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| **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 Exchange1960s-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/TNPH27Part 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.  |
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| **Assess in 2021 HELAA?**  | Yes- but availability is an issue  |
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| **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 |