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| **SITE OVERVIEW - GREEN** |
| **Town**  | **Torquay** |
| **Site Name** | Roebuck House, Abbey Road, Torquay |
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| **Allocation or HELAA Reference no.**  | Map Site Label: TNPH30Neighbourhood Plan Reference: TNPH27SHLAA/Housing Land Monitor Reference: 13003Planning Application References: P/2021/0733, P/2018/0468, P/2016/0531, P/2014/0325. |
| **Approx. yield** | 49 |
| **Suitable: How the principle of development is established**  | Yes – site is allocated in the Neighbourhood Plan. Prior approval for change of use from offices to 49 residential flats (P/2021/0733) granted on 16 August 2021. |
| **Available: Any change in circumstances since principle established**  | Yes – very recent permission. Prior to that, the site was also the subject of an appeal decision (reference APP/X1165/L/19/1200351, relating to CIL) which was issued on 8 December 2020. (The appeal decision concluded that, notwithstanding that certain works had been carried out on site, the development approved in terms of P/2018/0468 had not commenced.) |
| **Achievable** | Yes |
| **Customer Reference no.** |   |
| **Current use** | Vacant, formerly offices. |
| **Site description** | Seven storey building within Torquay’s town centre on a triangular shaped plot at the corner of Abbey Road and Warren Road. |
| **Total site area (ha)**  | Approximately 0.065 |

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|  **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale): |
| The next 5 years | 49 |
| A 6-10 year period |   |
| An 11-15 year period |   |
| Later than 15 years |   |