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| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Former Living Coasts, Beacon Hill  |
| Map (if needed)  |
| **Allocation or HELAA Reference no.**  | 21T119 |
| **Approx. yield** | 20 |
| **Suitable: How the principle of development is established**  | Main issues are likely to be principle of mixed use development including some residential. Detailed amenity, Conservation Area and marine impacts need to be considered. A landmark design would be necessary. Given the waterfront location a mixed use development incorporating.  |
| **Available: Any change in circumstances since principle established**  | Yes- site has been marketted  |
| **Achievable** | High value location, subject to viable mix of uses.  |
| **Customer Reference no.** |  |
| **Current use** | Vacant zoological aviary.  |
| **Site description** | Vacant Living Coasts zoo on site of former Coral Island located on a headland on Beacon Quay.  |
| **Total site area (ha)**  | 0.24ha (excluding car park)  |
| **HELAA Panel Summary** | Premier site that would be incredible for apartments.TDA expressed desired for retention as an employment/tourist attraction site – something more special for Torbay than solely resi.Some consensus that mixed use may be ideal.Deliverability may be a challenge. |

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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale): Suitable, high value site, subject to principle of residential use being agreed.  |
| The next 5 years |  |
| A 6-10 year period | 20 |
| An 11-15 year period |  |
| Later than 15 years |  |