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| **SITE OVERVIEW: Amber sites – significant constraints** | |
| **Town** | **Torquay** |
| **Site Name** | Rear of Farmhouse Tavern ,now Old engine House, Newton Road |
| **Allocation or HELAA Reference no.** | 21T118 former R363 |
| **Approx. yield** | 50 |
| **Suitable: How the principle of development is established** | Yes ; within built up area. Close to hospital and proposed new railway station. |
| **Available: Any change in circumstances since principle established** | Not clear – has not recently been promoted. Not included in 2013 SHLAA as no recent promotion. Currently in use as pub car park. |
| **Achievable** | Likely to be achievable as key worker accommodation. |
| **Customer Reference no.** |  |
| **Current use** | Car park rear of pub. The site directly adjoins hospital car park with combined area of about 0.3ha. |
| **Site description** | Land rear of Farmhouse Tavern, backing onto Torbay Hospital. |
| **Total site area (ha)** | 0.14ha 0.3ha with hospital car park |
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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Highly sustainable site close to hospital, District Centre and proposed train station. Ideally situated for key worker apartments.  Confirmation of availability needed from owners-lack of promotion prevents the site being viewed as more deliverable. | |
| Next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period | 50 |
| Later than 15 years |  |