|  |  |
| --- | --- |
| **SITE OVERVIEW: Amber site – significant constraints** | |
| **Town** | **Torquay** |
| **Site Name** | Hollicombe Gas Works, Torbay Road |
|  | |
| **Allocation or HELAA Reference no.** | 21T015  Allocated site CDST37  H1.010 |
| **Approx. yield** | 185 |
| **Suitable: How the principle of development is established** | P/2008/0114 Construction of 185 residential apartments with associated vehicular and pedestrian access, parking, infrastructure and landscaping works.    P/2015/0999 | Certificate of lawfulness for a section of a vehicular access road built in accordance with planning permission P/2008/0114. | Hollicombe Gas Works Torbay Road Torquay    Archaeology: Former gas works and marsh. Potential for industrial archaeology and palaeoenvironmental evidence. Requires programme of archaeological mitigation. |
| **Available: Any change in circumstances since principle established** | Available – owned by a housebuilder    The site was always subject to significant flooding (Zone 3 in the middle of the site). Strategic Flood Risk Assessment will need to determine whether this has become worse since the site was allocated for development. But note that there is a lawfully commenced scheme. |
| **Achievable** | No – Despite significant decontamination works the housebuilder owning the site indicates that there is a signicant viability shortfall with the existing 185 flat approval. Site was allocated in the Torbay Local Plan 1995-2011 (adopted 2004) but has not been developed. |
| **Customer Reference no.** |  |
| **Current use** | Vacant and boarded up land |
| **Site description** | Former gas works site at Hollicombe between Torquay and Paignton. |
| **Total site area (ha)** |  |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):    Viability issues with flatted scheme. | |
| The next 5 years |  |
| A 6-10 year period | 185 |
| An 11-15 year period |  |
| Later than 15 years |  |