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| **SITE OVERVIEW: Red rejected site** |
| **Town**  | **Torquay**  |
| **Site Name** | Genting Casino  |
| **HELAA Reference no.** | 21T078 |
| **Approx. yield** | DPH / 0 ha employment N.B Starting assumption is for 25% of strategic sites to be employment.  |
| **Suitable** | Yes  |
| **Available** | Probably not – purchased by Templestowe  |
| **Achievable** | Probably not.  |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).**  | Knowledge sites  |
| **Current use** | Lawful use as casino  |
| **Site descriptions** | Casino on SW side of Abbey Road, close to junction with Tor Church Road. Adjacent and attached to majestic Templestowe Hotel.  |
| **Total site area (ha)** | 0.22 ha  |
| **Gross site area (ha)** |  |
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| **SUITABILITY ASSESSMENT: STAGE A** |
| **Strategic potential:**  | **No** |
| **Housing?** | Yes |
| **Employment?** | Leisure/tourism  |
| **Other Use?** | Leisure/tourismOr if right on sea front you could put suitable for tourist accommodation |
| **Biodiversity- Within SAC/SSSI** | No  |
| **Flood Zone 3b** | No  |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Suitable , but appears not to be available: purchased by Majestic |
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| **SUITABILITY ASSESSMENT: STAGE B**  |
| **Access** | Existing access from Abbey Road and rear lane  |
| **Flood risk, water quality and drainage** | No  |
| **Heritage and Archaeology (including distance from assets).**  | Abbey Road Conservation Area.Archaeology: Historic core of Torre. May require programme of archaeological mitigation. |
| **Infrastructure** | Within built up area.  |
| **Landscape** | No  |
| **Ecology** | No  |
| **Safety related constraints** | No  |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land  |
| **Local Plan**  | Not CTIA |
| **Neighbourhood Plan**  |  |
| **Development progress (where relevant)** | No relevant history  |
| **Other** | Existing use as a casino may be higher value than residential value. Alternative tourism/leisure use.  |
| **HELAA Panel Summary**  | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale):Appears not to be available: site purchased by Majestic. Casino use may be more valuable than residential.  |
| The next 5 years | 0 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |