|  |  |
| --- | --- |
| **SITE OVERVIEW: Amber sites – significant constraints** | |
| **Town** | **Torquay** |
| **Site Name** | Lower Union Lane office Block |
| **Site Description** | Lower Union Lane Office Block Fleet House Telephone Exchange  1960s-70s office block containing telecommunications equipment |
| **Total site area (ha)** | 0.23 |
| Map (if needed) | |
| **HELAA Reference no.** | 21T123 formerly 13221 |
| **Approx. yield** | Up to 100 apartments |
| **Suitable: Previous assessment of suitability** | Could be converted under PD but would be poor living environment and retain ugly building.  Adjoining Abbey Road CA. Scope for a taller building if better designed than the current non-descript 1960s office.  Flooding issues. |
| **Any Change in circumstances to consider suitable?** | Torbay Local Plan TC2/TNPH27  Part of wider regeneration of Lower Union Lane, but could be redeveloped as a standalone building |
| **Available?** | No – telecommunication equipment in the building |
| **Achievable** |  |
| **Customer Reference no.** |  |
| **Current use** | Underused Telecommuncation building, but contains telecoms equipment. |
|  |  |
| **Assess in 2021 HELAA?** | Yes- but availability is an issue |
|  |  |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Suitable brownield site. Understood to contain telecommunications equipment so not available in the short term | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years | 70 |