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| **SITE OVERVIEW - GREEN** | |
| **Town** | **Torquay** |
| **Site Name** | La Rosaire, Livermead Hill |
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| **Allocation or HELAA Reference no.** | 21T051  SHLAA/Housing Land Monitor Reference: 13024  Planning Application Reference: P/2014/1182 (demolition and construction of 8 flats), P/2018/0683 (variation), P/2020/1254 (addition of 1 additional flat to consented scheme)  21T051 |
| **Approx. yield** | 8 (9 minus the 1 previously existing unit) |
| **Suitable: How the principle of development is established** | The site was allocated in the Torquay Neighbourhood Plan (TNPH44) for 7 units based on an implemented (but not yet completed) permission for redevelopment of the site. Since allocation, the site has been the subject of a further permission which added 1 additional unit to the consented scheme. |
| **Available: Any change in circumstances since principle established** | Given that redevelopment of the site is ongoing with the most recent planning permission dating from 2020 (as well as a live discharge of conditions application), the site is available. |
| **Achievable** | Yes. The approved development is under construction. |
| **Customer Reference no.** |  |
| **Current use** | Under construction. |
| **Site description** | The site previously hosted a semi-detached building comprising a hotel which has since been demolished. Redevelopment of the site is ongoing. |
| **Total site area (ha)** | Approximately 0.11ha. |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 8 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |