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| **SITE OVERVIEW - GREEN** | |
| **Town** | **Torquay** |
| **Site Name** | Watcombe Hall, Watcombe Beach Road |
| **HELAA Reference no.** | 21T159 |
| **Approx. yield** | 12 |
|  | |
| **Suitable: How the principle of development is established** | The site has planning permission for a conversion to 8 flats and 4 houses – see P/2020/0627 |
| **Available: Any change in circumstances since principle established** | Builders are currently on site and properties are being marketed. |
| **Achievable** |  |
| **Customer Reference no.** |  |
| **Current use** | Vacant at time of application, previously a care home |
| **Site description** | The site is a large detached Victorian villa, and lies within the Watcombe Conservation Area. The Local Plan also locates it within Countryside Zone and Undeveloped Coast. |
| **Total site area (ha)** | Approximately 0.66ha. |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Currently on site. | |
| The next 5 years | 12 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |