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| **SITE OVERVIEW: Amber sites – significant constraints** | |
| **Town** | **Paignton** |
| **Site Name** | Victoria Square /Multi Storey Car Park |
| **Allocation or HELAA Reference no.** | 21P027 |
| **Approx. yield** | 60 |
| **Suitable: How the principle of development is established** | Identified town centre redevelopment site PNPH13. The car park is disused and the current structure is unsound and has consent to demolish (P/2020/0327). Therefore, there is no issue with loss of parking.  A non-statutory Development brief was published by the TDA in 2020.  The area is within Flood Risk Zone 3B. The SFRA will need to assess whether the site can be made safe for its lifetime. The TDA’s drainage Engineer has not previously objected to the site’s development. In terms of the sequential test, it is not possible to meet all of Torbay’s housing needs and areas of lower flood risk have significant constraints.  However detailed testing of the site will need to take place as part of the application process.  Archaeology: Former marsh. Potential for paleoenvironmental evidence if groundworks deep. May require programme of archaeological mitigation. |
| **Available: Any change in circumstances since principle established** | Vacant disused car park with permission to demolish. The TDA has been working to get telecommunications equipment on the building relocated. |
| **Achievable** | Subject to flooding issues being resolved. |
| **Customer Reference no.** |  |
| **Current use** | Vacant car park. |
| **Site description** | Vacant car park at Victoria Square, facing onto Garfield Road. Likely to be part of a longer term mixed use regeneration of Victoria Square. |
| **Total site area (ha)** |  |
| **HELAA Panel Summary** | A good site but deliverability has failed in the past due to flood issues (specifically, limited access to higher ground/safe access route due to railway line on one side).  Potential for mixed use was discussed although depends upon the nature of the ground floor use, and the level of demand for flats (demand increases with access to sea views).  Paignton Neighbourhood Plan seeks retail at ground floor level. |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Confirmation of availability needed from owners. | |
| The next 5 years |  |
| A 6-10 year period | 60 |
| An 11-15 year period |  |
| Later than 15 years |  |