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| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town**  | **Torquay**  |
| **Site Name** | Magistrates Court  |
| **HELAA Reference no.** |  |
| **Approx. yield** | DPH / 0 ha employment N.B Starting assumption is for 25% of strategic sites to be employment.  |
| **Suitable** | Yes  |
| **Available** | Yes  |
| **Achievable** | Yes (stalled?) |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | Knowledge sites  |
| **Current use** | Lawful previous use as magistrates’ court now dis-used and vacant  |
| **Site descriptions** | Old magistrates court on NW side of Union Street close to one way system with Torre and Trematon Avenue junction. Adjacent to St Mary Magdalene’s Church and Castle Chambers (Grade 2 listed buildings) |
| **Total site area (ha)** | 1060sqm  |
| **Gross site area (ha)** | <1000sqm |
|     |
| **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential:**  | **No** |
| **Housing?** | Yes |
| **Employment?** | Office/commercial  |
| **Other Use?** | residential |
| **Biodiversity- Within SAC/SSSI** | No  |
| **Flood Zone 3b** | No - just outside of Flood zone 3 |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Suitable, available: for sale. Achievable (Stalled) |
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| **SUITABILITY ASSESSMENT: STAGE B**  |
| **Access** | Existing access from Trematon Avenue  |
| **Flood risk, water quality and drainage** | No Surface Water Flooding - SW1 |
| **Heritage and Archaeology (including distance from assets).**  | Conservation Area – UptonGrade 2 and Grade 2 star buildings adjacent (Chambers, Church and Town Hall) |
| **Infrastructure** | Within built up area.  |
| **Landscape** | No Memorial Gardens opposite LGS (TU3) |
| **Ecology** | No  |
| **Safety related constraints** | No  |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land  |
| **Local Plan**  | CTIA/Town Centre (TC2) Edge of ER1, CA (SS10 and HE)  |
| **Neighbourhood Plan**  | TNP: THPH19 Memorial Gardens opposite LGS (TU3) Policy TE2 |
| **Development progress (where relevant)** | N/A |
| **Other** | Redevelopment residential value. Alternative commercial or community use, possible but unlikely. Parking limited but Town Centre Location adjacent town Hall car park |
| **HELAA Panel Summary**  |  |
| **Site potential** |  |

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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale):P/2021/0266 Change of use from former Magistrates Court to 10 residential apartments & associated facilities. INVALIDPre-Applications:Reference: Proposal: Decision:DE/2019/0008 Change of use from courthouse to offices/church day centre and community activities hall. PER - 30/04/201Possibility of conversion or sensitive redevelopment for 6 to 10 units.  |
| The next 5 years | 10 units |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |