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| **SITE OVERVIEW Rejected site – retain as employment use** | |
| **Town** | **Paignton** |
| **Site Name** |  |
| **Site Description** | Council Depot, South of Borough Road Yalberton. |
| **Total site area (ha)** | 2.97 |
| Map (if needed) | |
| **HELAA Reference no.** | 21P032 2013 SHLAA T826 |
| **Approx. yield** | 0 |
| **Suitable: Previous assessment of suitability** | Previously considered suitable for 40 dwellings in 2013 SHLAA. However, the site is in employment use and if it were to be developed, employment use is more likely to be suitable. |
| **Any Change in circumstances to consider suitable?** | TDA’s concerns about lack of employment sites in Torbay. HELAA Panel did not consider site particularly suitable for housing – potential contamination and amenitry issues. Employment use is more appropriate. |
| **Available?** | Not being actively promoted by Torbay Council. |
| **Achievable** |  |
| **Customer Reference no.** |  |
| **Current use** |  |
|  |  |
| **Assess in 2021 HELAA?** | As employment land. |
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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Unlikely to come forward | |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |