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| **SITE OVERVIEW: Amber sites – significant constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Marina Car park, adj. the Pavilion |
| Map (if needed)  |
| **Allocation or HELAA Reference no.**  | 21T139 |
| **Approx. yield** | 40 |
| **Suitable: How the principle of development is established**  | Torquay Harbour Conservation Area. Adjacent Pavilion is a grade 2 listed building and there are other listed buildings and a Registered Park/Garden in the vicinity. Application/2015/0961 and P/2015/0962LBC. However, the site is a sustainably located, key waterfront location. P/2015 is for a 4/5 storey hotel and 7 storeys of residential= 43 units. Located within flood zone 3 and an area at significant risk should a tidal flooding event occur – update of SFRA would provide more detail on whether this risk has worsened.  |
| **Available: Any change in circumstances since principle established**  | Council owned site. The application has had a troubled history and was quashed following judicial review. However, unless sistainably loated brownfield sites are pursued, there will be more pressure on greenfield development.  |
| **Achievable** | See above- there are obstacles relating to heritage assets, marine conservation and parking (Cary Green being a Local Green Space).  |
| **Customer Reference no.** |  |
| **Current use** | Car park  |
| **Site description** | MDL car park and offices on the western side of Torquay Inner Harbour. |
| **Total site area (ha)**  | 0.38ha  |

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| **AVAILABILITY ASSESSMENT** Well located brownfield site. Significant heritage, LGS and marine ecology/SAC constraints. Previous application quashed following legal challenge. Likely to be a longer term site unless concerted action is taken to expedite.  |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period | 40 |
| Later than 15 years |  |