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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 |  |