Roundham) Policy BE5 and as such will have to adhere to criteria set out in that when considering the design scheme for the development.</p>		
Suitability summary		
<p>The 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.</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>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Site is suitable for redevelopment in principle, subject to resolution of any issues the location within the Conservation Area which might apply. Given the pre- application discussions it is advised that high density development would be feasible here. A figure of 12 is currently seen to be appropriate. Given that pre-application discussions have already taken place and the location within Paignton and the scale and nature of the site, it is anticipated that the site could come forward for development within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
	50.52	12

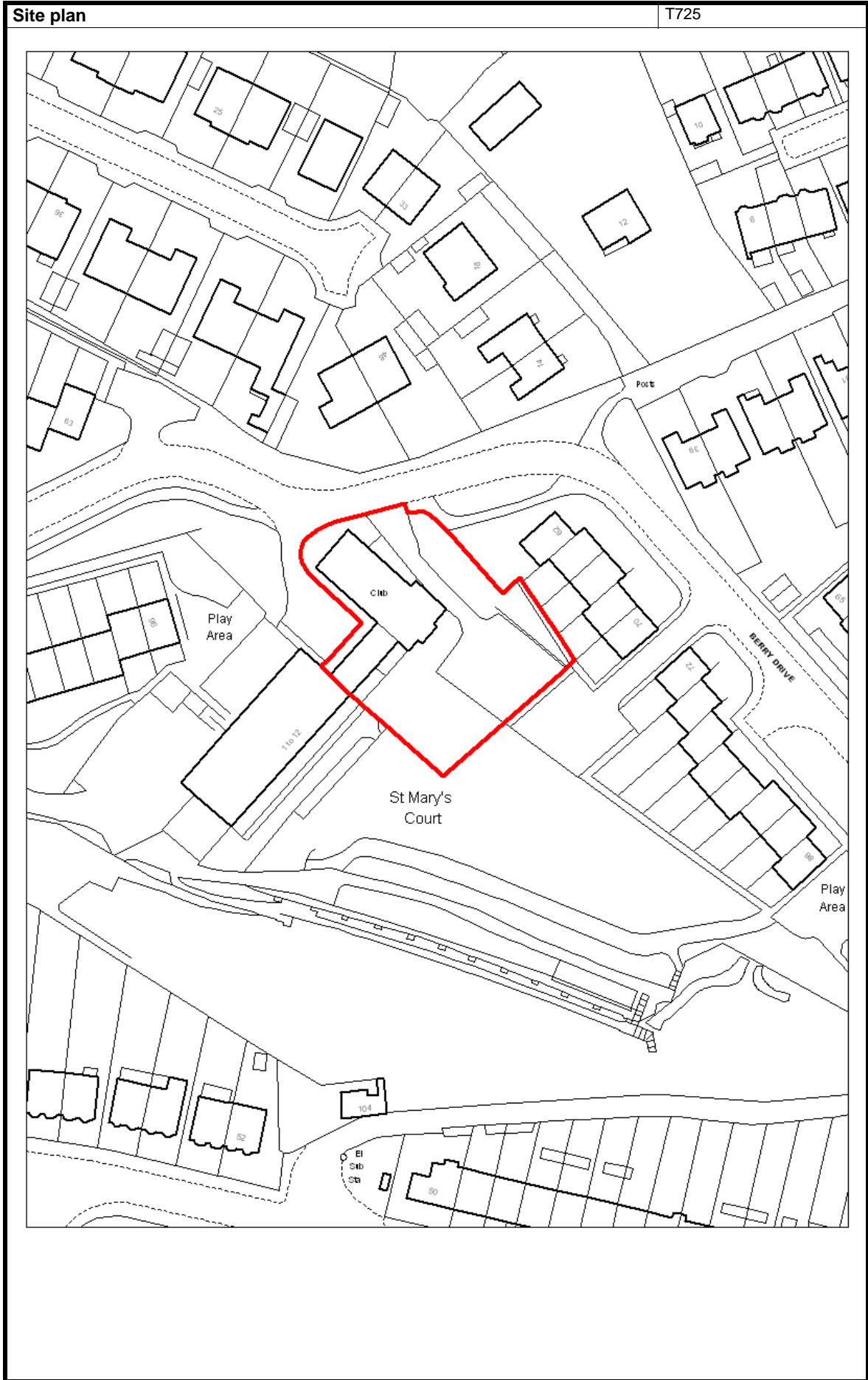


Site ref	Settlement	Site Address
T721	Torquay	Transport Yard, Berachah Road
Site Area (ha)	Type of site	Current/previous landuse
0.18	Brownfield	B2-7 Industrial
Description of site		
<p>This site is an open storage yard and a small workshop for motor vehicle repairs. Located on land to the rear of Berachah Road- a road which contains a number of small industrial units as well as existing housing.</p>		
Planning history		
<p>The site lies within a Small Business Area and this was a significant issue in the consideration of a previous application for 12 dwellings on the site. The application (P/2006/077) was refused and subsequent appeal dismissed. However, the Council accepted that a lower level of residential development may be acceptable.</p>		
Suitability summary		
<p>The site is located within the urban area within a mix of commercial and residential users. The haulage yard results in activity which diminishes residential amenity for neighbouring properties and as such 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.</p>		
Availability summary		
<p>the site has been actively promoted by the owner.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Possibly some scope for redevelopment on the site (fewer than 10) because high density is achievable here due to the central location and surrounding existing high density character. Pre application discussions would suggest 5 years timescale 2008-2012 given the loss of employment land issues were resolved.</p>		
Final density:		Final suggested yield:
49.44		9



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T725	Paignton	Community Centre
Site Area (ha)	Type of site	Current/previous landuse
0.14	Brownfield	D1 Non residential institutions
Description of site		
<p>Large Council owned building, used as a Community Centre. Imposing brick and stone building. Adjoining building looks to have been redeveloped for flats. The site is surrounded by existing residential and is set in wooded grounds with mature trees surrounding, and car parking area to the rear. Not listed, not in conservation area, not listable but a guide to ships at sea and a very prominent building. TPO on site.</p>		
Planning history		
unknown		
Suitability summary		
<p>The site is located centrally and close to the services and facilities that the Paignton town centre offers. The site is also in proximity to public transport routes.</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.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Even though not listed, building is attractive sandstone building with historic significance, and should be retained. Possible conversion to small number of dwellings. May be more sustainable to retain as community use/Class D1/D2. Possible conversion opportunity. The site is being disposed of by the Council but as the site has not yet been promoted by an owner or agent for the purposes of this study, it is likely the site will come forward in the 5-10 year timeframe.</p>		
Final density:		Final suggested yield:
43.36		6



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T726	Torquay	Braddons Street Disused Playground
Site Area (ha)	Type of site	Current/previous landuse
0.22	Mixed	Sui Generis
Description of site		
<p>This piece of land includes the land previously used as the playground, associated turning/ parking area and a series of garages. The site is over a series of different levels and gradients- linked by pathways and steps. the land slopes very steeply to the south, towards the town centre.</p>		
Planning history		
<p>The site has previously been used as a play area but no play equipment is left on the site and it has become overgrown. The site lies within an Urban Landscape Protection Area and Wildlife Corridor.</p>		
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. 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.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The site is well located and it is considered that constraints could be overcome/resolved. Ground stability is an issue on site however and availability would need to be reviewed subject to surveys. 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. Given the location within Torquay, the complications regarding the topography and the scale and nature of the site, it is anticipated that the site could come forward for development within the 2013-2018 timeframe.</p>		
Final density:		Final suggested yield:
41.79		9

Site plan

T726



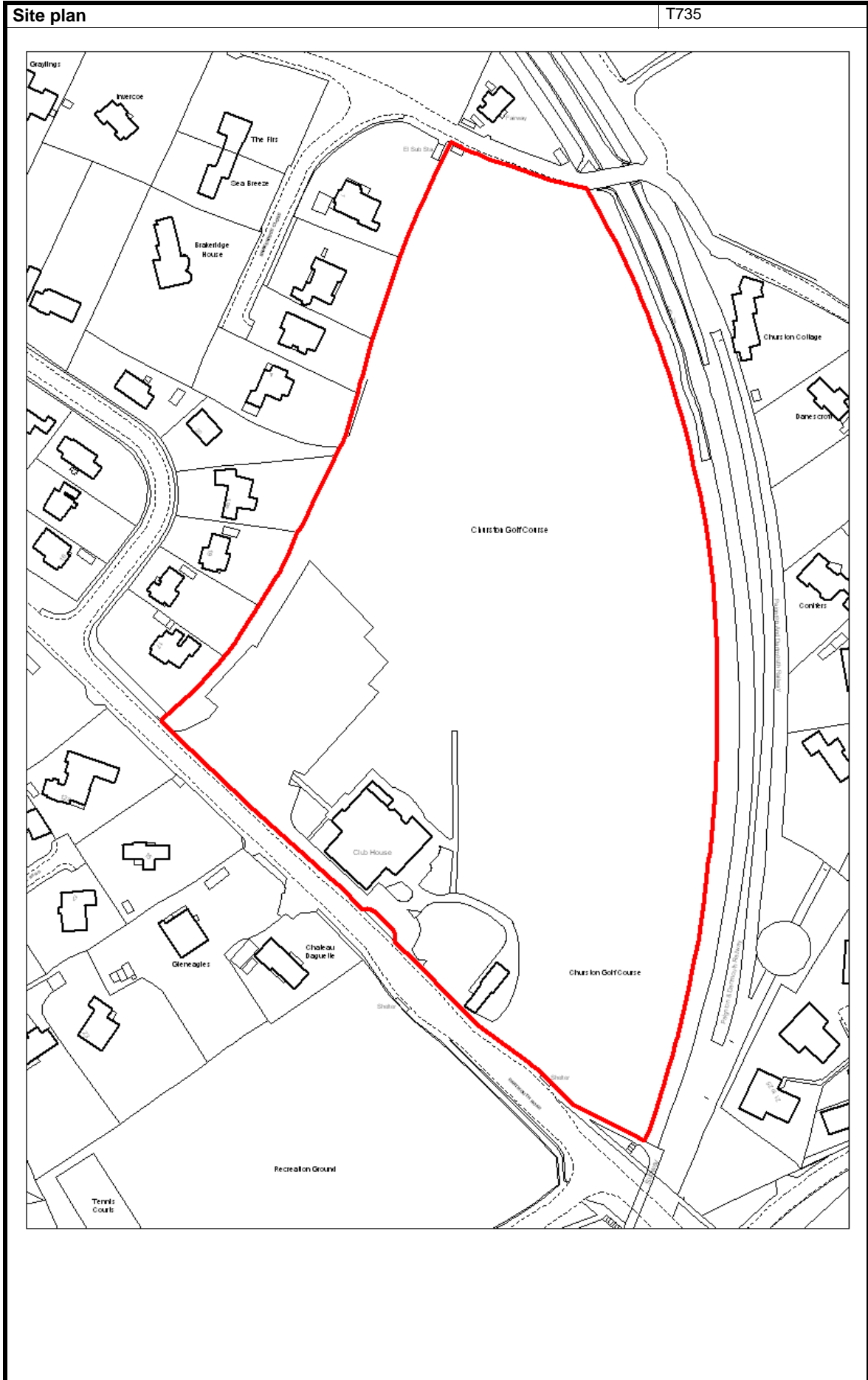
Site ref	Settlement	Site Address
T730	Paignton	Redwell Playground and Amenity Area
Site Area (ha)	Type of site	Current/previous landuse
0.23	Greenfield	D2 Assembly and leisure
Description of site		
<p>The site comprises of a series of garages, Public Open Space, and a Playground. The site is situated on slightly sloping topography, and in close proximity to existing housing on the Foxhole Estate. The site is surrounded on all sides by existing medium/ high density housing in the form of terraced and semi detached dwellings.</p>		
Planning history		
<p>There have been preliminary discussions between the Council and Riviera Housing who are investigating redevelopment opportunities in the area, and who are looking to redevelop and increase densities on housing projects. The concept is not wholly supported by the Council due to concerns that increasing the density could exacerbate the social problems already present in the Foxhole Estate. Also the site is a public open space and therefore Council policy seeks protection in its current use.</p>		
Suitability summary		
<p>The site is located on the far western edge of Paignton and is not in close proximity to the main district facilities or services. There do not appear to be any policy or topographical constraints on the site which would restrict residential development.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The surrounding character is semi detached dwellings mainly over 2 storeys, so medium density development would be suitable here- thus achieving 9 dwellings on the site. Given the location within Paignton, the existing interest in the area by Riviera and the scale and nature of the site, it is anticipated that the site could come forward for development within the 2008-2012 timeframe, subject to the complications which could arise being resolved, regarding the loss of POS and the negative potential for social issues to be increased. This could be potentially addressed through extensive consultation on a suitable design scheme and with the existing residents.</p>		
Final density:		Final suggested yield:
39.15		9

Site plan

T730



Site ref	Settlement	Site Address
T735	Paignton	Churston Golf Course
Site Area (ha)	Type of site	Current/previous landuse
4.27	Greenfield	D2 Assembly and leisure
Description of site		
<p>This site comprises of the Churston Golf Club clubhouse, and part of the golf course to the front of the building. Site also includes large associated parking area/ part tarmaced area which is surrounded by existing housing and mature trees on the border.</p>		
Planning history		
<p>The site itself is the only part of the golf course which is not situated in the AONB. There are plans to relocate the Club House to enable this redevelopment to happen; and this would be in an AONB area; if permission not given for club house- very unlikely that this site will come forward. Informed by Council that the club were given lottery money to build the Club House and improve facilities- it could therefore be contentious for the clubhouse to move, given that the club should be accessible to all and for the benefit of all local people specifically. The principle of development here is acceptable, as long as the relocation issues are resolved.</p>		
Suitability summary		
<p>Close to local services and amenities and the land lies between Dartmouth Road, Bascombe Road and the Steam Railway line which makes it a relatively sustainable location for development. There are no specific policy or topographical constraints on the site that would restrict residential development.</p>		
Availability summary		
<p>The site has been promoted by the Churston Golf Club</p>		
Achievability summary		
<p>Suitable development here could include low/ medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Given the location and the large scale and nature of the site, it is anticipated that the site could come forward for development, but will be subject to issues relating to the impact on the landscape as well as amenity for local residents with regard to the relocated clubhouse.</p>		
Final density:		Final suggested yield:
	34.45	147



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T742	Paignton	Oldways Mansion	
Site Area (ha)	Type of site	Current/previous landuse	
11.48	Mixed	Sui Generis	
Description of site			
<p>This site comprises of a large Listed Mansion House and gardens, originally built for the Singer family. The site includes formal landscaped gardens, tennis courts, bowls green and pavilion and a car park and tea room in the main house. Currently the mansion is in use as Council offices.</p>			
Planning history			
<p>The site is a listed building and also contains public recreation facilities and formal gardens; as such is protected by Local Plan policy BE8.5 - Historic Park & Gardens. The Council has identified, from the study, that the main area of potential is an area comprising of the northern part of site, and further studies are now underway to determine more definite plans and numbers for the site. The Housing Land Monitor shows that there is a small area of land on the North Eastern boundary of the site which has been given permission for 15 dwellings but has not been started (Manor Garage, 231 Torquay Road)</p>			
Suitability summary			
<p>The site is situated on the western edge of Paignton but is in relatively close proximity to local services and to the amenities the Paignton town centre provides.</p>			
Availability summary			
<p>The site is owned by the Council and the redevelopment potential has been investigated by the Council's asset management who conducted a report and highlighted possible areas to be utilised for residential development.</p>			
Achievability summary			
<p>It has been highlighted by the Council that the northern area of this site could potentially be suitable for housing development. Therefore, medium/high density development would be suitable (including the conversion of the main mansion house) including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>The site as it currently stands is not available as a whole, due to the existing uses as office space within the house itself and the public/ community uses in the form of the bowls green, tennis courts etcetera. However, potential has been identified for residential development on northern part of site. The net developable area on this site will be far less than shown on the map so the yield here is a very rough estimate. Given the location and character of the surrounding built environment and uses it is advised that this site should not overdeveloped. The site contains public recreational facilities and the manor house and other associated buildings are listed; for this reason, we should be looking at reasonable figures which will not damage the existing form. Redevelopment of the main mansion house will be included in the yield figures, which could achieve a higher density than the rest of the site. Medium density would be our first conclusion; however, given the location, the large scale and the complicated (and controversial) nature of the site, it is anticipated that the site could come forward for development, but not before the 2017-2026 timeframe.</p>			
		Final density:	Final suggested yield:
		13.07	150

Site plan

T742



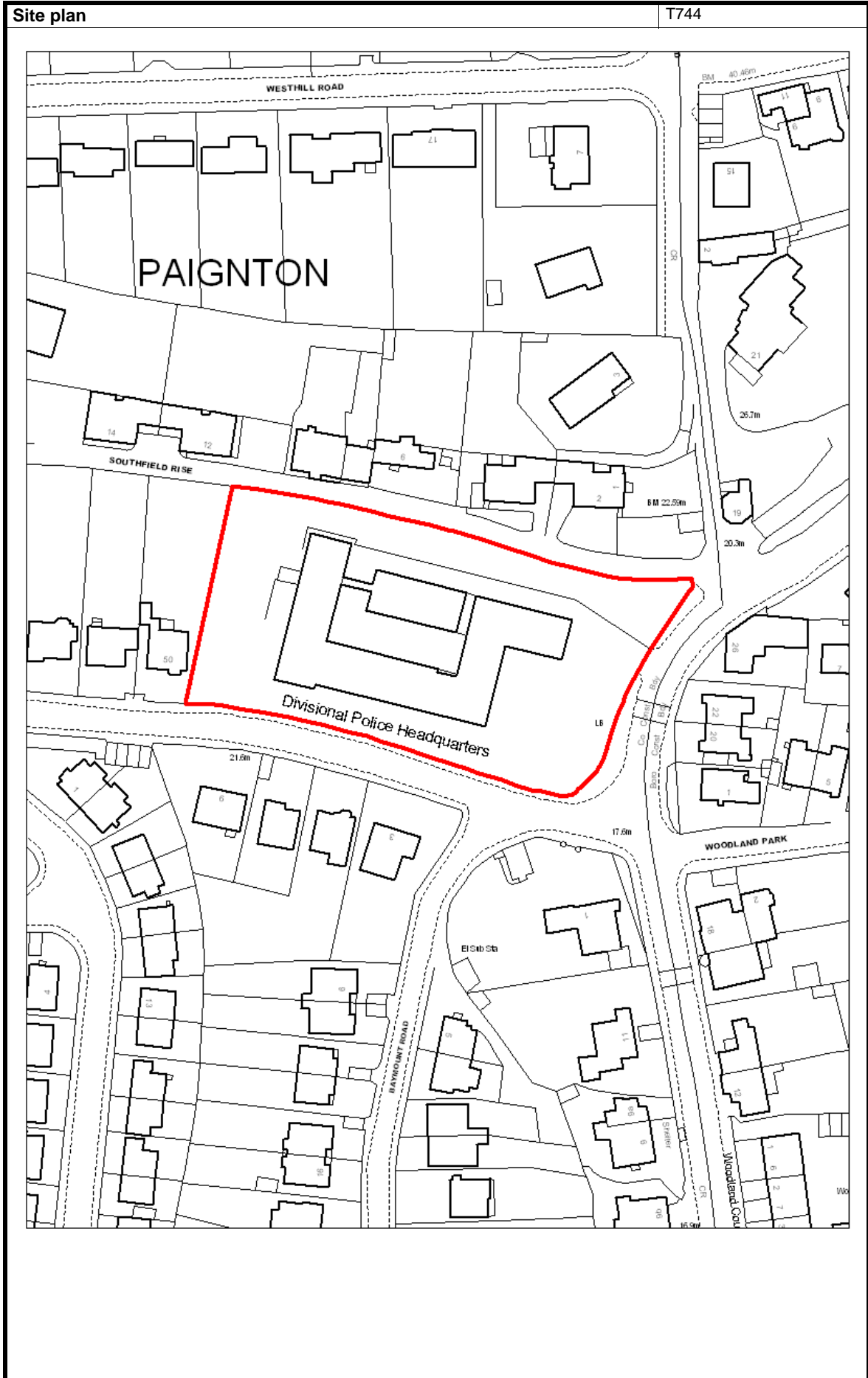
Site ref	Settlement	Site Address
T743	Paignton	Foxhole Infant School
Site Area (ha)	Type of site	Current/previous landuse
0.83	Brownfield	D1 Non residential institutions
Description of site		
<p>This site comprises of an infant school site, located next to a South West Water treatment works site (which has been decommissioned as is now a potential development site) and existing semi detached and detached housing.</p>		
Planning history		
<p>This site has been subject to longstanding discussions regarding its future post relocation of the infant school to the secondary school site. Discussions regarding its closure and redevelopment potential following closure are well advanced.</p>		
Suitability summary		
<p>There do not appear to be any policy related or topographical constraints on the site which could restrict residential development here. Relatively close proximity to local amenities and services in Paignton makes the site a sustainable location for residential development.</p>		
Availability summary		
<p>The site is owned and being promoted by the Council. The School's closure is imminent due to the planned relocation of the infant school to the nearby Secondary School as part of a Council Strategy to consolidate Education sites and release Council owned assets.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>There is potential for residential development here. The area is characterised by medium density terraced and semi detached dwellings over 2 storeys; medium development would therefore be appropriate here and achievable on the site given the existing use and infrastructure. Given the schools availability due to closure and the scale and nature of the site, it is anticipated that the site could come forward for development within the 2008-2012 timeframe, possibly as part of a larger scheme involving the South West Water site.</p>		
Final density:		Final suggested yield:
	39.84	33

Site plan

T743



Site ref	Settlement	Site Address
T744	Paington	Divisional Police Headquarters
Site Area (ha)	Type of site	Current/previous landuse
0.48	Brownfield	B1 Business
Description of site		
<p>This site comprises of a 3/4 storey 60's concrete building, which is designed over several levels, with a small amount of associated grass/garden to the rear. The site is surrounded by existing medium/ high density housing. Site access is off a corner on a busy road, and the building sits behind an old stone wall and several mature trees border. Topography on the site is slightly sloped down to the road. The Council have raised the possibility of concrete cancer, and have confirmed the Police's intention to relocate.</p>		
Planning history		
<p>The Council have previously raised the possibility of concrete cancer, and its potential for redevelopment but there has been no definitive relocation plans as yet from The Police HQ and discussions are at preliminary stages, although 5-10 years has been mentioned.</p>		
Suitability summary		
<p>Topography on the site is varied which could be an issue but there are no policy constraints on the site which would restrict residential development on the site. Given that the existing building is on 3/4 storeys, and successfully built into the hillside, and its proximity to the town centre facilities and services, there would likely be support for the retention of a high density development here on 3/4 storeys.</p>		
Availability summary		
<p>The Police Authority own the site and the Council have confirmed the Police's intention to relocate.</p>		
Achievability summary		
<p>medium/high density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development would be achievable here</p>		
Conclusion		
<p>This is an area with existing medium/ high density terraced residential character and due to the existing use as the police station, access is already suitable and the height of the development could achieve 3/4 storeys. Given the discussions regarding relocation of the police station in the next 5-10 years and the scale and nature of the site, it is anticipated that the site will not come forward before 2017.</p>		
Final density:		Final suggested yield:
43.42		21

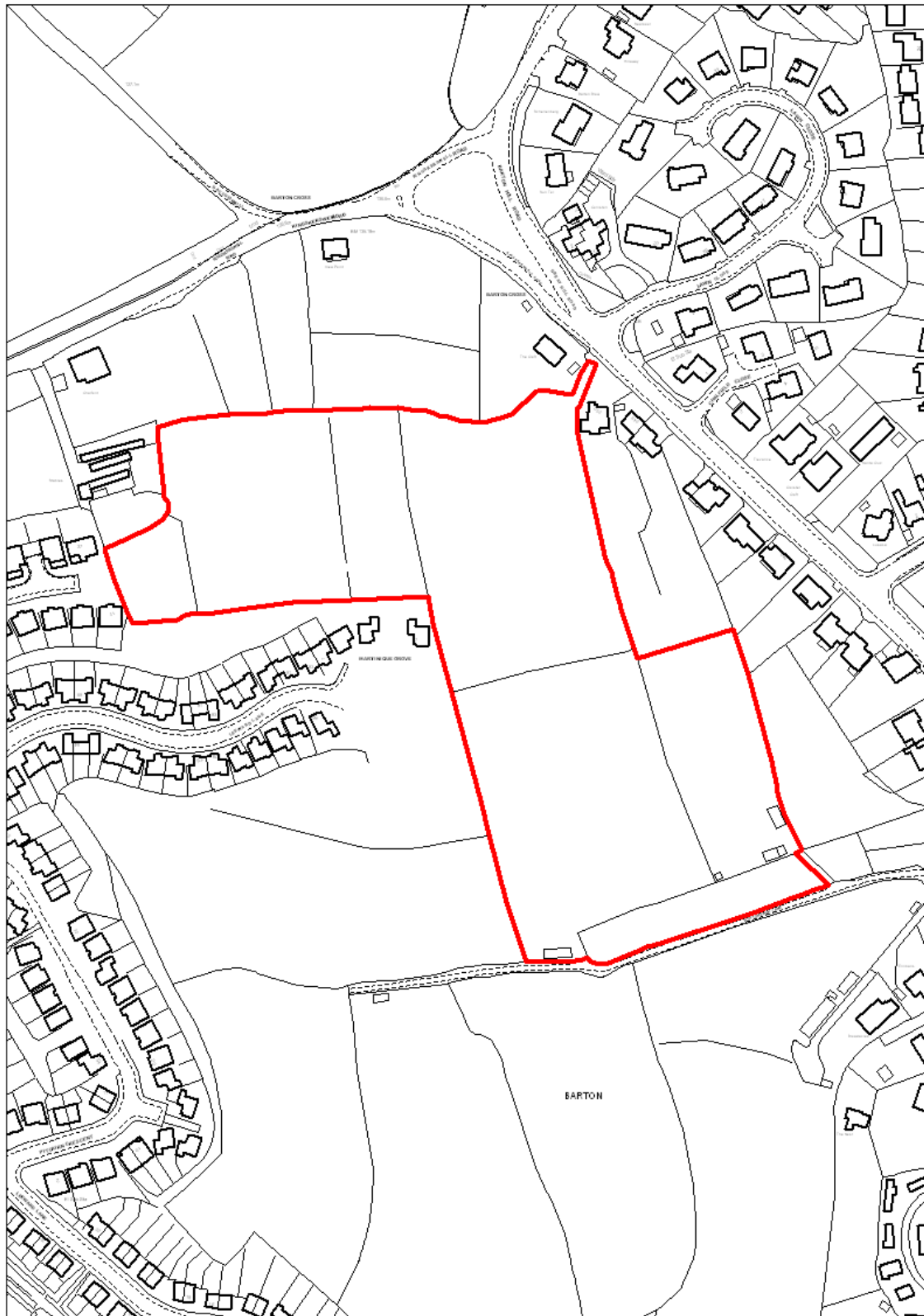


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

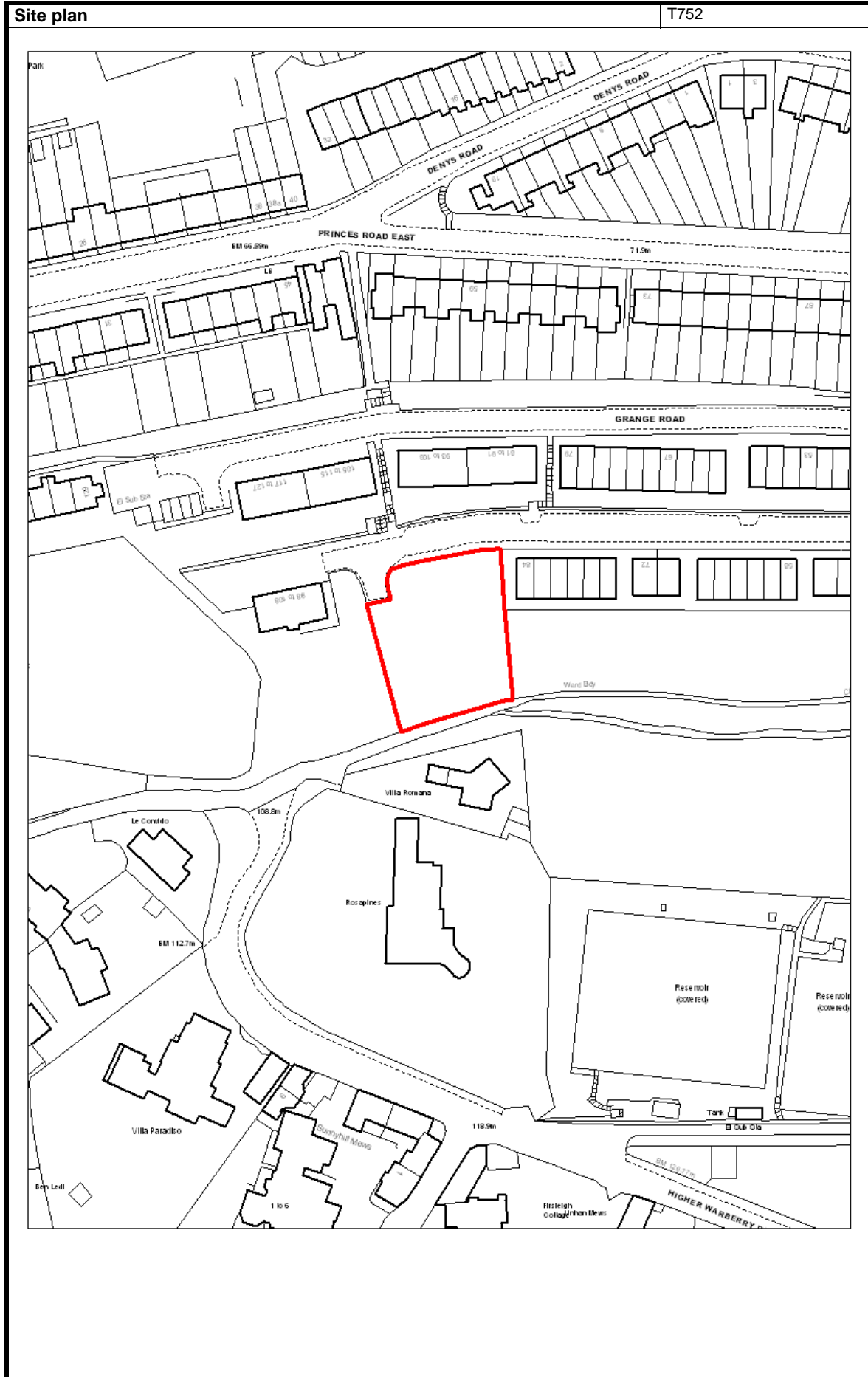
Site ref	Settlement	Site Address	
T750	Torquay	Scotts Bridge, Barton	
Site Area (ha)	Type of site	Current/previous landuse	
3.49	Greenfield	Unknown	
Description of site			
<p>The site comprises several fields, some of which adjoin existing housing and the existing allocation. The access is from land between two detached houses off Barton Hill Road. This site is an extension to the existing allocation H1:2 and H1:1. Slightly sloping topography on site- over the hill is Teignbridge and the AONB.</p>			
Planning history			
none known			
Suitability summary			
<p>The site lies on the very northern edge of Torquay and additionally on the edge of Torbay administrative boundary. however, the site is in proximity to existing local services as well as being well linked to the amenities and facilities that Torquay town centre has to offer, and across the boundary to Newton Abbott.</p>			
Availability summary			
unknown			
Achievability summary			
<p>A mix of medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, would be suitable here, taking account of the character of the area and surrounding development.</p>			
Conclusion			
<p>Given the location and the large scale and nature of the site, it is anticipated that the site could come forward for development, subject to the resolution of the access and topographical issues, within the 2012-2017 timeframe. Protection of skyline here important and Kingkerswell Lane also recommended as upgrade to urban lane to minimise the pressure on this. Development below ridge line is seen as acceptable in principle. Medium density would be our initial conclusion given the location and surrounding rural character.</p>			
Final density:		Final suggested yield:	
		39.86	139

Site plan

T750

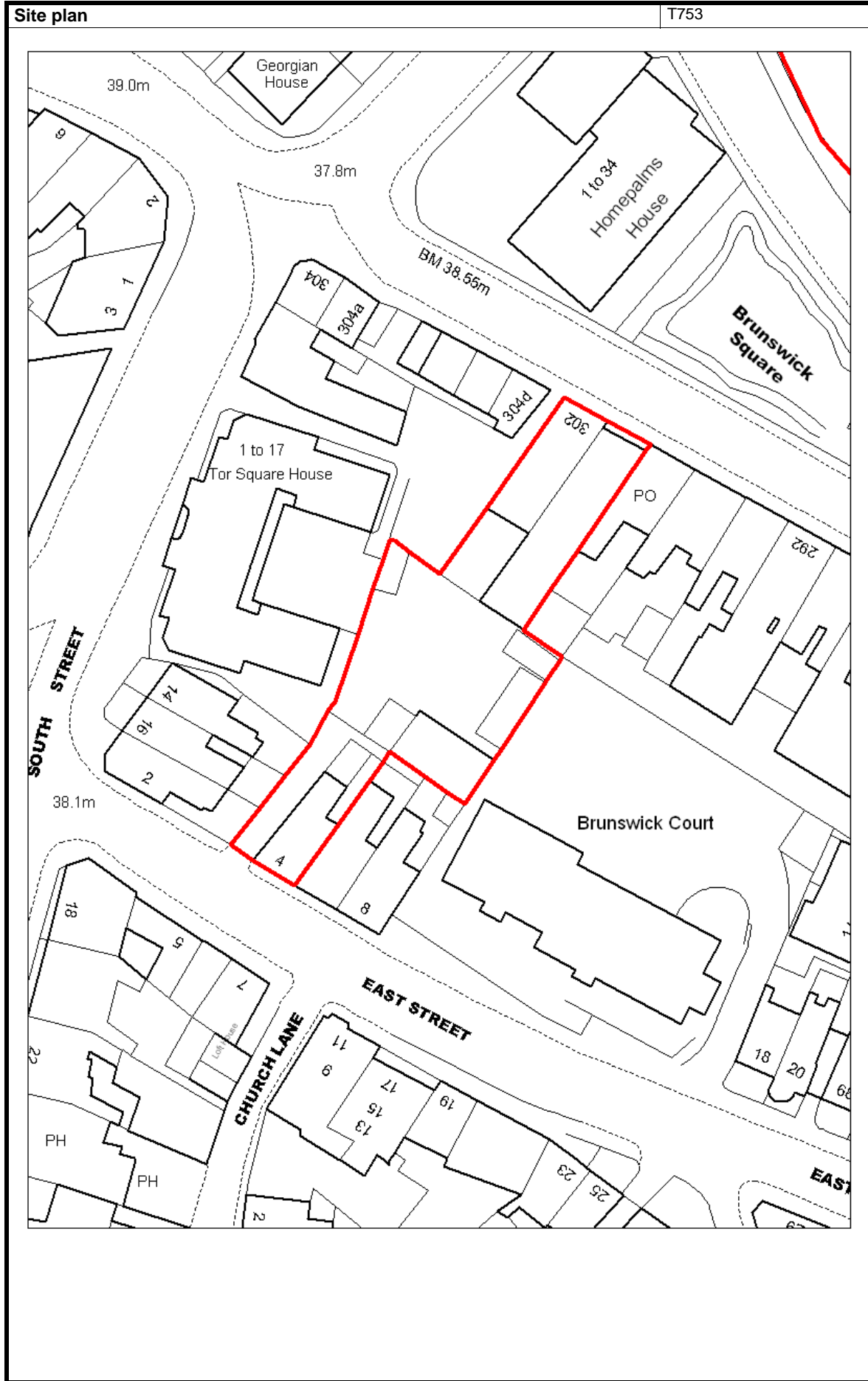


Site ref	Settlement	Site Address
T752	Torquay	Land at Grange Road
Site Area (ha)	Type of site	Current/previous landuse
0.11	Greenfield	Unknown
Description of site		
The site is vacant land, located between existing 3 storey blocks and is currently a grassy bank.		
Planning history		
There is no relevant planning history relating to the site. The top part of the site is designated as part of a ULPA and the whole area is a locally important wildlife site.		
Suitability summary		
It is considered that, despite the sensitive nature of land around the site, the location provides a suitable opportunity for development in principle. A block of 6 dwellings could be erected on the road frontage without detriment to the landscape or wildlife.		
Availability summary		
The site has been promoted by the owner and is therefore considered available.		
Achievability summary		
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development		
Conclusion		
Part of site is unsuitable for development due to landscape and conservation designations. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development.		
Final density:		Final suggested yield:
52.29		6



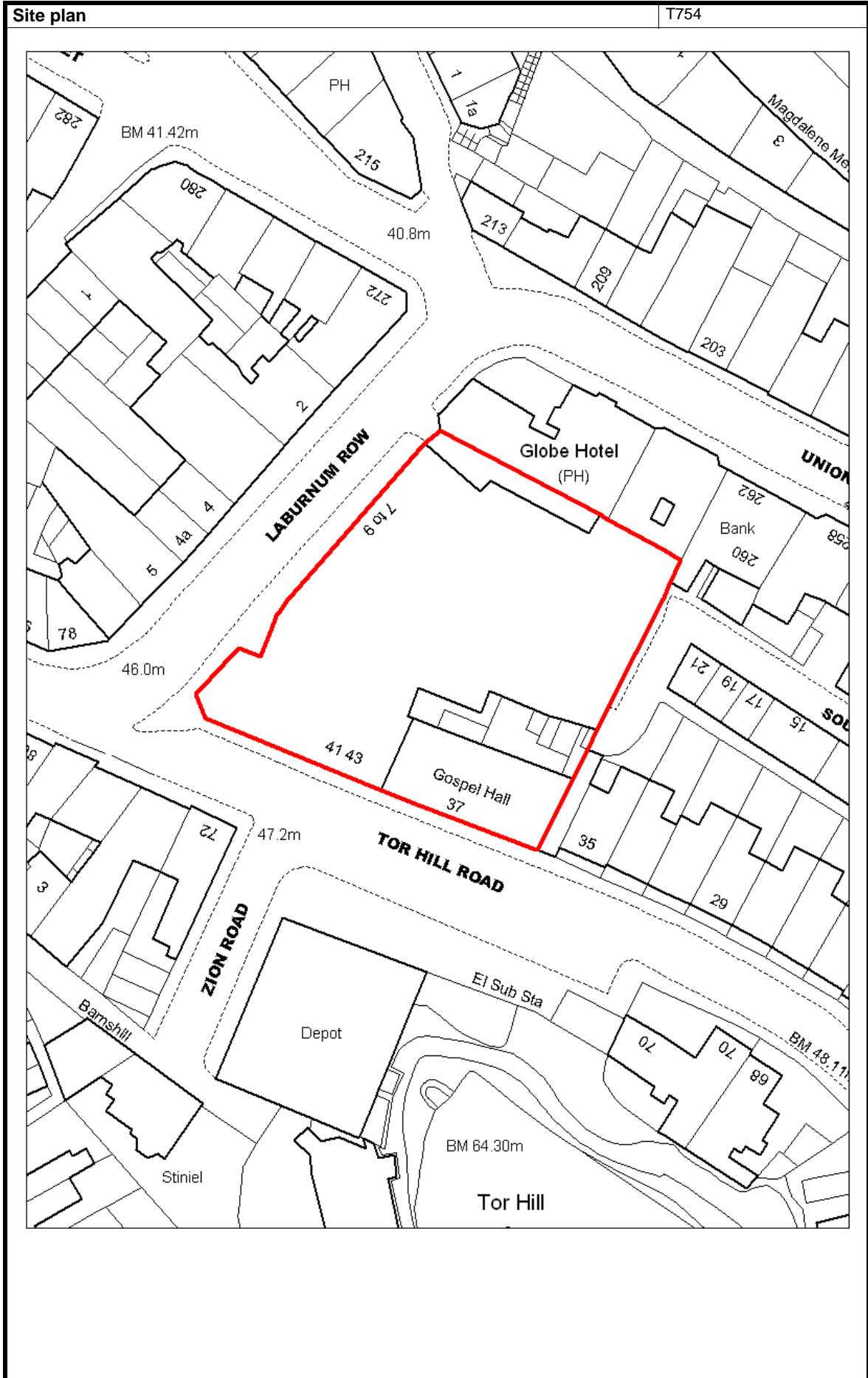
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T753	Torquay	300-302 Union Street
Site Area (ha)	Type of site	Current/previous landuse
0.10	Brownfield	B2-7 Industrial
Description of site		
The site is an existing builders yard and offices with vehicular access from Newton Road.		
Planning history		
there is no relevant planning history on the site. It is located within a conservation area and is partly designated as within the town centre.		
Suitability summary		
The site is in a central location surrounded by residential users. It is considered that a conversion of the existing buildings to residential uses would be acceptable.		
Availability summary		
This site has been promoted by the land owner.		
Achievability summary		
High density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Given the sites central town location and 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 existing infrastructure.		
Final density:		Final suggested yield:
61.39		6



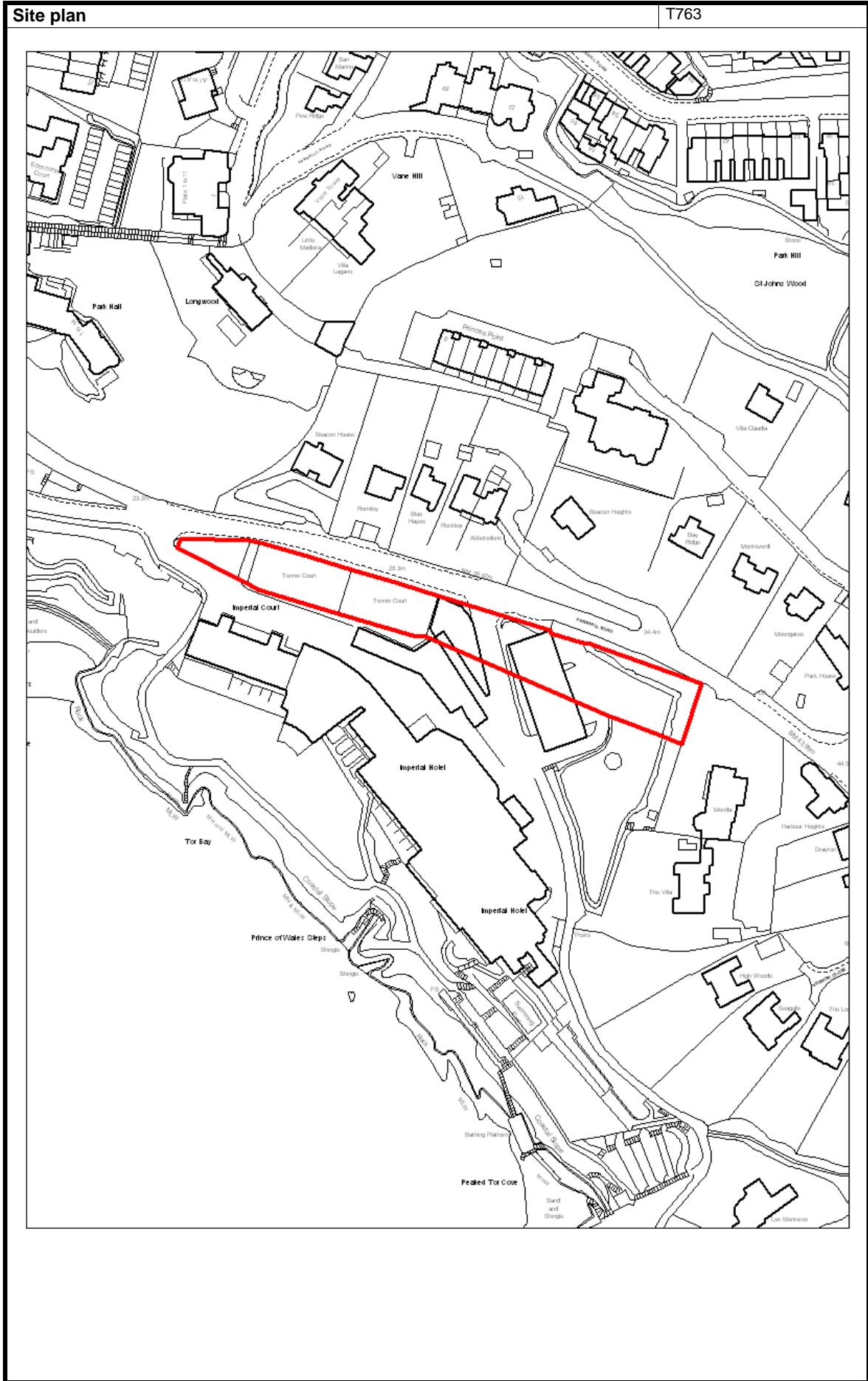
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T754	Torquay	Tor House and Gospel Hall	
Site Area (ha)	Type of site	Current/previous landuse	
0.16	Brownfield	A1 Shops	
Description of site			
This site comprises of a Korean Martial Arts Hall and a B&Q Superstore. The buildings in question are large retail/ office type buildings in town centre location; in use- but rundown. B&Q have relocated so site of former B&Q is vacant. Martial Arts hall is in use.			
Planning history			
There are no relevant planning applications on the site which is located within the Torre Local centre. The area is a conservation area.			
Suitability summary			
the site is close to the local centre and it is understood that B&Q are looking to relocate to an alternative location. If this is the case the site would be suitable for residential development.			
Availability summary			
The site has been promoted by the land owner and is therefore considered available.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Given the sites central town location and 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 existing infrastructure. B&Q already discussing alternative sites and as such it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.			
		Final density:	Final suggested yield:
		152.21	25



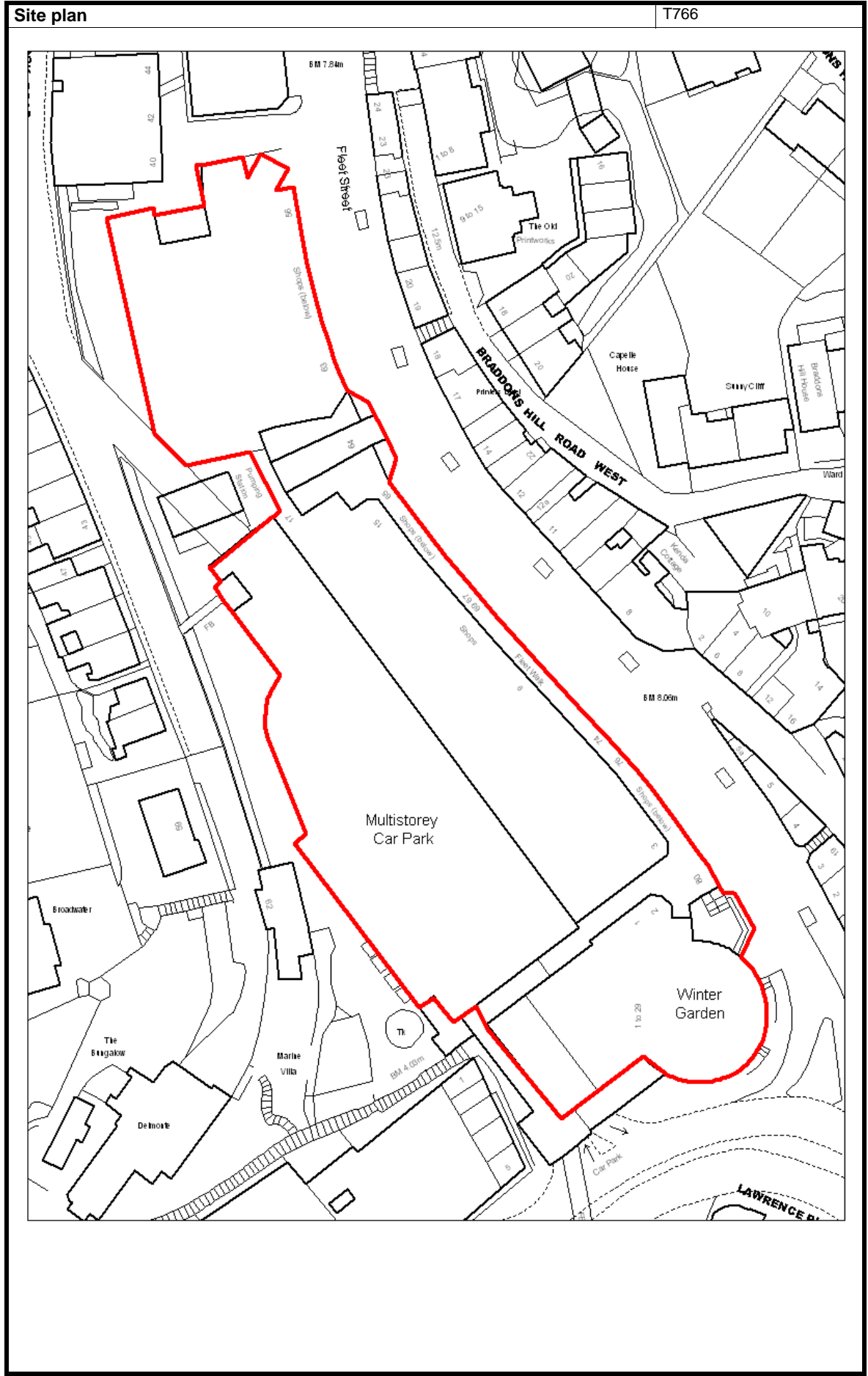
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T763	Torquay	Imperial Hotel
Site Area (ha)	Type of site	Current/previous landuse
0.34	Brownfield	C1 Hotels
Description of site		
<p>This site comprises of a site within a hotel complex. Although this site has been promoted for residential development, there is no mention of residential in the THAAP and is considered to be one of best hotels in Torquay. There could be scope for very small scale residential development here, and proposals from Kay Elliot on behalf of clients have included 50 units on the south eastern boundary of the site, together with potential for 2 lots of 25 units on the northern boundary of the site.</p>		
Planning history		
<p>Previous discussions regarding the development of the site and its continued use as a hotel have determined that only a small part of the peripheral areas of the complex could have potential for housing. This is reflected in the predicted figures below. TU7</p>		
Suitability summary		
<p>The site is located within very close proximity to the Torquay town centre and the amenities that it offers. The site is also within close proximity to public transport routes and the seafront. The site is close to several tourist services and facilities such as Living Coasts and bars and restaurants.</p>		
Availability summary		
unknown		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Site should be primarily retained for hotel use - THAAP proposes enhancement of hotel. There may be limited scope for residential development at peripheries of hotel complex - but they should not undermine hotel. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, subject to the resolution of the THAAP policy issues, within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
	43.55	15



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T766	Torquay	Fleet Walk shopping centre
Site Area (ha)	Type of site	Current/previous landuse
0.80	Brownfield	A1 Shops
Description of site		
This site comprises of a large shopping centre which includes the shop frontage, car park and the circular winter gardens structure.		
Planning history		
Initial discussions with Development Control have been positive in regards to the provision of 21 residential units. The majority of the space fronts Cary Parade with the remainder above the existing TK Maxx outlet. Both these areas have remained vacant and under utilised for a significant period of time. The scheme proposed is to turn the Cary Place frontage into 15 flats, and the space above TK Maxx with be a further 6 flats- intended to be affordable dwellings.		
Suitability summary		
The site is located in a suitable location and proposals seek to utilise space currently unoccupied. therefore, development will be acceptable in principle.		
Availability summary		
The site is being promoted by the landowner and is therefore considered acceptable.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Potential for residential on upper floors - management company currently undertaking their own feasibility study. the site has been included in the THAAP and is considered a sustainable site for introduction of residential but there is also an acknowledged need to retain the shopping function. 21 units been discussed which is seen as very achievable. Given the location, the existing uses and mixed use nature of the site, it is anticipated that the site could come forward for development, within the 2008-2013 timeframe.		
Final density:		Final suggested yield:
26.12		21

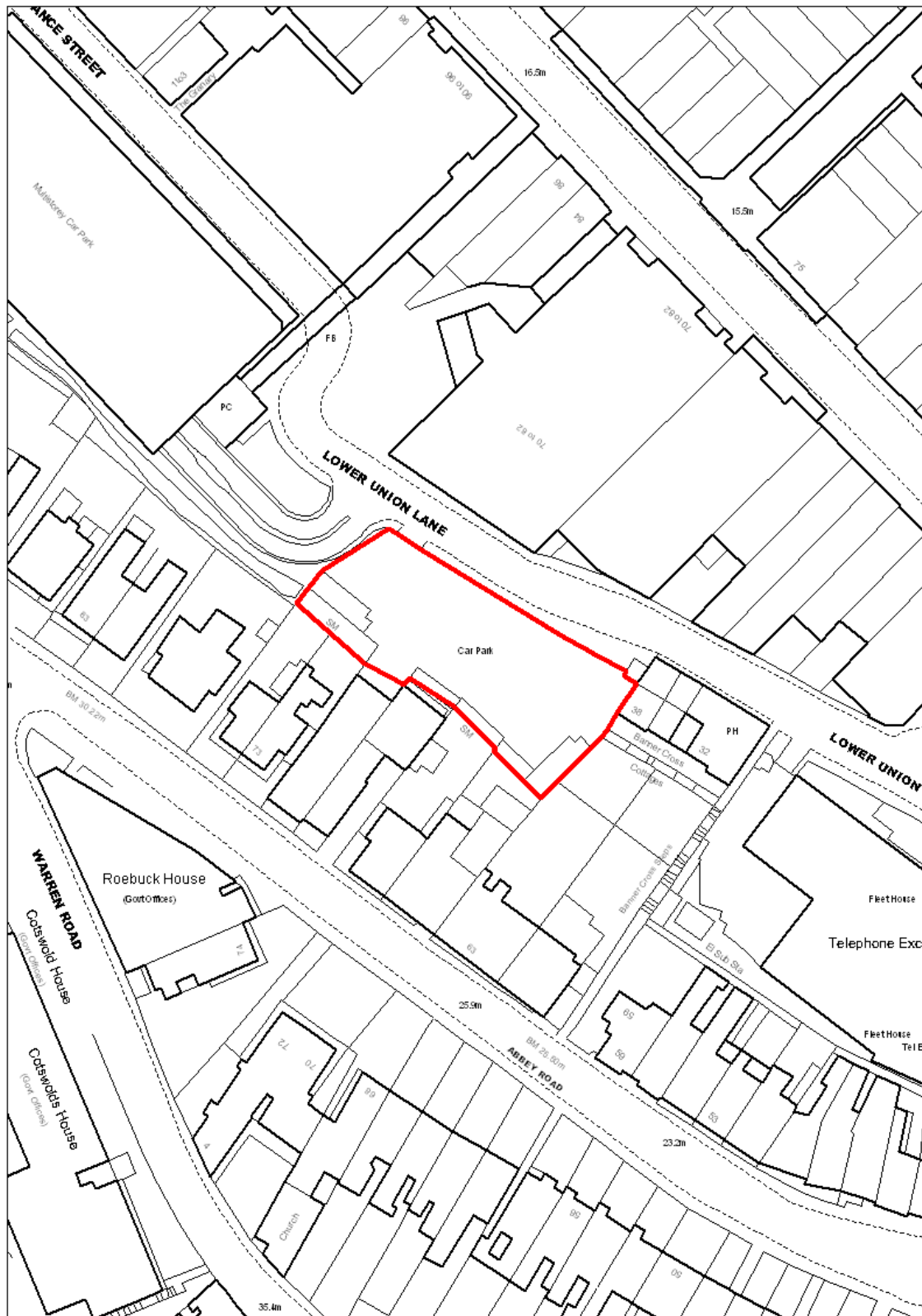


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T782	Torquay	Lower Union Lane Car Park	
Site Area (ha)	Type of site	Current/previous landuse	
0.11	Brownfield	Sui Generis	
Description of site			
The site is an existing surface level car park located behind the main shopping street. It is generally level and backed by steep cliffs to the backs of dwellings on Abbey Road.			
Planning history			
The Council have conducted a review of car parking and consider that this site is available for development. there is no relevant planning history on the site.			
Suitability summary			
Lower Union Lane Car Park. More likely to be developed along with Union Street car park as part of major redevelopment. Mayors Vision Project = 274 flats. Keep 10. The site is located in the town centre and presents an opportunity to providing housing in a suitable location. The cliff to the rear of the site will limit flexibility of design but will not be a constraint to development in principle.			
Availability summary			
the Council have determined that the car park can be released and they will now promote the site for residential development.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Very sustainable town centre site. Suitable for mixed use regeneration proposal incorporating some residential. Town centre location with good services and local amenities. High density development would be suitable here due to the site being significantly set down from road level, and backing onto existing 2/3 storey buildings on the other side. The figures here reflect the number that could be achieved if the site came forward independently- however, a higher density could be achieved if it came forward as part of a larger scheme.			
Final density:		Final suggested yield:	
95.21		10	

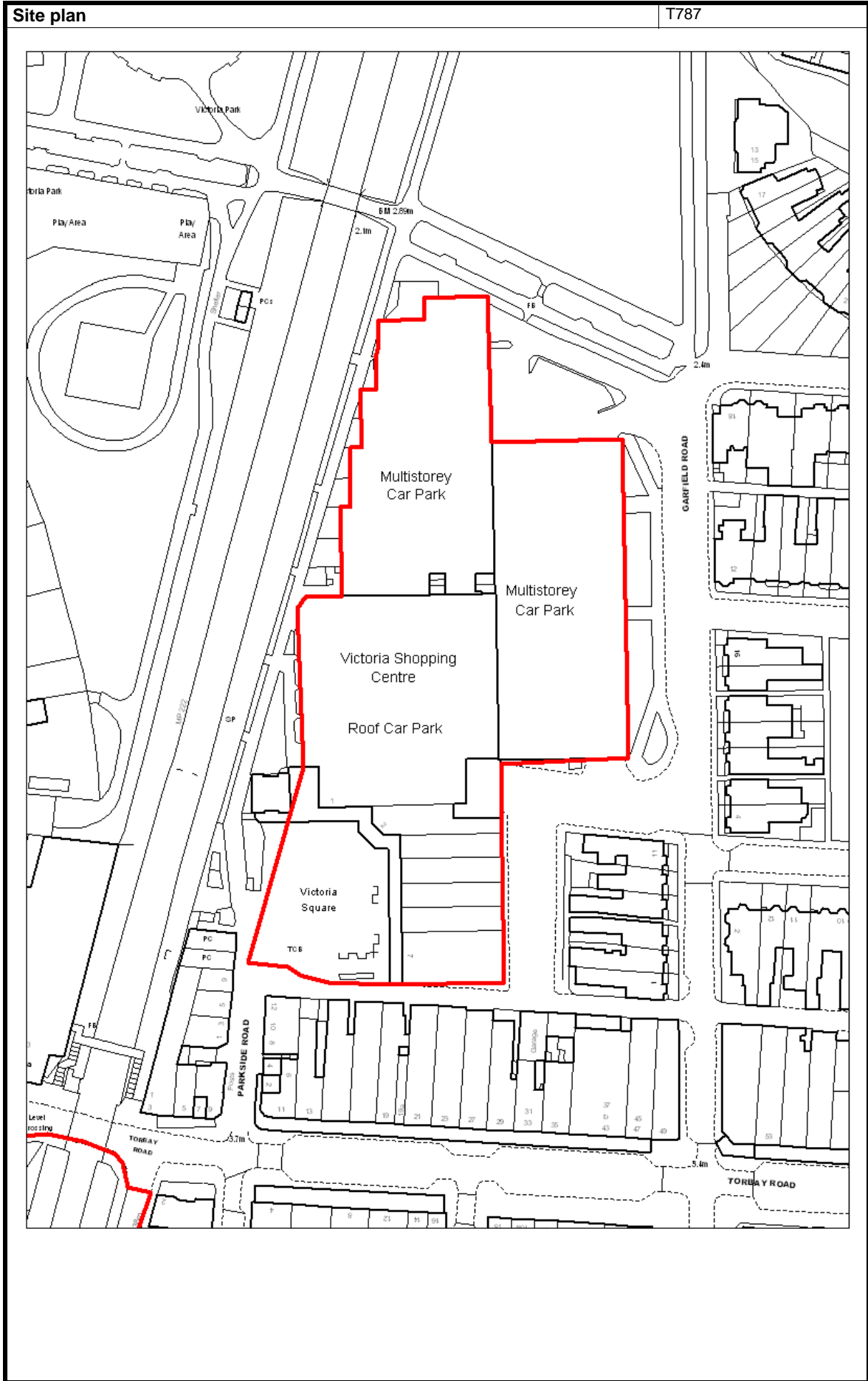
Site plan

T782



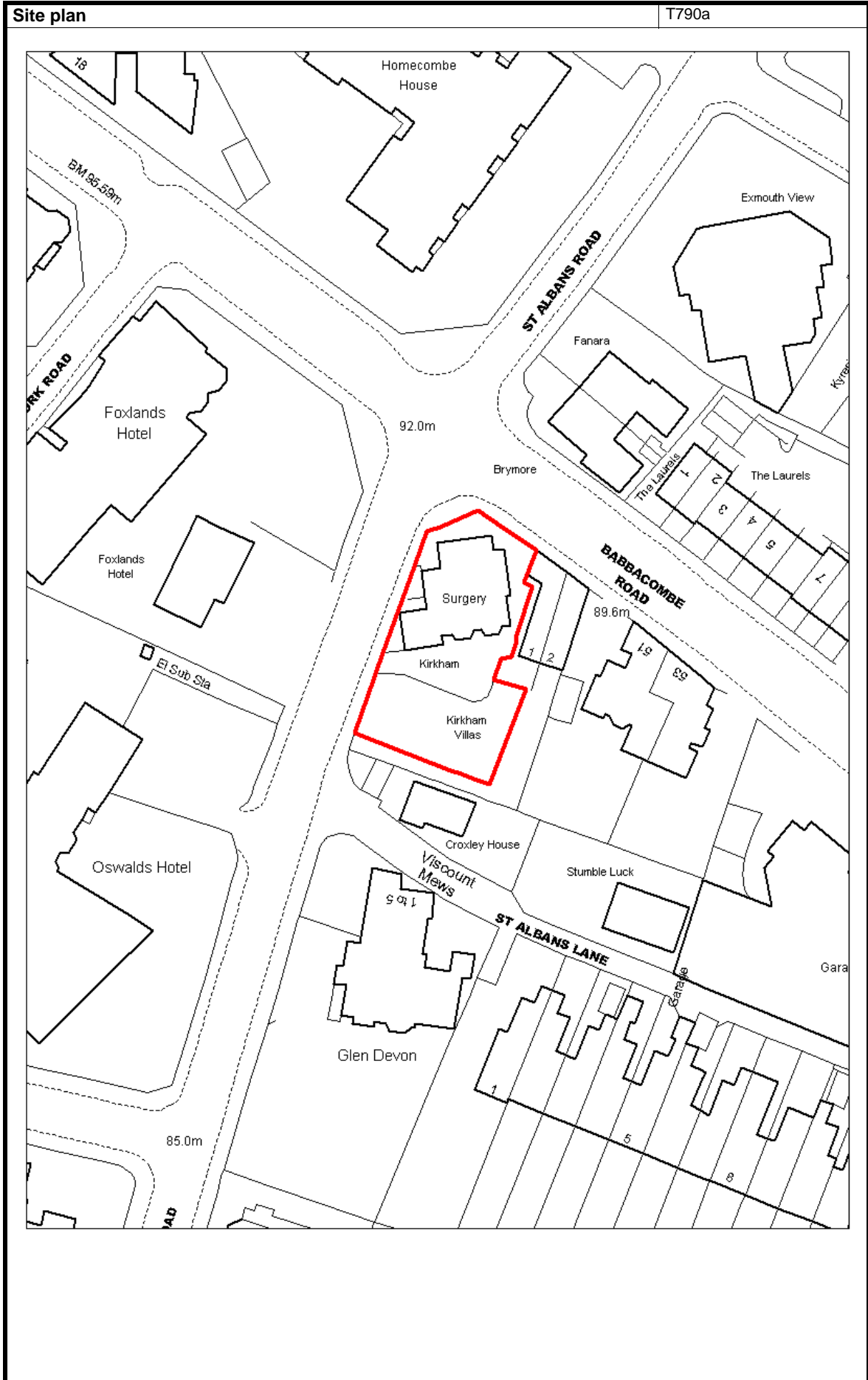
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T787	Paignton	Victoria Park Multi Storey	
Site Area (ha)	Type of site	Current/previous landuse	
0.96	Brownfield	Sui Generis	
Description of site			
<p>This site comprises of a large car parking multi-storey which is 60's concrete building. The site is located in a Central town location. Council owned, and promoted by the Council as the site was 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>			
Planning history			
<p>The site is covered by the Paignton Town Centre (S1) policy in the local plan which promotes the encouragement of new mixed use schemes in the town centre areas and protects against the loss of existing key retail, leisure and cultural facilities.</p>			
Suitability summary			
<p>The site has good access to 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 for development. 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 before the site can be made available for any future redevelopment prospect.</p>			
Availability summary			
<p>Council owned, and promoted by the Council as the site was 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>			
Achievability summary			
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>There is potential for a mixed use development to help rejuvenate the town centre in line with policy S1. 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 208 -2026 timeframe.</p>			
Final density:		Final suggested yield:	
		49.01	47



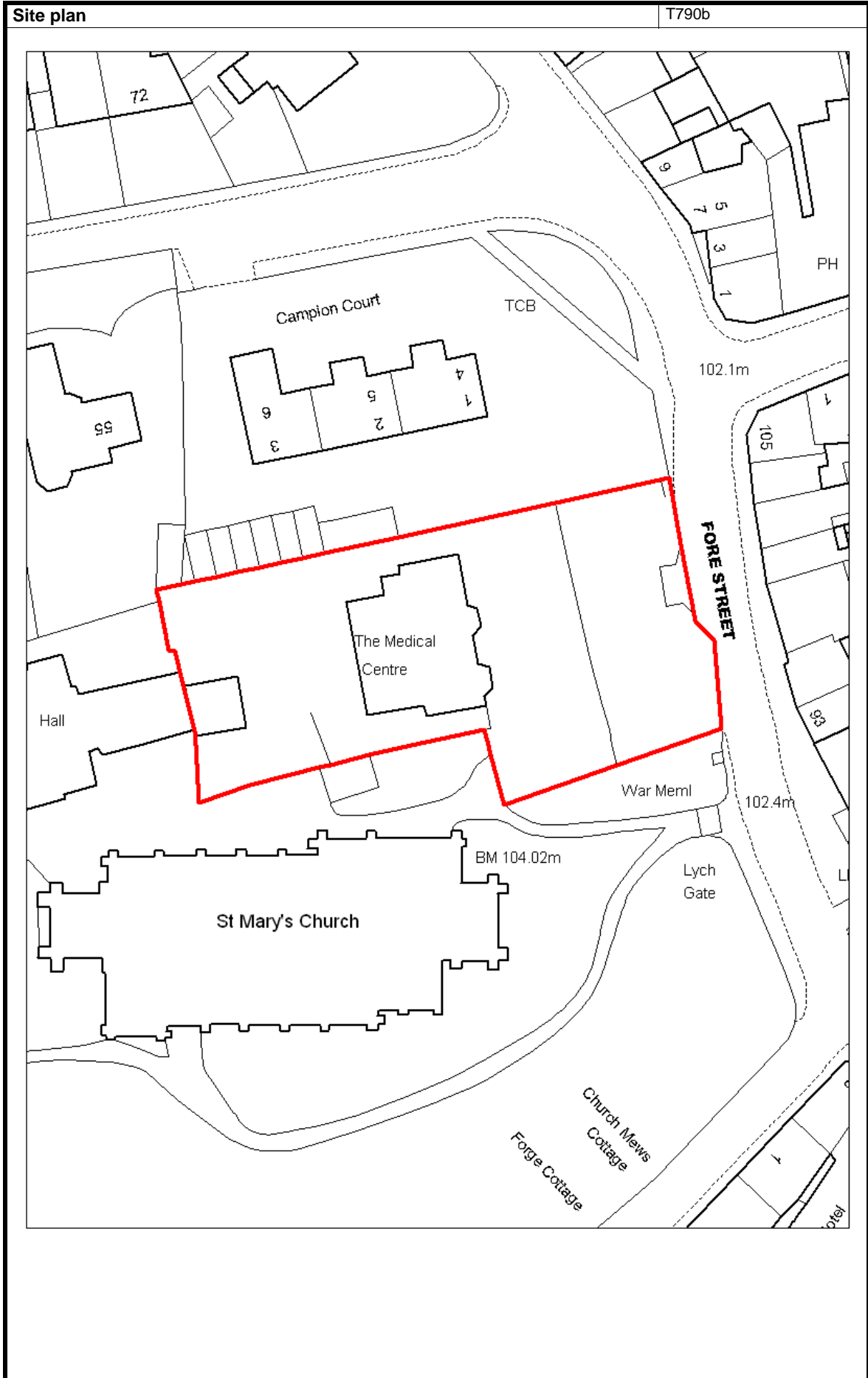
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T790a	Torquay	Brunel Medical Practice
Site Area (ha)	Type of site	Current/previous landuse
0.07	Brownfield	D1 Non residential institutions
Description of site		
A surgery- a purpose built building with parking. Owners have promoted the site and have expressed intention to relocate to a single site.		
Planning history		
No previous relevant planning history. However, owners have indicated an intention to co-locate a number of practices. Buildings will therefore be available for redevelopment for residential uses.		
Suitability summary		
Site is in a central location with good access to local services and amenities.		
Availability summary		
Owners have promoted the site and have expressed intention to relocate to a single site.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. Given the location and the small scale and nature of the site, it is anticipated that the site could come forward for development, subject to the disposal of the sites, within the 2008-2012 timeframe.		
Final density:		Final suggested yield:
84.93		6

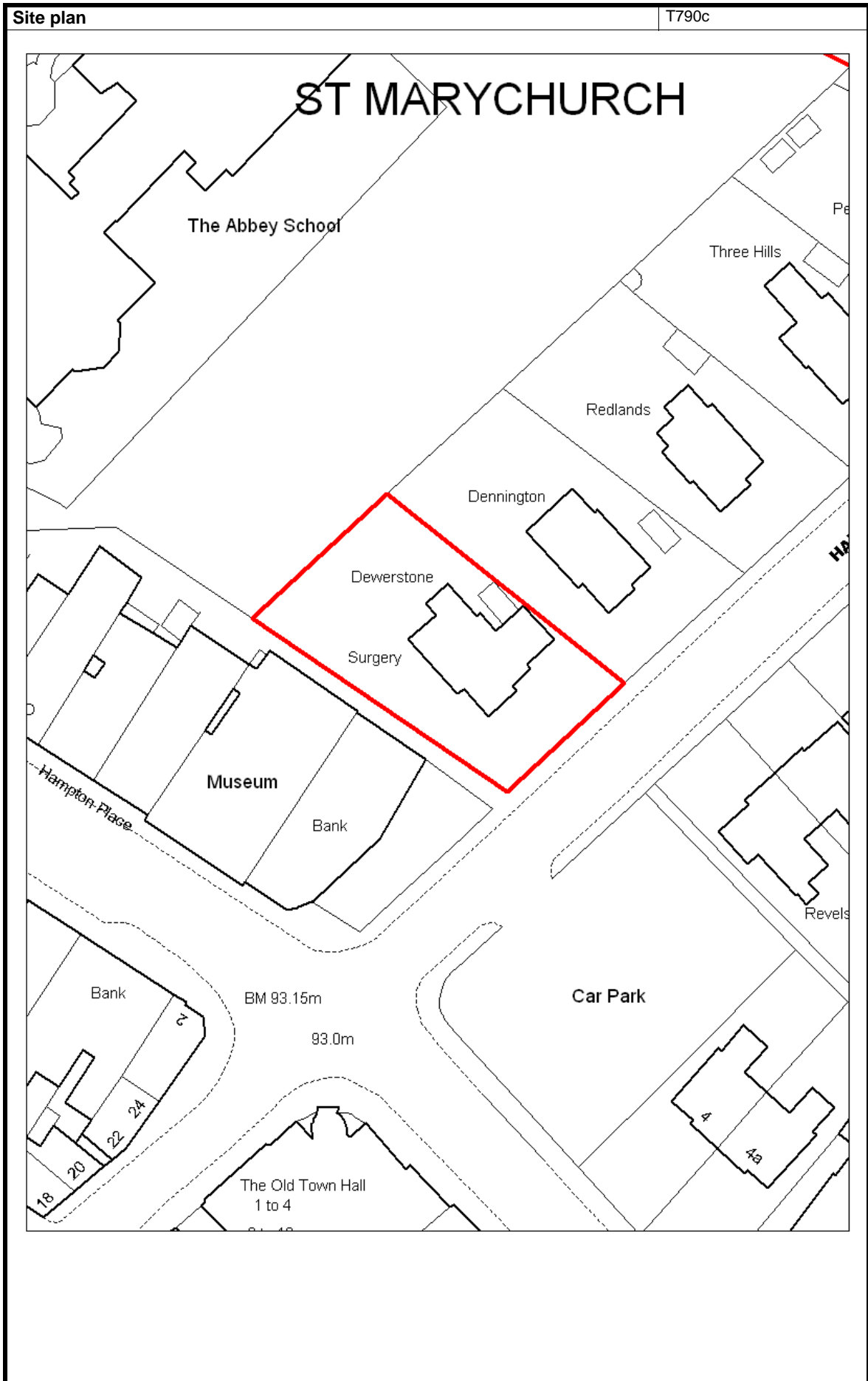


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

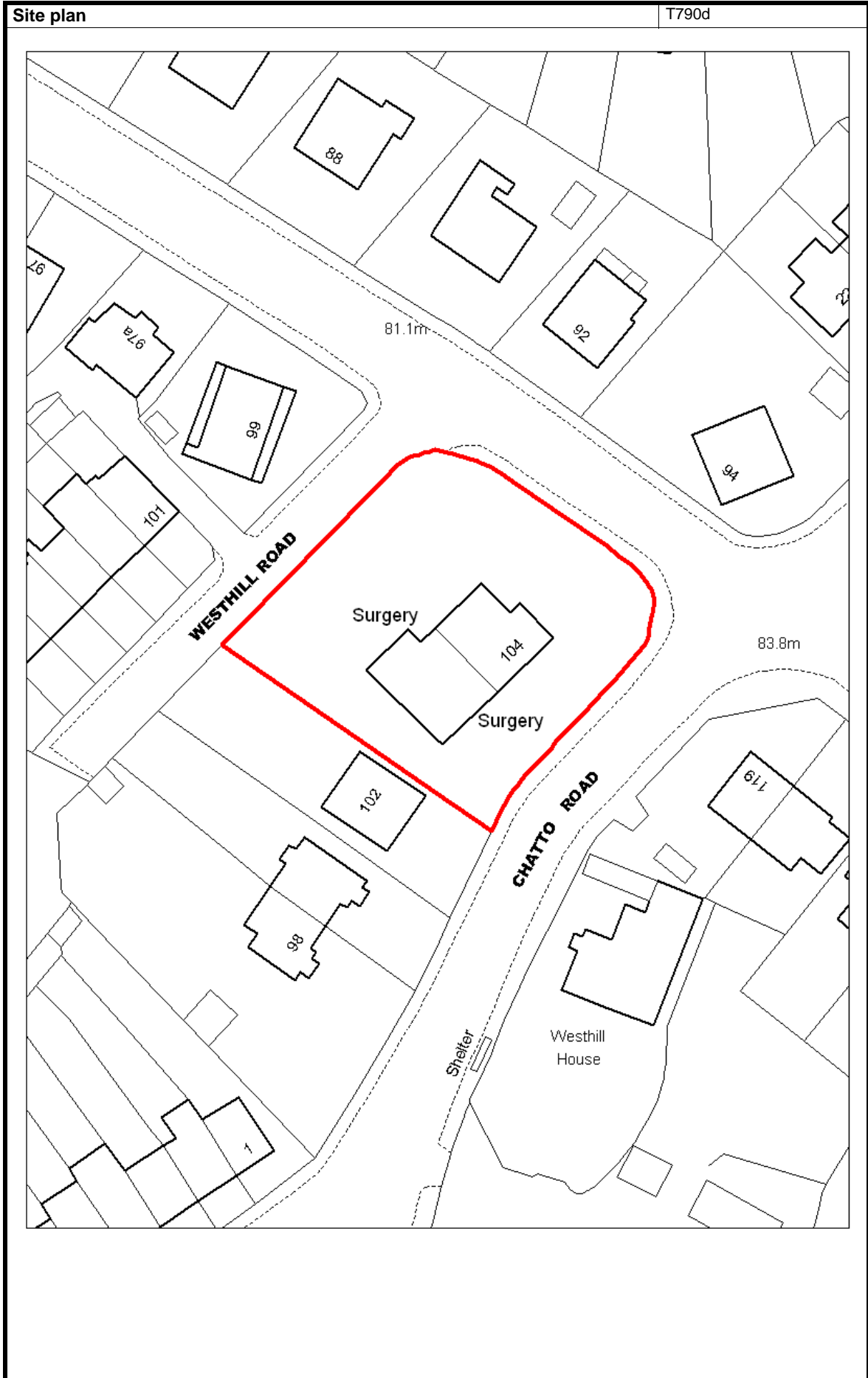
Site ref	Settlement	Site Address
T790b	Torquay	Babbacombe Brunel Medical Practice
Site Area (ha)	Type of site	Current/previous landuse
0.18	Brownfield	D1 Non residential institutions
Description of site		
Surgery located in an period house with associated parking area. Owners have promoted the site and have expressed intention to relocate to a single site.		
Planning history		
No previous relevant planning history. However, owners have indicated an intention to co-locate a number of practices. Buildings will therefore be available for redevelopment for residential uses.		
Suitability summary		
Site is in a central location with good access to local services and amenities. Existing use will be relocated to a new location and therefore the site will be available.		
Availability summary		
Owners have promoted the site and have expressed intention to relocate to a single site.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. Given the location and the small scale and nature of the site, it is anticipated that the site could come forward for development, subject to the disposal of the sites, within the 2008-2012 timeframe.		
Final density:		Final suggested yield:
66.18		12



Site ref	Settlement	Site Address
T790c	Torquay	St Marychurch Chilcote Surgery
Site Area (ha)	Type of site	Current/previous landuse
0.08	Brownfield	D1 Non residential institutions
Description of site		
Chilcote Medical Practice- house and car parking and land to the rear. Owners have promoted the site and have expressed intention to relocate to a single site.		
Planning history		
No previous relevant planning history. However, owners have indicated an intention to co-locate a number of practices. Buildings will therefore be available for redevelopment for residential uses.		
Suitability summary		
Site is in a central location with good access to local services and amenities.		
Availability summary		
Owners have promoted the site and have expressed intention to relocate to a single site.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. Given the location and the small scale and nature of the site, it is anticipated that the site could come forward for development, subject to the disposal of the sites, within the 2008-2012 timeframe.		
Final density:		Final suggested yield:
157.69		12



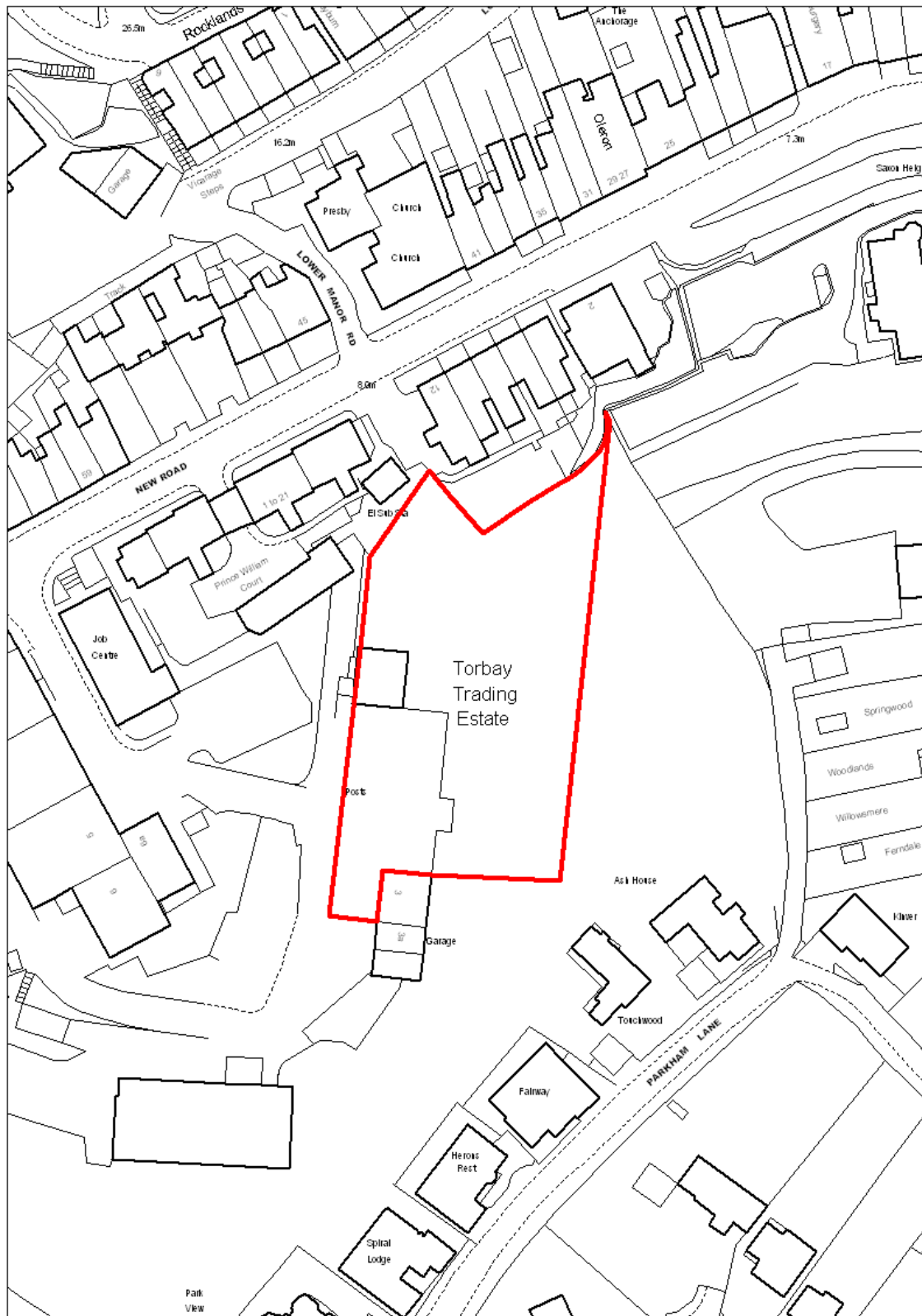
Site ref	Settlement	Site Address
T790d	Torquay	St Marychurch Chilcote Surgery
Site Area (ha)	Type of site	Current/previous landuse
0.13	Brownfield	D1 Non residential institutions
Description of site		
A purpose built surgery building with car parking. Owners have promoted the site and have expressed intention to relocate to a single site.		
Planning history		
No previous relevant planning history. However, owners have indicated an intention to co-locate a number of practices. Buildings will therefore be available for redevelopment for residential uses.		
Suitability summary		
Site is in a central location with good access to local services and amenities.		
Availability summary		
Owners have promoted the site and have expressed intention to relocate to a single site.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. High density achievable here given the sites location and the surrounding character, and new development taken place in the area. 2/3 storey apartments block could be appropriate here, or a terrace of town houses. Given the location and the small scale and nature of the site, it is anticipated that the site could come forward for development, subject to the disposal of the sites, within the 2008-2012 timeframe.		
Final density:		Final suggested yield:
44.69		6



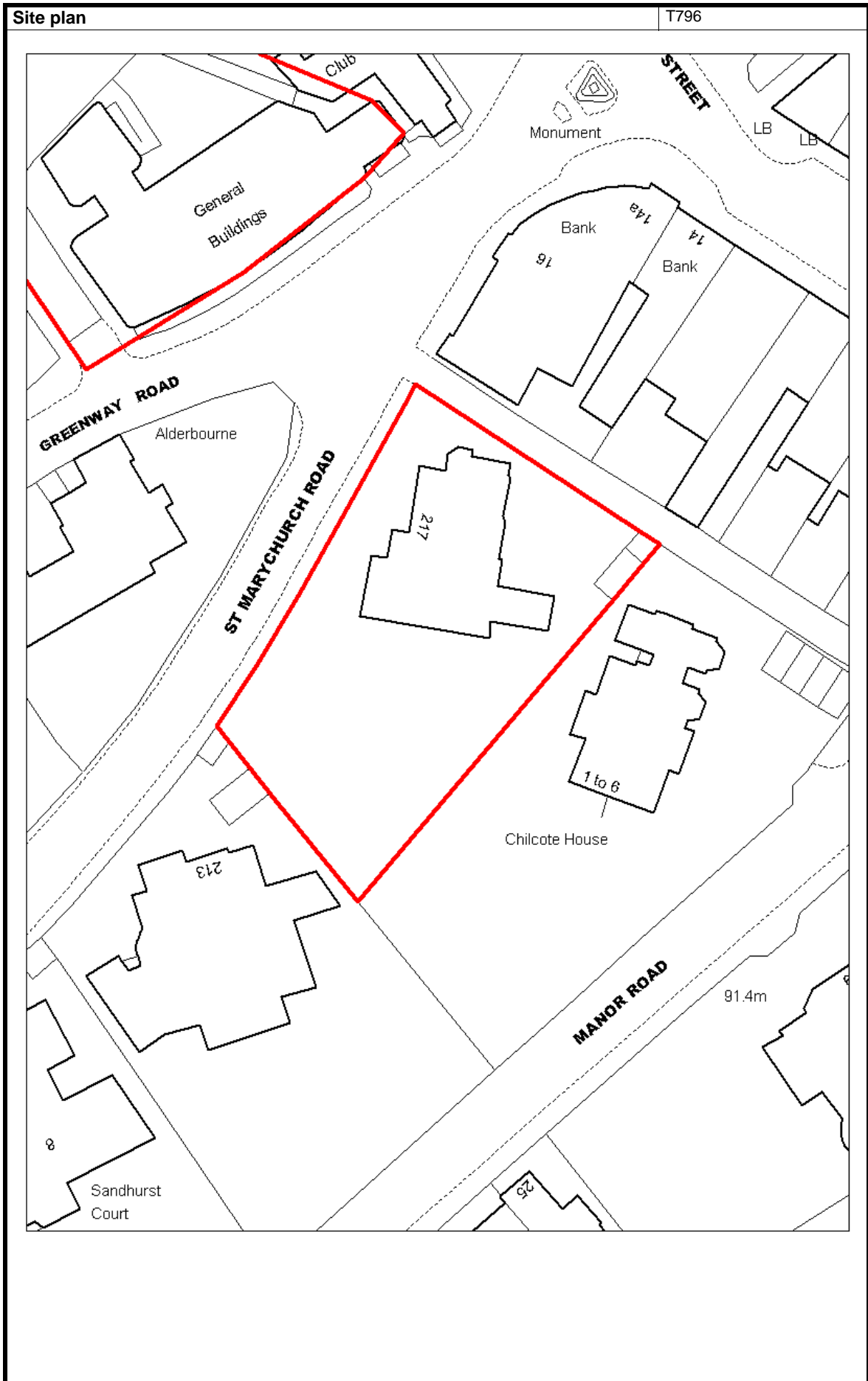
Site ref	Settlement	Site Address
T791	Brixham	Torbay Industrial Estate
Site Area (ha)	Type of site	Current/previous landuse
0.32	Brownfield	B2-7 Industrial
Description of site		
<p>This site is part of a wider industrial estate which comprises of a series of small industrial units and some large sheds, once a quarry and 19th century paintworks . The site is an upper layer within the wider estate which is previously developed land now only accommodating areas of concrete hard standing. The site is currently in use as temporary long stay car parking for town centre. According to the owner some of the larger sheds available for rent by small businesses or for storage facilities have been unused for 4 years.</p>		
Planning history		
<p>The site is a previously developed site which is now part of a wider area designated as a Business Investment Area (Policy E3.6, E4.6 and E6.5) Given previous uses on the site there is a expectation that the land will be contaminated. Any proposal for residential development will need to meet the tests set out in Policy E6</p>		
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. Torbay Industrial Estate – current application. Access difficulties. TPO trees on boundary. Currently designated as business investment area.</p>		
Availability summary		
<p>The land is in a single ownership and is promoted for a mix of uses.</p>		
Achievability summary		
<p>medium density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The site is located within a sustainable location on previously developed land. There are constraints to development 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. Discussions already had with Council have resulted in a timescale of approximately 5 years, and 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.</p>		
Final density:		Final suggested yield:
47.58		15

Site plan

T791

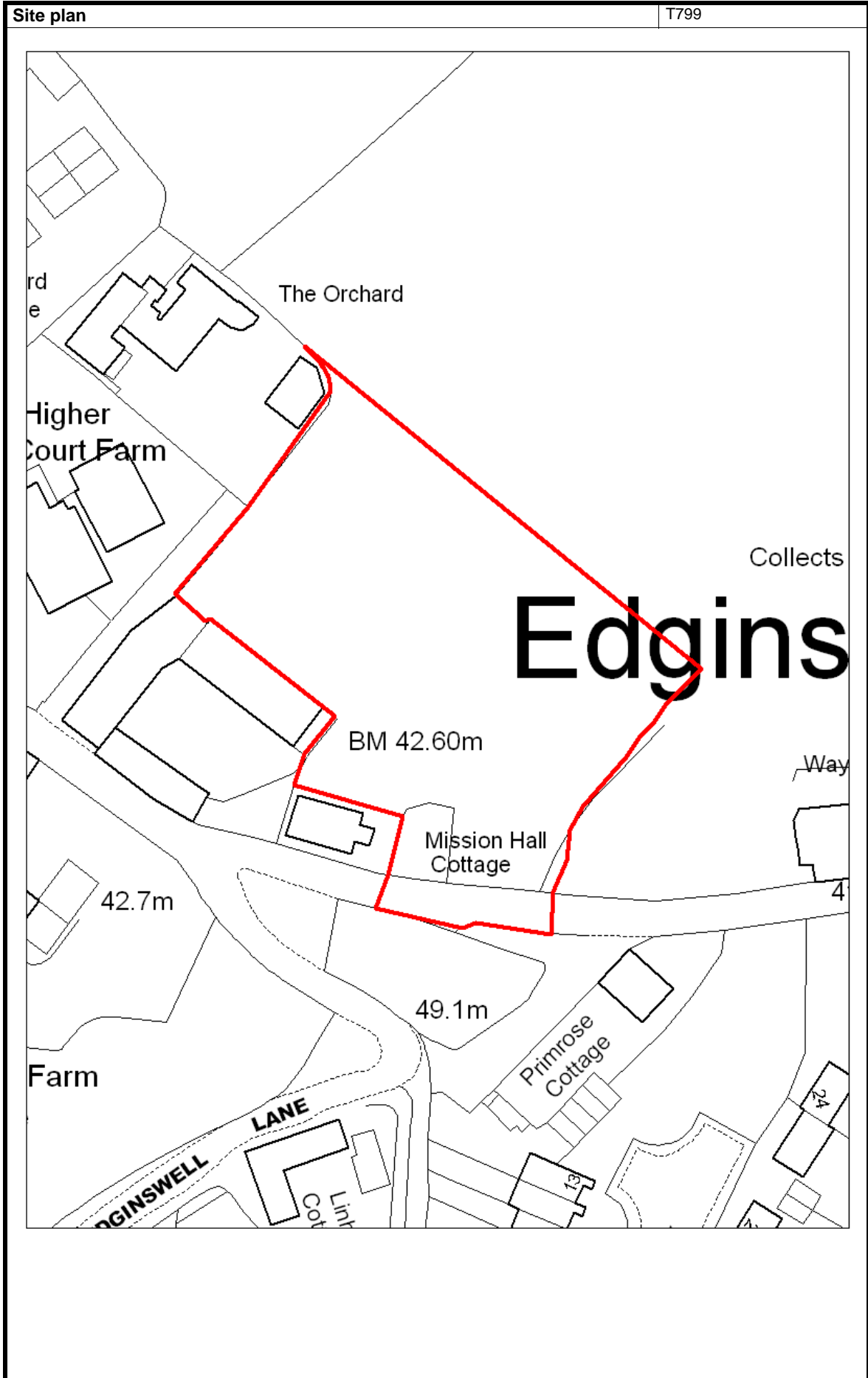


Site ref	Settlement	Site Address	
T796	Torquay	Chatsworth Apartments, 217 st Marychurch Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.16	Brownfield	Unknown	
Description of site			
Planning history			
A application (P/2007/0262) for 7 dwellings was approved in June 2007			
Suitability summary			
The recent planning permission confirms that the site is suitable but the consent was granted after 1st April 2008 and therefore the site does not appear in the Councils monitoring of sites.			
Availability summary			
The site has been promoted for residential development and the grant of planning consent for that use establishes that the site is available.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
7 dwellings were approved 15 June 2008. Given the location and the scale and nature of the site, and the advanced nature of the application, it is anticipated that the site could come forward for development in the near future			
Final density:		Final suggested yield:	
43.90		7	



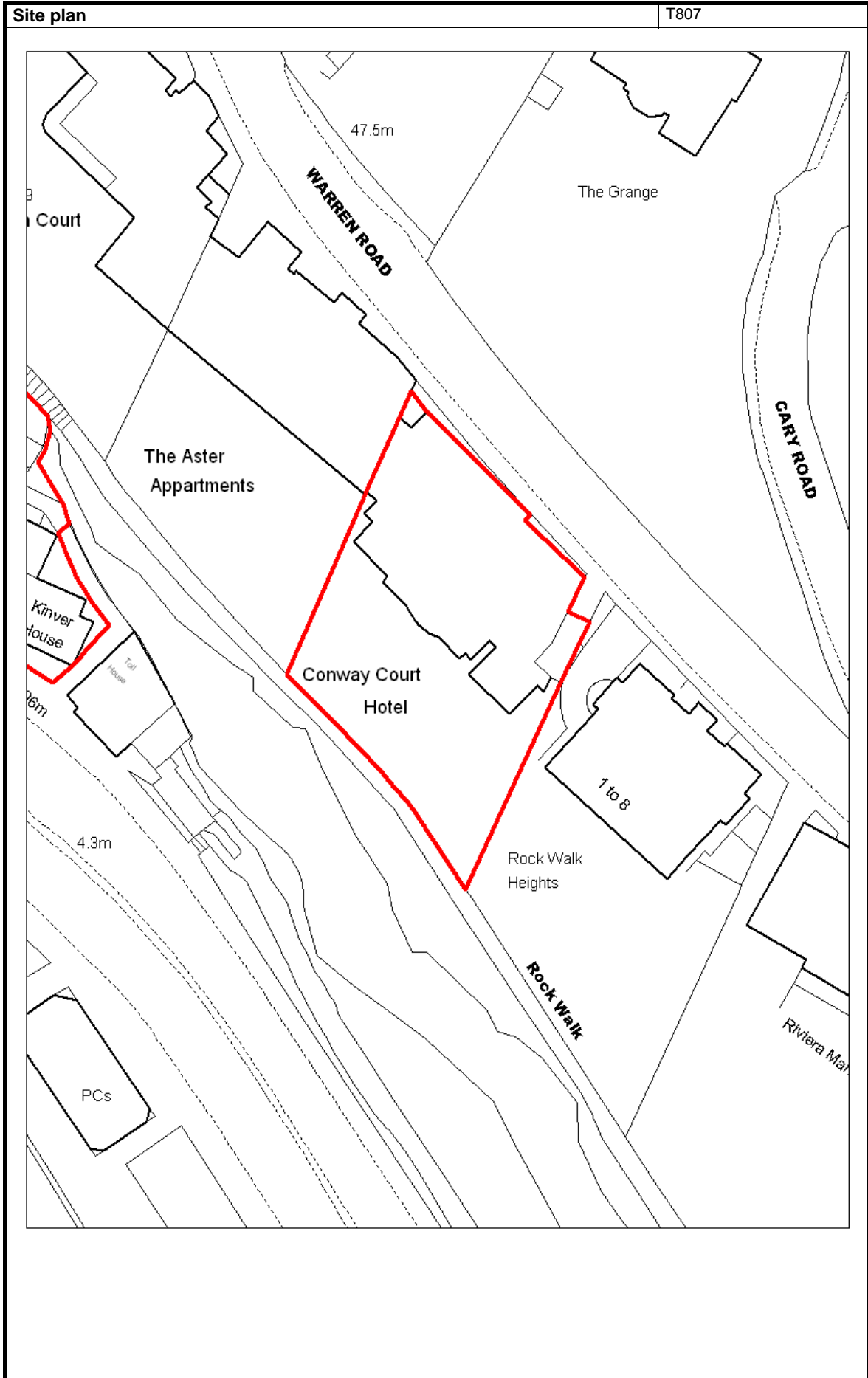
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T799	Torquay	Mission Cottages, Edginswell Lane
Site Area (ha)	Type of site	Current/previous landuse
0.33	Greenfield	Unknown
Description of site		
<p>This site comprises a Greenfield site, which is a flat paddock to the rear of stone outbuildings, with mature vegetation interspersed. The paddock is adjacent to an older cottage and a newer house. The site lies alongside the road and is accessed via a narrow country lane. The site is situated at the bottom of the valley, with a rural feel.</p>		
Planning history		
<p>The site is located adjacent to Employment Land Proposal E1.2 but there has been an application on the site: P/2004/1082 for residential development which is yet to be determined and is a departure from the local plan.</p>		
Suitability summary		
<p>Edge of town location, however retail development proposed on the nearby ring road. Area 5 is accessible by bicycle to three healthcare locations (two health centres and one general practitioners), however, employment areas are only accessible to approximately 30% of the area by bike. Two primary schools are accessible, one by foot and the other by bicycle. Secondary schools are located slightly outside the accessibility standards and no college of further education is accessible. A retail centre is accessible by bicycle.</p>		
Availability summary		
Achievability summary		
<p>Residential development would be most appropriate way to pump prime business park, in planning policy terms. This area feel very different to the rest of Torquay, it has a village feel and has a more restricted access due to the narrow lanes around the site. However, the proximity to the ring road potentially makes this a site which should have more than low density- maybe mixed with some terraced or town house style dwellings also.</p>		
Conclusion		
<p>Given the location and the scale and nature of the site, and the advanced nature of the application, it is anticipated that the site could come forward for development, subject to the availability of the site, within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
	32.98	11



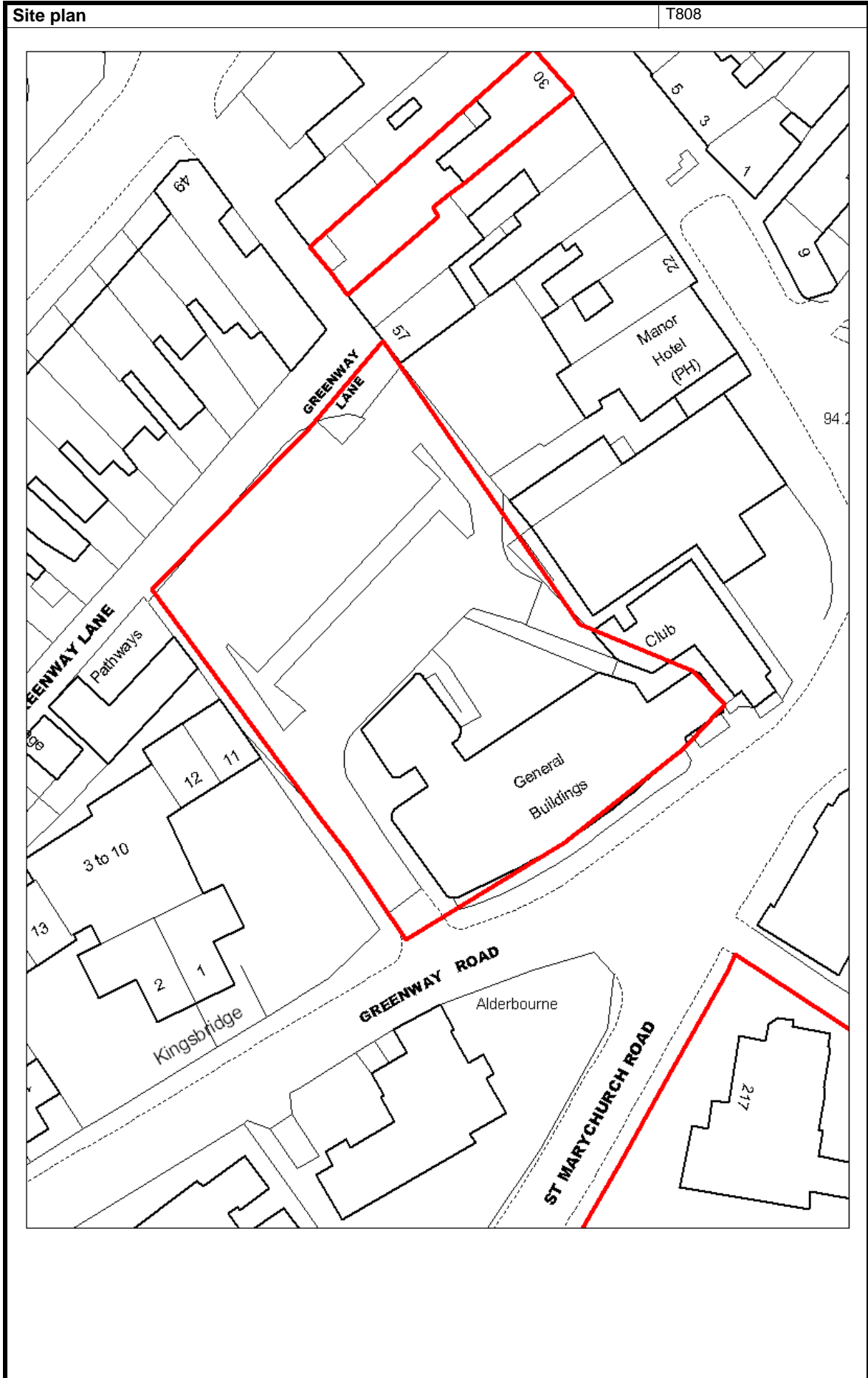
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T807	Torquay	Conway Court Hotel, Warren Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.11	Brownfield	C1 Hotels	
Description of site			
The site comprises of a vacant boarded up hotel near the Torquay coastline. Surrounded either side by hotels/flats which are high density developments, looking out over the bay.			
Planning history			
The site was subject of an application for 14 dwellings (P/2007/0089) refused due to lack of Sc106 contributions and affordable housing			
Suitability summary			
The site is located within proximity of Torquay and the services and facilities that the town centre offers. The site has access off Warren Road			
Availability summary			
Site has been promoted for redevelopment by land owner via previous planning applications			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development			
Conclusion			
The use as a former hotel makes high density development here achievable. Good potential for 14 dwellings. Given the location and the scale and nature of the site. It is anticipated that the site could come forward for development, within the 2008-2013 timeframe.			
		Final density:	Final suggested yield:
		122.22	14



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T808	Torquay	General Accident Buildings, Greenway Road
Site Area (ha)	Type of site	Current/previous landuse
0.24	Brownfield	B1 Business
Description of site		
<p>This site comprises of a large 1960's / 70's previous office block building on the corner of a major junction and there is an associated car parking area to the rear. The building has been vacant for over 5 years.</p>		
Planning history		
<p>Site is subject of a planning application for a supermarket with 14 dwellings at first floor (ref: P/2006/1603). This application was withdrawn following initial discussions with the planning authority</p>		
Suitability summary		
<p>The site is located in a sustainable location, close to local facilities. It provides a potentially suitable site for housing development.</p>		
Availability summary		
<p>The site is known to be in a single ownership and the owners have promoted the site for redevelopment, including residential development.</p>		
Achievability summary		
<p>medium/ high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Suitable for mixed use retail/commercial development of around 14 dwellings. Given the current design of the building; i.e. being 3/4 storeys and situated on the corner of the junction; town houses or apartments would be appropriate here as they will retain the form of the junction quite well by keeping the height and shape. It is also a suitable area for high density development given the local services and amenities available in the local centre of Babbacombe. Given the location and the scale and nature of the site, and the pending application on site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
59.07		14

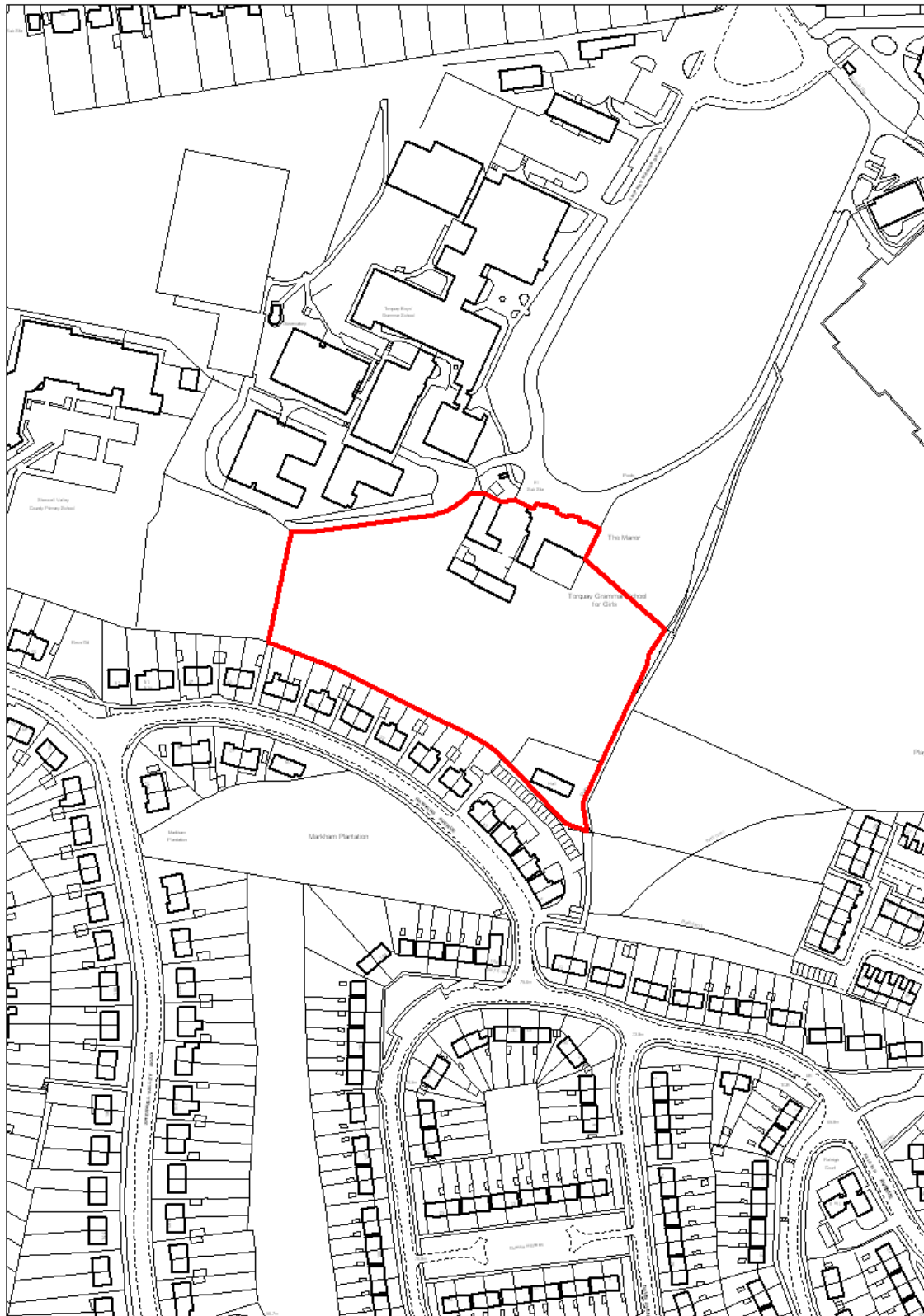


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

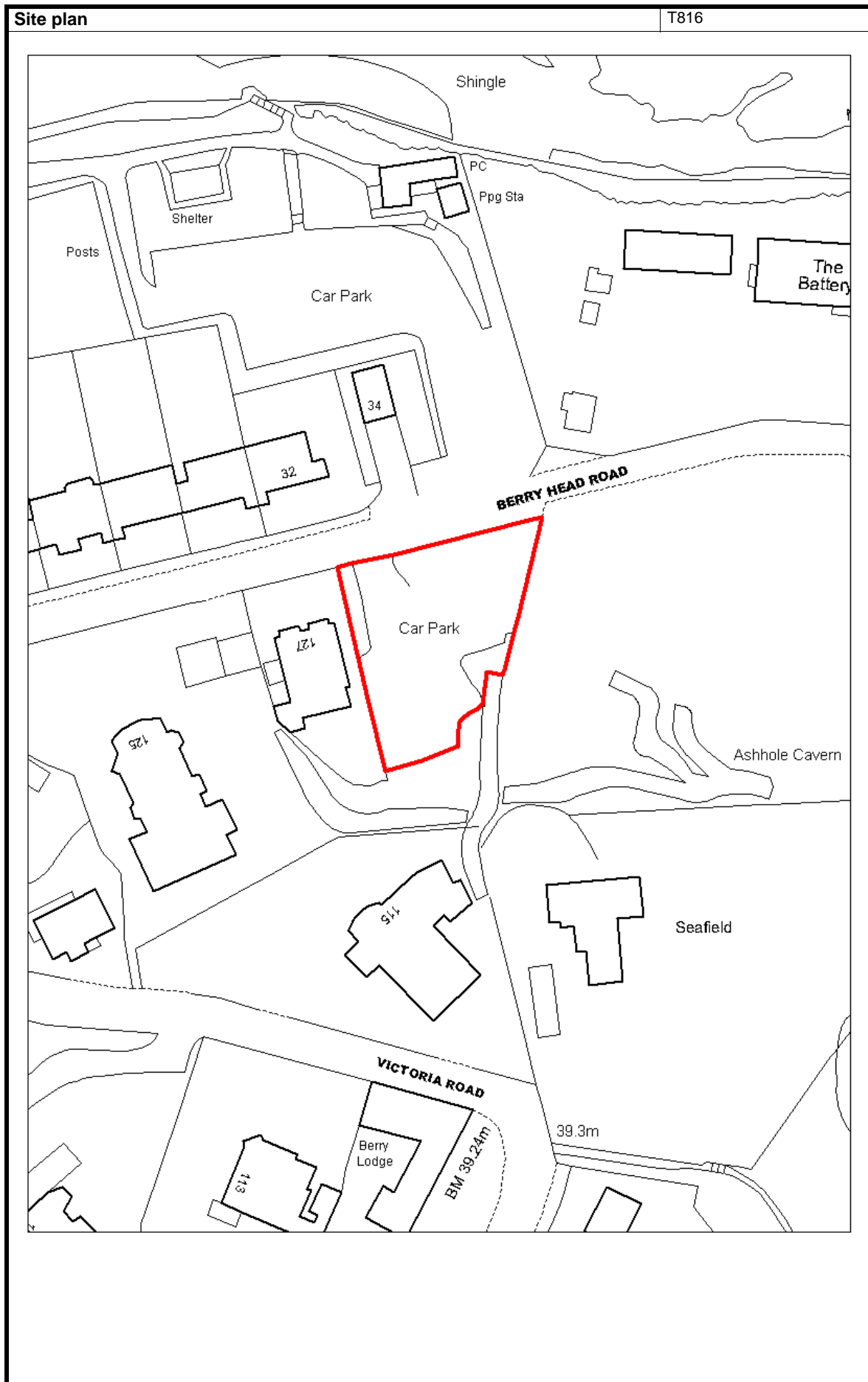
Site ref	Settlement	Site Address	
T814	Torquay	Torquay Girls Grammar Shiphay Manor Torquay	
Site Area (ha)	Type of site	Current/previous landuse	
1.39	Brownfield	D1 Non residential institutions	
Description of site			
This site comprises buildings currently part of a 6th Form girls school. It is adjacent to the former manor house, which is listed and grade 1 building at risk.			
Planning history			
The council are considering naturalising the estate and are considering options for parcels of land. An initial scheme has been prepared for the redevelopment of the buildings for 21 dwellings. This takes into account the listed status of the buildings.			
Suitability summary			
The site is within a ULPA but is adjacent to an allocated 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 Council is considering alternatives for the site and therefore it is concluded that the site may be available.			
Achievability summary			
relatively low / medium density for mainly 2-storey semi-detached and detached housing, taking account of the character of the area and surrounding development			
Conclusion			
The site location and character of the area suggests that this site could potentially achieve low to medium density levels of development- given the listed buildings that will remain on the site and the continued use of surrounding land as a school. Given the location and the scale and nature of the site, it is anticipated that the site would not come forward for development before 2012.			
		Final density:	Final suggested yield:
		15.10	21

Site plan

T814

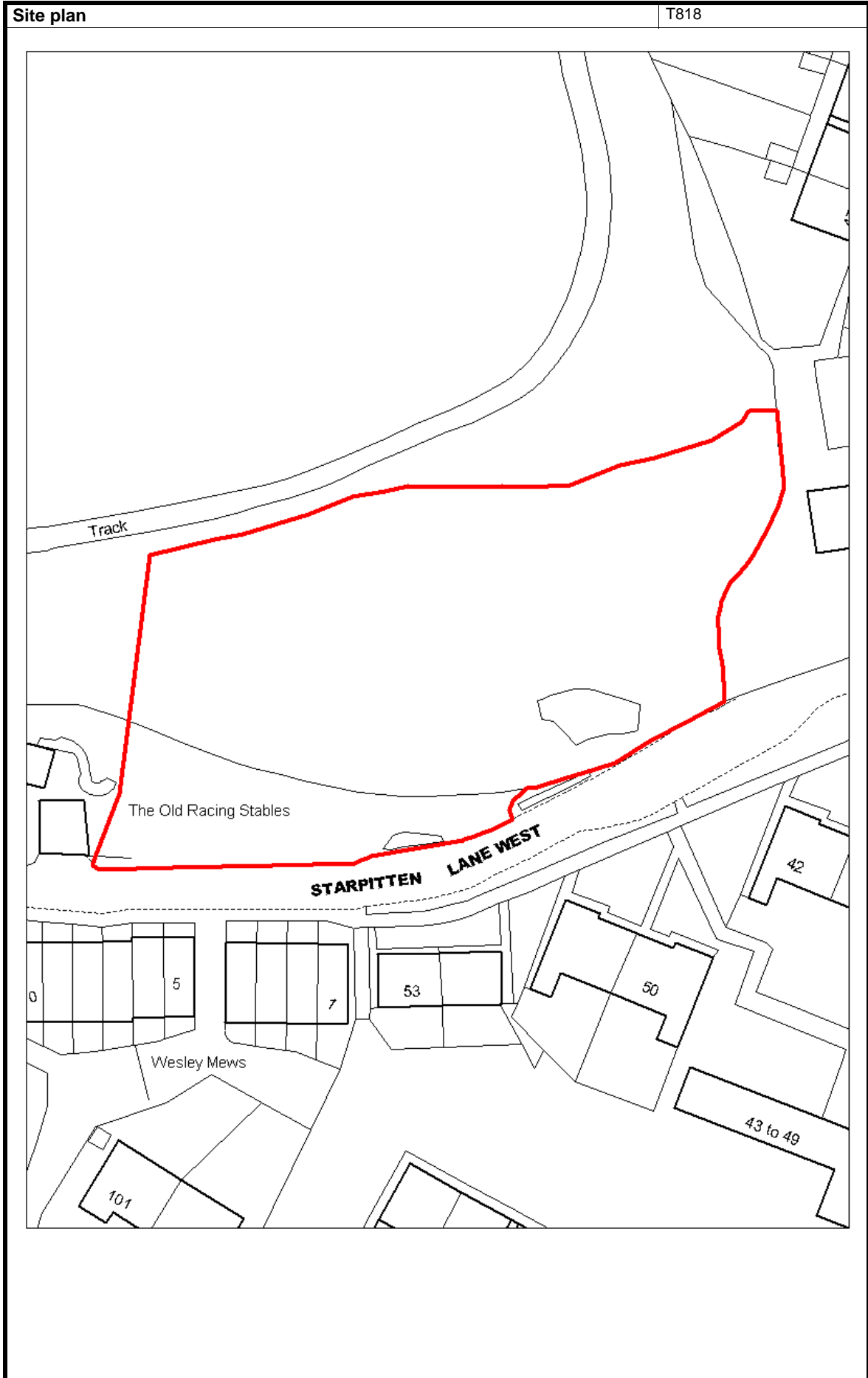


Site ref	Settlement	Site Address
T816	Brixham	Shoalstone Overflow Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.07	Brownfield	Sui Generis
Description of site		
<p>This site comprises of an overflow tamaced Car Park- built into an old quarry site on the opposite side of the road to the main Shoalstone Car Park. The site sits slightly above road level and has stunning views out over the sea. The site borders existing detached dwellings on one side and overlooks some semi detached dwellings on the other side of the road (and one detached property at the entrance of the Shoalstone car park) the site also backs onto a steep stone quarry face.</p>		
Planning history		
<p>Site is located with the Coastal Protection Zone, a Conservation Area and an Urban Landscape Protection Area. It is adjacent to a Scheduled Ancient Monument and is not allocated for development.</p>		
Suitability summary		
<p>The site is an overflow car park which is not considered by the Council to be well used. The site is set within a redundant quarry but a small development could be undertaken without impacting on the amenity of neighbours nor future residents.</p>		
Availability summary		
<p>Council owned car park used for overflow. Considered available for redevelopment by the Council as part of a review of car parking.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Initial conclusions are that this site would be suitable for high density development given the location, and topography on the site. The cliff face to the rear will alleviate any visibility issues from the hill above, and the houses on the opposite of the road should not be too affected by 3 storey block here. Given the location and the scale and nature of the site, and that it is under Council ownership, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
	83.85	6



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

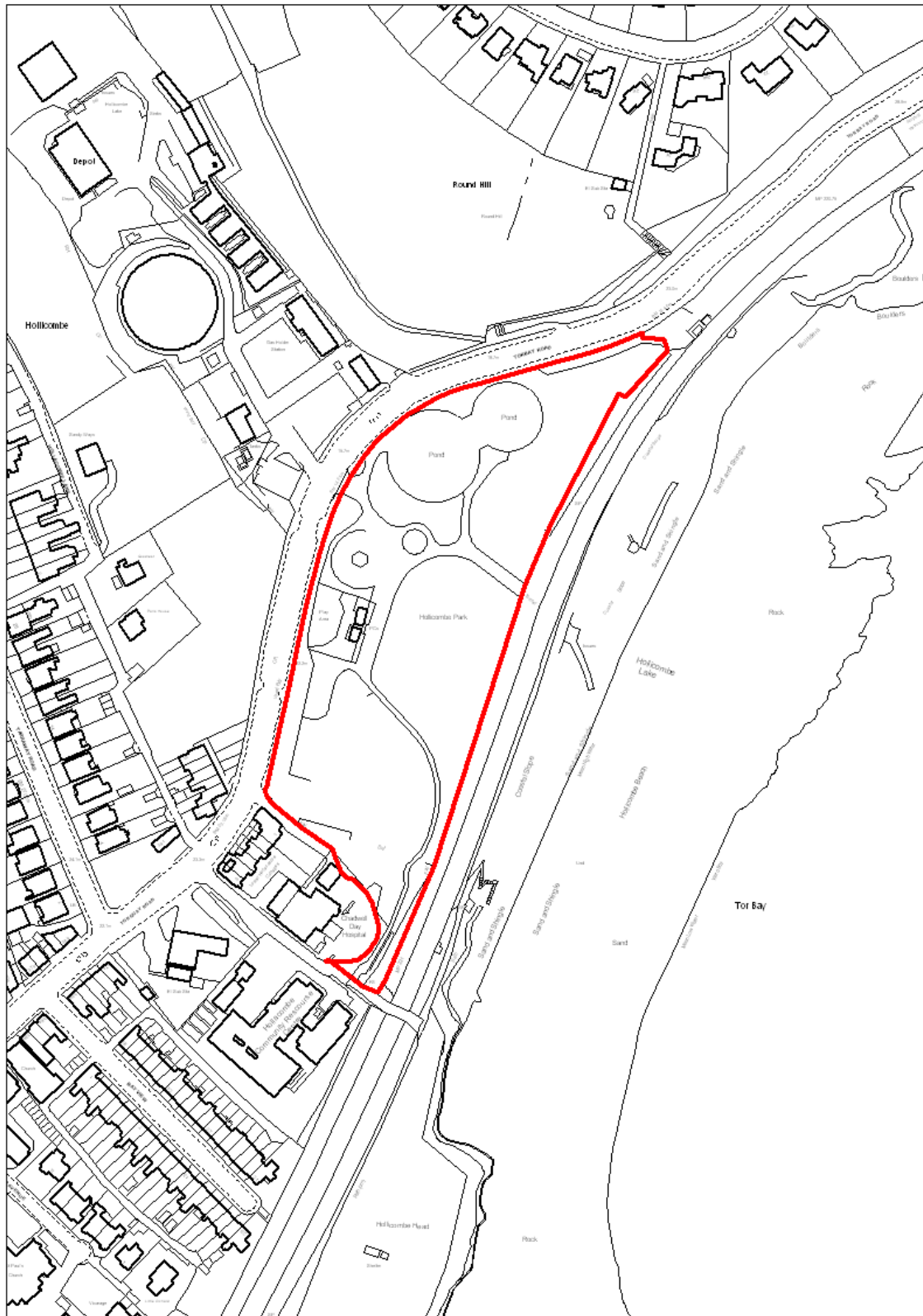
Site ref	Settlement	Site Address	
T818	Torquay	Starpitten Lane	
Site Area (ha)	Type of site	Current/previous landuse	
0.30	Greenfield	Agriculture	
Description of site			
This site comprises of a field which currently is often used as a dumping ground by local people. Site is situated in-between prior development sites comprising of 10 town houses and a block of four flats.			
Planning history			
The landowner has promoted the site and is proposing to provide affordable housing on the site. However, it is on the edge of a ULPA and is adjacent to a conservation area.			
Suitability summary			
The site is constrained. however, it is considered that the land which fronts Starpitten lane does not contribute the ULPA and that a scheme could be arrived at which protects the wider landscape and enhances the street frontage.			
Availability summary			
the site is being promoted by the landowner and is therefore considered available.			
Achievability summary			
medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development			
Conclusion			
Possible limited development 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 2008-2013 timeframe.			
Final density:		Final suggested yield:	
50.85		15	



Site ref	Settlement	Site Address
T819	Paignton	Hollicombe Park
Site Area (ha)	Type of site	Current/previous landuse
2.00	Greenfield	D2 Assembly and leisure
Description of site		
<p>This site comprises of a public park in Paignton, next to Hollicombe Beach. The park is a relatively narrow strip of landscaped land and runs alongside the coastline, and the railway line. The site is located opposite the old sewage works, and is separated from the site by a road which is largely residential in character, with a mix of semi detached, detached and terraced dwellings along it.</p>		
Planning history		
<p>There have been discussions surrounding the possibility of a part of the park becoming integrated into the proposed redevelopment on the existing allocation at the old sewage works. This would likely result in the development of approx 50 dwellings extending into the park site from the allocation.</p>		
Suitability summary		
<p>The site is currently designated as Public Open Space and as such does not appear on face value to be suitable for development. However, as only part of the site is proposed for redevelopment, arrangements could be made for suitable mitigation and contributions towards the continued and improved provision of POS within the remaining area of Hollicombe Park. The topography of the area will have to be considered when proposing any scheme due to the proximity to the coastline.</p>		
Availability summary		
<p>The site is owned and being promoted by the Council</p>		
Achievability summary		
<p>relatively low density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>This site is currently in use as a park but the surrounding character and existing uses would make it a suitable location for residential development. If part of the site came forward as part of a development occurring in the adjacent site (the gas works) it is our conclusion that this site, which is a large public open space, should be developed as little as possible. We would suggest low density development, which would keep the development in keeping with the character of the existing residential areas and would also help retain a somewhat 'greener' feel to the area. Given the location and the scale and nature of the site, and the complications regarding the designation, it is anticipated that the site could come forward for development, within the 2013-2018 timeframe.</p>		
Final density:		Final suggested yield:
25.05		50

Site plan

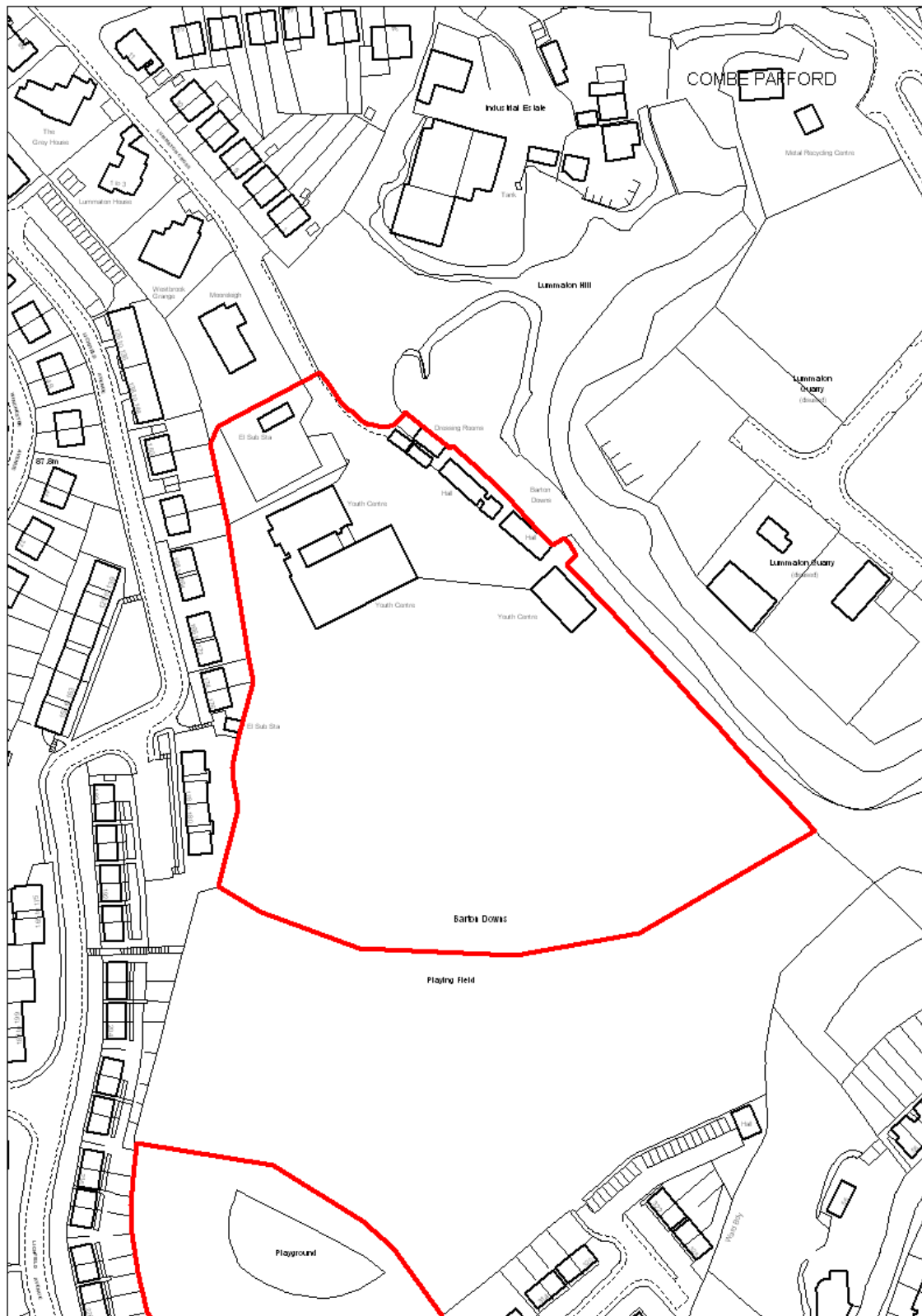
T819



Site ref	Settlement	Site Address
T820	Torquay	Barton Playing fields
Site Area (ha)	Type of site	Current/previous landuse
2.31	Greenfield	D2 Assembly and leisure
Description of site		
<p>This site comprises of playing fields associated with the Acorn Sports Centre. The Acorn Leisure Centre and associated buildings/ parking area looks to be run down and the redevelopment of land here could potentially provide money to fund improvements onsite for the community. The recreation fields in good condition, although there have been discussions regarding relocation. Prominent site, with sloping topography on the hillside, and enclosed within existing residential area.</p>		
Planning history		
<p>It is understood that the Council are considering sale of the site for housing in order to support investment in the sports facilities.</p>		
Suitability summary		
<p>The site is located within the urban area close to local amenities. However, it is an existing Public open space and urban landscape Protection Area (L5).</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.</p>		
Achievability summary		
<p>low/ medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Council wishes to promote some housing development in order to fund improvements to leisure centre. 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>		
Final density:		Final suggested yield:
	34.57	80

Site plan

T820



Site ref	Settlement	Site Address	
T821	Brixham	Laywell old peoples home	
Site Area (ha)	Type of site	Current/previous landuse	
0.27	Brownfield	C2 Residential institutions	
Description of site			
This site comprises of Laywell Old peoples home which is a large residential dwelling, with associated gardens and parking area.			
Planning history			
The site lies within the urban area but there is no relevant planning history for the site			
Suitability summary			
The site is an existing building which could be converted to residential use			
Availability summary			
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.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
Would be suitable for housing if no longer needed as residential home. Initial conclusions would suggest medium to high density would be appropriate here due its prior use as a old peoples home over 2/3 storeys and the location. Small site, Council are aware of discussions and as such given the location and the scale and nature of the site, and the advanced nature of the discussions, it is anticipated that the site could come forward for development, within the 2008-2013 timeframe if became available.			
		Final density:	Final suggested yield:
		43.77	12



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

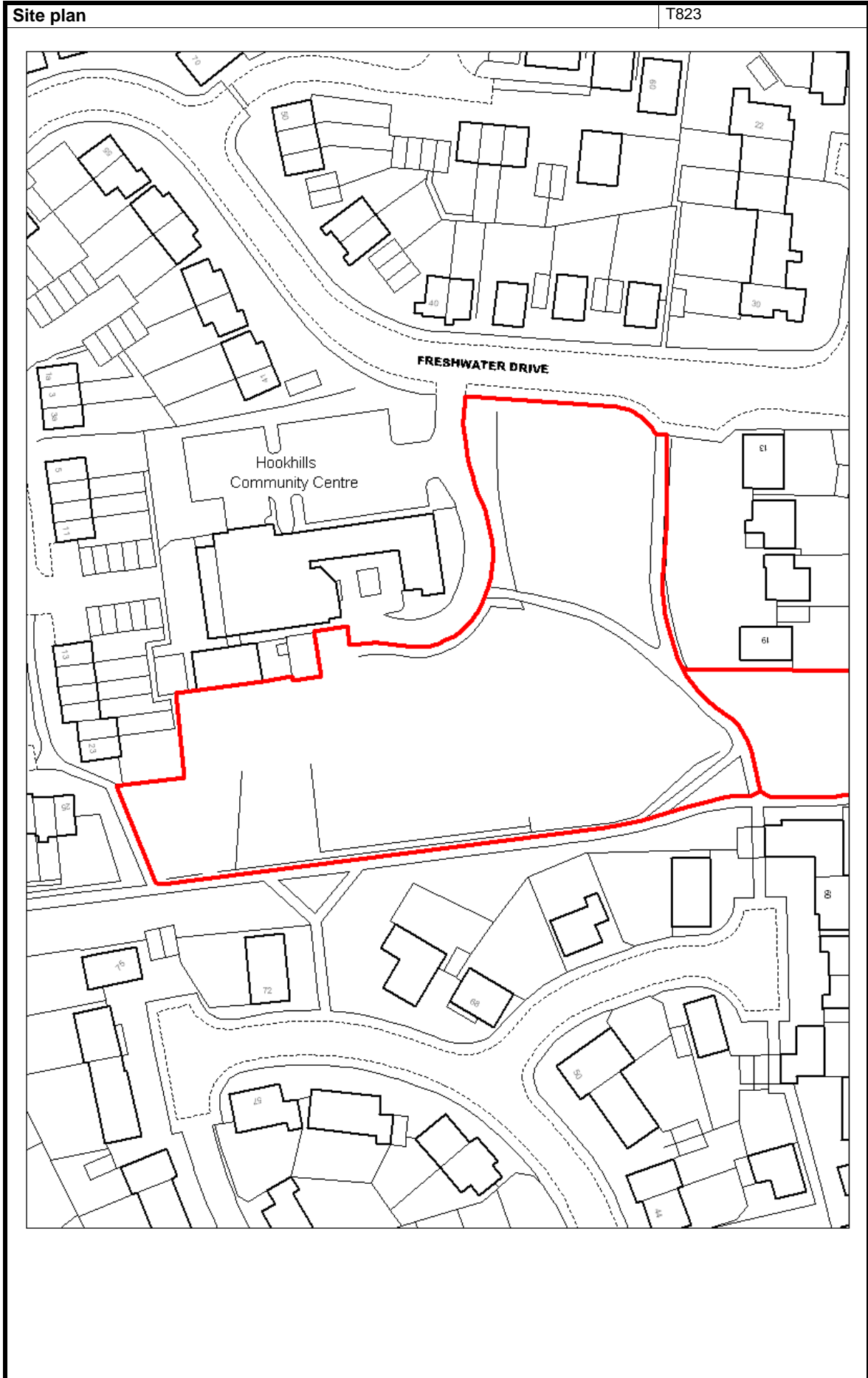
Site ref	Settlement	Site Address
T822	Brixham	North Cliff Hotel.
Site Area (ha)	Type of site	Current/previous landuse
1.88	Brownfield	C1 Hotels
Description of site		
<p>This site comprises of a substantial area of land which was previously a hotel site (which has since been demolished) and also includes a large area of underused allotments. The site backs onto existing residential on one side and the other faces down to the cliffs and coastline. The access is off a relatively narrow road with mainly semi detached and detached dwellings.</p>		
Planning history		
<p>Part of the site is previously developed land, and currently comprises of a concrete hard standing and overgrown land. The allotments adjacent are in use but the Council have identified them as being underused and potentially suitable for development/ relocation but proposals would need to satisfy Local Plan Policy R8</p>		
Suitability summary		
<p>Allotments are owned by a charity – managed by the Council. Some proposals to expand the allotment. The site is relatively central in regards to access to local services and facilities within Brixham. There do not appear to be any policy or topographical constraints on the site which would restrict residential development here.</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 site may preclude some development options.</p>		
Achievability summary		
<p>medium/high density, including flats, townhouses, and terraced dwellings on 2 - 3 storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Initial conclusions would suggest medium to high density would be achieved here due its prior use as a hotel over 3/4 storeys and the location. Given the location and the scale and nature of the site, and the preliminary nature of the discussions, it is anticipated that the site could come forward for development within the 2008-2012 timeframe if became available</p>		
Final density:		Final suggested yield:
	39.94	75

Site plan

T822

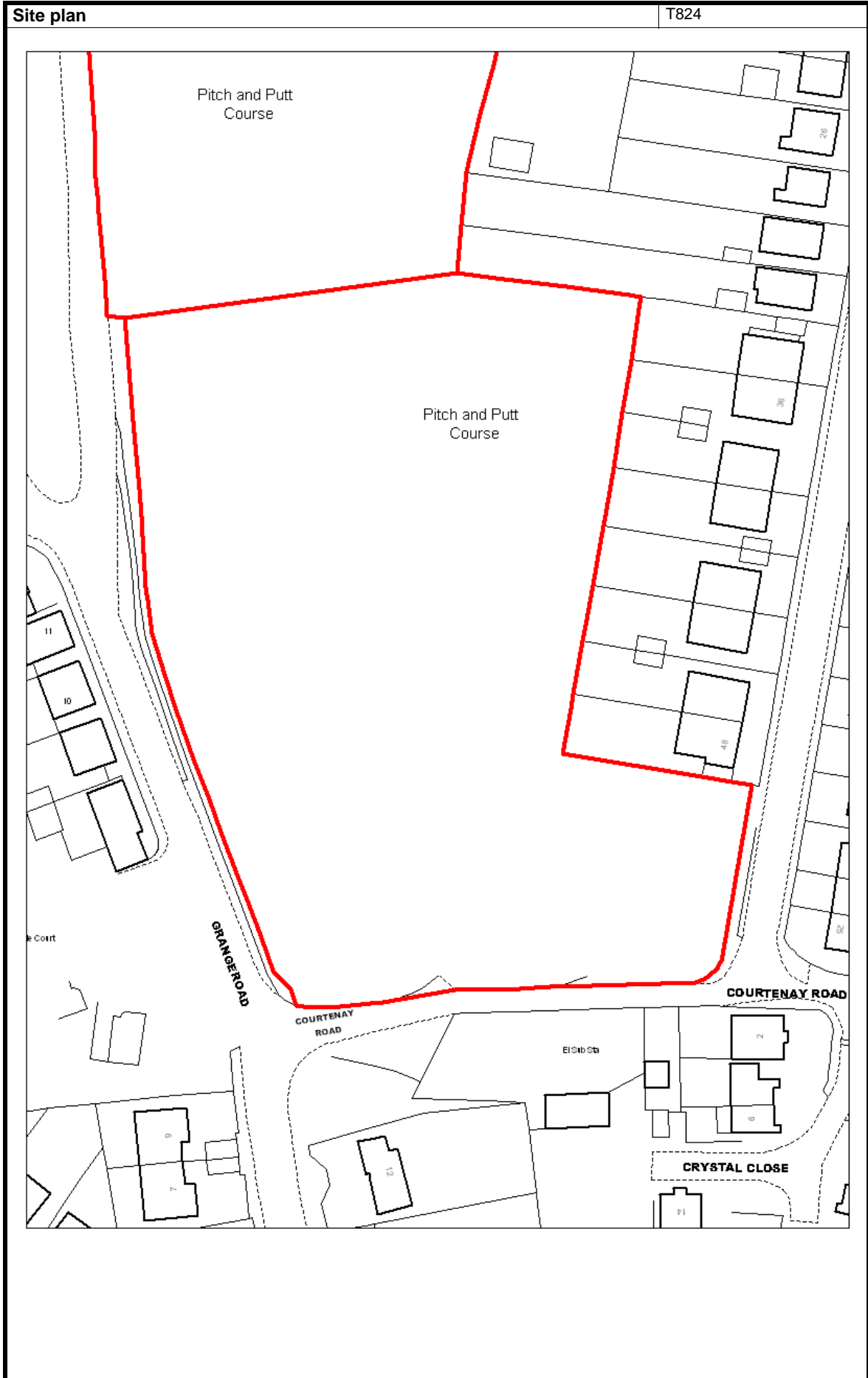


Site ref	Settlement	Site Address	
T823	Paington	Hookhills Community Centre	
Site Area (ha)	Type of site	Current/previous landuse	
0.51	Brownfield	D1 Non residential institutions	
Description of site			
<p>This site comprises of the Hookhills Community centre building and associated land. The site is still used as a community centre, but it is felt by the Council that the site is under utilised in its current use and could be better bought forward as a development site. The site is surrounded by mainly semi detached and terraced residential properties and located within an existing housing estate.</p>			
Planning history			
<p>Torbay Council Asset Management Team are currently considering this as a disposal site, which would provide potential for residential development. There are no definitive plans as yet and discussions regarding the sites future are in preliminary stages.</p>			
Suitability summary			
<p>The site is located on the very southern edge of the Paington settlement and as such, is not in close proximity to the town centre services and facilities. However, the site is relatively close to some local shops and services. There are no topographical or policy related issues which would restrict residential development on this site, but the loss of a community centre might be subject to some mitigation measures to ensure community space and facilities weren't being lost if needed in the area.</p>			
Availability summary			
<p>This site is Council owned and promoted.</p>			
Achievability summary			
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>This site would be considered suitable for housing if it was no longer required as the Community Centre. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. Council are aware of discussions surrounding the future of the site and although discussions are in preliminary stages only, the site would be a relatively straight forward development opportunity. As such, given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe if became available.</p>			
		Final density:	Final suggested yield:
		39.17	20



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T824	Paignton	Land off Grange Road
Site Area (ha)	Type of site	Current/previous landuse
1.08	Greenfield	Sui Generis
Description of site		
<p>This site consists of a field, or green space to the rear of a series of semi detached properties and detached properties, which then opens out on the northern end onto more open land which comprises of the Golf Driving Range and land associated with holiday/caravan parks.</p>		
Planning history		
<p>This site was previously allocation H1:18 in the Deposit and Revised Deposit Local Plan, but was removed following the Inspectors Report as it was not considered required to meet requirements at that time. This site has been reconsidered for any possible future potential and there have subsequently been discussions regarding the sale of the land for development.</p>		
Suitability summary		
<p>There do not appear to be any policy or topographical constraints on the site which could restrict residential development. 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 is not particularly well situated in regards to proximity to local services or amenities as it is situated on the southern edge of Paignton, surrounded by large open areas comprising of mainly caravan/ holiday parks, but it does adjoin existing residential dwellings.</p>		
Availability summary		
<p>Owned and promoted by the Council</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. The Council are aware of discussions surrounding the site and as such, but given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, within the 2012-2017 timeframe if became available.</p>		
Final density:		Final suggested yield:
	39.67	43

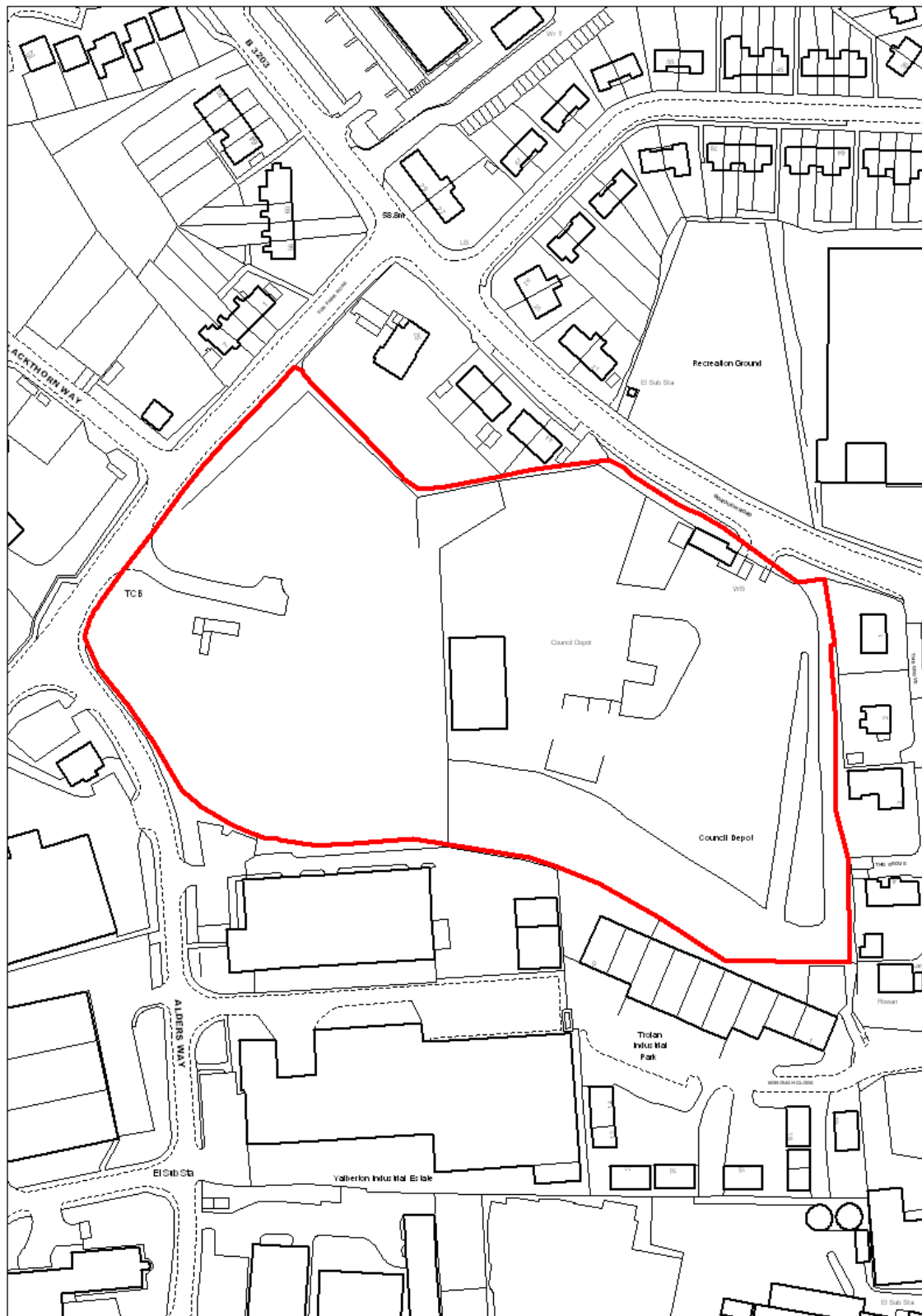


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T826	Paignton	Council Depot
Site Area (ha)	Type of site	Current/previous landuse
2.97	Brownfield	B8 Storage and distribution
Description of site		
<p>This is a large site which comprises of the Torbay Council Depot off Borough Road. The site is currently in good use as a depot. The site lies adjacent to site T705, Land at Intek House and in close proximity to T827 Borough Road play area.</p>		
Planning history		
<p>The site is owned and has been promoted by the Council. The site is in use as a Council depot and as such has no relevant recent planning history. There have been preliminary discussions surrounding the relocation and disposal of the site as part of an assessment of Council owned assets.</p>		
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, 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 and has been promoted by the Council.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. Council are aware of discussions surrounding the future of the site, and adjacent sites at the Intek House and the Borough Road play area, but they are at preliminary stages but Council reorganisation means that the site is likely to be available in the medium term. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development before 2017.</p>		
Final density:		Final suggested yield:
40.37		120

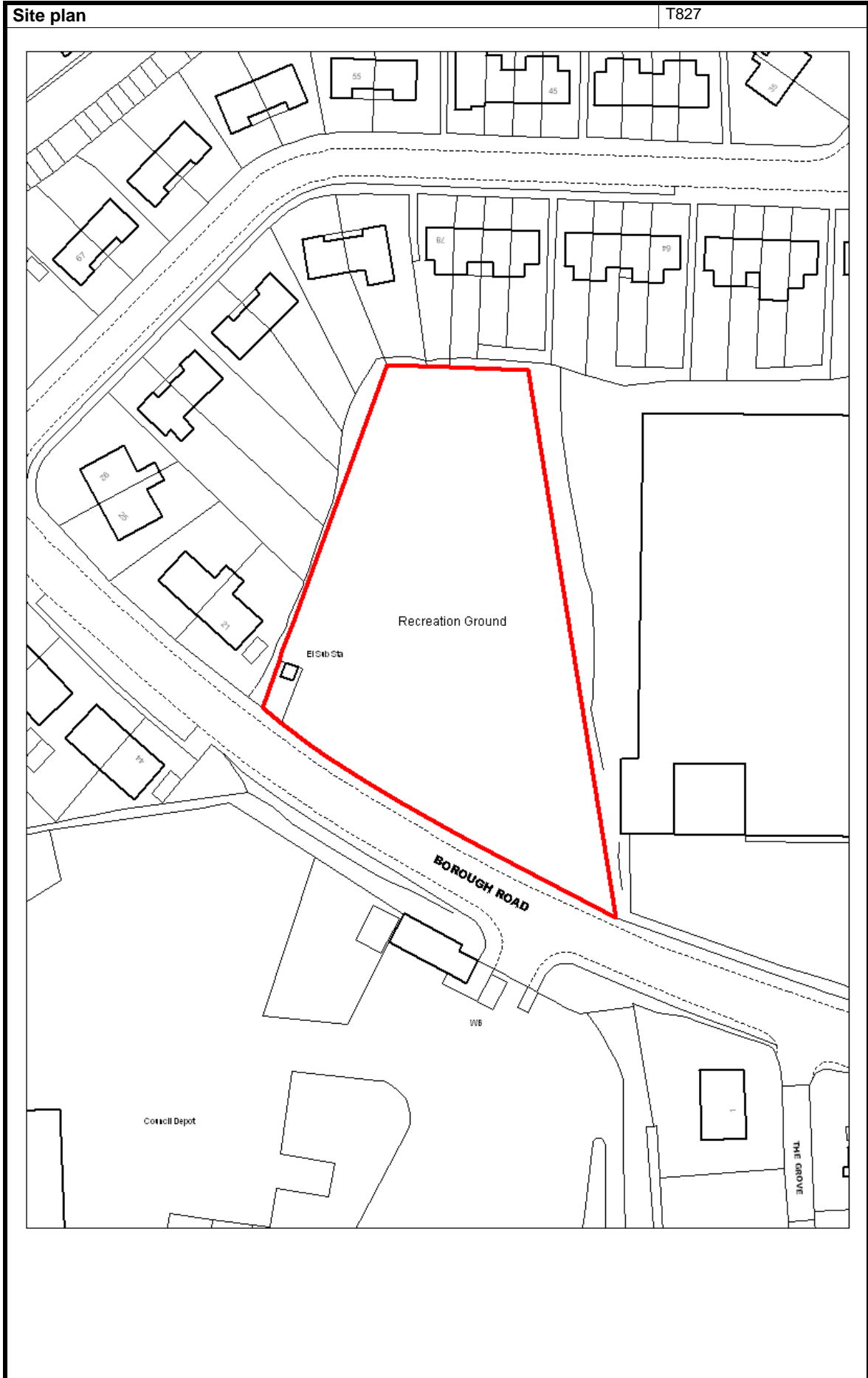
Site plan

T826

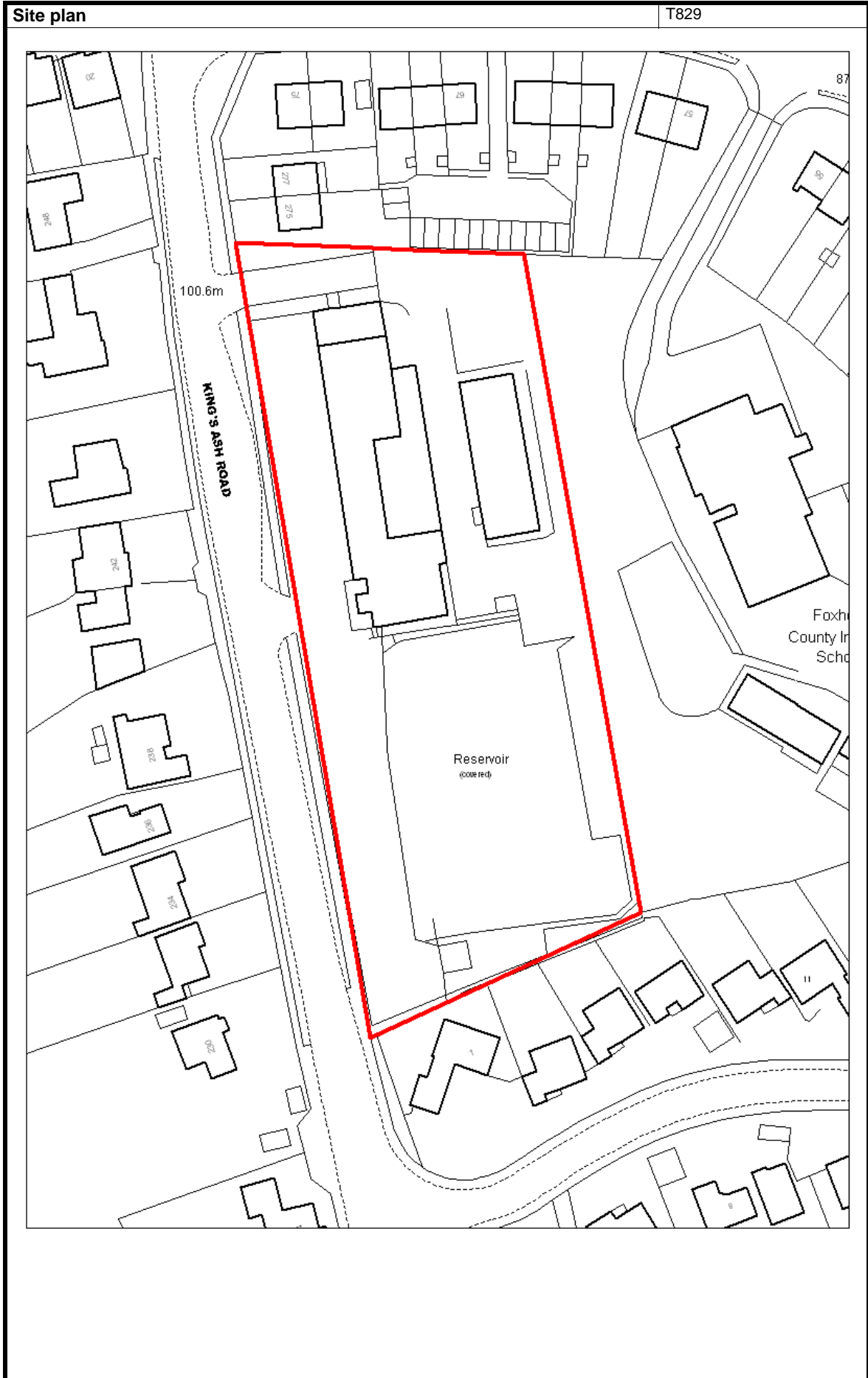


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T827	Paignton	Borough Road Play Area
Site Area (ha)	Type of site	Current/previous landuse
0.38	Greenfield	D2 Assembly and leisure
Description of site		
<p>This site comprises of the Borough Road Play Area, which is situated on the western edge of Paignton and is surrounded by existing residential and employment/ light industrial uses. The site could potentially come forward independently, however, the discussions surrounding the adjacent Council Depot site would suggest that if the Council were to find alternative site for the Depot, there is a possibility that the play park could be incorporated in some capacity into the development. There is also a nearby site at Intek House which could come forward as part of this larger proposal.</p>		
Planning history		
<p>There have been initial preliminary discussions surrounding the future of the site, due to the under-utilisation of the site as its current use of a playground. Figures of around 40 dwellings are being promoted by the Council.</p>		
Suitability summary		
<p>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 site has flat topography and suitable in terms of access. There are issues regarding the loss of play space (Local Plan Policy R5) which would have to be resolved before residential development could be approved here. 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 Council own this site and have identified the site as having potential for redevelopment.</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. Council are aware of discussions surrounding the future of the site, and adjacent sites at the Council Depot and Intek House but they are at preliminary stages only and availability is not guaranteed. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, within the 2013-2018 timeframe if became available, or possibly later as part of a larger scheme.</p>		
Final density:		Final suggested yield:
	65.48	25

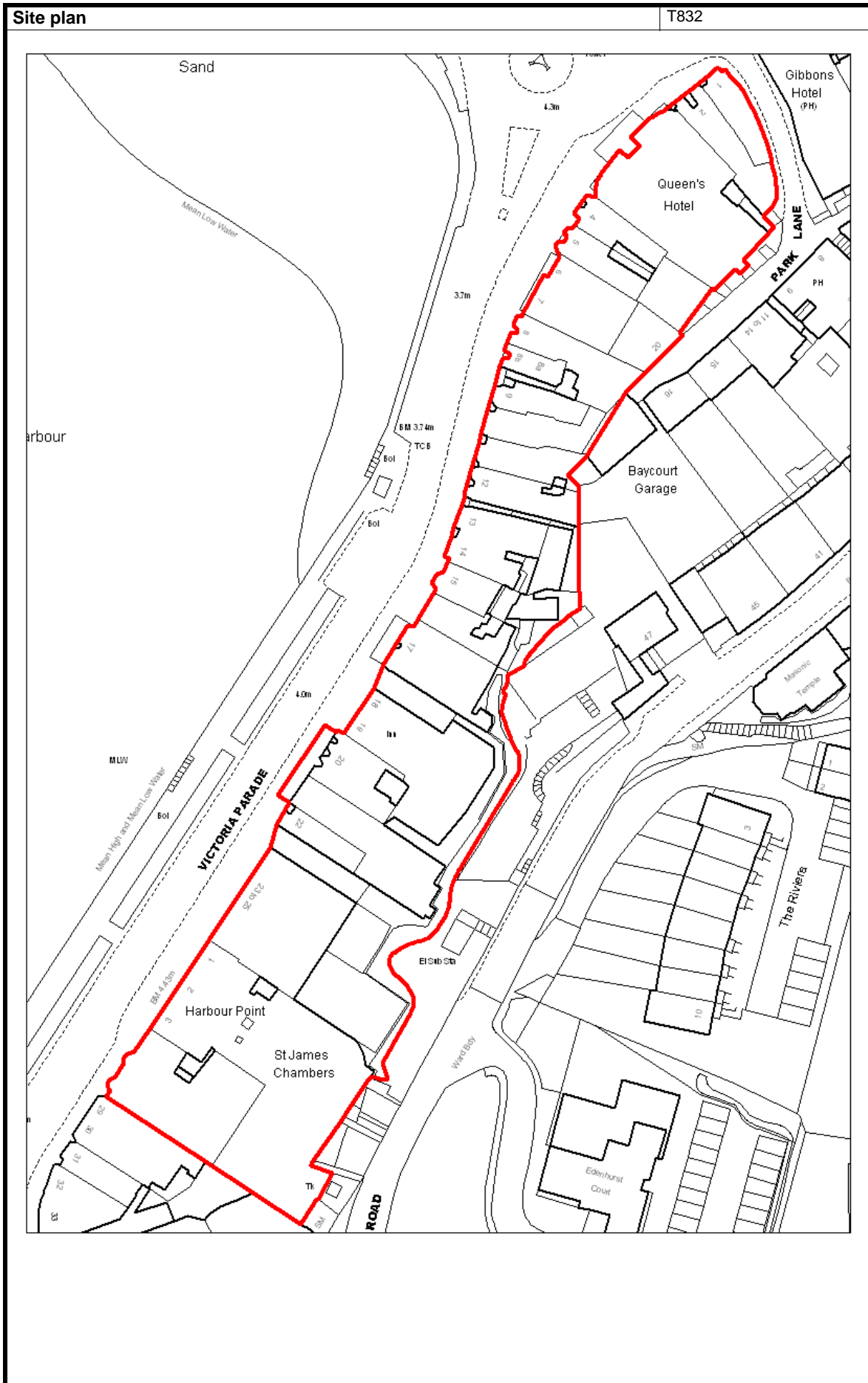


Site ref	Settlement	Site Address
T829	Paignton	South West Water Depot
Site Area (ha)	Type of site	Current/previous landuse
0.70	Brownfield	B1 Business
Description of site		
<p>This is a South West Water site which comprises of a series of large buildings and associated land/ car parking. The site is surrounded on all sides by existing residential areas and has good existing access and infrastructure. The surrounding character is mainly residential and medium/ high density terraced and semi detached dwellings. The site also lies adjacent to the Foxhole Infant School which is also a potential development site.</p>		
Planning history		
<p>The site has recently been subject of an application (P/2006/1571) for 29 flats. The application was refused but allowed on appeal in June 2007</p>		
Suitability summary		
<p>There do not appear to be any policy related or topographical constraints on the site which could restrict residential development here. Relatively close proximity to local amenities and services in Paignton makes the site a sustainable location for residential development. There could be issues regarding contamination of the land due to the sites previous use as a treatment works and this would have to be mitigated before development would be appropriate.</p>		
Availability summary		
<p>The site has been acquired by and promoted for development by Persimmon</p>		
Achievability summary		
<p>medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Planning approval for 29 dwellings has been given on appeal and therefore it is considered that the site will come forward in the next 5 years.</p>		
Final density:		Final suggested yield:
41.63		29



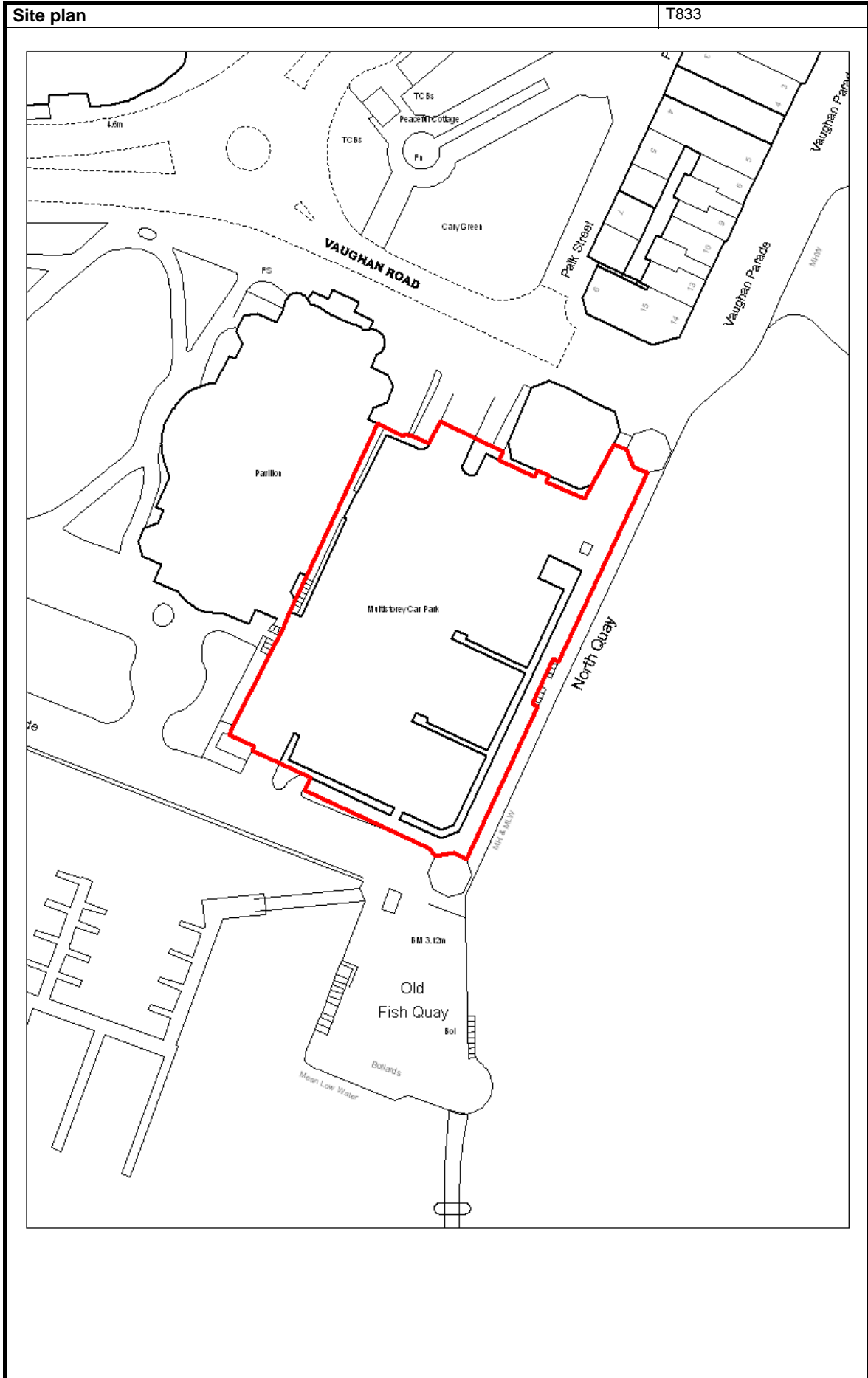
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T832	Torquay	Victoria Parade
Site Area (ha)	Type of site	Current/previous landuse
0.63	Brownfield	Sui Generis
Description of site		
<p>This site comprises of a series of frontages along the harbour/marina front in Torquay town centre. Torbay Development Agency are promoting these frontages, which include the Queens Hotel (art deco hotel, run down) and a series of small ground level shop fronts with flats/offices above. The figure proposed by the Mayors Vision is in the area of 200 flats, with retail uses on the ground floor being retained.</p>		
Planning history		
<p>The site is located within the Torquay Harbour Conservation Area and is part of the Torquay Harbour Area Action Plan. ZP/2008/0480. Demolition of existing building and erection of 2 high rise buildings to provide residential use.</p>		
Suitability summary		
<p>The site is a very sustainable town centre location close to services and facilities found in Torquay. Redevelopment of upper levels to provide residential development would represent an efficient and sustainable use of resources.</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.</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Draft THAAP and the Mayors Vision proposes mix of uses for the area including residential on upper floors. Numbers uncertain at present but 95 flats has been proposed. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. Council are aware of discussions regarding the potential of the site but they are at preliminary stages only and availability is not guaranteed. Given the location, the scale and nature of the site, and issues of multiple ownership, it is anticipated that the site could come forward for development, within the 2017-2026 timeframe.</p>		
Final density:		Final suggested yield:
150.74		95



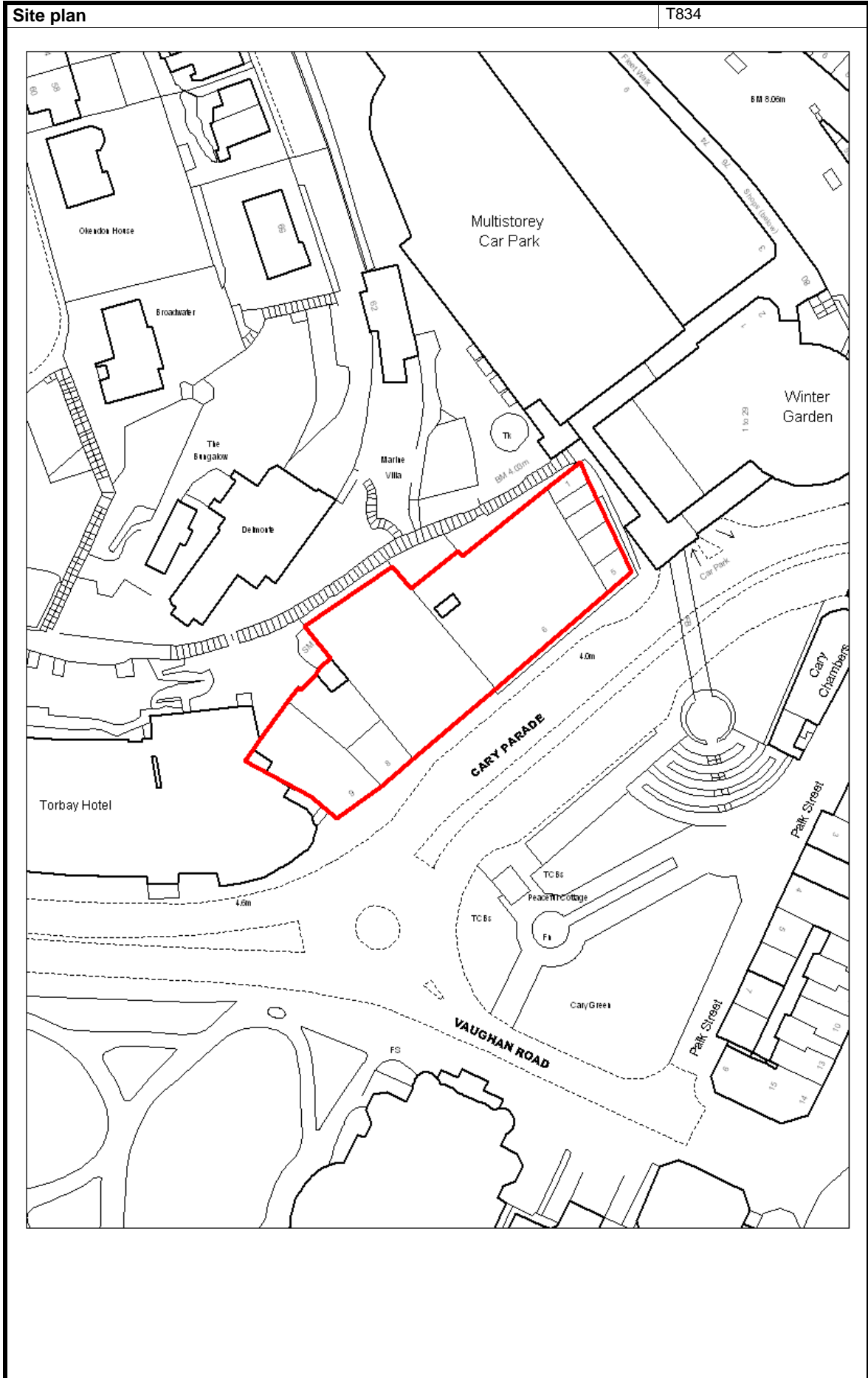
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T833	Torquay	Marina Car Park- Pavilions
Site Area (ha)	Type of site	Current/previous landuse
0.34	Brownfield	Sui Generis
Description of site		
This site comprises of a Car Park by the Pavilions, on the marina.		
Planning history		
THAAP proposes flats on upper floors, with retail/ employment uses also possible on ground floors. Numbers of residential units are still unsure but could come forward as a whole scale redevelopment site in which case residential more likely, and a figure of 20 (approx) proposed		
Suitability summary		
Marina Car Park. Redevelopment with flats on upper floors probably ok. town centre location close to main services, shopping and amenities		
Availability summary		
Council owned		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
Mixed use development @ 20 dwellings likely to be proposed in THAAP. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. Mixed use development, including approximately 20 residential units, provided sufficient car parking can be retained to serve the needs of the Marina proposed in draft THAAP. Part public/part private (for MDL Marina) car park with potential for creation of additional floor above. both parts of the car park are considered together in THAAP with North Quay where there is potential for improved frontage and a possible public realm scheme. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. Given the location, the scale and nature of the site, and the preliminary stage of discussions regarding potential, it is anticipated that the site could come forward for development, within the 2017-2026 timeframe.		
Final density:		Final suggested yield:
59.30		20



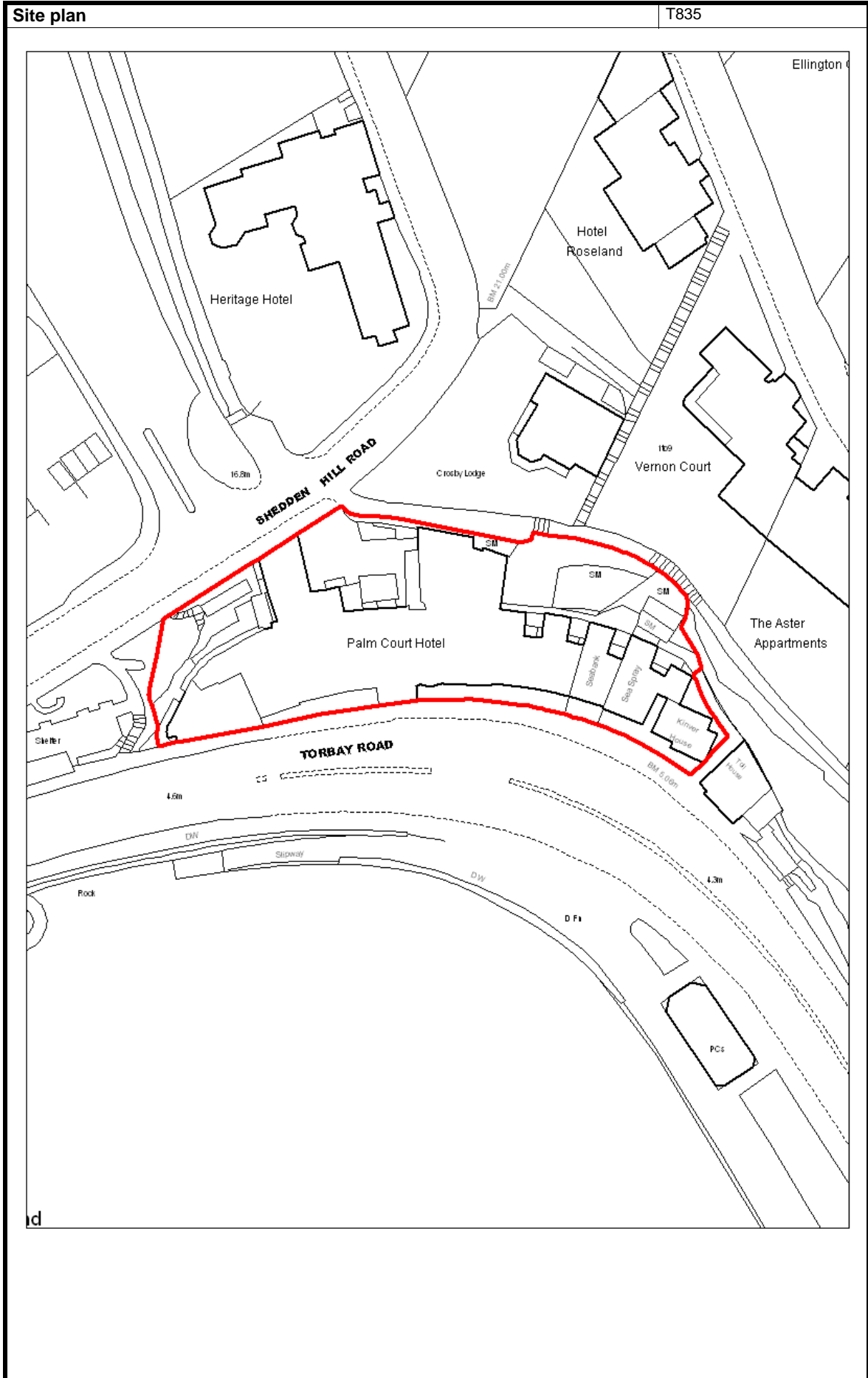
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T834	Torquay	Cary Parade- The Golden Palms	
Site Area (ha)	Type of site	Current/previous landuse	
0.18	Brownfield	D2 Assembly and leisure	
Description of site			
This site comprises of the Golden Palms Arcade on the main sea front promenade in Torquay.			
Planning history			
THAAP proposes a mixed use development here with flats proposed above. Approximately 15-20 units have been suggested and given the surrounding character of the area and the potential plans for the whole area in the Mayors Vision.			
Suitability summary			
Availability summary			
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.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
THAAP proposes mixed use redevelopment, including approximately 15-20 residential units. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. C			
		Final density:	Final suggested yield:
		163.06	30



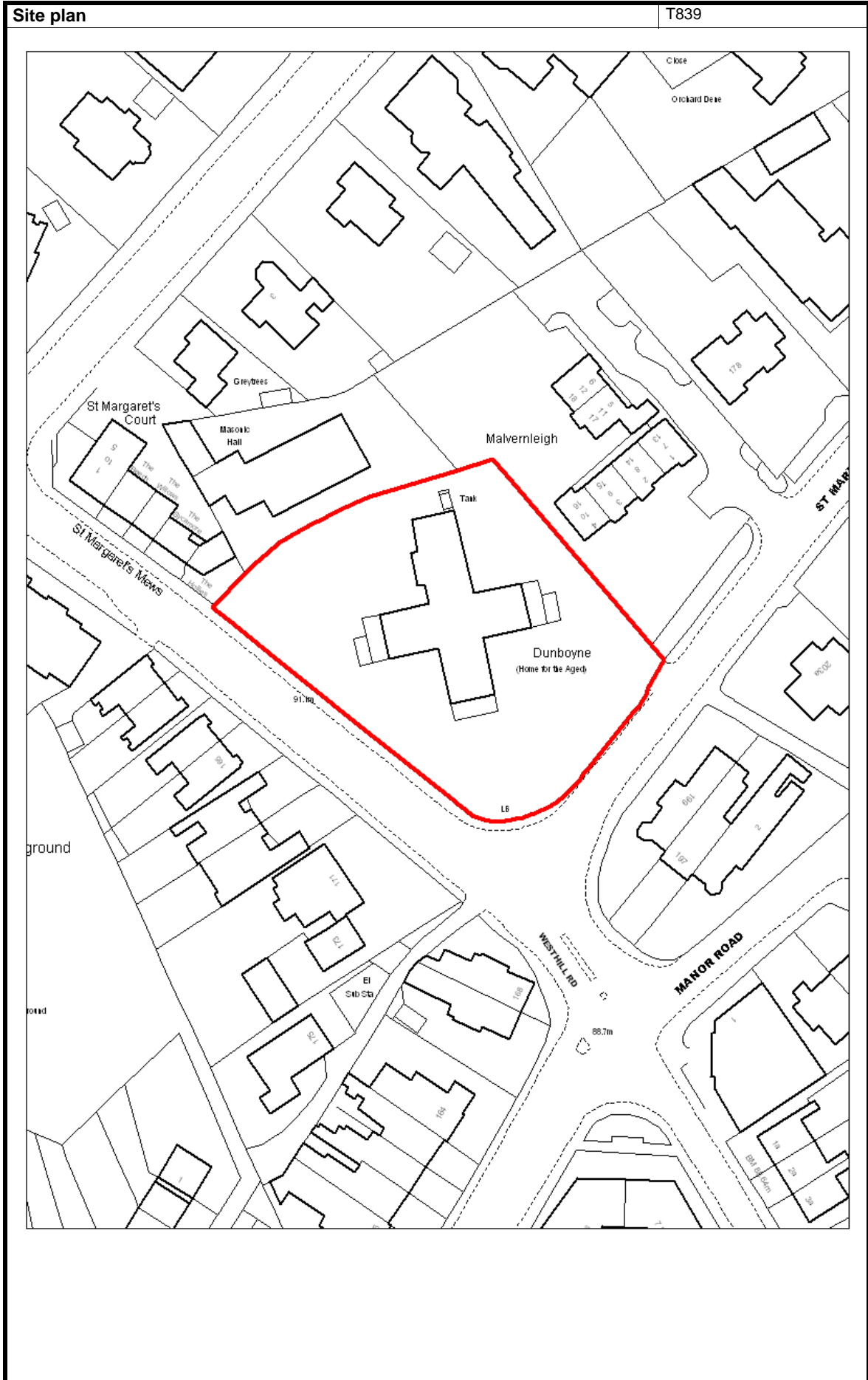
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T835	Torquay	The Palm Court Hotel
Site Area (ha)	Type of site	Current/previous landuse
0.31	Brownfield	C1 Hotels
Description of site		
This is a large hotel complex in central Torquay.		
Planning history		
Planning permission has been given: P/2004/0046 for a mixed use development comprising of: 44 no bedroom hotel, health spa, casino, replacement accommodation for Mojós Café Bar, 14 no residential apartments, new vehicular access/pedestrian access off Shedden Hill and associated parking. Granted 14 April 2004 . P/2004/0047 - Demolition of existing hotel. Granted 18 March 2004.		
Suitability summary		
Palm Court Hotel. Within principal Holiday Accommodation Area. Residential is only acceptable as part of mixed use scheme that retains holiday uses. The site is located within very close proximity of Torquay and the services and facilities that the town centre and the harbourfront offers.		
Availability summary		
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.		
Achievability summary		
high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
THAAP proposes mixed use redevelopment - primarily tourism/leisure but also approximately 15 residential units. Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. Given the location, the scale and nature of the site, and advanced stage of planning consent, it is anticipated that the site could come forward for development, within the 2012-2017 timeframe.		
Final density:		Final suggested yield:
47.90		15



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T839	Torquay	Dunboyne, St Marychurch Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.31	Brownfield	C2 Residential institutions	
Description of site			
This site comprises of a former Council run Care home, which is over 3/4 storeys and in a central location in Torquay.			
Planning history			
Site is currently vacant and future uses are sought for the site and buildings.			
Suitability summary			
The site is well located in regard to local services and would provide a suitable location for residential development.			
Availability summary			
The site is vacant and alternative uses are being sought therefore it is considered available.			
Achievability summary			
high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development			
Conclusion			
Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. Given the location, the scale and nature of the site, it is considered that the site might come forward before 2012			
		Final density:	Final suggested yield:
		97.08	30



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T841	Torquay	Sherwell Valley Garage	
Site Area (ha)	Type of site	Current/previous landuse	
0.27	Brownfield	Sui Generis	
Description of site			
Garage and associated buildings on north side of Sherwell Valley Road			
Planning history			
A previous application (P/2004/2053) was refused and an appeal dismissed. however, this focused on the details of the Section 106 contributions. the principle of residential development has been established and a yield of 20 units may be appropriate.			
Suitability summary			
the appeal inspector concluded that the scheme may be acceptable in principle and this would provide for future development.			
Availability summary			
It is considered that in time this site will be developed.			
Achievability summary			
Sherwell Valley Garage. Availability – permission previously agreed but did not proceed due to affordable housing requirements. high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
The principle of development has been established and it is considered that a suitable scheme will come forward in the future, though may be not in the next five years.			
		Final density:	Final suggested yield:
		73.22	20

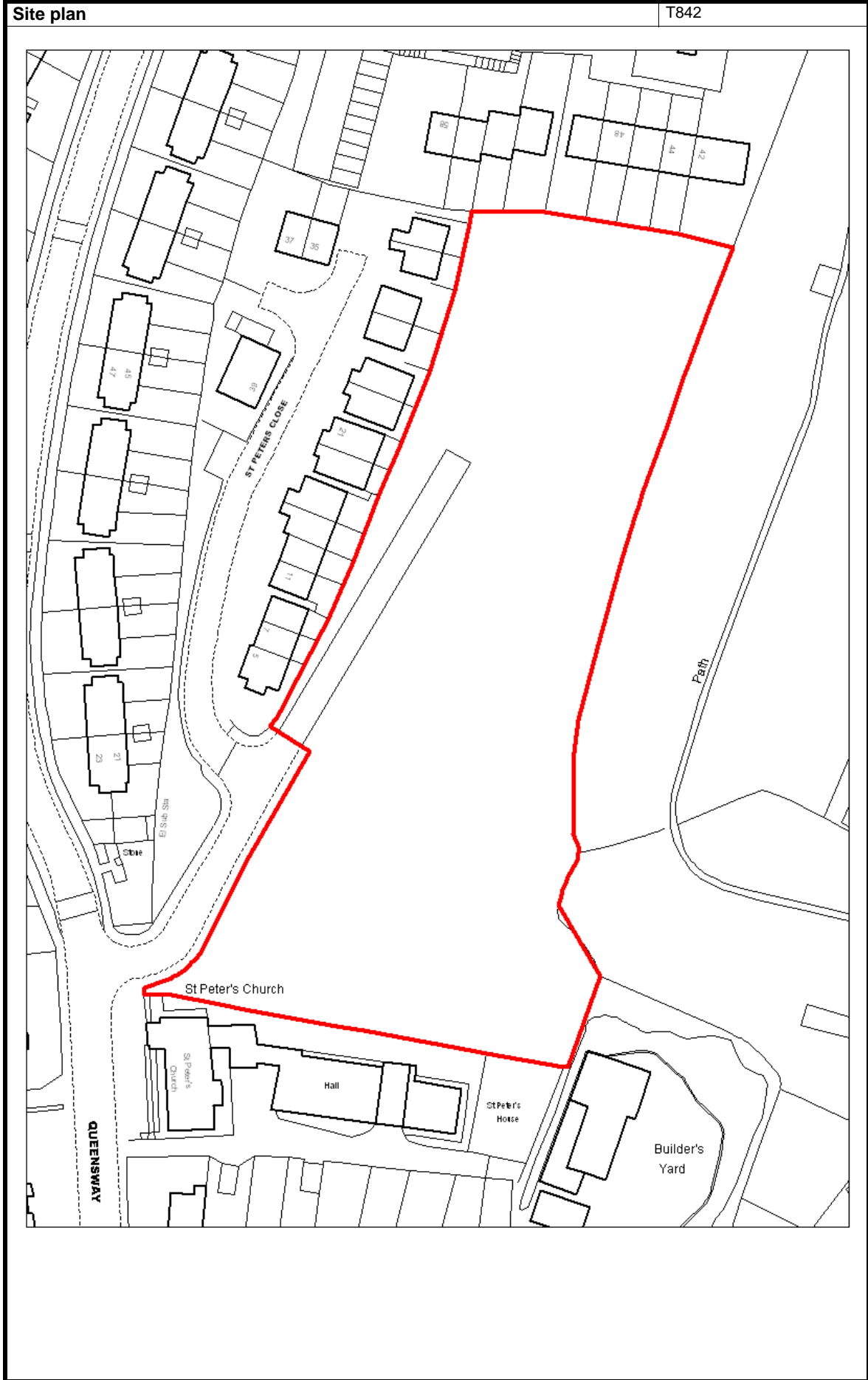
Site plan

T841



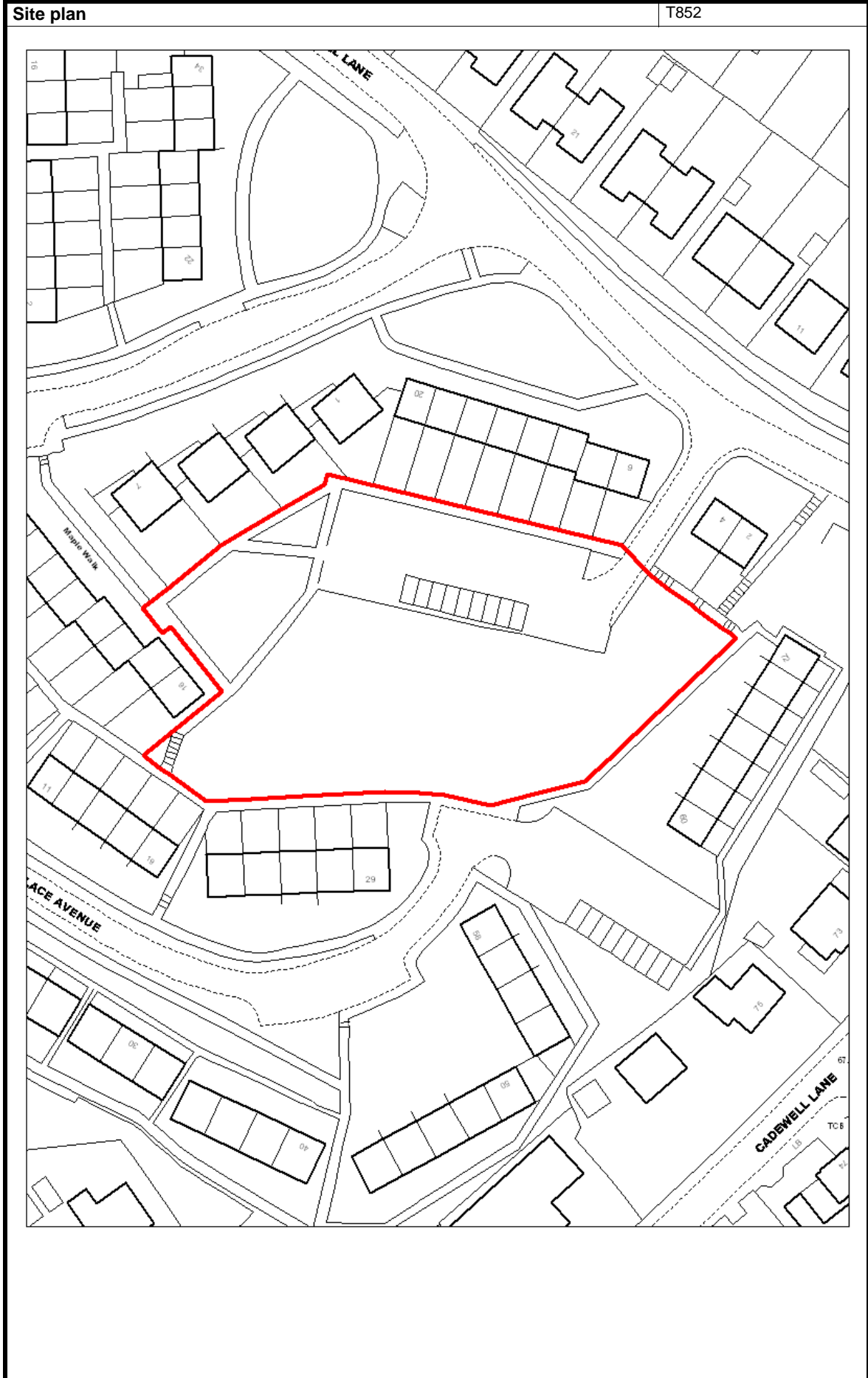
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T842	Torquay	Queensway
Site Area (ha)	Type of site	Current/previous landuse
0.80	Greenfield	C3 Housing
Description of site		
<p>The site comprises of a series of 1970's terraces on an existing estate. There is an extant permission on site and continued talk of redevelopment and increasing densities.</p>		
Planning history		
<p>This site had a planning consent for 18 homes, which were completed, and 34 flats, which remain uncompleted. However, the relevant planning application (12156) remains extant and therefore the remaining dwellings can be implemented at some point in the future.</p>		
Suitability summary		
<p>The site is located within an established residential area. The extant planning permission ensures the site's suitability for residential uses.</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.</p>		
Achievability summary		
<p>The site has consent for 34 flats, which it is considered would remain viable in the current market. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The site has an extant consent and there is no reason to indicate that the site can not come forward in the near future.</p>		
Final density:		Final suggested yield:
	42.77	34



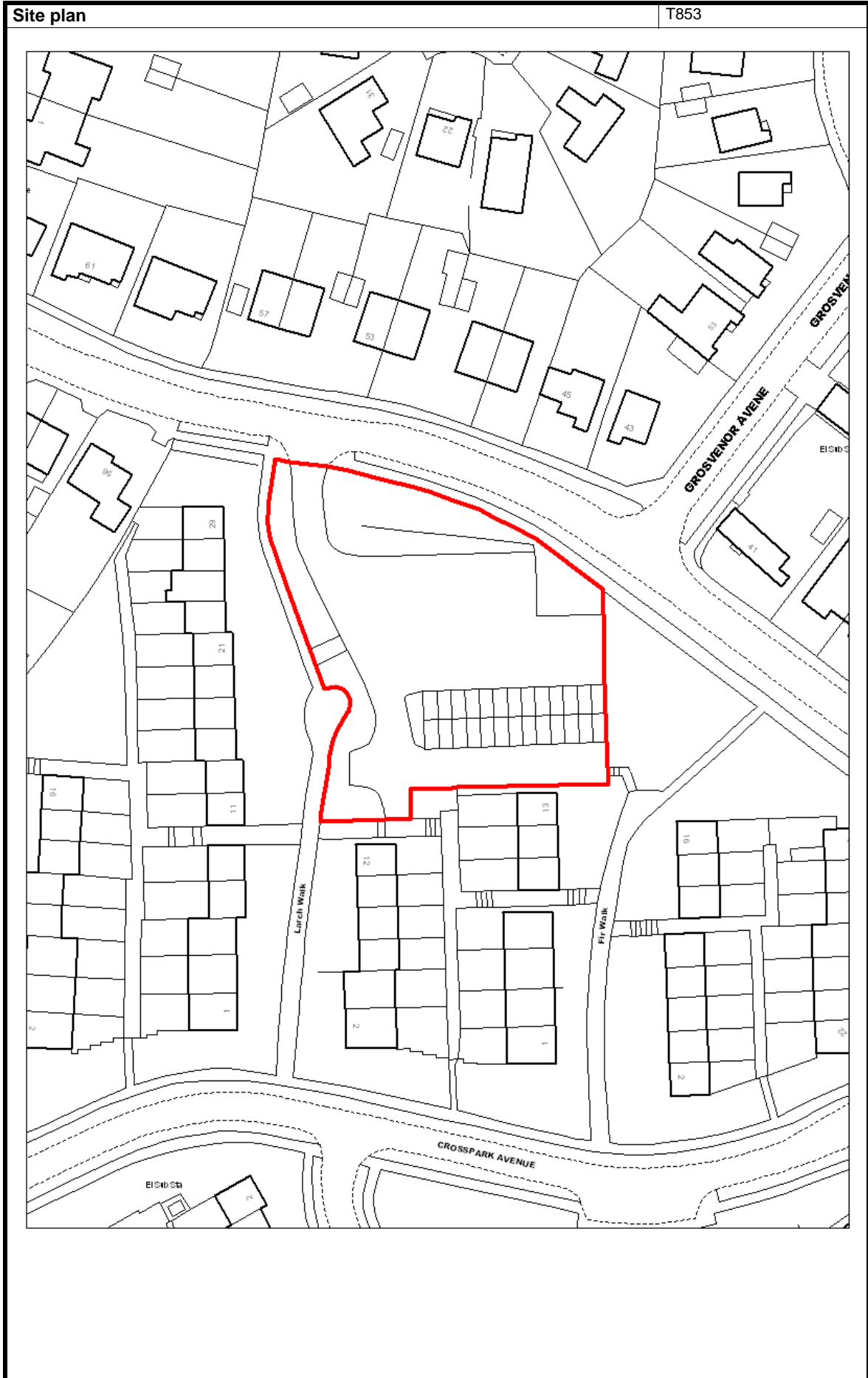
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T852	Torquay	Site 1 Higher Cadewell Lane	
Site Area (ha)	Type of site	Current/previous landuse	
0.44	Brownfield	Sui Generis	
Description of site			
This site comprises of a piece of land which contains garages/ lock-ups and open space. The site is enclosed within a series of high density housing developments off a narrow access route.			
Planning history			
No planning history known.			
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			
Achievability summary			
Being a housing association, we would envisage 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 consisting of 2, 3 and 4 bed units semis detached and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development.			
Conclusion			
Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. The developer would need to prove that there was no longer a need for the garage/ lock up spaces which currently are on this site. Given the location, the scale and nature of the site, and the access constraints on the site which would need to be resolved, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.			
Final density:		Final suggested yield:	
38.26		17	



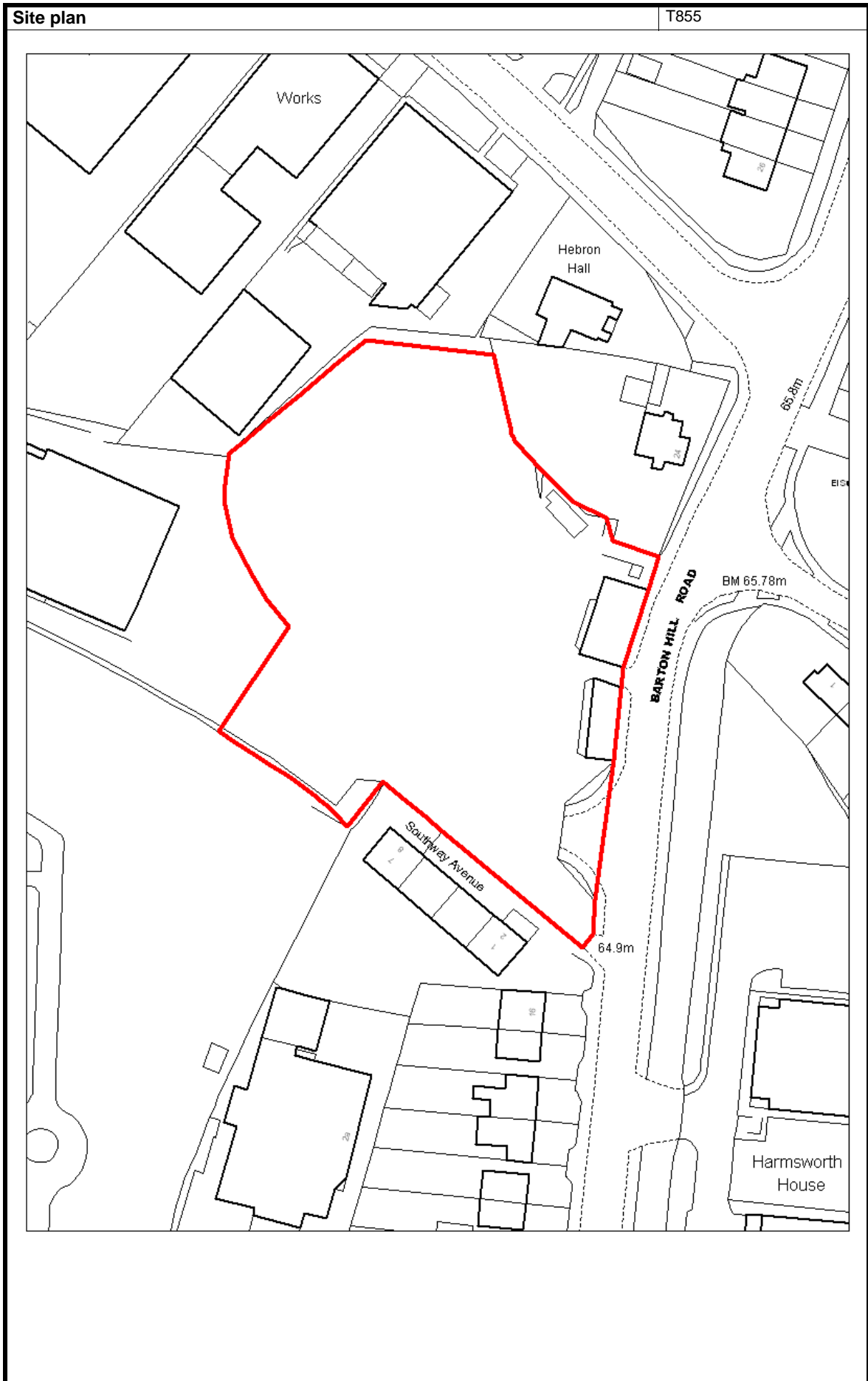
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T853	Torquay	Site 2 Higher Cadewell Lane	
Site Area (ha)	Type of site	Current/previous landuse	
0.29	Brownfield	Sui Generis	
Description of site			
This site comprises of a piece of land which contains garages/ lock-ups and open space. The site is enclosed within a series of high density housing developments off a narrow access route.			
Planning history			
No planning history known			
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			
Achievability summary			
Being a housing association, we would envisage 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 consisting of 2, 3 and 4 bed units semis detached and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development.			
Conclusion			
Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. The developer would need to prove that there was no longer a need for the garage/ lock up spaces which currently are on this site. Given the location, the scale and nature of the site, and the access constraints on the site which would need to be resolved, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.			
Final density:		Final suggested yield:	
38.30		11	

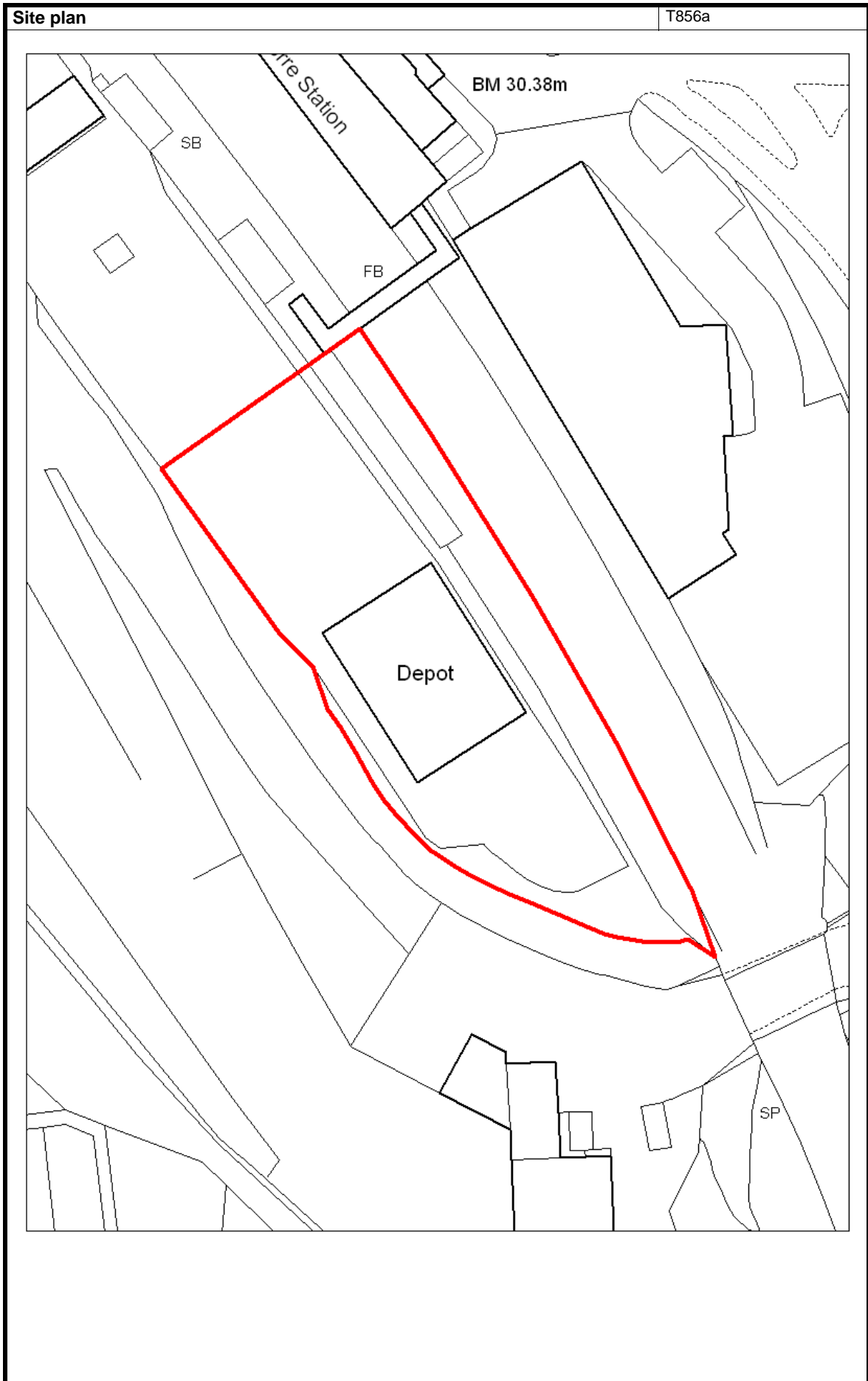


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

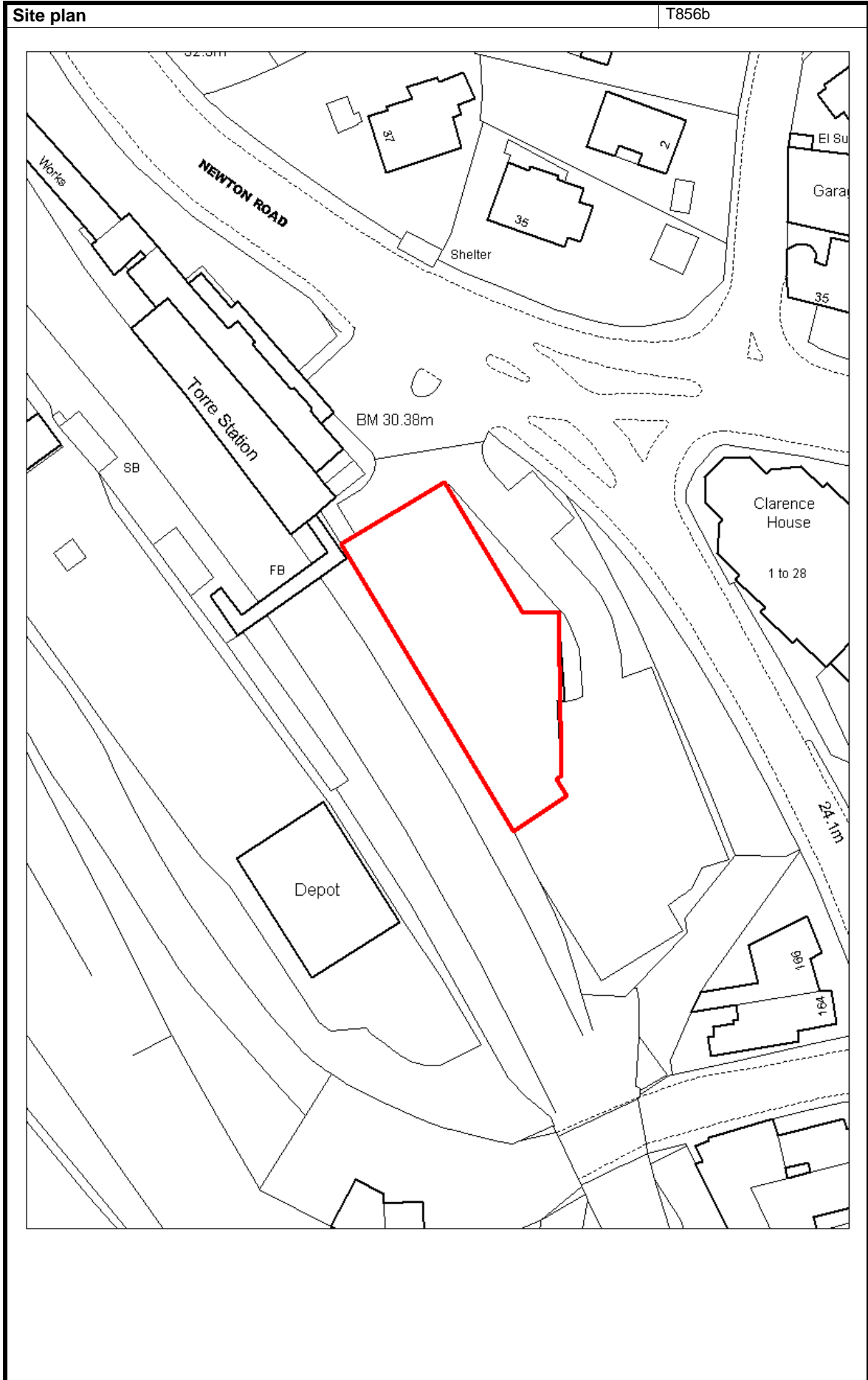
Site ref	Settlement	Site Address	
T855	Torquay	Land at Barton Hill Road	
Site Area (ha)	Type of site	Current/previous landuse	
0.54	Brownfield	B8 Storage and distribution	
Description of site			
The site is an existing depot for a utilities company. it is surrounded by a range of uses including residential, retail, commercial and community.			
Planning history			
The site has no planning history and is not allocated. It is previously developed as a gas holder site and therefore is likely to be contaminated.			
Suitability summary			
The site is on the edge of an industrial area but remains suitable due to its proximity to the additional services and facilities within Torquay. Good access off Barton Hill Road.			
Availability summary			
The land owner is promoting the site for development.			
Achievability summary			
medium to low density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development			
Conclusion			
Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a low to medium density development. The landowner has promoted the site but this is at only the very preliminary stages and previous uses on the site means that the site is likely to be subject to contamination issues. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development in the last time period.			
Final density:		Final suggested yield:	
46.08		25	



Site ref	Settlement	Site Address
T856a	Torquay	Torre Station
Site Area (ha)	Type of site	Current/previous landuse
0.21	Brownfield	B8 Storage and distribution
Description of site		
Site is located adjacent to the existing train station and is currently occupied by a mix of B1, B2, B8 uses including storage of containers as well as small business units		
Planning history		
There is no history of applications and the site is within a Business Investment Area. However, it is identified in the Mayor Vision as a potential mixed use redevelopment, renamed Torquay Central Station.		
Suitability summary		
The site is centrally located close to the station on land which is previously developed. Therefore the land is suitable for development in principle. However, the land is within an allocated business area and therefore any development should be lead by commercial uses with a small element of housing.		
Availability summary		
Land is in private ownership		
Achievability summary		
The site may be suitable for a mix of housing and other uses, 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. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
The site is located close to the station, within a Business Investment Area where any residential development will have to come forward as part of a mixed use scheme. There are opportunities for some residential development but land ownership complexities are likely to mean that development is not undertaken prior to 2017		
Final density:		Final suggested yield:
121.22		25

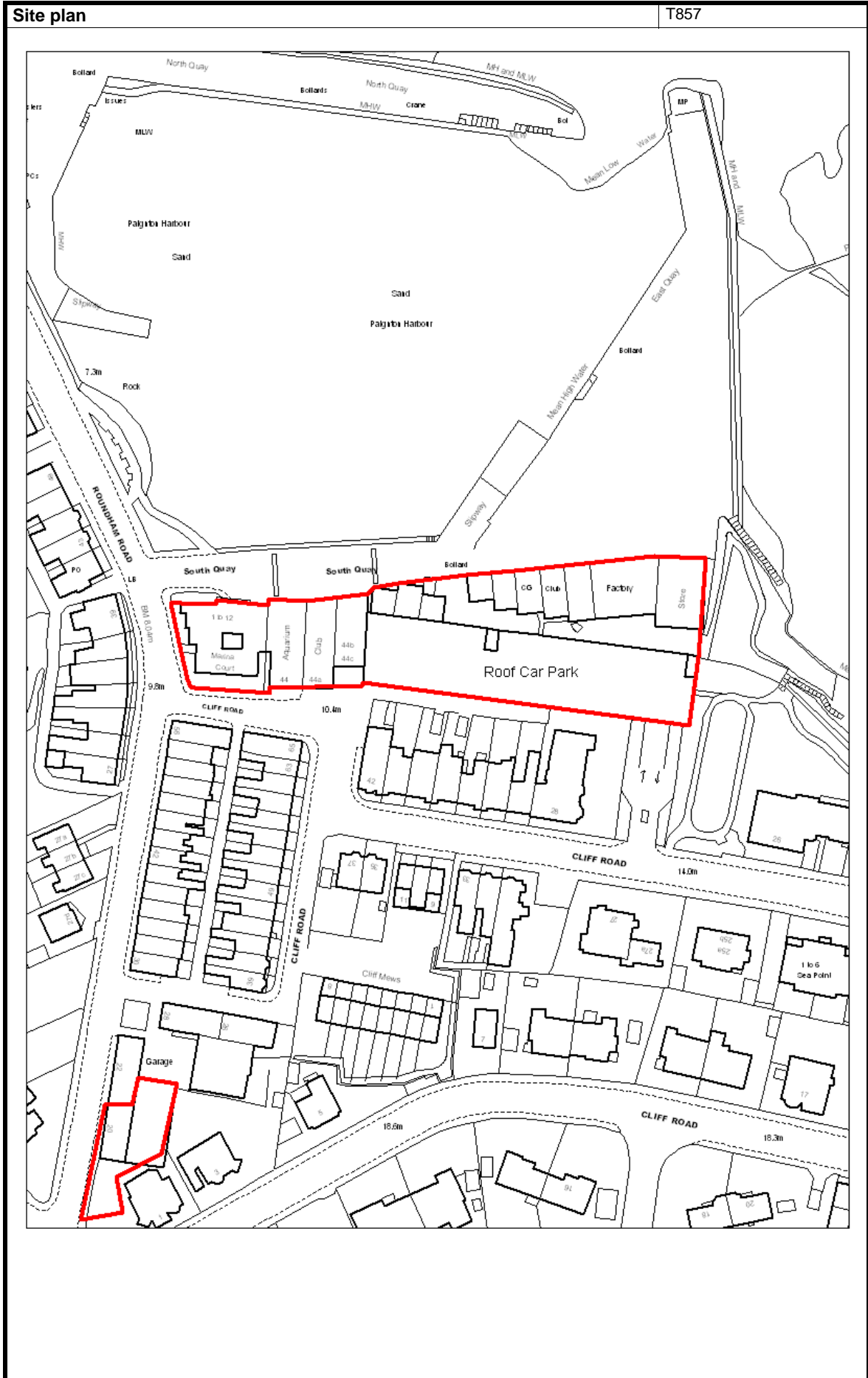


Site ref	Settlement	Site Address	
T856b	Torquay	Torre Station	
Site Area (ha)	Type of site	Current/previous landuse	
0.09	Brownfield	B8 Storage and distribution	
Description of site			
Planning history			
Suitability summary			
Availability summary			
Achievability summary			
Conclusion			
		Final density:	Final suggested yield:
		0.00	0



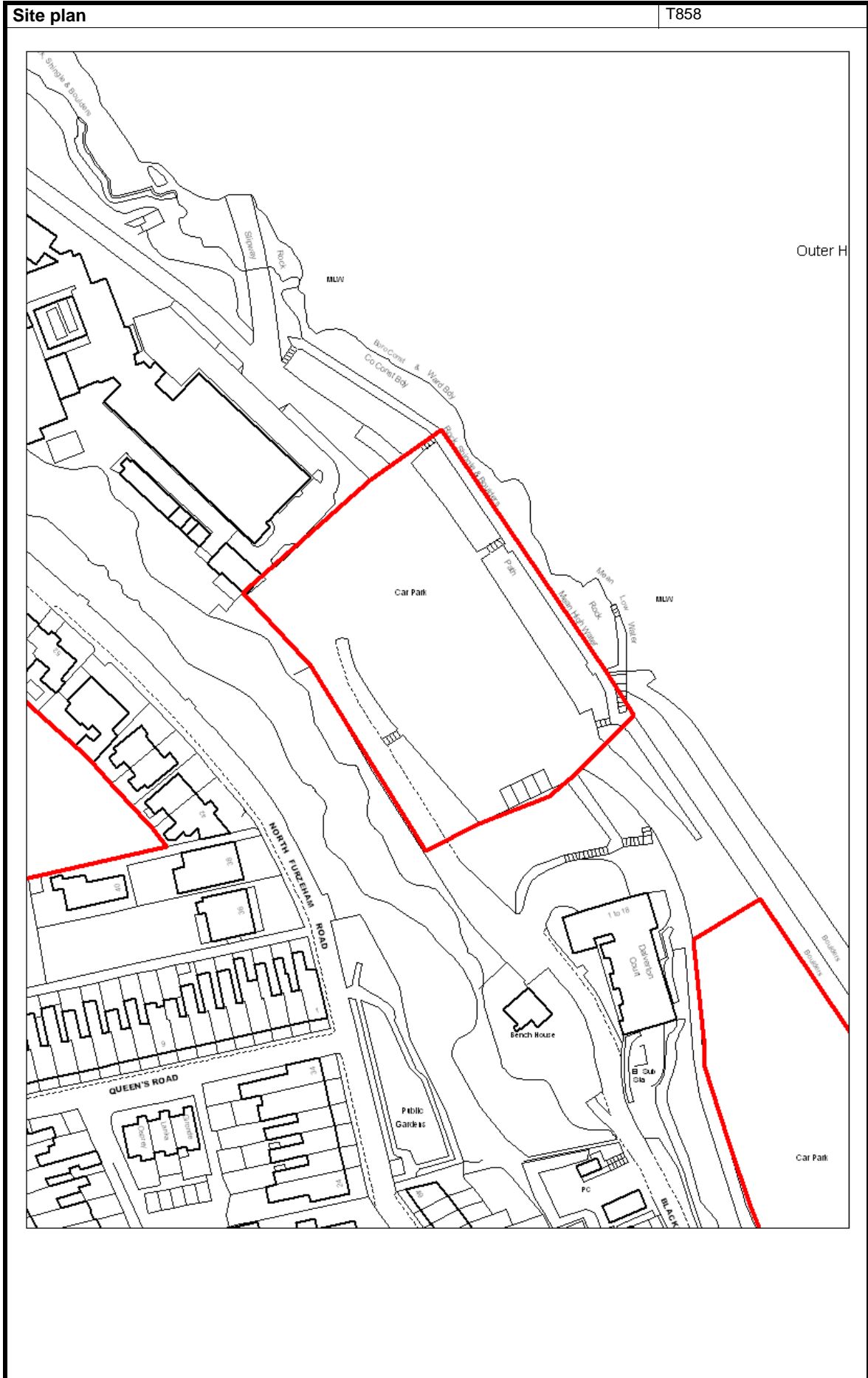
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T857	Paignton	Paignton Harbour
Site Area (ha)	Type of site	Current/previous landuse
0.36	Brownfield	Sui Generis
Description of site		
<p>The existing site is dominated by a multi-storey car park which is set against a cliff face. In front of the car park are a group of three storey buildings occupied by the commercial operations and the local lifeboats.</p>		
Planning history		
<p>There is no history of planning application or appeal for residential development. However, the site is identified in the Mayors Vision as a potential residential and mixed use site.</p>		
Suitability summary		
<p>The site is located in a central location on previously developed land. The Car Park is understood to be poorly utilised and there may be potential for the redevelopment of this to provide some level of parking, with housing above.</p>		
Availability summary		
<p>The car park is in council ownership whilst the remainder of the buildings are a mix of leasehold and freehold commercial properties.</p>		
Achievability summary		
<p>The prime waterfront location will mean that strong market demand will remain and that high density development will remain viable even in a saturated market. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>The site appears available for redevelopment and is in a suitable location. The majority of the site is Council owned and therefore it is considered that the site could come forward in the long term.</p>		
Final density:		Final suggested yield:
	138.45	50



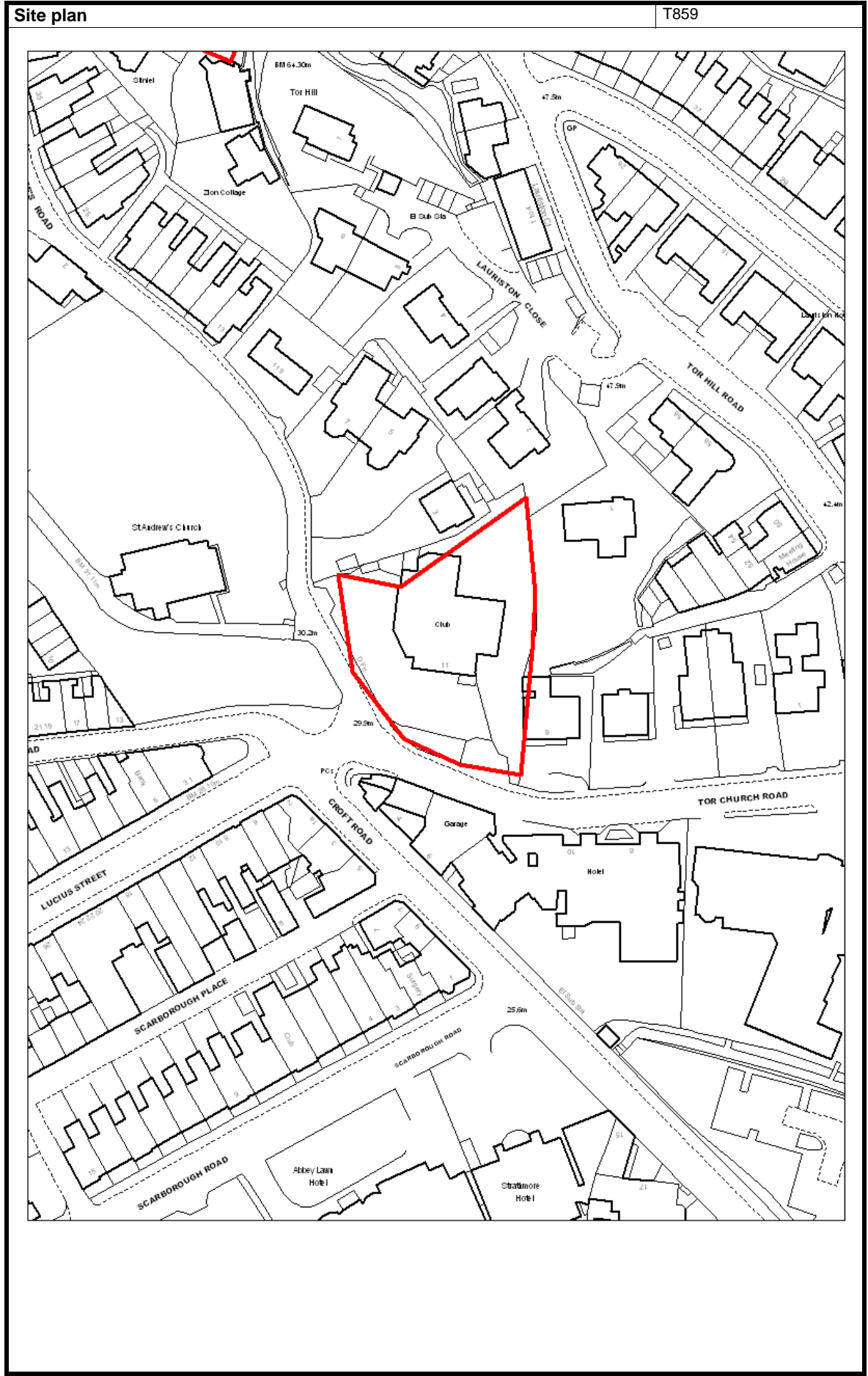
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T858	Brixham	Freshwater Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.50	Brownfield	Sui Generis
Description of site		
The site is an existing car park accessed by steep road from the main town and forming part of a wider parking area serving the waterfront area		
Planning history		
There is no history of planning applications for development. However, the site is identified in the Mayors Vision as part of the wider redevelopment of the waterfront area.		
Suitability summary		
The site is on previously developed land within close proximity to the town centre. There are no constraints to development of the site for residential uses. Freshwater Coastal Protection Area and Conservation Area. Difficult access. 75 yield as site is a Mayors Vision site and TDA are keen to develop.		
Availability summary		
The site is Council Owned		
Achievability summary		
The site is a prime waterfront location where high density development will benefit from sea views as well as close proximity to a range of amenities. There are no abnormal constraints which might render the site unviable and the benefits of the location mean that there would be a strong market for the site. Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
The site is a prime waterfront location where redevelopment for housing could provide a valuable contribution to housing supply. High density development could be achieved in the medium term as the site is council owned.		
Final density:		Final suggested yield:
149.99		75



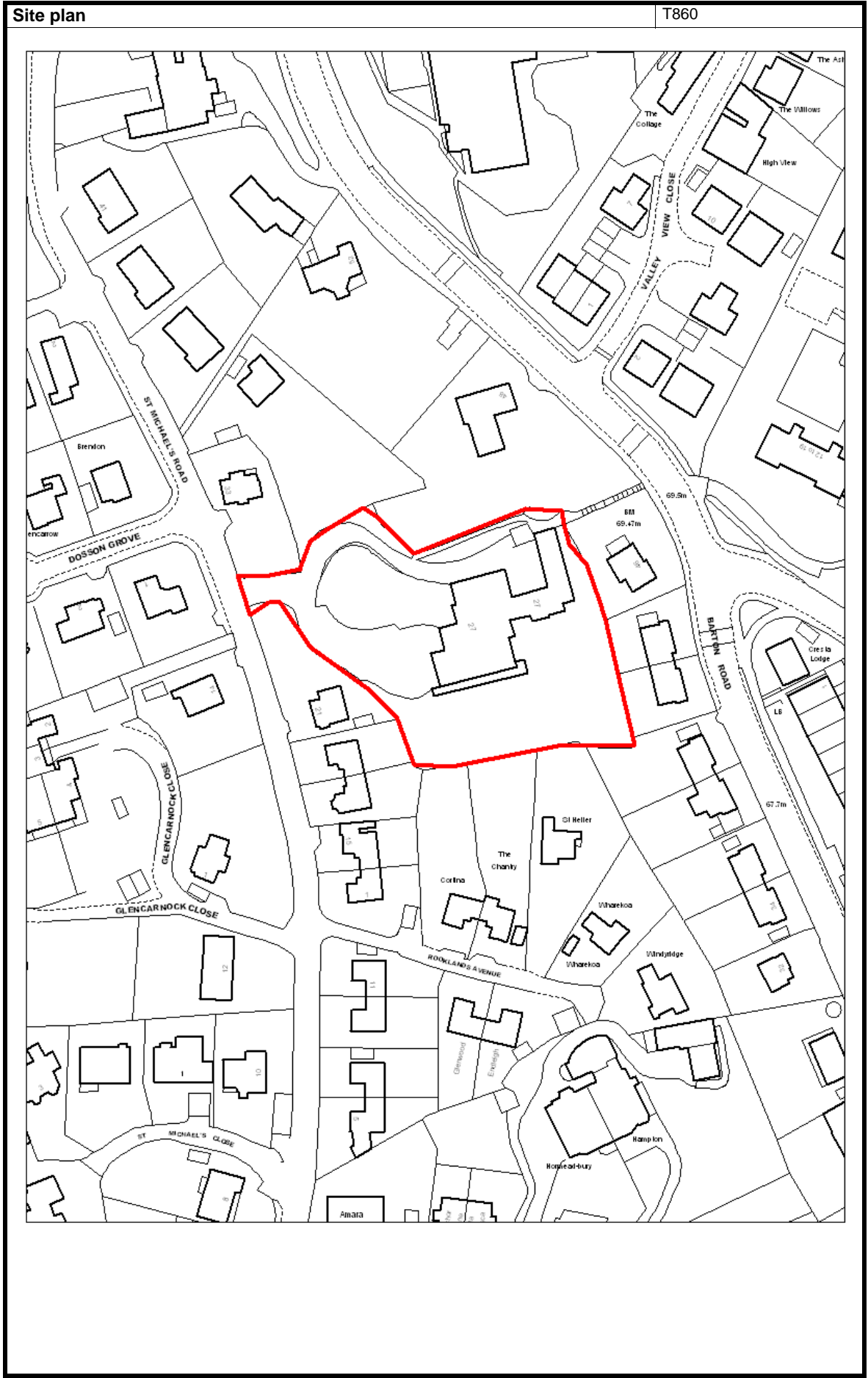
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T859	Torquay	Tor Manor, 11 Tor Church Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.21	Brownfield	C3 Housing
Description of site		
<p>Site comprises a partially demolished/ vacant house, set back from the road by a small associated parking area and with a garden to the rear. The house is surrounded by park to the west and hotels to the south. Raised slightly from road level and a church lies to the west.</p>		
Planning history		
<p>P/2008/0705/MPA Pending Consideration Construction of 10 residential units and 12 parking spaces Tor Manor, 11 Tor Church Road, Torquay.</p>		
Suitability summary		
<p>The site is located within close proximity to the town centre of Torquay and the facilities and services associated with that area. The site has good existing road access.</p>		
Availability summary		
<p>unknown</p>		
Achievability summary		
<p>This site could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development.</p>		
Conclusion		
<p>It is a suitable area for high density development given the good services and amenities available in the town centre of Torquay. Additionally, the sites location so close to the main town centre area and the existing high density character of that area means that development here could achieve densities of 50dph and above. Given the nature of the site, and the pending application on site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.</p>		
Final density:		Final suggested yield:
47.90		10



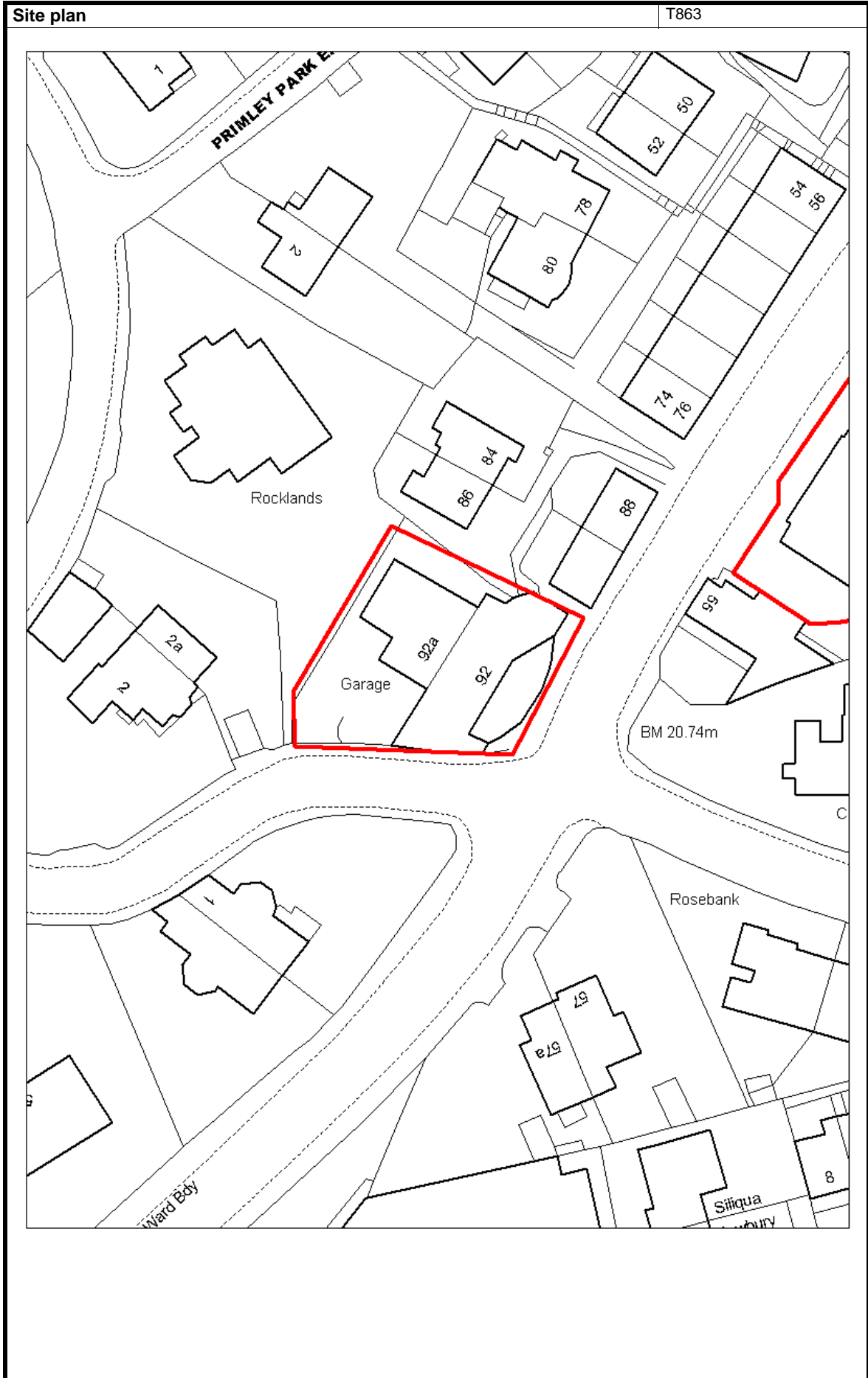
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T860	Torquay	Fairlawns, 27 St Michaels Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.38	Brownfield	C3 Housing
Description of site		
<p>This site comprises of a large dwelling, set in a associated parking area and large garden. The site has access off the road frontage. The site is currently in use as flats, and could accommodate a new block on the site, as proposed in the pending application. The surrounding character is 2- 3 storey mixed type and age. The site is located in close proximity to the Torre railway station.</p>		
Planning history		
<p>P/2008/0356/MPA Pending Decision formation of 2/3 storey block to form 14 no apartments Fairlawns, 27 St Michaels Road, Torquay</p>		
Suitability summary		
<p>The site is located within Torquay and close to the services within the town centre. The site is also located well for access, having existing access to the site and being close to the Torre rail station.</p>		
Availability summary		
<p>Unknown</p>		
Achievability summary		
<p>medium density development consisting of a mix of housing, mainly 2 and 3 bed roomed flats over 2-3 storeys, taking account of the character of the area and surrounding development.</p>		
Conclusion		
<p>Given the location and the scale and nature of the site, and the pending application on the site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 15 dwellings.</p>		
Final density:		Final suggested yield:
	39.51	15



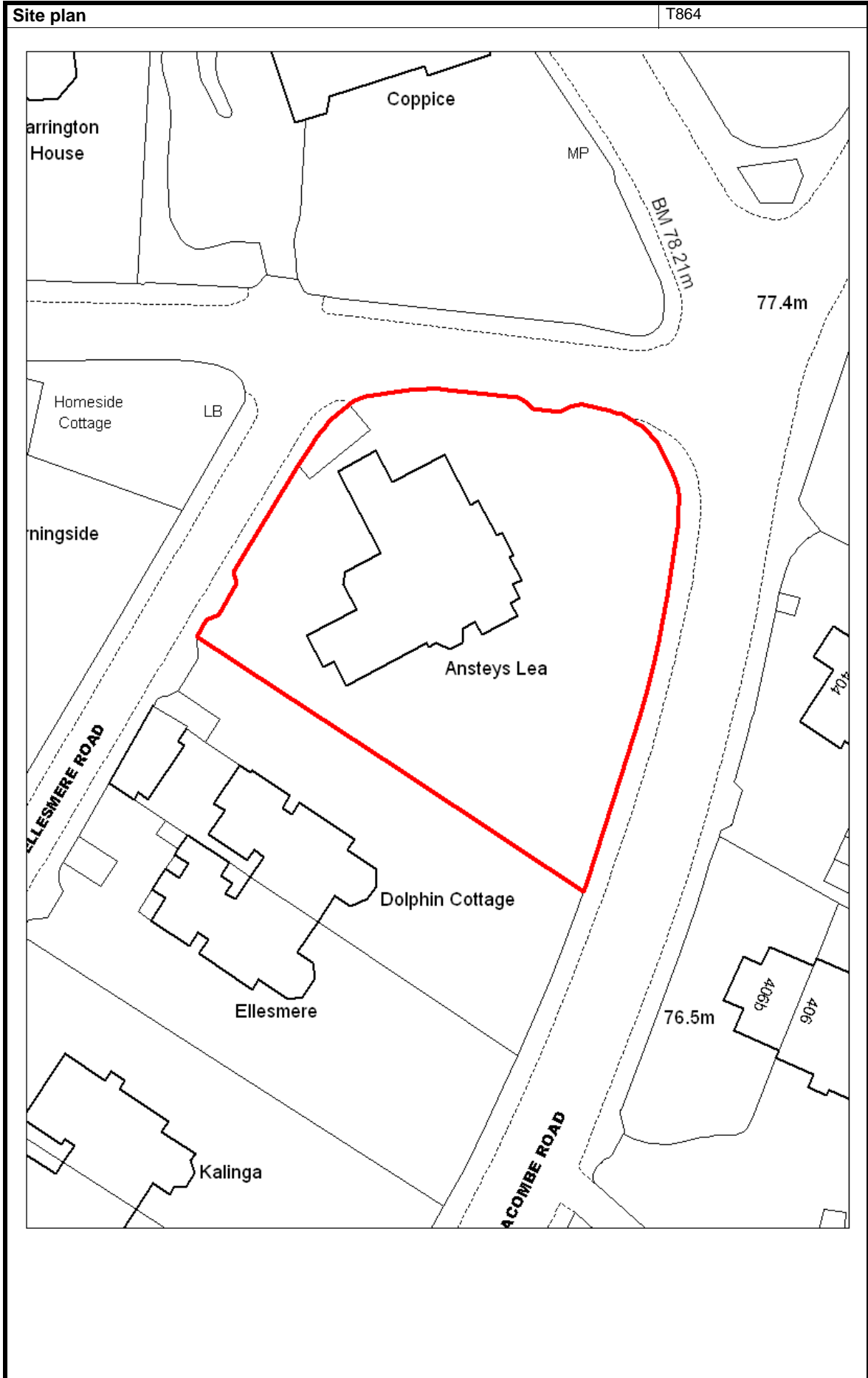
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T863	Paignton	92 Totnes Road, Paignton
Site Area (ha)	Type of site	Current/previous landuse
0.06	Brownfield	C3 Housing
Description of site		
Site on Totnes Road, close to the corner of Primley Park Road and appears to be a large house with substantial garden which fronts onto the road. The house is over 2/3 storeys and could be a guest house.		
Planning history		
P/2007/1412/MPA Pending Decision 12 Flats 92 Totnes Road, Paignton		
Suitability summary		
The site lies in the central suburbs of Paignton, but is in proximity to local services and facilities. The site has existing access via road frontage onto Totnes Road.		
Availability summary		
Unknown		
Achievability summary		
The site could achieve high density development consisting of a mix of housing, mainly flats over 2-3 storeys through redevelopment of the existing building, taking account of the character of the area and surrounding development. The pending application figure does seem a bit high for the surrounding area (mainly medium- large detached residential properties) and such we have placed the figure at 6 (100dph)		
Conclusion		
It is a suitable area for high density development given the existing character of that area (many larger buildings have been converted to flats) and the location within Paignton. Given the nature of the site, and the pending application on site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.		
Final density:		Final suggested yield:
187.02		12

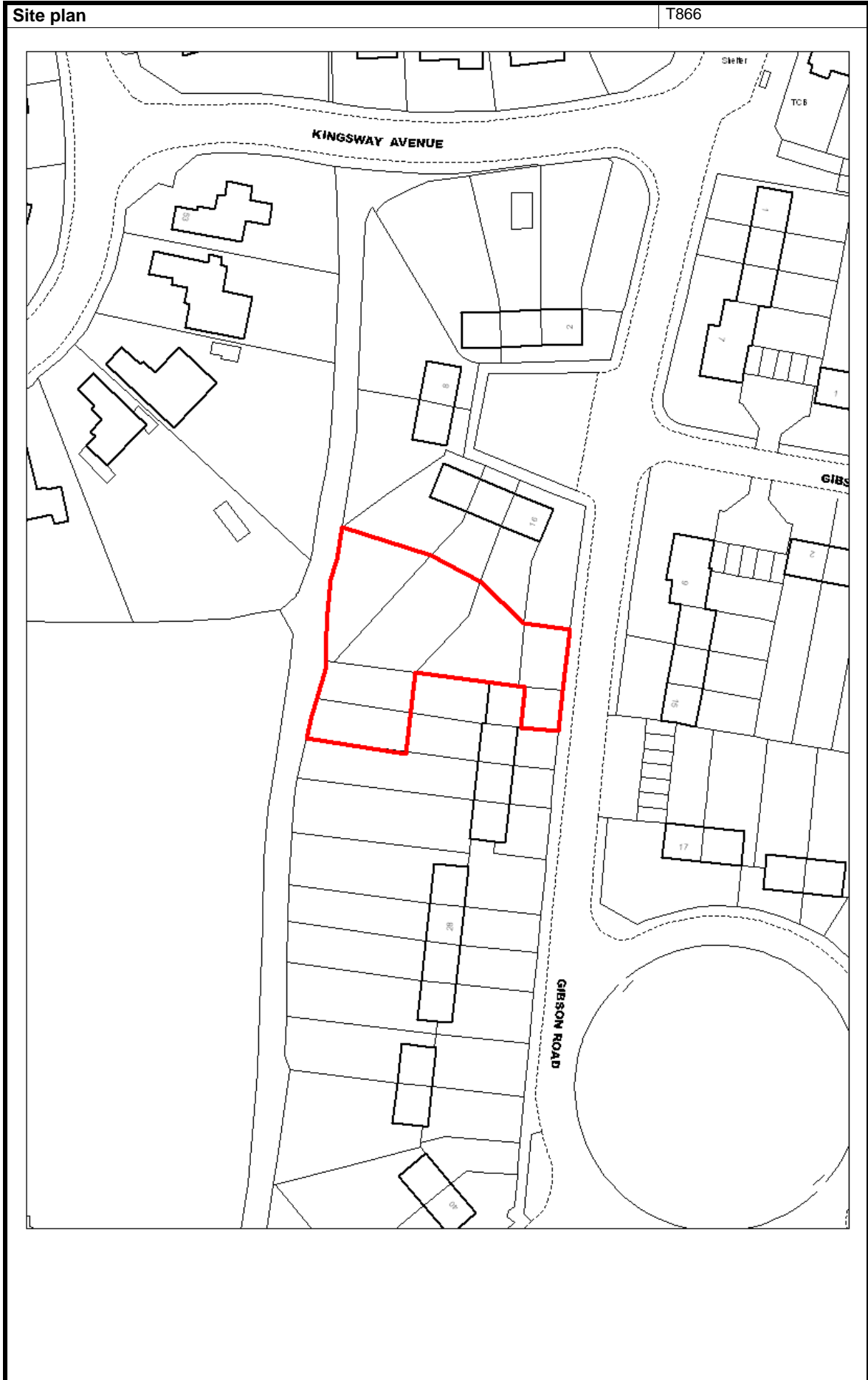


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T864	TORQUAY	Ansteys Lea Hotel, Babbacombe Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.23	Brownfield	C1 Hotels
Description of site		
This site comprises of a Hotel, over 3 storeys and still in use. The hotel is set back from the road by a parking area and the Hotel is next to another hotel 'The Coppice Hotel' and some semi detached and detached housing.		
Planning history		
P/2008/0747/PA Pending Consideration Demolition works; alterations; change of use from hotel to 2 no town houses and 4 no flats Ansteys Lea Hotel, Babbacombe Road, Torquay		
Suitability summary		
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.		
Availability summary		
unknown		
Achievability summary		
The site is located within the Warberries Conservation Area and as such the area is characterised by large detached and semi detached dwellings set in often substantial grounds. medium density development consisting of a mix of housing, mainly 2 and 3 bed roomed flats and town houses over 2-3 storeys, taking account of the character of the area and surrounding development.		
Conclusion		
It is a suitable area for medium density development given the existing character of that area (many larger buildings in the area have been subdivided or have been redeveloped) and the location within Torquay. Given the nature of the site, and the pending application on site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe, as long as the policy issue regarding the loss of Hotel facilities is discussed and agreed with the Council.		
Final density:		Final suggested yield:
39.83		9

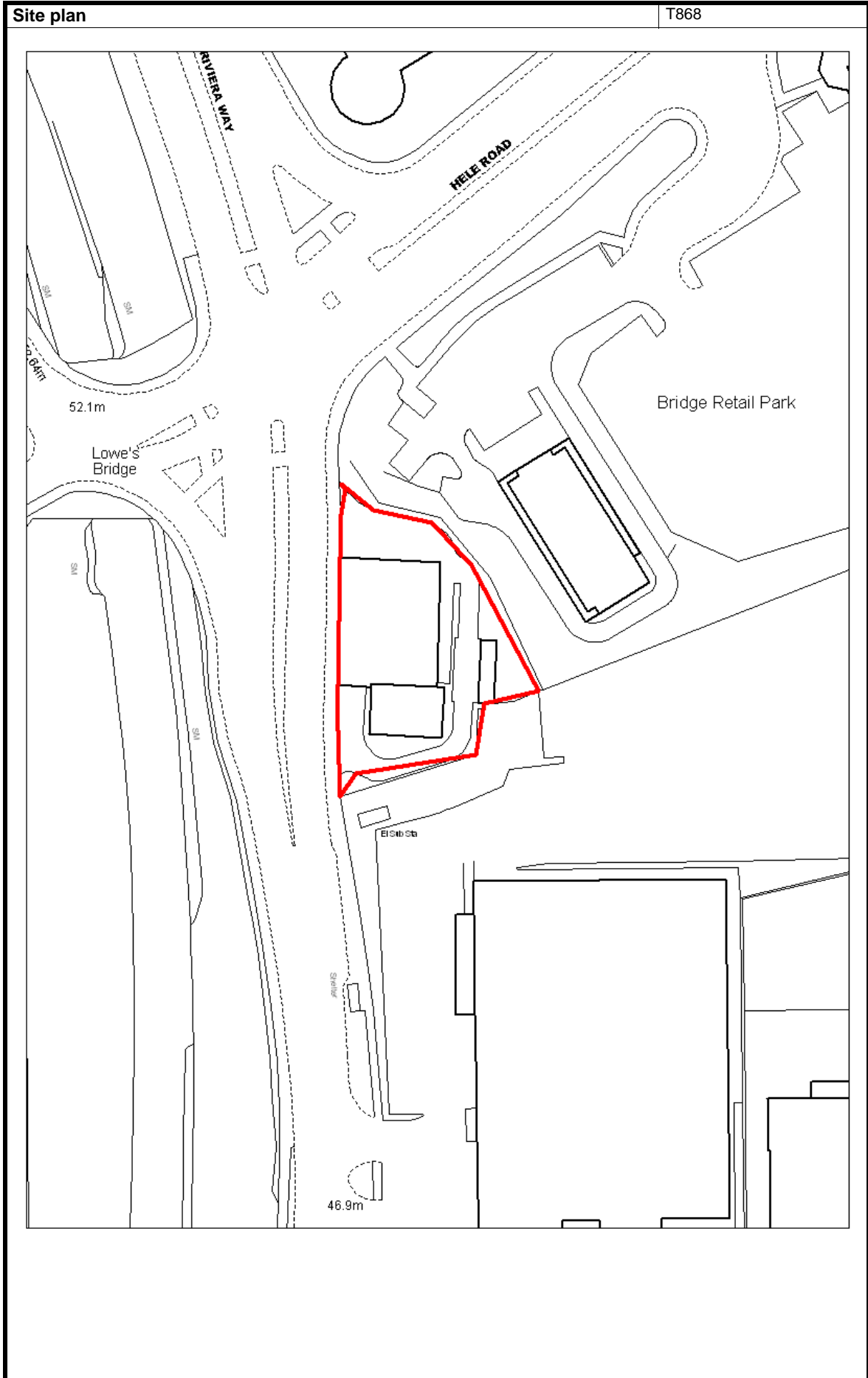


Site ref	Settlement	Site Address	
T866	Paignton	Land at Gibson and Kingsway Ave	
Site Area (ha)	Type of site	Current/previous landuse	
0.11	Brownfield	C3 Housing	
Description of site			
This site comprises a single dwelling and large garden in a suburban estate, surrounded by a range of ages, styles and storeys. The site is part of the existing settlement and the access to the site is already established.			
Planning history			
P/2008/0206 Pending Decision 6 Dwellings Land R/O 10-16 &18-20 Gibson Road (R/O 57&59Kingsway Ave) Paignton. Recent application – approved P2008/0206. 6 Dwellings.			
Suitability summary			
The access to the site is good and there are local facilities and services all within proximity, although the site is relatively far south from the main services Paignton has to offer.			
Availability summary			
The ownership is unknown on this site.			
Achievability summary			
Given the sites surrounding character and size, it is unlikely to achieve over 6 dwellings, but could achieve high density housing consisting mainly of town houses, taking account of the character of the area and surrounding development.			
Conclusion			
It is a suitable area for high density development given the local services and amenities available in the local centre of Paignton. Given the location and the scale and nature of the site, and the pending application on site, it is anticipated that the site could come forward for development, within the 2008-2012 timeframe.			
		Final density:	Final suggested yield:
		54.02	6



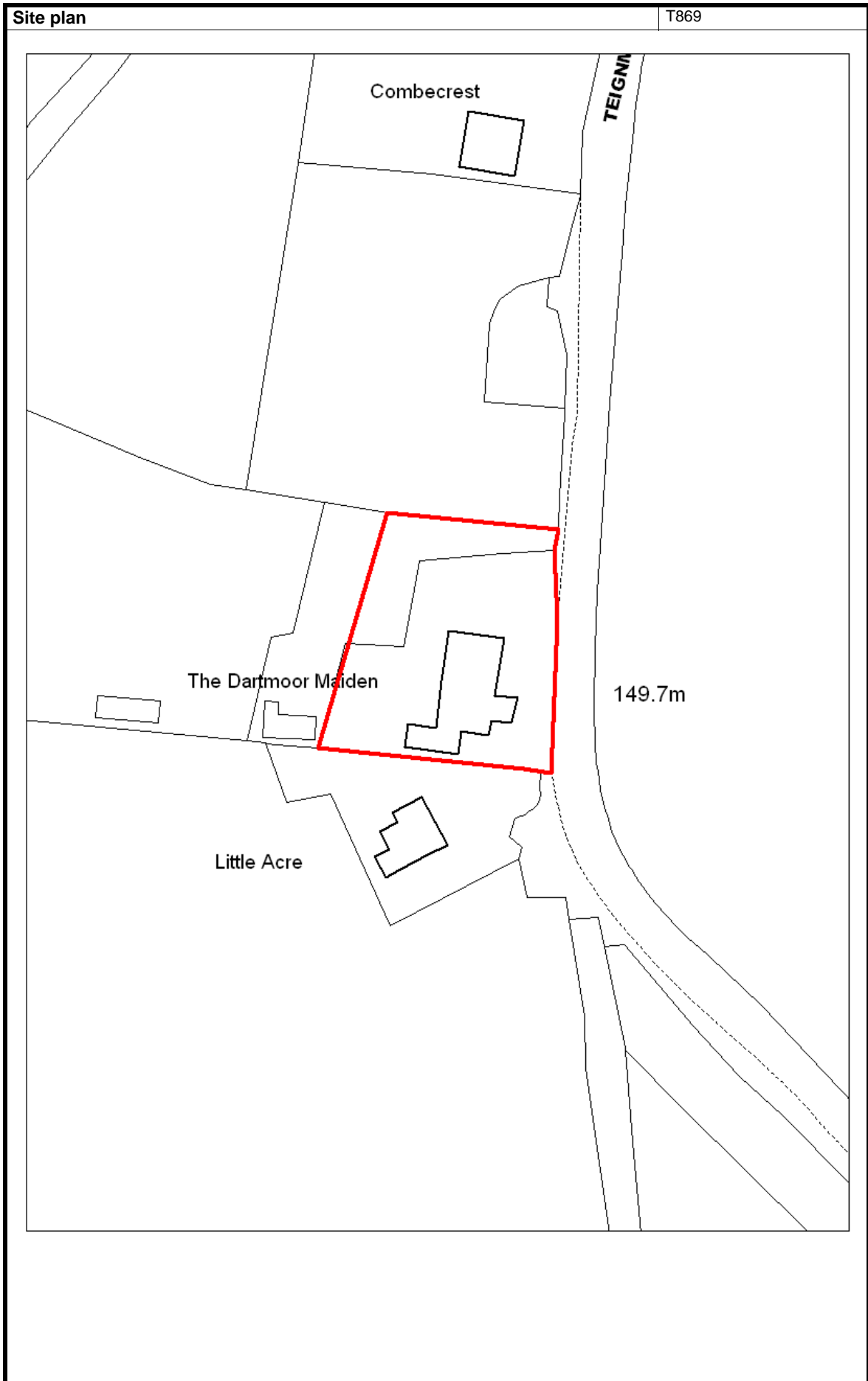
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T868	Torquay	119 Newton Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.13	Brownfield	C3 Housing
Description of site		
<p>This site comprises a former garage and petrol station premises. The site was formerly known as the Devere Motor Company and also has El Kafe on site. The site has recently been used for valeting and car washing services. The site is located on the edge of the Bridge retail and industrial estate on Newton Road and is opposite the Torbay hospital complex. The site is surrounded by warehouse style buildings and close to the foot outlet MacDonald's.</p>		
Planning history		
<p>P/2007/2127/OA. Pending Decision. Redevelopment with 9/10 storey block to provide key worker flats -119 Newton Road, Torquay</p>		
Suitability summary		
<p>The site is in a good location within Torquay. It is located on the edge of a large industrial/ retail park with good access and infrastructure and has good public transport links. The site is also in close proximity to the Torre railway station. There is the opportunity to link this site in with the existing area and improve facilities in the area for further housing developments.</p>		
Availability summary		
<p>Site being actively promoted for development by land owner</p>		
Achievability summary		
<p>This site is suitable in principle. It could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development.</p>		
Conclusion		
<p>The proposal for key worker housing would be appropriate given the area and the proximity to the Torbay Hospital. The site also has good links into Torquay and out of Torquay to Exeter on the A380, making attractive for a wide range of workers. A high density development would be suitable here given the large scale industrial character of the area. The site is situated in-between tall office/ retail buildings and as such a 9/10 storey tower block proposed in the application would in principle be acceptable. The site is available and due to the pending application on the site it is concluded that the site could come forward for development in the 0-5 year timeframe.</p>		
Final density:		Final suggested yield:
437.08		55



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

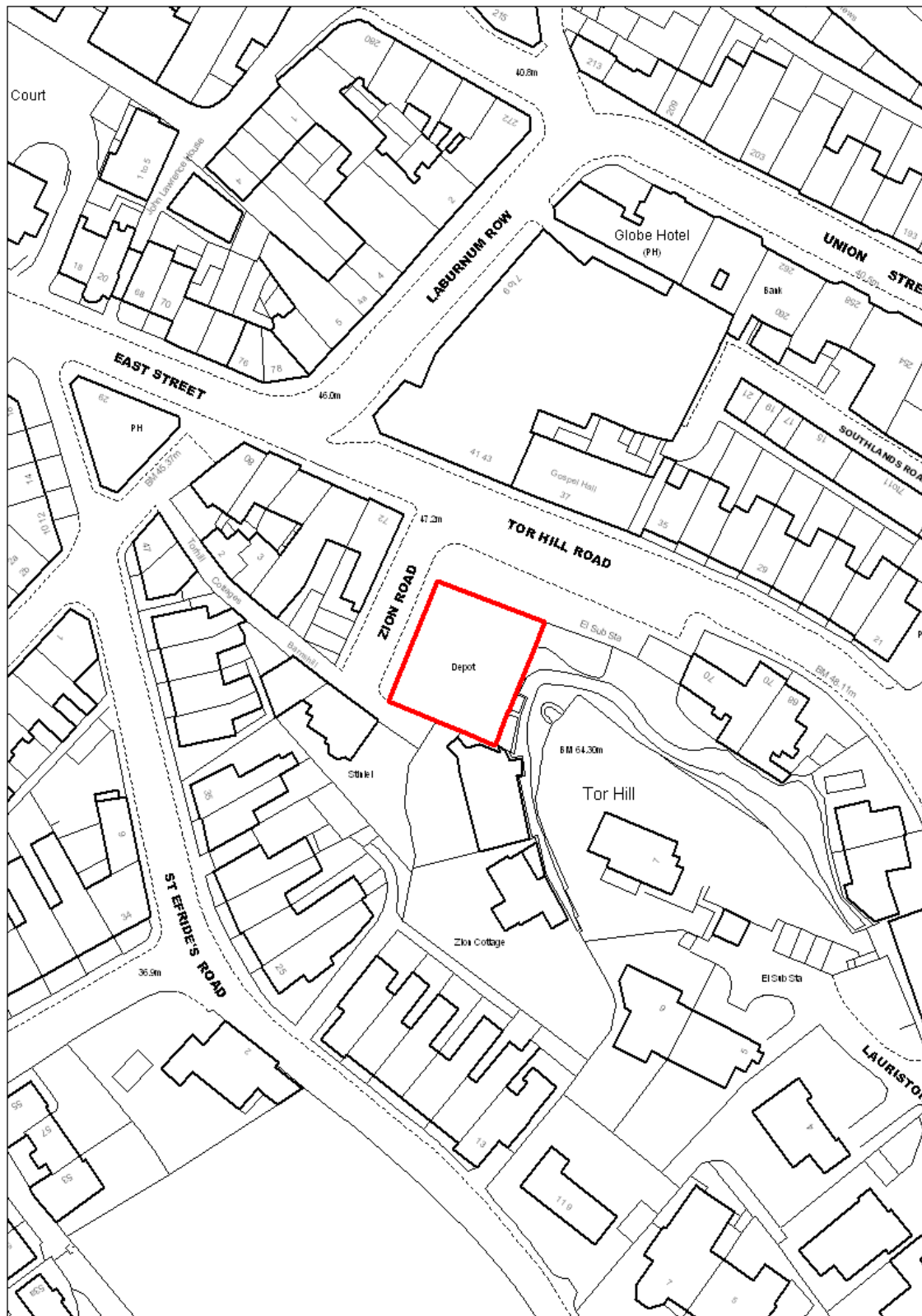
Site ref	Settlement	Site Address
T869	Torquay	English House Hotel, Teignmouth Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.16	Brownfield	C1 Hotels
Description of site		
<p>The site comprises a large dwelling, now in use as the English House Hotel. The Hotel is located in-between Teignmouth Road and Claddon Lane, on the very northern edge of Torquay. The dwelling is situated in associated grounds comprising a parking and turning area and backs onto open fields. The site fronts onto dense woodland which looks like parkland.</p>		
Planning history		
<p>P/2007/2059 Pending Decision Demolition, alterations, single and two storey extensions and change of use from restaurant and bed and breakfast into 9 no residential units English House Hotel, Teignmouth Road, Torquay</p>		
Suitability summary		
<p>The site is located on the very northern edge of Torquay urban area, however, the site is located on Teignmouth Road which provides good access into the central facilities and services within Torquay.</p> <p>The urban fringe of area 3 is accessible to one retail centre by foot, and two centres by bicycle. No college or secondary school is found within an accessible distance of area 2, however one primary school is accessible by bicycle. Healthcare is also inaccessible to this site by walking or cycling, and although employment is within the accepted cycling distance, the nearest site is located at the approximately 1000m from area 3.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>This area was assessed by Enderby Associates to determine the areas capacity. "Landscape highly sensitive to change from even small scale development due to prominence and exposure. Development on/beyond ridge would cross fundamental landscape and visual threshold and extend development into area of prevailing rural character. Development on ridge would impact on backdrop of Torbay. No capacity for development."</p>		
Conclusion		
<p>Remains suitable in principle due to the Brownfield character of the site. It could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development.</p>		
Final density:		Final suggested yield:
	55.28	9



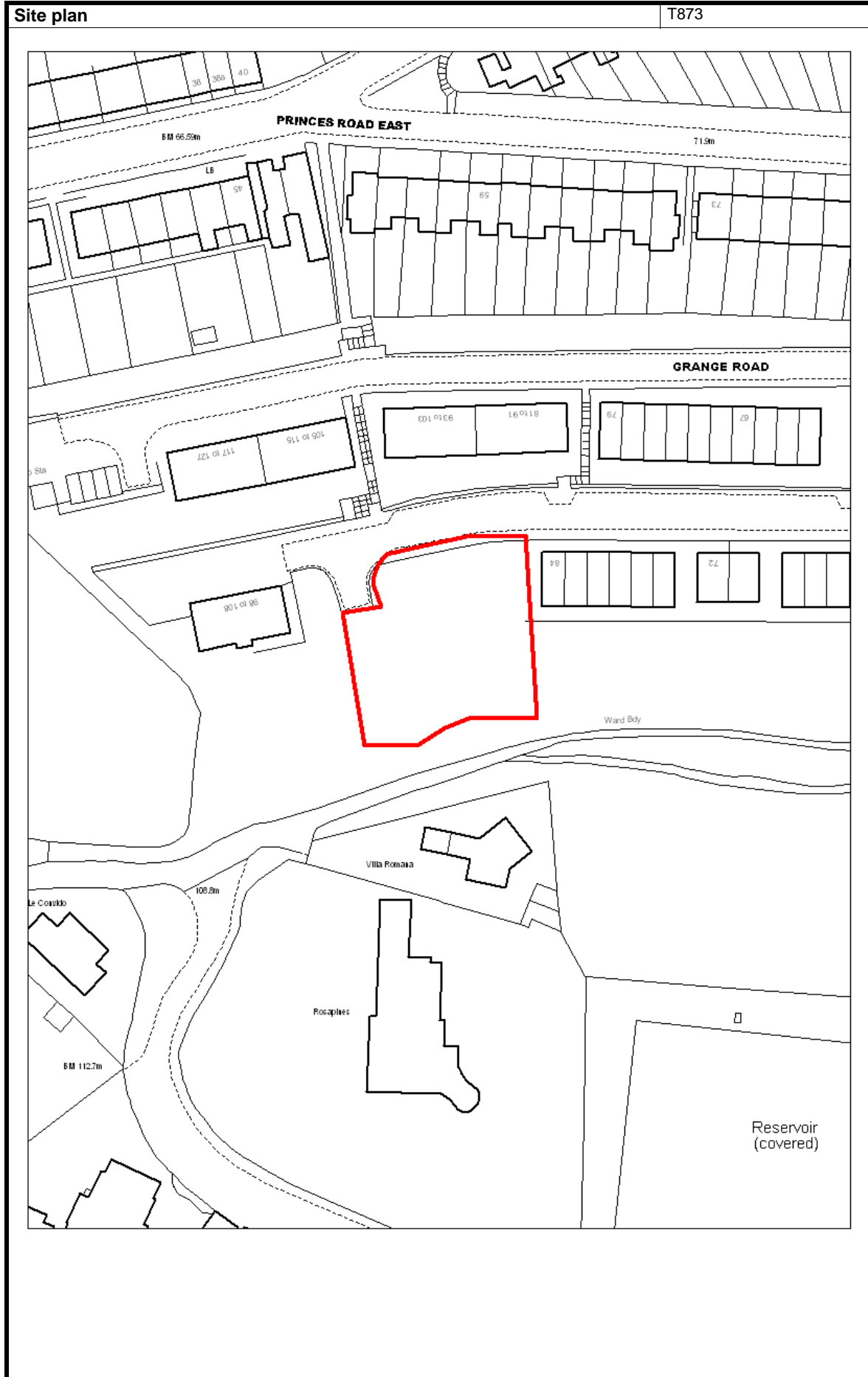
Site ref	Settlement	Site Address
T872	Torquay	Zion Methodist Church, Zion Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.04	Brownfield	D1 Non residential institutions
Description of site		
<p>The site comprises an old church building within Paignton. The surrounding character is relatively high density, terraced and semi detached dwellings, and is characterised by mature trees, hedges and some green space around the church and cemetery.</p>		
Planning history		
<p>P/2007/1612 Pending Decision Redevelopment to form 8 residential apartments Zion Methodist Church, Zion Road, Torquay. Zion Methodist Church. Permission granted.</p>		
Suitability summary		
<p>The access to the site is good and there are local facilities and services all within proximity, and not far south from the main services that Paignton has to offer in the town centre. Access to the site is off Zion Road.</p>		
Availability summary		
<p></p>		
Achievability summary		
<p>Suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>There is definite scope for development on the site given the surrounding uses and adjoining housing. Because of the relatively high density character in the area it would be achievable here. The pending application on the site would suggest 5 years timescale 2008-2012.</p>		
Final density:		Final suggested yield:
198.96		8

Site plan

T872



Site ref	Settlement	Site Address
T873	Torquay	Land adj 84 Grange Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.11	Brownfield	Unknown
Description of site		
This is a vacant plot of land, set in-between 2 rows of terraced 3 storey Council Housing. The site is set up on the hill overlooking a dense residential area of the town. Feels isolated but suitable for infill opportunity.		
Planning history		
P/2007/1420/OA Pending Decision Nine apartments (in outline) Land adj 84 Grange Road, Torquay		
Suitability summary		
The site is set up on the hill and is part of a large, relatively central housing estate. There is access from Grange Road but the general access to the site is quite windy and narrow in places due to its hillside location.		
Availability summary		
Achievability summary		
The site would be suitable for relatively high density for mainly 2-3 storey flats, possibly a small terrace of some town houses, taking account of the character of the area and surrounding development.		
Conclusion		
There is definite 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 would be achievable here. The pending application on the site would suggest 5 years timescale 2008-2012.		
Final density:		Final suggested yield:
84.89		9



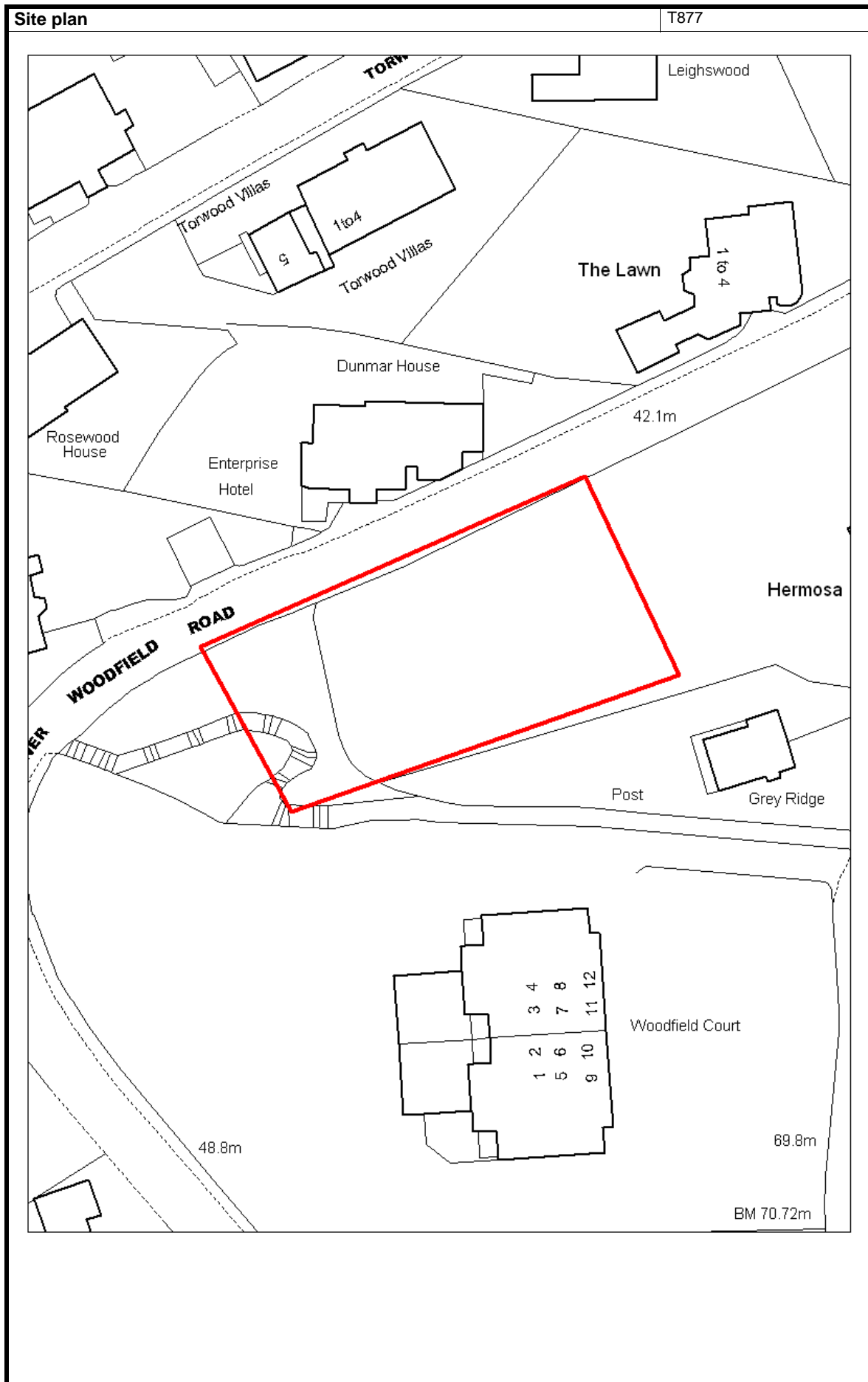
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
T876	Torquay	16/18 Lower Thurlow Road, Torquay	
Site Area (ha)	Type of site	Current/previous landuse	
0.09	Brownfield	C3 Housing	
Description of site			
This site comprises of two large existing buildings which look to be in residential use, and some vacant land adjoining.			
Planning history			
The site has been subject to pre-application enquiries: ZP/2008/0541 Redevelopment of land with two storey block containing 8 flats and underground parking 16/18 Lower Thurlow Road, Torquay			
Suitability summary			
The access to the site is good and there are local facilities and services all within proximity, and not far south from the main services that Torquay has to offer in the town centre. Access to the site is off Thurlow Road.			
Availability summary			
Achievability summary			
Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development			
Conclusion			
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. The pre- application discussions on the site would suggest a 5 years timescale 2008-2012.			
		Final density:	Final suggested yield:
		67.81	6

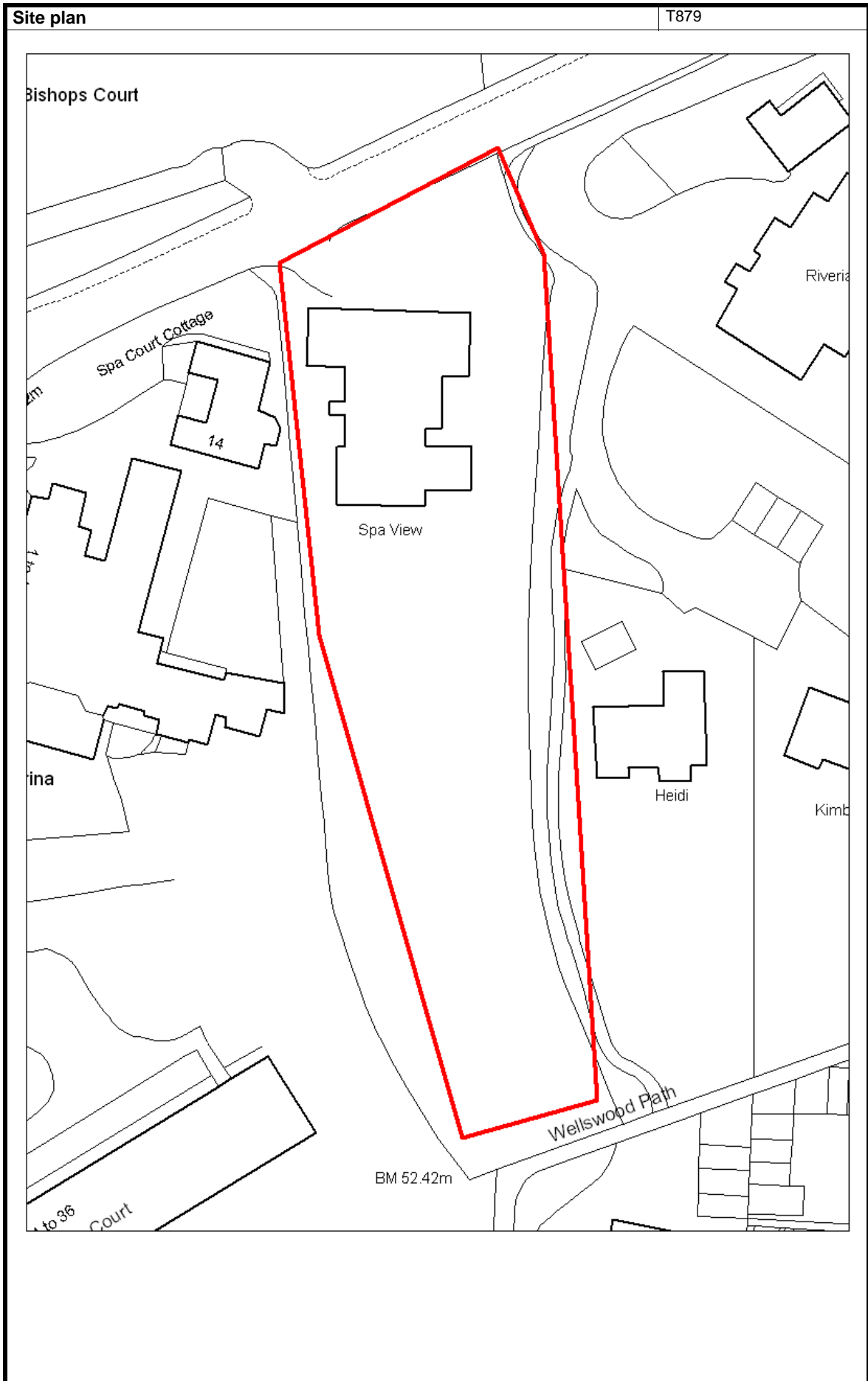


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

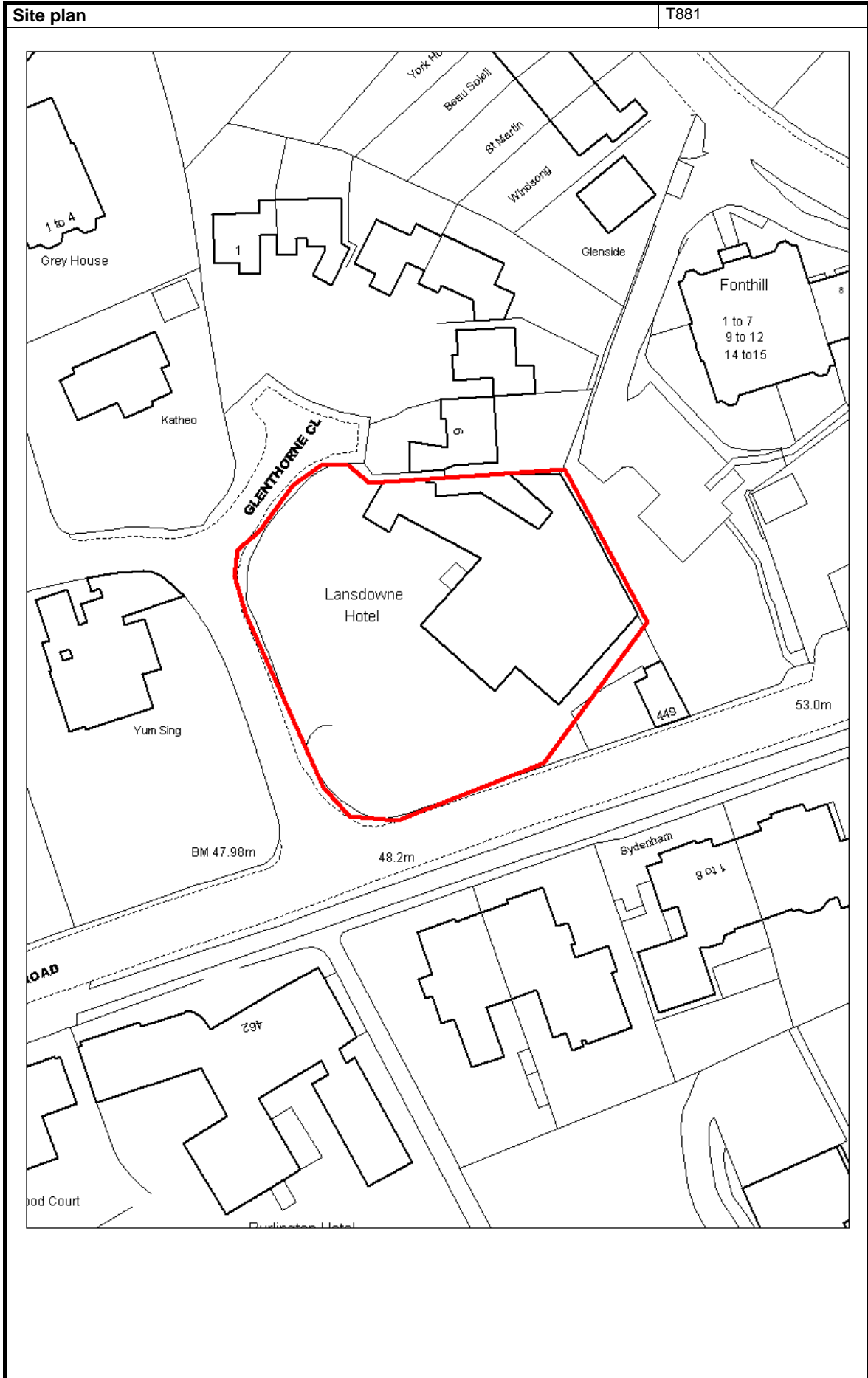
Site ref	Settlement	Site Address	
T877	Torquay	Hermosa, Higher Woodfield Road, Torquay	
Site Area (ha)	Type of site	Current/previous landuse	
0.12	Brownfield	C3 Housing	
Description of site			
This site is a large house situated on Higher Woodfield Road. It is also set in large associated grounds and gardens.			
Planning history			
The site has been subject to pre-application enquiries: ZP/2008/0540 Residential development Land next to Hermosa, Higher Woodfield Road, Torquay			
Suitability summary			
The access to the site is good and there are local facilities and services all within proximity, and not far south from the main services that Torquay has to offer in the town centre. Access to the site is off Higher Woodfield Road.			
Availability summary			
Achievability summary			
Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development			
Conclusion			
There is scope for redevelopment on the site given the surrounding uses and adjoining high density use on neighbouring plots. Therefore, because of the relatively high density use of plots within the area 6 dwellings could be achievable. The pre-application discussions on the site would suggest a 5 years timescale 2008-2012.			
		Final density:	Final suggested yield:
		48.31	6



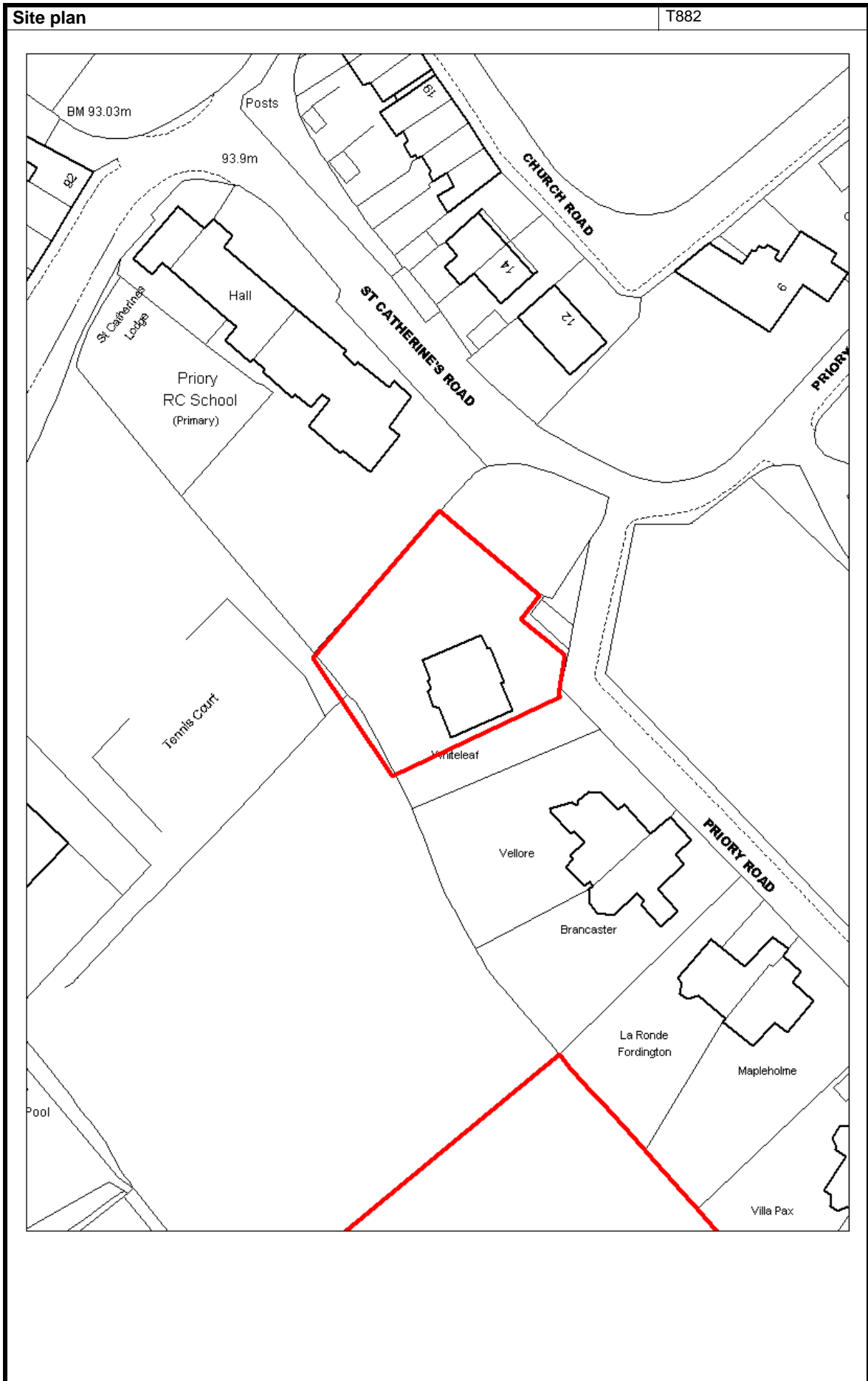
Site ref	Settlement	Site Address
T879	Torquay	Spa View, Stitchill Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.30	Brownfield	Unknown
Description of site		
This site comprises a vacant building, which is still standing but is significantly set down from the road. There is a lot of vegetation on the site and steep access. The site is in close proximity to Bishops Court Hotel.		
Planning history		
The site has been subject to pre-application enquiries: ZP/2008/0499 Demolition and development to provide flats Spa View, Lower Warberry Road, Torquay. The site has been subject to pre-application enquiries: ZP/2008/0503 Demolish existing property and erection of a four storey building for residential flats Spa Court, Stitchill Road, Torquay		
Suitability summary		
Poor existing access off Stitchill Road. The site is well located within the Warberries area of Torquay and is situated just off the main road which leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.		
Availability summary		
unknown		
Achievability summary		
The site would be suitable for relatively medium to high density for mainly 2-3 storey flats, possibly a small terrace of some town houses, taking account of the character of the area and surrounding development.		
Conclusion		
There is definite scope for redevelopment on the site and because of the relatively high density use of plots within the area it would be achievable here, also due to the relatively good location. Pre application discussions would suggest 5 years timescale 2008-2012 given the policy issue regarding the loss of hotel facilities was resolved with the Council.		
Final density:		Final suggested yield:
46.28		14



Site ref	Settlement	Site Address
T881	Torquay	Landsdowne Hotel, Old Torwood Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.24	Brownfield	C1 Hotels
Description of site		
<p>This site is the Landsdowne Hotel. The existing building is in relatively good condition and is over 3/4 storeys. The building is set back from the road with car parking to the front. 2 storey residential dwellings on Glenthorne Close surround.</p>		
Planning history		
<p>The site has been subject to pre-application enquiries: ZP/2008/0478 Conversion from hotel into 14 apartments Landsdowne Hotel, Old Torwood Road, Torquay</p>		
Suitability summary		
<p>Good existing access off Old Torwood Road. The site is well located within the Warberries area of Torquay and is situated along the main road which leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.</p>		
Availability summary		
<p>not known</p>		
Achievability summary		
<p>The site would be suitable for relatively medium to high density for mainly 2-3 storey flats or conversion, taking account of the character of the area and surrounding development.</p>		
Conclusion		
<p>There is definite scope for redevelopment on the site (conversion to flats) and because of the high density nature of the area it would be achievable here, also due to the relatively central location. Pre application discussions would suggest 5 years timescale 2008-2012 given the policy issue regarding the loss of hotel facilities was resolved with the Council.</p>		
Final density:		Final suggested yield:
	58.38	14



Site ref	Settlement	Site Address
T882	Torquay	Whiteleaf, Priory Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.09	Brownfield	C3 Housing
Description of site		
Whiteleaf appears to comprise of an existing dwelling, at the end of a row of larger detached dwellings. The site overlooks an area off grassland/ allotments and also is in close proximity to what looks to be a large hotel complex.		
Planning history		
The site has been subject to pre-application enquiries: ZP/2008/0471 Demolish existing bungalow to provide 12 flats Whiteleaf, Priory Road, Torquay		
Suitability summary		
Site has good existing access off Priory Road. The site lies to the very north east of Torquay. The town centre services and facilities available in Torquay town centre are not readily available by foot but the site is in close proximity to a main transport route into the town.		
Availability summary		
Achievability summary		
Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
There is definite scope for redevelopment on the site (demolition and redevelopment as flats) and because of the high density nature of the area it would be achievable here. Pre application discussions would suggest 5 years timescale 2008-2012 but given the slightly peripheral location, the pre-application discussions maybe slightly optimistic.		
Final density:		Final suggested yield:
92.45		8



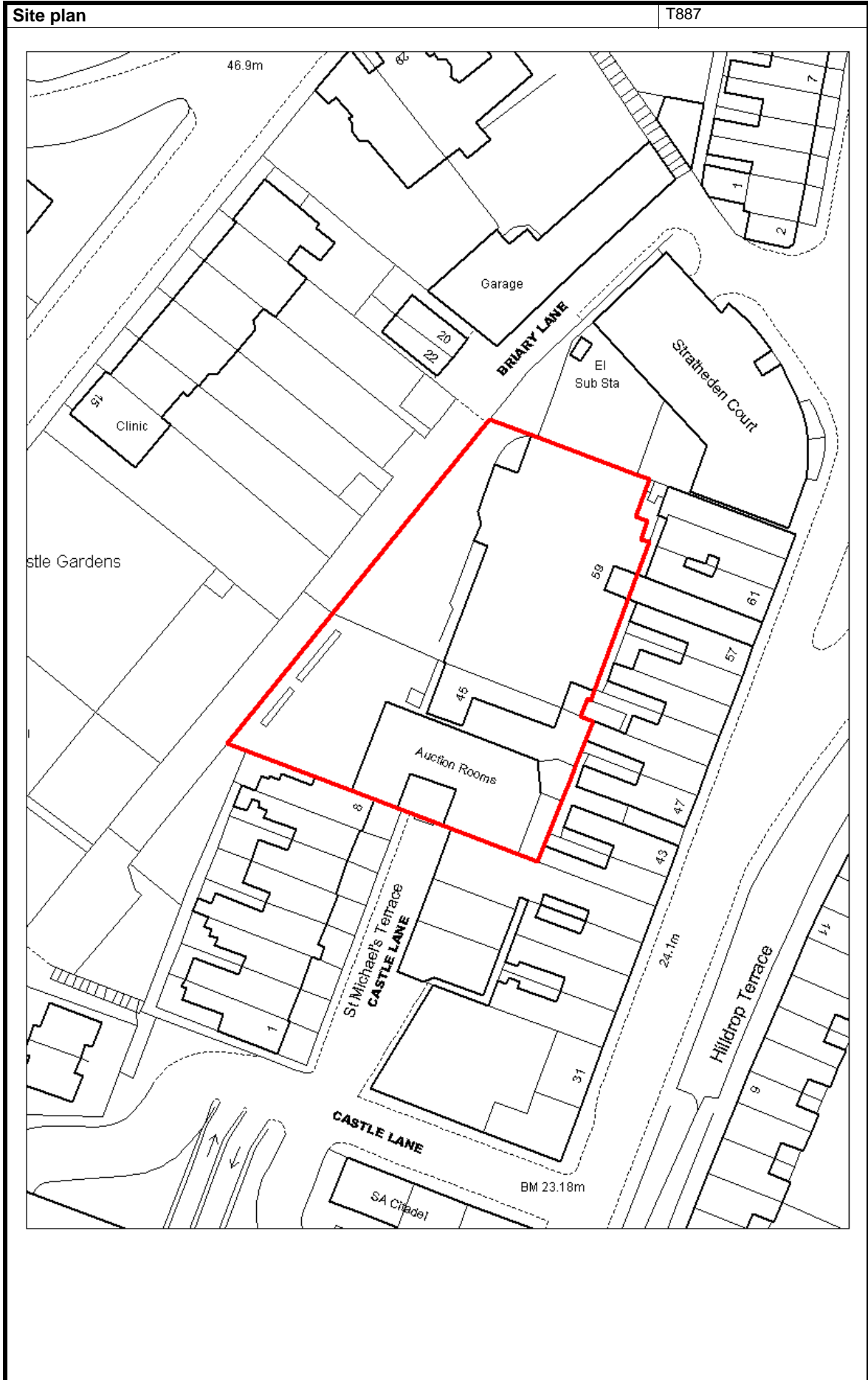
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T886	Brixham	King's Barton, Summer Lane, Brixham
Site Area (ha)	Type of site	Current/previous landuse
0.20	Brownfield	C3 Housing
Description of site		
The site comprises a single dwelling located on Summer Lane, with associated land. The access is narrow with the character mainly being of a mixed age and style over 2 storeys.		
Planning history		
The site has been subject to pre-application enquiries: ZP/2008/0427 Redevelopment King's Barton, Summer Lane, Brixham		
Suitability summary		
The access is relatively good but narrow along Summer Lane. The site is also within good proximity of local services within Brixham.		
Availability summary		
The site is assumed to be available as the site has been subject to pre-application discussions and enquiry. The landowner in this case is unknown.		
Achievability summary		
The site would be suitable for relatively medium density for mainly 2-storey (semi-detached and) detached housing, taking account of the character of the area and surrounding development.		
Conclusion		
Given the location and the scale and nature of the site, and the pre- application enquiries regarding the site, it is anticipated that the site could come forward for development, within the 2008-2013 timeframe. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 7 dwellings.		
Final density:		Final suggested yield:
	35.46	7

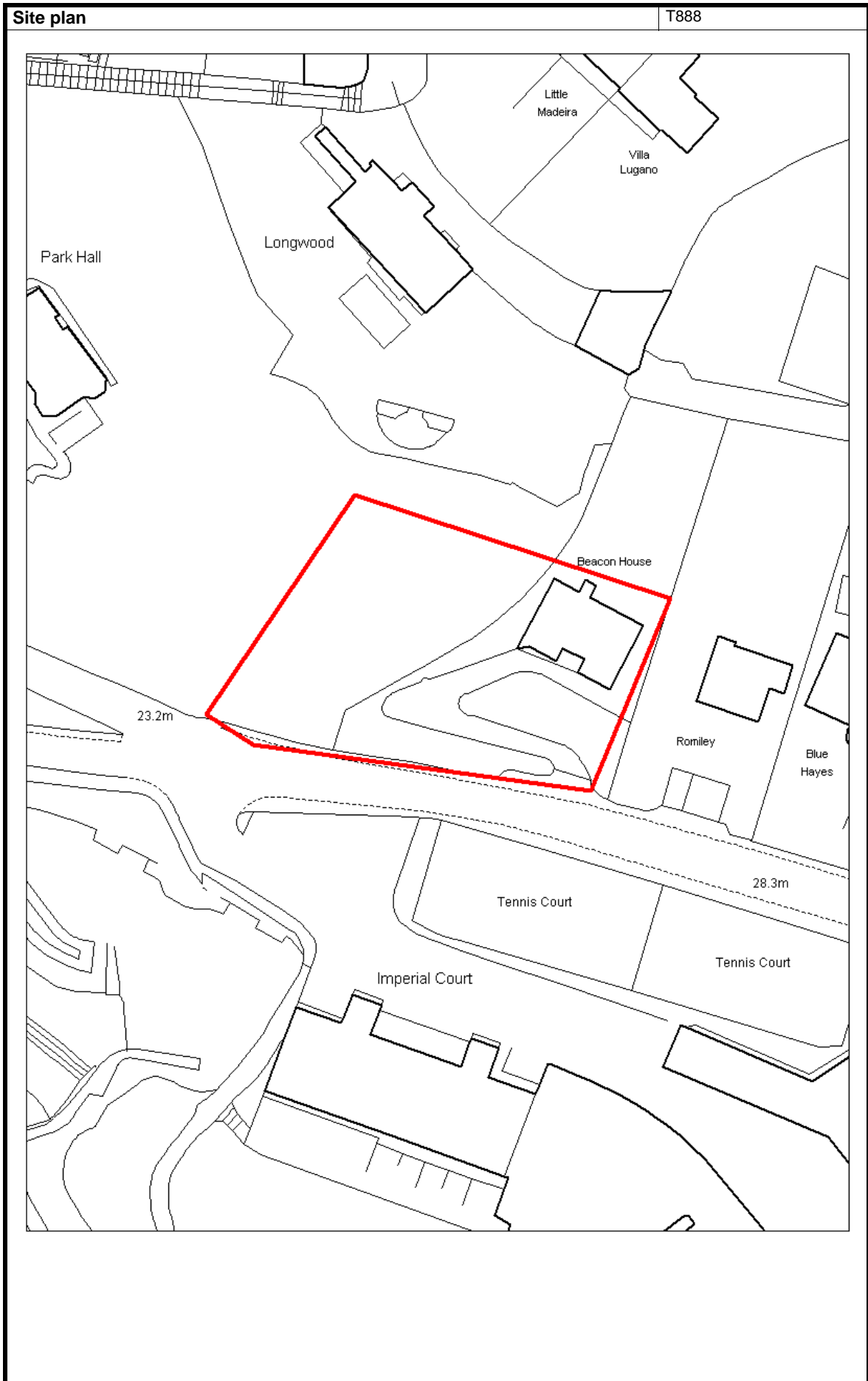


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

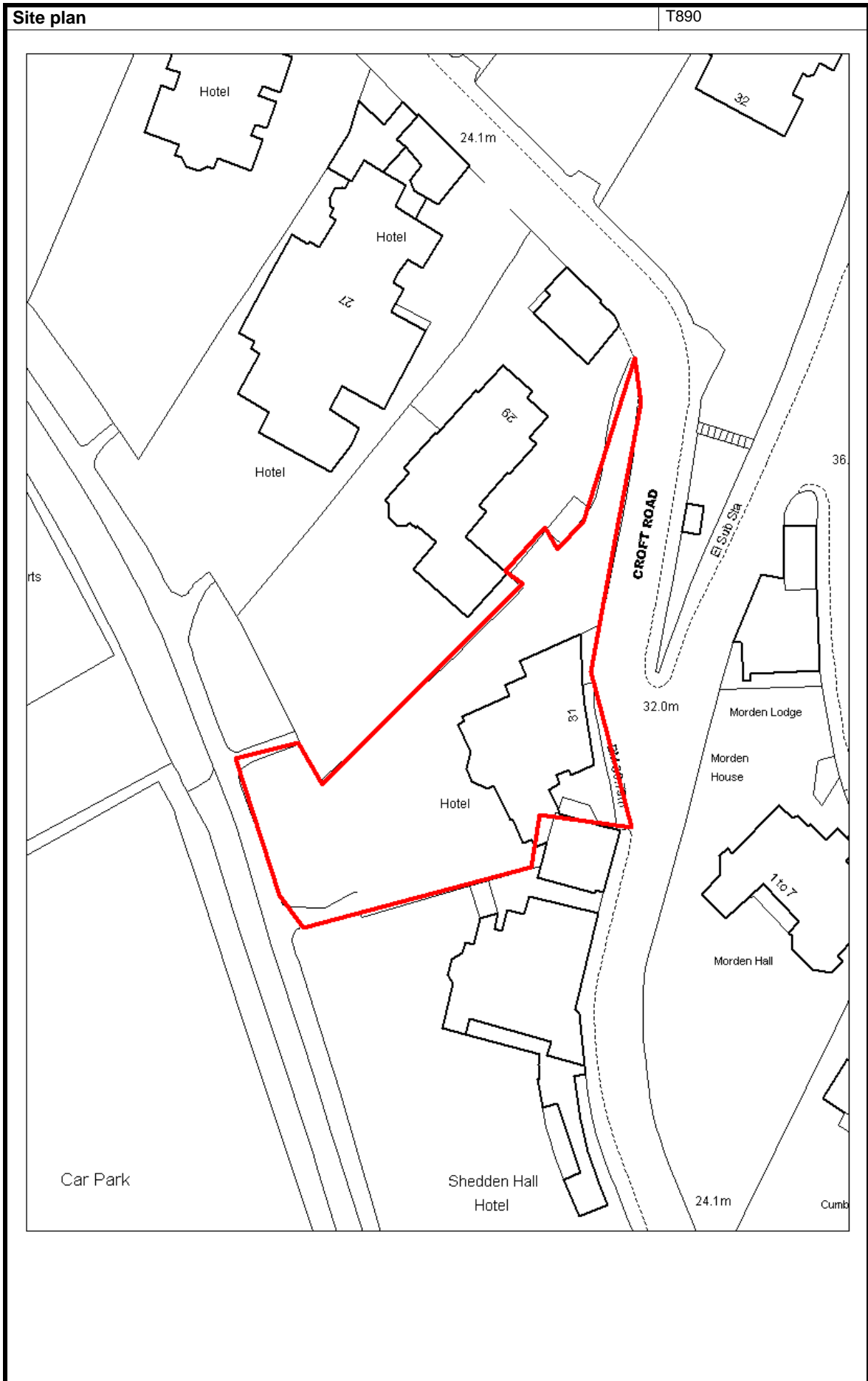
Site ref	Settlement	Site Address
T887	Torquay	Land R/O Market Street, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.24	Brownfield	B8 Storage and distribution
Description of site		
<p>This site comprises a series of old stone warehouse buildings and a newer building to the front which has previously been in use as an auction rooms. R/O Market Street. Former GPO site. Site is opposite multi-story car park. The site is accessed off the very narrow St Michaels Terrace, Castle Lane, from the south, and Briary Lane to the north. The site looks run down and in poor condition; South Devon Upholstery is currently in one stone building but the others look only partially in use or empty. The buildings adjoin a row of terraced houses on either side off St Michaels Terrace, and adjoins Stratheden Court on the other side. The Topography is varied across the site, with the land rising steeply to the north.</p>		
Planning history		
<p>The site has been subject to pre-application enquiries: ZP/2008/0397 Residential development Land R/O Market Street, Torquay</p>		
Suitability summary		
<p>The site is well placed to access the town centre services and facilities. The site lies behind the main shopping street in Torquay town centre and as such the site is close to public transport and fulfils sustainability aspirations.</p>		
Availability summary		
Achievability summary		
<p>The adjoining terraced housing is currently stepped up the hill, and there is potential to develop this site in a similar fashion, with 2/3 storey town houses or flats. The area is high density in character and the site adjoins Stratheden Court on the northern edge which is a 3/4 storey building comprising flats with underground parking.</p>		
Conclusion		
<p>This substantial site looks unused and is in a good location for redevelopment. this would involve demolition of existing buildings and likely some remediation work onsite to rectify ground level issues. However, it is possible design and layout solutions could alleviate the need for this. The site would benefit from development as in its present it is bringing down the appearance of surrounding houses. The site is available and has a pre-application enquiry in progress and as such could come forward for development in the 0-5 year timeframe. Given the need for improved access and possible reduction of developable land due to the ground levels, it is suggested that approximately xxxx houses could be achieved.</p>		
Final density:		Final suggested yield:
248.93		59



Site ref	Settlement	Site Address	
T888	Torquay	Beacon House, Parkhill Road, Torquay	
Site Area (ha)	Type of site	Current/previous landuse	
0.20	Brownfield	C3 Housing	
Description of site			
This appears to be a large single dwelling set within substantial grounds, comprising a driveway, turning area and gardens. The house is set on a slight slope, and backs onto a large hotel complex further up the hill. The site is located very close to the centre of Torbay and the marina.			
Planning history			
The site has been subject to pre-application enquiries: ZP/2008/0834 Demolition of existing dwelling and erection of 7/8 flats Beacon House, Parkhill Road, Torquay			
Suitability summary			
The site is well located, close to town centre services in Torquay and close to the restaurants and bars along the seafront. The site has existing good access off Croft Road.			
Availability summary			
unknown			
Achievability summary			
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.			
Conclusion			
It is a suitable area for high density development given the local services and amenities available in the local centre of Torquay and its proximity to them. Given the location and the scale and nature of the site, and the pre-application discussions on the site, it is anticipated that the site could come forward for development, in the 2008-2013 timeframe.			
		Final density:	Final suggested yield:
		40.20	8

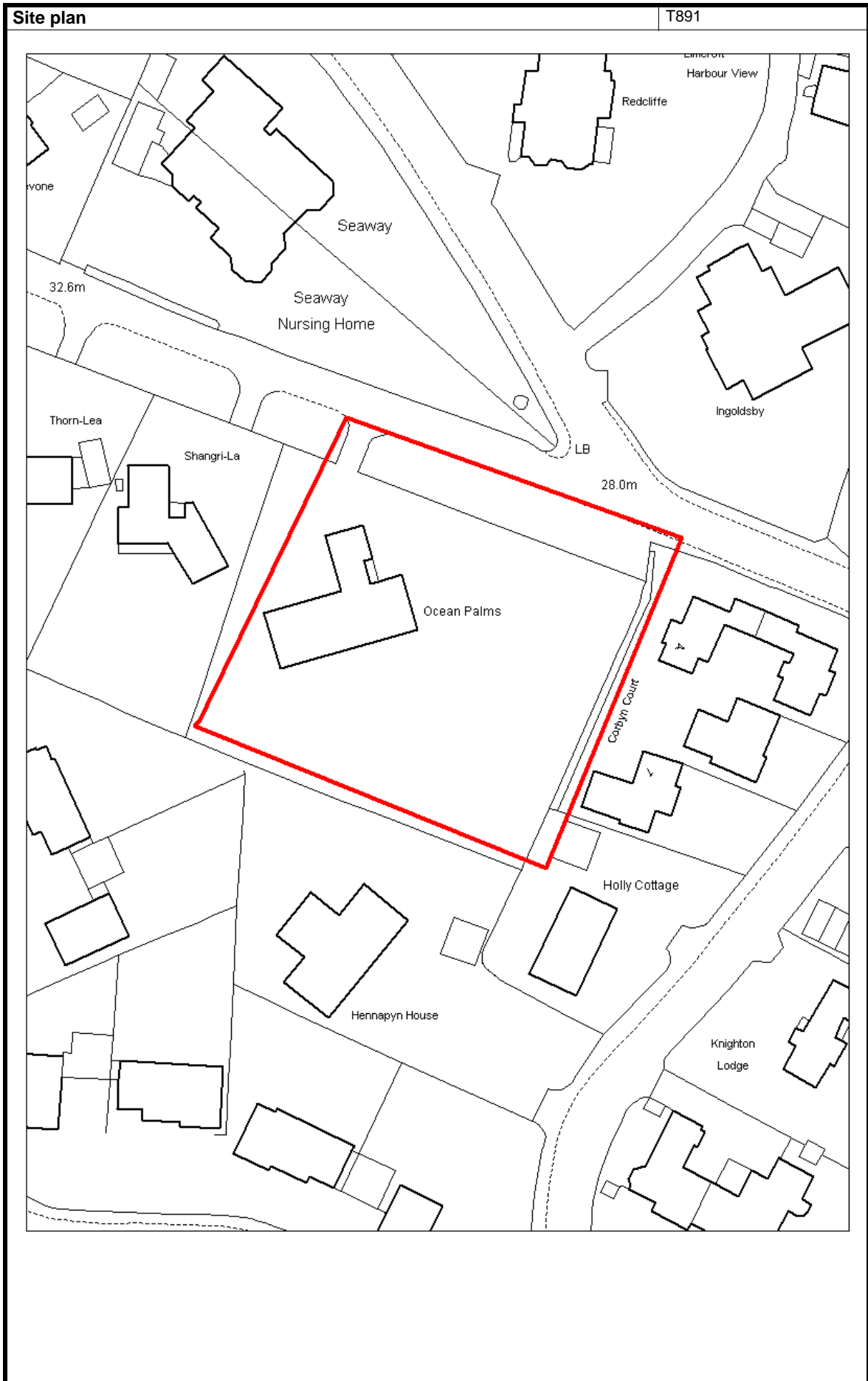


Site ref	Settlement	Site Address	
T890	Torquay	30 Croft Road, Torquay	
Site Area (ha)	Type of site	Current/previous landuse	
0.19	Brownfield	C1 Hotels	
Description of site			
<p>This site comprises a large building which is in use as a hotel. The site is situated between Croft Road, Torquay and the Torquay Lawn Tennis Club. To the rear of the site is also the large Council owned public car park which serves the seafront. The hotel is set in grounds including a parking area and a garden. The surrounding areas is characterised by 3/4 storey large buildings in use as hotels or flats.</p>			
Planning history			
<p>The site has been subject to pre-application enquiries: ZP/2008/0372 Demolition of existing building. Erection of residential unit to comprise 14 flats 30 Croft Road, Torquay</p>			
Suitability summary			
<p>The site is well located, close to town centre services in Torquay and close to the restaurants and bars along the seafront. The site has existing good access off Croft Road.</p>			
Availability summary			
<p>Considered to be currently available</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</p>			
Conclusion			
<p>It is a suitable area for high density development given the local services and amenities available in the local centre of Torquay and its proximity to them. Given the location and the scale and nature of the site, and the pre-application discussions on the site, it is anticipated that the site could come forward for development, but not perhaps not until the 2012-2017 timeframe.</p>			
Final density:		Final suggested yield:	
47.90		9	



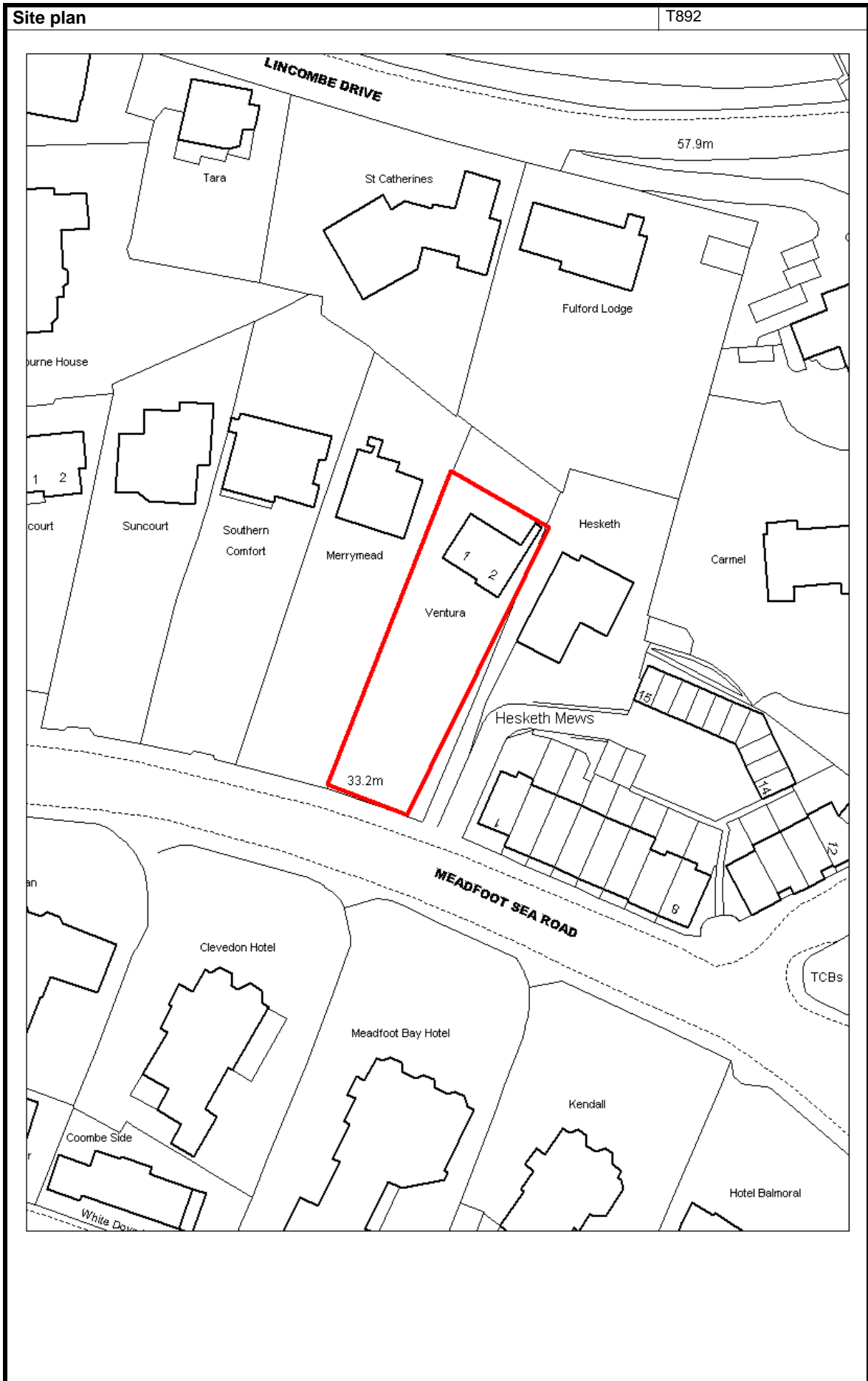
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T891	Torquay	Upper Corbyn, Seaway Lane, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.29	Brownfield	C3 Housing
Description of site		
This site is currently in use and comprises a large dwelling set in substantial associated grounds. The site sits up from the road level looking across to the headland, overlooking the Corbyn Hotel.		
Planning history		
The site has been subject to pre-application enquiries: ZP/2008/0354 Redevelopment to provide flats Upper Corbyn, Seaway Lane, Torquay		
Suitability summary		
Upper Corbyn, Seaway Lane. Cavanna Homes. Suitable for redevelopment. Likely to be lots of local objection. The site has good existing access and it located close to the main road from Paignton into Torquay. The site is also close to the railway line.		
Availability summary		
unknown		
Achievability summary		
medium density development consisting of a mix of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development.		
Conclusion		
It is a suitable area for medium density development given the local character and the amenities available in the centre of Torquay. Given the location and the scale and nature of the site, and the surrounding uses pre-application enquiries regarding the site, it is anticipated that the site could come forward for development, in the 2008-2013 timeframe.		
Final density:		Final suggested yield:
47.55		14



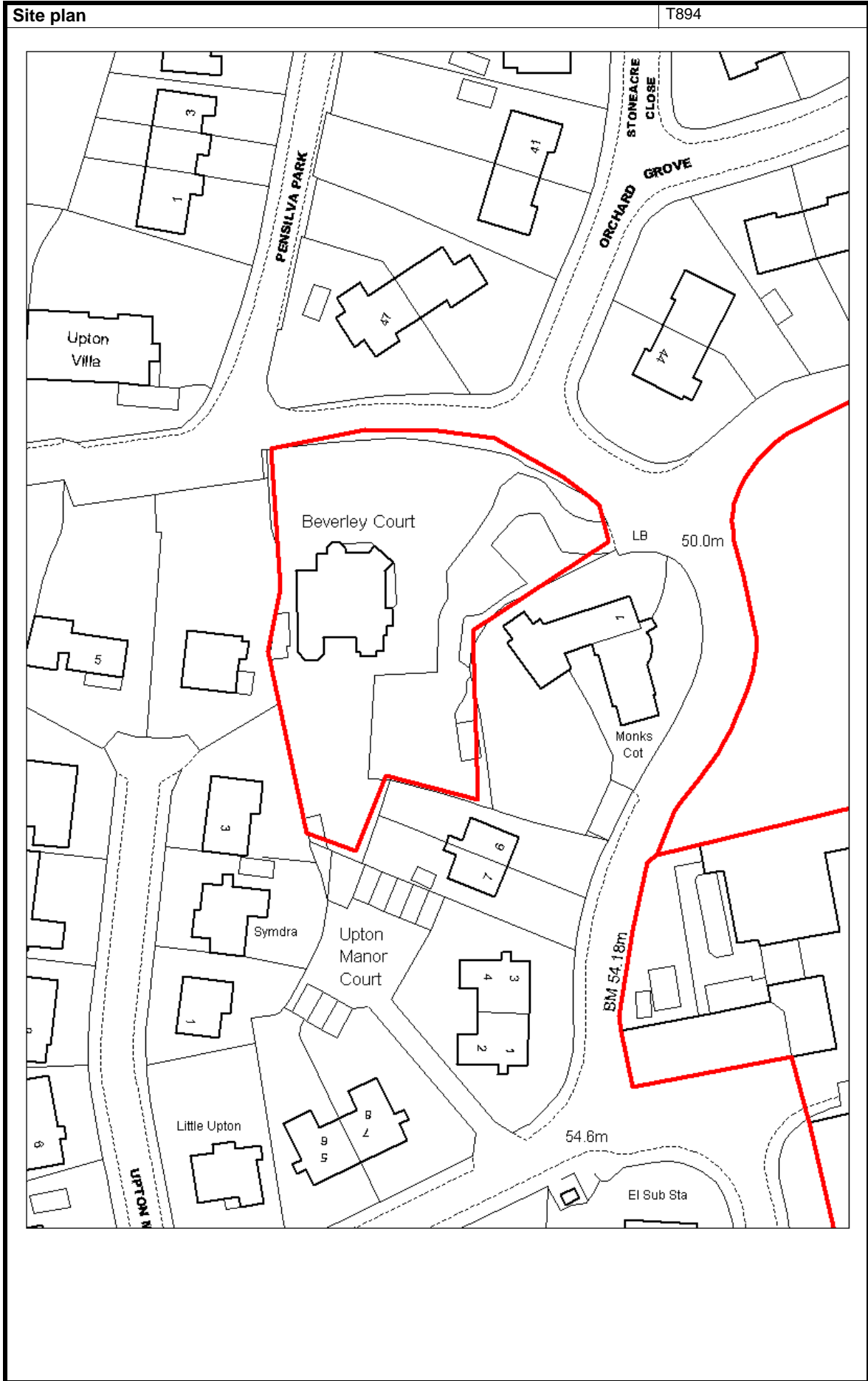
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T892	Torquay	Ventura, Meadfoot Sea Road, Torquay
Site Area (ha)	Type of site	Current/previous landuse
0.07	Brownfield	C3 Housing
Description of site		
<p>This site comprises a large 2 storey detached dwelling, set in associated grounds which comprise a garden and parking area to the front of the house. The site has a significant level change from the house down to the garden and the road level on Meadfoot Sea Road. The site is adjacent to Hesketh Mews, a new terraced flat development, and is opposite the Meadfoot Bay Hotel, a 3 storey hotel building set up on the other side of the road. The surrounding character is low/medium density detached/semi detached dwellings set in large garden areas. The site is in close proximity to the sea and the beach.</p>		
Planning history		
<p>The site has been subject to pre-application enquiries: ZP/2008/0353 Erection of 6 apartments Ventura, Meadfoot Sea Road, Torquay</p>		
Suitability summary		
<p>The site is located within the Warberries Conservation Area, and as such is located in the suburbs on the very southern edge of Torquay. He site however, is located off Meadfoot Sea Road and is within proximity of the services and facilities within Torquay town centre.</p>		
Availability summary		
<p>unknown</p>		
Achievability summary		
<p>Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>This site is suitable for higher density development given the newer trend for flatted development and conversion of larger dwellings to flats in the surrounding area. The site is well located and would relate well to the Hesketh Mews and new development at Hesketh House. The site is available and due to the pre-application enquiry could come forward in the 0-5 year timeframe.</p>		
Final density:		Final suggested yield:
80.40		6



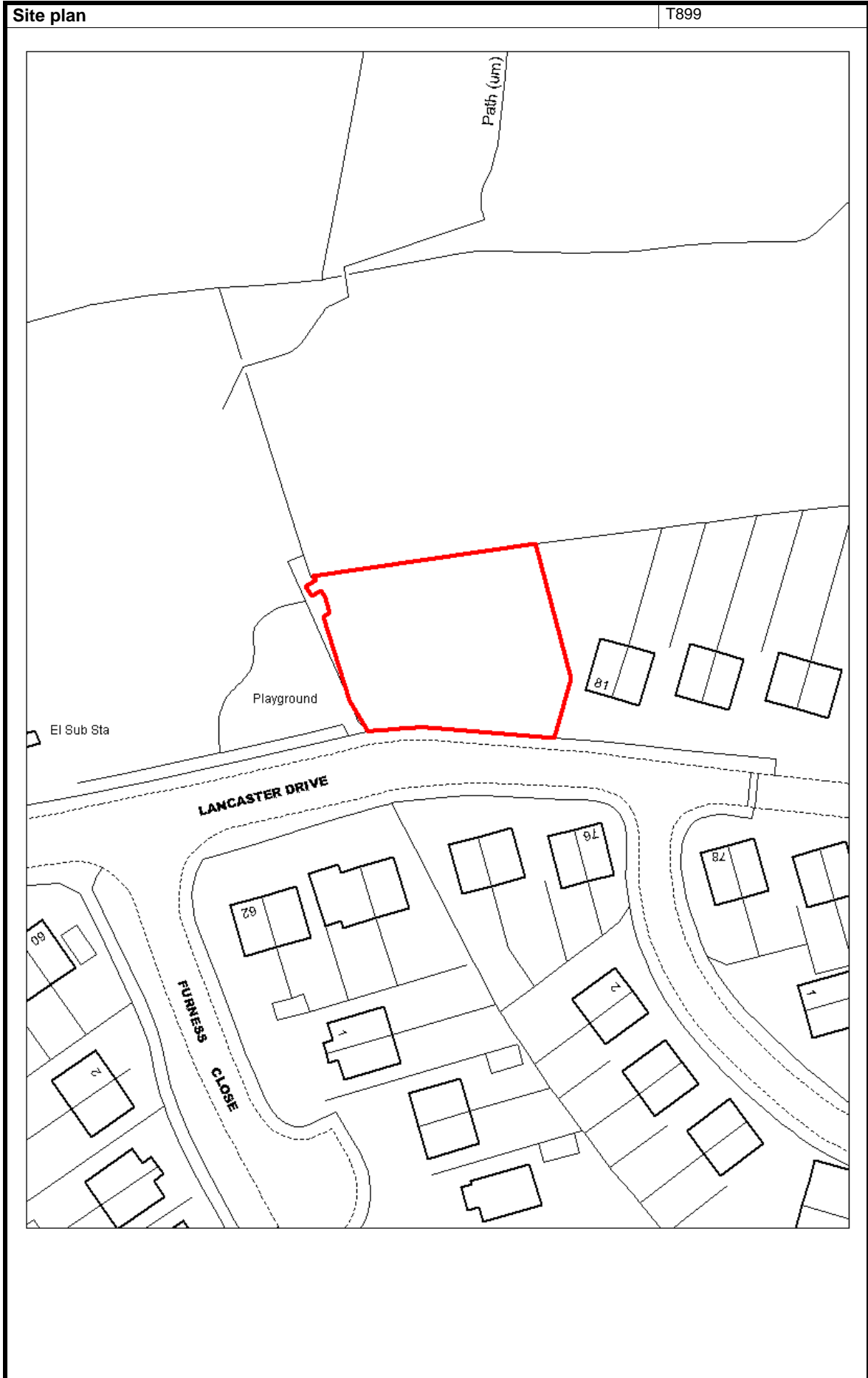
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T894	Brixham	Beverley Court, Upton Manor Road, Brixham
Site Area (ha)	Type of site	Current/previous landuse
0.20	Brownfield	C3 Housing
Description of site		
This site comprises Beverley Court, a large 2/3 storey dwelling and grounds sat on the hillside. Situated in an areas which has many tourist accommodation uses.		
Planning history		
The site has been subject to pre-application enquiries: ZP/2008/0337 Redevelopment Beverley Court, Upton Manor Road, Brixham		
Suitability summary		
Existing access of Upton Manor Road and is within proximity to local facilities and good access to town centre services within Torquay.		
Availability summary		
Achievability summary		
Remains suitable in principle. Could achieve high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development		
Conclusion		
It is a suitable area for high density development given the location and the scale and nature of the site, and the surrounding high density uses. However, the site is relatively peripheral in the context of Torquay and the density reflects this. The pre-application enquiries regarding the site mean it is anticipated that the site could come forward for development, in the 2008-2012 timeframe if the policy issue regarding the loss of holiday accommodation is agreed on with the Council.		
Final density:		Final suggested yield:
48.87		10

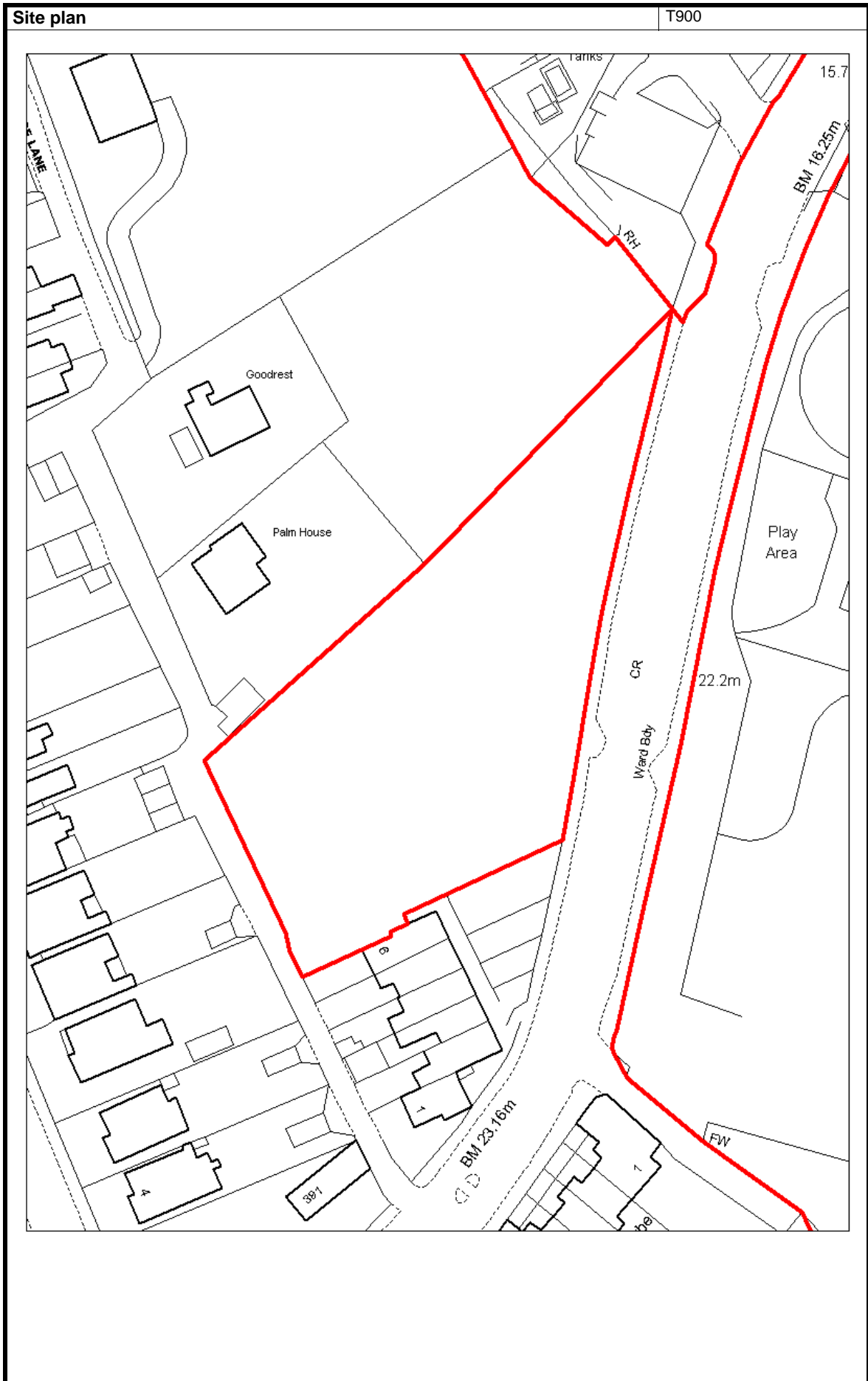


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T899	Paignton	Land adjoining Lancaster Drive
Site Area (ha)	Type of site	Current/previous landuse
0.09	Greenfield	Agriculture
Description of site		
<p>P0039 ZZ. This is a good housing site, comprising of a small piece of vacant Greenfield land within the existing settlement. The site has existing residential surrounding on 3 sides. The site has good access and the area is characterised by a range of dwelling styles and types, from terraced 2 storey to detached 2 and a half storey.</p>		
Planning history		
None known		
Suitability summary		
<p>Access to the site is good given the existing estate road which services the surrounding dwellings. The site fronts directly onto the estate road. The site is close to local services but given the location within the southern suburbs of Paignton, the town centre facilities are slightly further away.</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.</p>		
Achievability summary		
<p>Given the sites surrounding character and size, it is unlikely to achieve over 6 dwellings, but could achieve high density housing consisting mainly of town houses, taking account of the character of the area and surrounding development.</p>		
Conclusion		
<p>It is a suitable area for high density development given the local services and amenities available in the local centre of Paignton. Given the location and the scale and nature of the site, and the impending disposal of the site, it is anticipated that the site could come forward for development, but not until the 2017-2026 timeframe.</p>		
Final density:		Final suggested yield:
67.70		6

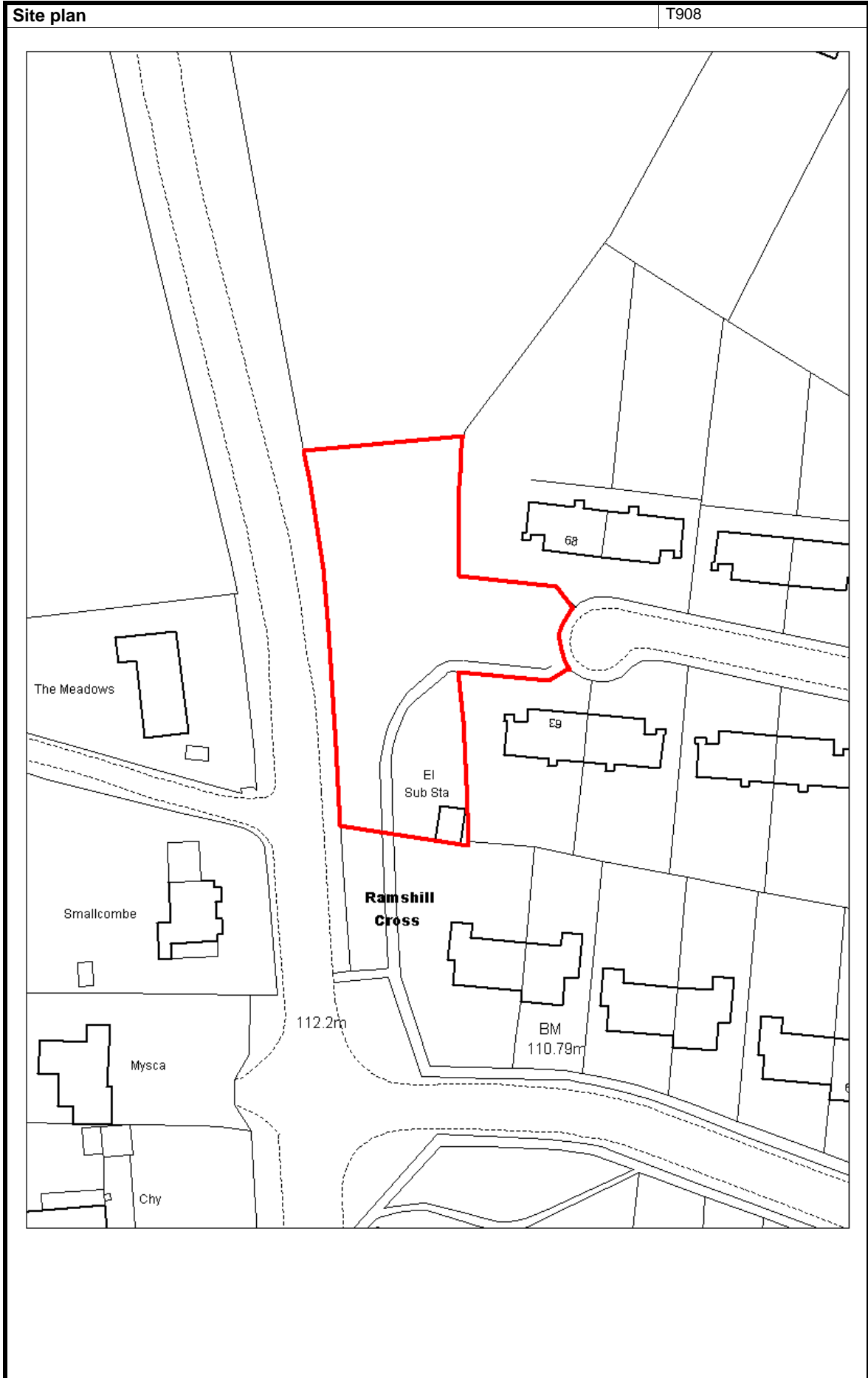


Site ref	Settlement	Site Address
T900	Paignton	Higher Hollicombe Former Allotment land
Site Area (ha)	Type of site	Current/previous landuse
0.29	Greenfield	Agriculture
Description of site		
P0916. The site is located substantially above the main road level and comprises of a landscaped garden plot, surrounded by a high stone wall. The site has mature hedges/ trees on site borders.		
Planning history		
None known		
Suitability summary		
The site is located on the north eastern edge of Paignton and as such is close to both local facilities and central services in the town. The site is located close to a main route way running from Paignton up to Torquay and is accessible from the western side also, although somewhat restricted.		
Availability summary		
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.		
Achievability summary		
medium density development consisting of a mix of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development.		
Conclusion		
It is a suitable area for medium density development given the local character and the amenities available in the centre of Paignton. Given the location and the scale and nature of the site, and the impending disposal of the site, it is anticipated that the site could come forward for development, but not until the 2018-2026 timeframe.		
Final density:		Final suggested yield:
	37.47	11

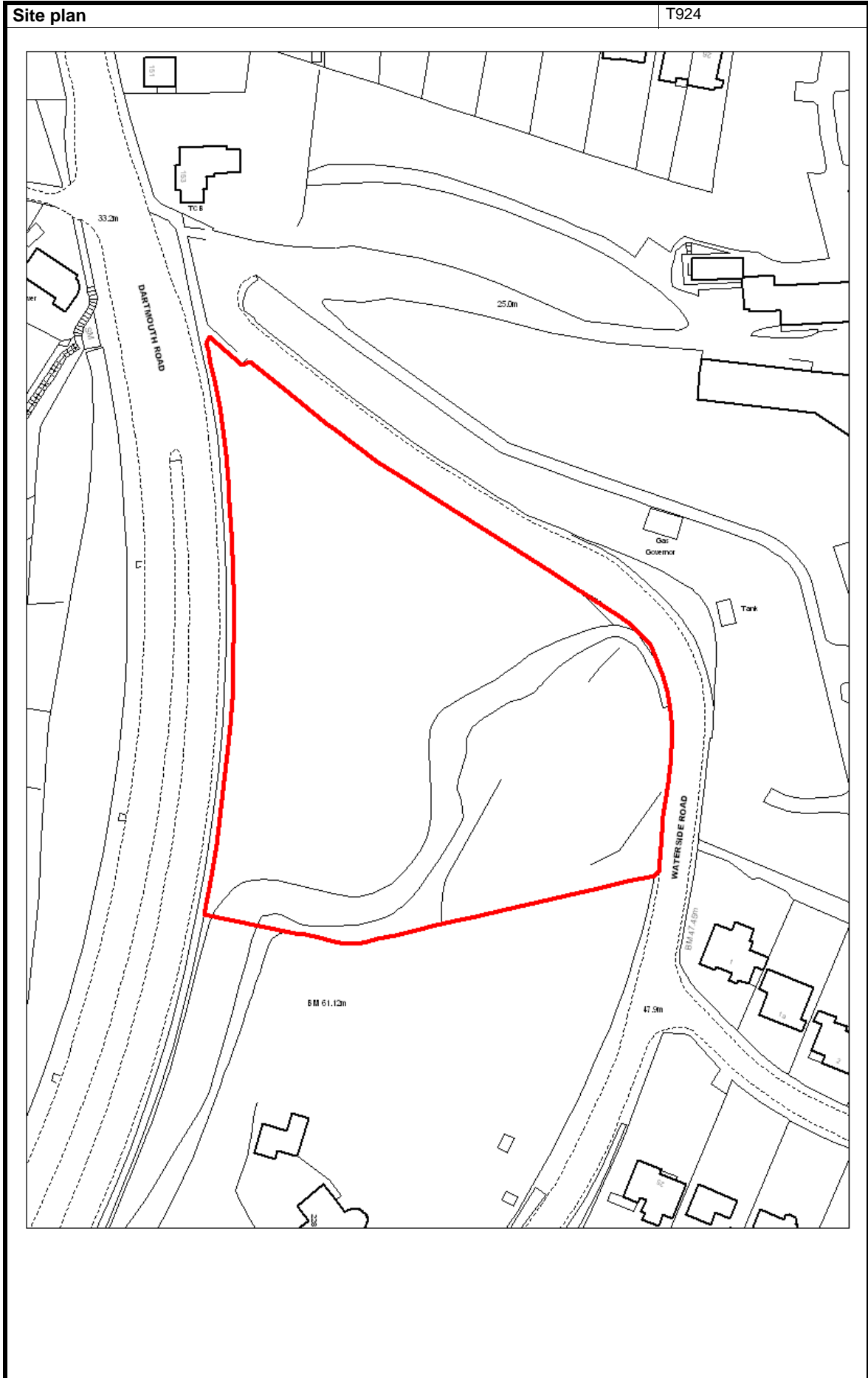


This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T908	Paignton	Land at end of Hoyles Road
Site Area (ha)	Type of site	Current/previous landuse
0.14	Greenfield	Unknown
Description of site		
P0871ZZ. The site comprises of a piece of flat grassland on the end of a terraced row of houses. The site adjoins the main road and connects well with the existing urban fabric. The site is located to the far west of Paignton settlement.		
Planning history		
none known		
Suitability summary		
The site lies on the western edge of Paignton but has good access to local services and the main services in Paignton town centre. The site is accessible via an existing estate road and the main road that it also adjoins.		
Availability summary		
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.		
Achievability summary		
medium density development consisting of a mix of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development		
Conclusion		
It is a suitable area for medium density development given the local character and the amenities available in the centre of Paignton. Given the location and the scale and nature of the site, and the impending disposal of the site, it is anticipated that the site could come forward for development.		
Final density:		Final suggested yield:
48.29		7

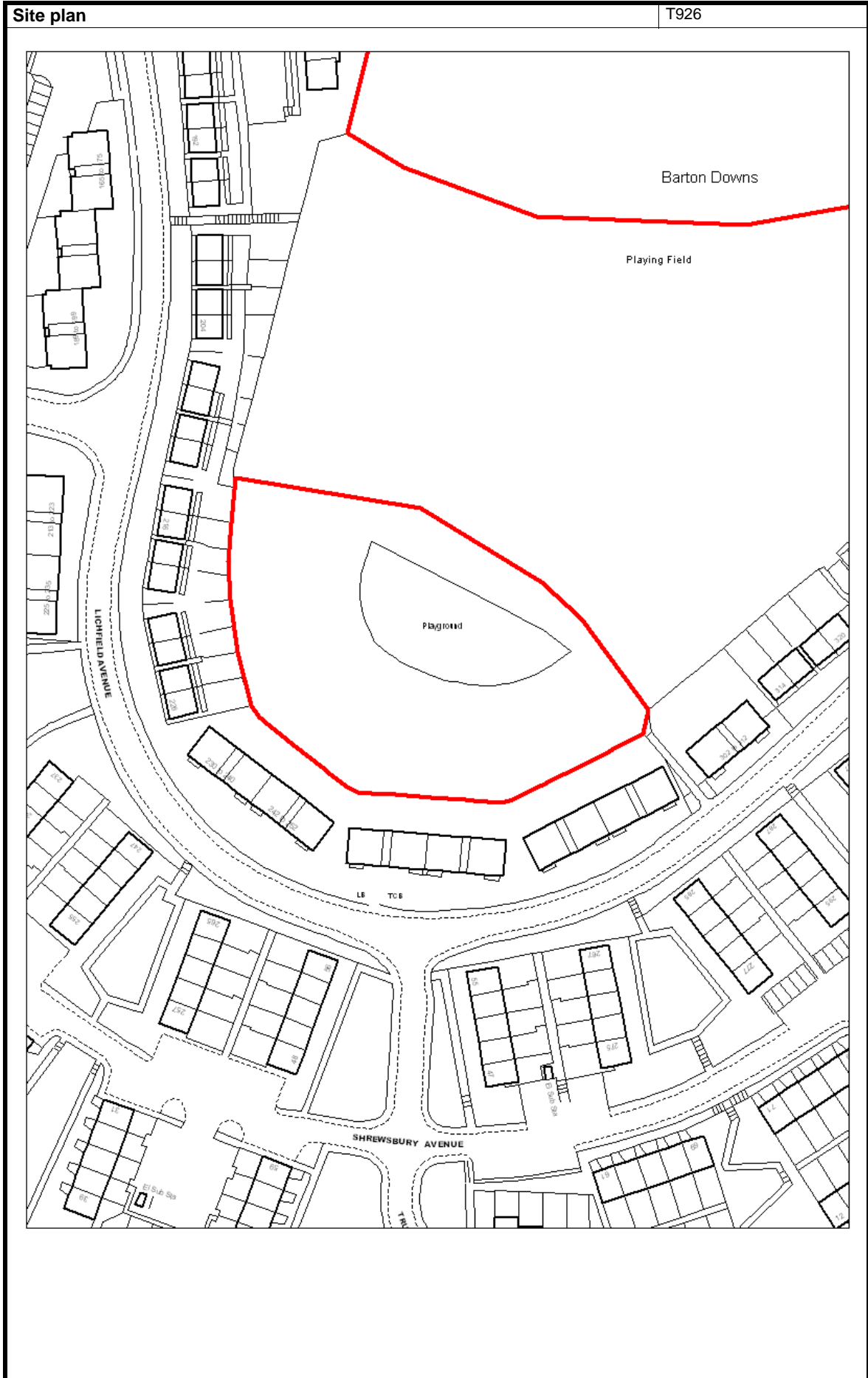


Site ref	Settlement	Site Address
T924	Paignton	Goodrington Quarry
Site Area (ha)	Type of site	Current/previous landuse
1.07	Mixed	Quarry
Description of site		
<p>P0033. This site comprises of an old quarry site, and is hidden from the main road and has mature trees on the site. The majority of the site is a field, out to grass and is slightly sloping/ topography issues in the levels of the land. The site is visible from the hill but adjoins the existing settlement.</p>		
Planning history		
None known		
Suitability summary		
<p>The access could possibly be gained from the existing settlement edge, but the site also has access from the main road. Topography issues could exist regarding the levels of the land but the site is well located for local services and facilities.</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.</p>		
Achievability summary		
<p>medium density development consisting of a mix of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Given the location and the scale and nature of the site, and the impending disposal of the site, it is anticipated that the site could come forward for development. However, due to the lack of current interest in the site, and possible difficulties which could arise from the topography, the site has been placed within the 2017-2026 timeframe. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 42 dwellings.</p>		
Final density:		Final suggested yield:
39.13		42



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
T926	Torquay	Bartons Down Field
Site Area (ha)	Type of site	Current/previous landuse
0.55	Greenfield	Amenity or open space
Description of site		
<p>T0976ZZ. This site comprises of playing fields associated with the Acorn Sports Centre. The site comprises the lower section of recreation fields which are in good condition, although there have been discussions regarding relocation. Prominent site, with sloping topography on the hillside, and enclosed within existing residential area.</p>		
Planning history		
<p>It is understood that the Council are considering sale of the site for housing in order to support investment in the sports facilities.</p>		
Suitability summary		
<p>The site is located within the urban area close to local amenities. However, it is an existing Public open space and urban landscape Protection Area (L5).</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.</p>		
Achievability summary		
<p>Barton Downs Field. Achievability – some 3 storey flats in the area. Trees in the middle of site. Would need to satisfy Policy R5 of Adopted Torbay Local Plan. Possible access from Grange Court. low/ medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>Council wishes to promote some housing development in order to fund improvements to leisure centre. 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>		
Final density:		Final suggested yield:
	36.41	20

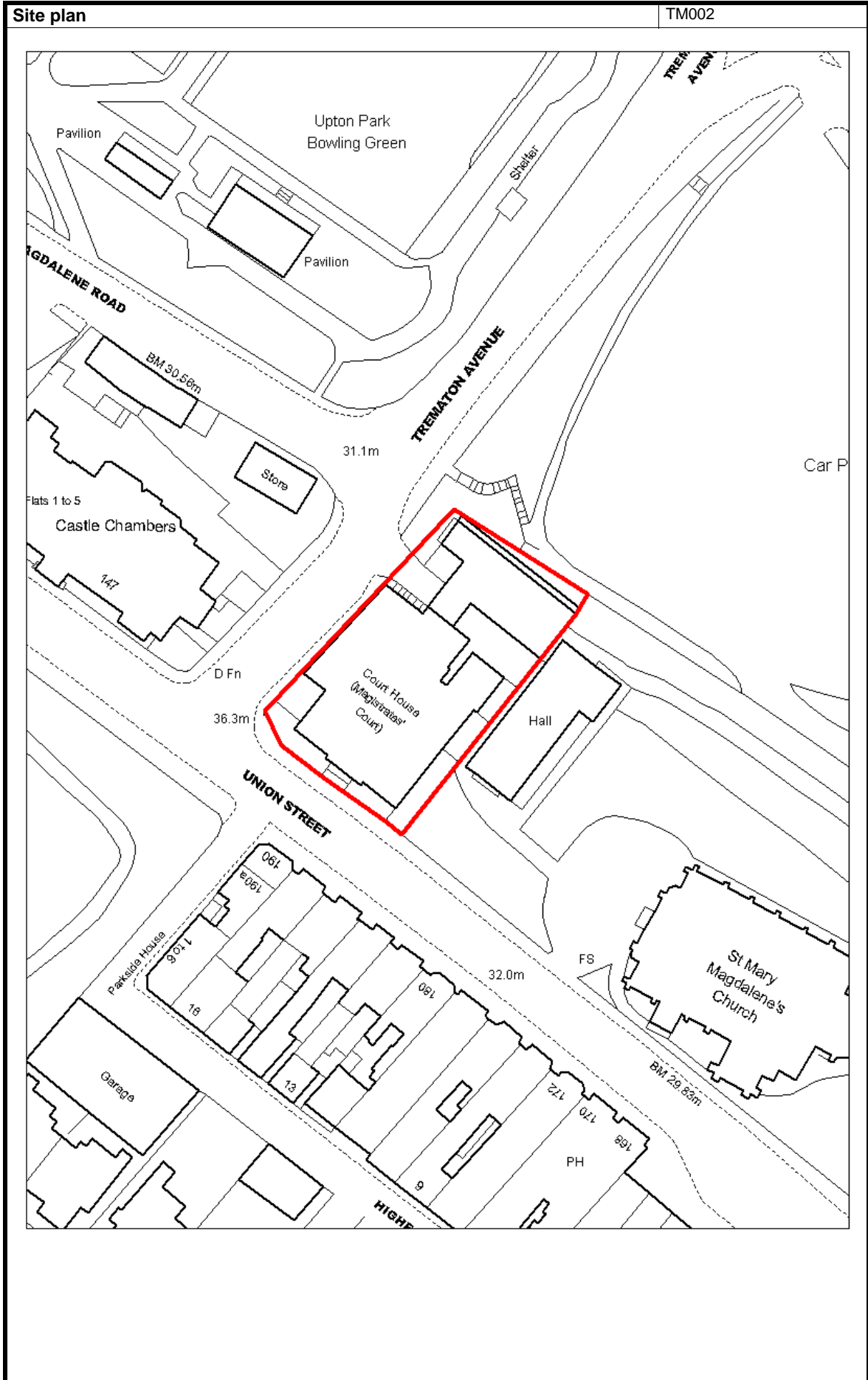


Site ref	Settlement	Site Address
T928	Torquay	PAPILLON, 18 VANSITTART ROAD
Site Area (ha)	Type of site	Current/previous landuse
0.13	Brownfield	C1 Hotels
Description of site		
<p>This site comprises a 2 storey building, of Georgian style which is currently in use as a hostel. The building in the past has also been used as a Summer-only Residence providing shared accommodation for groups for LAL Torbay Young Learners Programmes. The house is set in large grounds comprising a garden and car parking area, off Vansittart Road. There is a mix of age and type in the area, ranging from 2 storey detached to 3 storey terraced in the form of townhouses/ flats on the opposite side of the road.</p>		
Planning history		
(ZP/2008/0358) pre-application discussions have occurred.		
Suitability summary		
<p>The site is well located for access into Torquay town centre and the services and facilities it offers. The site is located in close proximity to both local and town centre amenities including the Riviera Centre. The site is also close to the railway station and public transport links.</p>		
Availability summary		
unknown		
Achievability summary		
<p>The site is in a relatively low/ medium density area with 2 storey detached and semi detached properties mixed in with some newer higher density townhouse/ flatted development along Vansittart Road from the town centre. The 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.</p>		
Conclusion		
<p>The redevelopment of this site would likely involve the demolition of the existing building in favour of making better use of the site area and would provide an opportunity for better planned design and landscaping on the site. the site has had pre-application discussions and given the trend for flatted development n the area, it would be appropriate to think the site could come forward in the 0-5 year timeframe.</p>		
Final density:		Final suggested yield:
	53.20	7



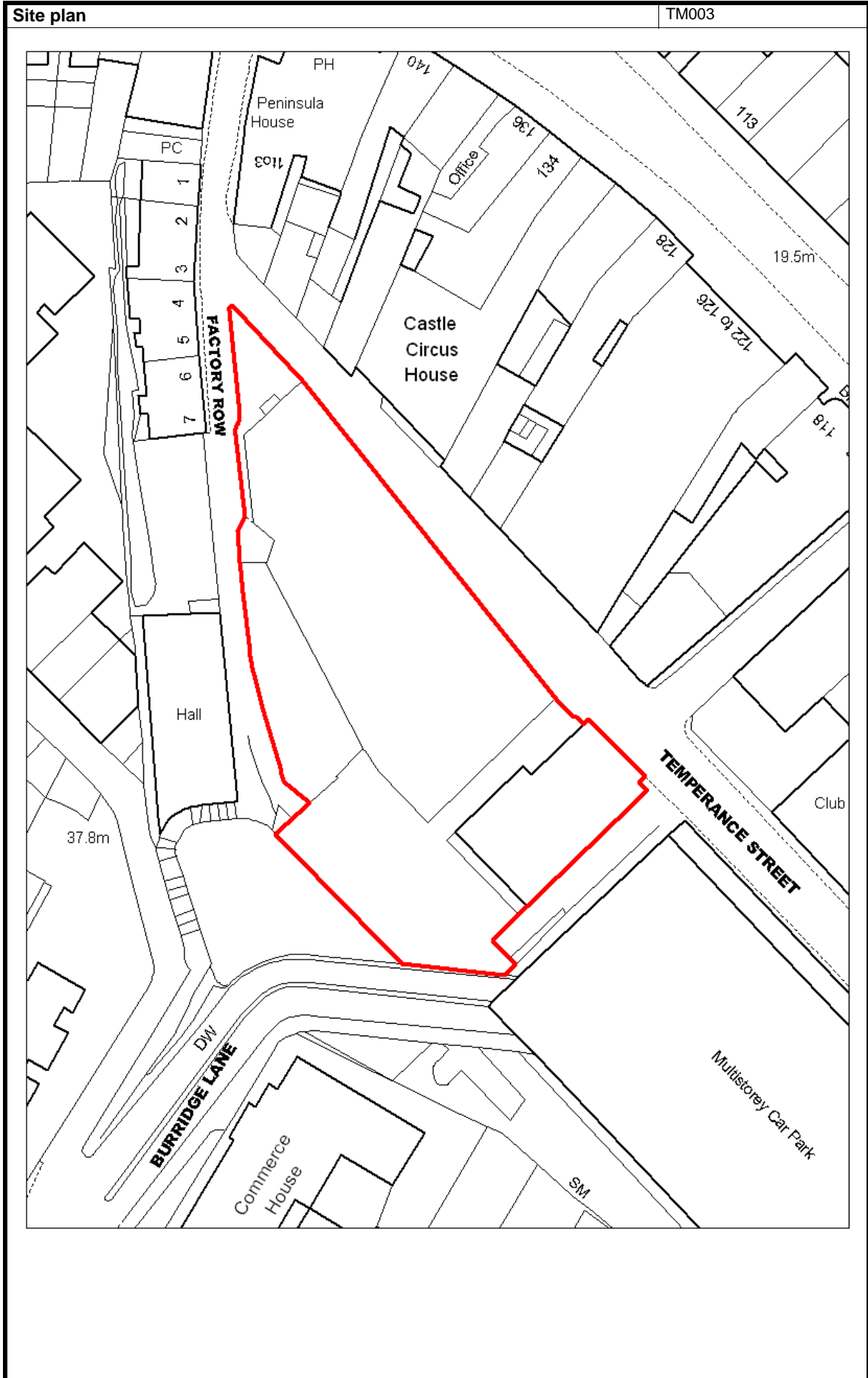
This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address	
TM002	Torquay	Magistrates Court	
Site Area (ha)	Type of site	Current/previous landuse	
0.12	Brownfield	Unknown	
Description of site			
<p>This site is the Magistrates Court. This is an old/ run down building, alongside the road, opposite TM1. Good potential. Site at present has been earmarked by the Council for a mixed use redevelopment site in the town centre area. The site is located in the town centre area known as Castle Circus and is in close proximity to the Civic Offices, retail and office spaces within the central part of Torquay. The site could possibly encourage links through to the Memorial Gardens, St Mary Magdalene's and through to Temperance Street.</p>			
Planning history			
<p></p>			
Suitability summary			
<p>good access to main shopping parade and local amenities</p>			
Availability summary			
<p>Council</p>			
Achievability summary			
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>			
Conclusion			
<p>Initial conclusions would suggest that the location and surrounding character would mean that this site could be suitable for, and achieve, a high density development. 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, within the 2007-2012 timeframe.</p>			
		Final density:	Final suggested yield:
		101.76	12



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Site ref	Settlement	Site Address
TM003	Torquay	Land adjacent to Union Street Car Park
Site Area (ha)	Type of site	Current/previous landuse
0.20	Brownfield	Sui Generis
Description of site		
<p>The site is vacant, adjacent to a larger Union Street multi-storey Car Park on Temperance Street. The site at present has been earmarked by the Council for a mixed use redevelopment site in the town centre area. Union Street multi-storey Car Park. Comprises of some old red brick partly demolished buildings and concrete hard standing which was once industrial buildings. there have been discussions surrounding the possibility of extending the site to include phone exchange, but this is in preliminary stages so availability as yet in unknown.</p>		
Planning history		
<p>Local Plan promotes office uses on this site. There is also a day centre for the homeless which would need to be relocated.</p>		
Suitability summary		
<p>close to local services and amenities within Torquay.</p>		
Availability summary		
<p>Council Owned site</p>		
Achievability summary		
<p>high density housing consisting mainly of 1 and 2-bed flats, with some town houses, taking account of the character of the area and surrounding development</p>		
Conclusion		
<p>This a sustainable town centre area. Site suitable for mixed use regeneration proposal incorporating some residential would be appropriate here. High density development would be suitable 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, within the 2013 - 18 timeframe.</p>		
Final density:		Final suggested yield:
91.48		18



This map is reproduced from the Ordnance Survey map by Baker Associates with the permission of the Controller of Her Majesty's Stationary Office - Crown Copyright. All rights reserved. Torbay District Council. License number: 100022695

Appendix 6
Past housing completion rates

DWELLING COMPLETIONS ON BROWNFIELD LAND 07/08 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	146	6	59	211
	SMALL (INC. CONVERSIONS)	100	29	17	146
	REDEVELOPED	51	66	12	129
	BROWNFIELD SUMS	297	101	88	486
	BROWNFIELD PERCENTAGES	83%	100%	100%	89%
GREEN	LARGE	62	0	0	62
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	62	0	0	62
	GREENFIELD PERCENTAGES	17%	0%	0%	11%
ALL	TOWN SUMS (B FIELD+G FIELD)	359	101	88	548

DWELLING COMPLETIONS ON BROWNFIELD LAND 06/07 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	33	14	48	95
	SMALL (INC. CONVERSIONS)	171	52	11	234
	REDEVELOPED	76	0	0	76
	BROWNFIELD SUMS	280	66	59	405
	BROWNFIELD PERCENTAGES	88%	100%	100%	92%
GREEN	LARGE	34	0	0	34
	SMALL (INC. CONVERSIONS)	3	0	0	3
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	37	0	0	37
	GREENFIELD PERCENTAGES	12%	0%	0%	8%
ALL	TOWN SUMS (B FIELD+G FIELD)	317	66	59	442

DWELLING COMPLETIONS ON BROWNFIELD LAND 05/06 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	68	24	3	95
	SMALL (INC. CONVERSIONS)	63	12	0	75
	REDEVELOPED	10	6	15	31
	BROWNFIELD SUMS	141	42	18	201
	BROWNFIELD PERCENTAGES	66%	100%	90%	73%
GREEN	LARGE	71	0	0	71
	SMALL (INC. CONVERSIONS)	3	0	2	5
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	74	0	2	76
	GREENFIELD PERCENTAGES	34%	0%	10%	27%
ALL	TOWN SUMS (B FIELD+G FIELD)	215	42	20	277

DWELLING COMPLETIONS ON BROWNFIELD LAND 04/05 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	1	27	0	28
	SMALL (INC. CONVERSIONS)	65	25	0	90
	REDEVELOPED	46	61	12	119
	BROWNFIELD SUMS	112	113	12	237
	BROWNFIELD PERCENTAGES	68%	100%	71%	79%
GREEN	LARGE	52	0	0	52
	SMALL (INC. CONVERSIONS)	6	0	5	11
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	58	0	5	63
	GREENFIELD PERCENTAGES	34%	0%	29%	21%
ALL	TOWN SUMS (B FIELD+G FIELD)	170	113	17	300

DWELLING COMPLETIONS ON BROWNFIELD LAND 03/04 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	1	20	0	21
	SMALL (INC. CONVERSIONS)	66	57	0	123
	REDEVELOPED	66	8	16	90
	BROWNFIELD SUMS	133	85	16	234
	BROWNFIELD PERCENTAGES	70%	77%	44%	69%
GREEN	LARGE	58	26	20	104
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	58	26	20	104
	GREENFIELD PERCENTAGES	30%	23%	56%	31%
ALL	TOWN SUMS (B FIELD+G FIELD)	191	111	36	338

DWELLING COMPLETIONS ON BROWNFIELD LAND 02/03 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	3	20	0	23
	SMALL (INC. CONVERSIONS)	44	19	0	63
	REDEVELOPED	31	42	0	73
	BROWNFIELD SUMS	78	81	0	159
	BROWNFIELD PERCENTAGES	45%	41%	#DIV/0!	43%
GREEN	LARGE	94	116	0	210
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	94	116	0	210
	GREENFIELD PERCENTAGES	55%	59%	#DIV/0!	57%
ALL	TOWN SUMS (B FIELD+G FIELD)	172	197	0	369

DWELLING COMPLETIONS ON BROWNFIELD LAND 07/08 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	167	52	26	245
	REDEVELOPED	8	1	2	11
	BROWNFIELD SUMS	175	53	28	256
	BROWNFIELD PERCENTAGES	100%	100%	100%	100%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	0	0	0	0
	GREENFIELD PERCENTAGES	0%	0%	0%	0%
ALL	TOWN SUMS (B FIELD+G FIELD)	175	53	28	256

DWELLING COMPLETIONS ON BROWNFIELD LAND 06/07 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	172	88	30	290
	REDEVELOPED	11	0	0	11
	BROWNFIELD SUMS	183	88	30	301
	BROWNFIELD PERCENTAGES	100%	100%	100%	100%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	0	0	0	0
	GREENFIELD PERCENTAGES	0%	0%	0%	0%
ALL	TOWN SUMS (B FIELD+G FIELD)	183	88	30	301

DWELLING COMPLETIONS ON BROWNFIELD LAND 05/06 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	65	54	8	127
	REDEVELOPED	6	4	0	10
	BROWNFIELD SUMS	71	58	8	137
	BROWNFIELD PERCENTAGES	97%	100%	80%	97%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	2	0	2	4
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	2	0	2	4
	GREENFIELD PERCENTAGES	3%	0%	20%	3%
ALL	TOWN SUMS (B FIELD+G FIELD)	73	58	10	141

DWELLING COMPLETIONS ON BROWNFIELD LAND 04/05 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	47	26	7	80
	REDEVELOPED	8	4	2	14
	BROWNFIELD SUMS	55	30	9	94
	BROWNFIELD PERCENTAGES	90%	100%	82%	92%
GREEN	LARGE	5	0	0	5
	SMALL (INC. CONVERSIONS)	1	0	2	3
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	6	0	2	8
	GREENFIELD PERCENTAGES	10%	0%	18%	8%
ALL	TOWN SUMS (B FIELD+G FIELD)	61	30	11	102

DWELLING COMPLETIONS ON BROWNFIELD LAND 03/04 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	72	47	16	135
	REDEVELOPED	7	7	1	15
	BROWNFIELD SUMS	79	54	17	150
	BROWNFIELD PERCENTAGES	96%	96%	100%	97%
GREEN	LARGE	3	0	0	3
	SMALL (INC. CONVERSIONS)	0	2	0	2
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	3	2	0	5
	GREENFIELD PERCENTAGES	4%	4%	0%	3%
ALL	TOWN SUMS (B FIELD+G FIELD)	82	56	17	155

DWELLING COMPLETIONS ON BROWNFIELD LAND 02/03 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	61	36	6	103
	REDEVELOPED	1	2	6	9
	BROWNFIELD SUMS	62	38	12	112
	BROWNFIELD PERCENTAGES	100%	100%	100%	100%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	0	0	0	0
	GREENFIELD PERCENTAGES	0%	0%	0%	0%
ALL	TOWN SUMS (B FIELD+G FIELD)	62	38	12	112

DWELLING COMPLETIONS ON BROWNFIELD LAND 01/02 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	20	40	0	60
	SMALL (INC. CONVERSIONS)	49	22	0	71
	REDEVELOPED	43	30	0	73
	BROWNFIELD SUMS	112	92	0	204
	BROWNFIELD PERCENTAGES	48%	38%	0%	43%
GREEN	LARGE	120	152	1	273
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	120	152	1	273
	BROWNFIELD PERCENTAGES	52%	62%	100%	57%
ALL	TOWN SUMS (B FIELD+G FIELD)	232	244	1	477

DWELLING COMPLETIONS ON BROWNFIELD LAND 00/01 6+ dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	43	6	0	49
	SMALL	31	0	0	31
	REDEVELOPED	116	0	0	116
	BROWNFIELD SUMS	190	6	0	196
	BROWNFIELD PERCENTAGES	68%	7%	#DIV/0!	55%
GREEN	LARGE	86	77	0	163
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	86	77	0	163
	BROWNFIELD PERCENTAGES	31%	93%	#DIV/0!	45%
ALL	TOWN SUMS (B FIELD+G FIELD)	276	83	0	359

DWELLING COMPLETIONS ON BROWNFIELD LAND 01/02 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	57	21	4	82
	REDEVELOPED	8	4	2	14
	BROWNFIELD SUMS	65	25	6	96
	BROWNFIELD PERCENTAGES	100%	100%	100%	100%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	0	0	0	0
	BROWNFIELD PERCENTAGES	0%	0%	0%	0%
ALL	TOWN SUMS (B FIELD+G FIELD)	65	25	6	96

DWELLING COMPLETIONS ON BROWNFIELD LAND 00/01 1-5 dwellings					
	SITE TYPE	TORQUAY	PAIGNTON	BRIXHAM	TOTAL
BROWN	LARGE	0	0	0	0
	SMALL	7	11	9	27
	REDEVELOPED	4	0	1	5
	BROWNFIELD SUMS	11	11	10	32
	BROWNFIELD PERCENTAGES	100%	100%	100%	100%
GREEN	LARGE	0	0	0	0
	SMALL (INC. CONVERSIONS)	0	0	0	0
	REDEVELOPED	0	0	0	0
	BROWNFIELD SUMS	0	0	0	0
	BROWNFIELD PERCENTAGES	0%	0%	0%	0%
ALL	TOWN SUMS (B FIELD+G FIELD)	11	11	10	32