|  |  |
| --- | --- |
| **SITE OVERVIEW: Amber sites – significant constraints** | |
| **Town** | Paignton |
| **Site Name** | Corner of Hyde Road and Torbay Road |
| **HELAA Reference no.** | 21P026 |
| **Approx. yield** | 50 |
|  | |
| **Suitable** | Town centre brownfield site in a highly sustainable location that is suitable for residential-led redevelopment, subject to the findings of an updated Strategic Flood Risk Assessment, and subject to a design that conserves and enhances the Old Paignton Conservation Area and listed buildings. Potentially there would be a need to retain a ground floor retail/commercial frontage, however this is subject to a more comprehensive retail study and review of town centre area designations. |
| **Available** | The block includes ground floor retail/commercial units fronting onto Hyde Road and Torbay Road which are in use and are therefore not currently available. Some of the floors above the ground floor retail/commercial units appear to be underutilized and may be available.  Telecommunications mast adjacent to the northeast corner of the site. |
| **Achievable** | The site would only be achievable in the long term (longer than 15 years) due to the complexities surrounding land ownership and assembly, and due to the limited viability for apartments in town centre areas (without sea views and outside of desirable areas such as Conservation Areas) in the current market, as reported by the development industry. |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Neighbourhood Plan Sites |
| **Current use** | Ground floor retail units with potentially underutilised storage and/or office space within the floors above. |
| **Site descriptions** | A block of buildings in Paignton’s town centre, located between Hyde Road, Torbay Road, and the railway line, with a service lane to the rear. The ground floor comprises of retail frontages onto Hyde Road and Torbay Road. The eastern half of the site comprises a triple storey utilitarian building with a flat roof, while the southwestern part of the site comprises a triple storey Victorian building that has some degree of heritage value. |
| **Total site area (ha)** | Approx. 0.27ha |
| **Gross site area (ha)** | 0.27ha |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** |  |
| **Housing?** | Yes |
| **Employment?** | Yes – the block could continue to be used for town centre commercial uses. |
| **Other Use?** | Social housing, older persons’ housing. |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No, although the land to the east of the site falls within Flood Zone 3. |
| **Other NPPF Showstoppers (not policy constraints)** | None |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Existing site access via Hyde Road, Torbay Road, and the service lane to the rear. Good access to public transport. |
| **Flood risk, water quality and drainage** | The site is located outside of, but close to, Flood Zone 3 in terms of the Environment Agency flood map, which also indicates some surface water flood risk in Hyde Road and in the service lane to the rear. The site is located within a Flood Risk Area in terms of the Torbay Local Plan. |
| **Heritage and Archaeology (including distance from assets).** | The western half of the site falls within the Old Paignton Conservation Area (with the conservation area boundary bisecting the site from north to south). Within the setting of the Grade II\* Listed Torbay Cinema (also referred to as the Picture House) and the Grade II Listed terrace at 4-16 Torbay Road).  Archaeology: Former marsh. Potential for palaeoenvironmental evidence if groundworks deep. May require programme of archaeological mitigation. |
| **Infrastructure** | Town centre site with existing infrastructure connections. |
| **Landscape** | No significant constraints. |
| **Ecology** | The site is located within the Consultation Zones for Greater Crested Newts and for Cirl Buntings, however it is a brownfield site and therefore this is unlikely to be relevant. Conversion/redevelopment of redundant space would need to be subject to a Bat and Breeding Bird Survey. |
| **Safety related constraints** | Any scheme should be designed to reduce the potential for crime. |
| **Soils (Agricultural Land classification) and contamination** |  |
| **Local Plan** | Community Investment Area (Policy SS11)  Flood Risk (Policy ER1)  Primary Shopping Area (Policies TC1, TC2, TC4)  Secondary Shopping Frontage – Hyde Road (Policies TC1, TC2, TC4)    If applicable, conversion of ground floor retail units to residential would need to be considered in terms of Policies TC1 (Town Centre) and TC4 (Change of retail use). |
| **Neighbourhood Plan** | Town Centre (Policy PNP2)  Supporting the Retention of Retail Uses (Policy PNP18).  Housing Opportunities within the Town Centre (Policy PNP13) – retain and increase the provision of homes in the town centre.  Torbay Road (Policy PNP5) – although this policy primarily deals with the part of Torbay Road to the east of the railway crossing.  Station Square ‘Gateway’ (Policy PNP6) – seeks improvements to public transport facilities and public realm. |
| **Development progress (where relevant)** | None |
| **Other** |  |
| **HELAA Panel Summary** | Clarity on flood issues needed so developers know how to unlock sites like this as it has previously fallen down on flooding issues. |
| **Site potential** | 30 |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years | 30 |