

Site ref	Address	Settlement	Total Yield
13002	111 Abbey Road	Torquay	8
13009	Berry Head Garage, Berry Head Road	Brixham	6
13010	New Redvers, Bronshill Road	Torquay	6
13012	Westhill Garage, Chatto Road	Torquay	15
13014	Adj 85 Shrewsbury Ave and 46&48 Coombe Lane	Torquay	6
13016	Country House, 62 Ellacombe Road	Torquay	14
13018	1 Fortescue Road	Paignton	6
13021	Kings Ash House, Kings Ash Road	Paignton	14
13022	13-39 Langridge Road	Paignton	10
13025	Bishops Court Hotel, Lower Warberry Road	Torquay	42
13027	Lincombe Hall Hotel, Lower Woodfield Road	Torquay	12
13030	3 Melville Place, Melville Street	Torquay	10
13033	155-157 Northfields Lane	Brixham	8

Site ref	Address	Settlement	Total Yield
13034	10 Palace Avenue	Paignton	9
13035	Meadowfield Hotel, 36 Preston Down Road	Paignton	8
13036	Seaford Sands Hotel, 17 Roundham Road	Paignton	14
13037	Sladnor Park	Torquay	24
13038	Zephyrs Hotel, St Albans Road	Torquay	7
13041	The Pines, 78 St Marychurch Road	Torquay	12
13042	178 St Marychurch Road	Torquay	8
13043	Seaford Hotel 2-4 Stafford Road	Paignton	9
13044	Suite Dreams Hotel, Steep Hill	Torquay	10
13052	Totnes Road Service Station	Paignton	14
13055	1 Warbro Road	Torquay	11
13058	42 Warren Road	Torquay	7
13063	Smallcombe Road (Foxhole)	Paignton	12

Site ref	Address	Settlement	Total Yield
13094	Montana Holiday Flats, 10 Belle Vue Road	Paignton	6
13161	10-12 Palace Avenue	Paignton	9
13220	Land at Barton New Town	Torquay	8
H1:001	Scotts Bridge / Barton Phase 2c	Torquay	18
H1:003	Hatchcombe Lane,Scotts Bridge/ Barton	Torquay	50
H1:010	Hollicombe gas works	Torquay	185
HC093	Royal Garage Site, Torwood Street	Torquay	14
R125	Parkhill House, 1 Southfield Road	Paignton	12
T706	Marine Park and adjacent land at Ashvale	Paignton	112
T735	Churston Golf Course	Brixham	132
T742	Oldways Mansion	Paignton	112
T744	Divisional Police Headquarters	Paignton	14
T747	Scotts Meadow	Torquay	155

Site ref	Address	Settlement	Total Yield
T752	Land at Grange Road	Torquay	9
T755	Yannons Farm	Paignton	220
T758	Garden Centre on Brixham Road	Paignton	95
T760	South Devon Hotel, St Margarets Road	Torquay	26
T811	Riviera Bay Holiday Park	Brixham	12
T859	Tor Manor, 11 Tor Church Road, Torquay	Torquay	11
T860	Fairlawns, 27 St Michaels Road, Torquay	Torquay	14
T861	16 Market Street, Torquay	Torquay	13
T869	English House Hotel, Teignmouth Road, Torquay	Torquay	9
T892	Ventura, Meadfoot Sea Road, Torquay	Torquay	6
T928	Papillon, 18 Vansittart	Torquay	8
Total:			1552

Site ref	Address	Settlement	Total Yield
13019	Hayes Road	Paignton	40
13032	Walton Lodge, Middle Warberry Road	Torquay	11
13040	R/O Snooty Fox, St Marychurch	Torquay	24
13047	331 Teignmouth Road	Torquay	22
13061	Churston Court Farm	Brixham	9
13064	South Devon College (Torre Marine)	Torquay	75
13225	Manor House, Middle Lincombe Road	Torquay	14
AI H1:019	Paint Station	Brixham	22
AI H1:022	Sharkham Village	Brixham	34
H1:002	Scotts Bridge/ Barton Phase 2A: Allocation H1:2	Torquay	18
H1:004	Beechfield Avenue Extension	Torquay	40
T793	Torbay Court, Chelston Road	Torquay	10
T807	Conway Court Hotel, Warren Road	Torquay	14

Site ref	Address	Settlement	Total Yield
T835	The Palm Court Hotel	Torquay	14
T842	Queensway	Torquay	34
T866	Land at Gibson and Kingsway Ave	Paignton	6
Total:			387

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
13001	39 Abbey Road	Torquay	0.02	12	0	0	12
13003	Roebuck House, Abbey Road	Torquay	0.06	20	20	0	0
13004	Land off Alfriston Road	Paignton	1.80	84	84	0	0
13006	Sunhill Apartments, 19 Alta Vista Road	Paignton	0.14	8	8	0	0
13011	Barclay Court Hotel, 29 Castle Road	Torquay	0.40	8	0	8	0
13020	Quintaville Junction Reddenhill Road	Torquay	0.10	10	0	0	10
13024	La Rosaire, Livermead Hill	Torquay	0.11	7	7	0	0
13028	Great Parks: adj Kings Aish House, Luscombe Road	Paignton	1.06	47	47	0	0
13045	40-44 Swan Street	Torquay	0.05	10	10	0	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
13048	The Strand	Torquay	0.16	30	0	0	30
13051	Silverlawns Nursing Home, 31 Totnes Road	Paignton	0.24	21	0	0	21
13053	22-28 Union Street	Torquay	0.06	13	0	0	13
13056	Vacant Land, Warefield Road	Paignton	0.14	8	8	0	0
13060	Foxlands, York Road	Torquay	0.23	12	12	0	0
13069	Lyndhurst Hotel, Lower Polsham Road	Paignton	0.03	12	12	0	0
13100	8-9 Braddons Hill Road West	Torquay	0.03	8	8	0	0
13105	Alan Kerr Garage, Brixham Road	Paignton	0.37	10	0	0	10
13123	Land at 4-6 Eugene Road	Paignton	0.10	6	6	0	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
13148	63 Manor Road	Paignton	0.15	8	0	0	8
13160	Richwood Hotel, 20 Newton Road	Torquay	0.09	8	8	0	0
13162	4 Palace Avenue	Paignton	0.04	6	6	0	0
13166	Land r/o Quarry Terrace, Marldon Road	Paignton	0.21	8	0	0	8
13168	Brixham Police Station, Rea Barn Close	Brixham	0.15	12	0	12	0
13176	Brampton Court Hotel, St Lukes Road South	Torquay	0.11	10	10	0	0
13189	Modern Motoring, Torquay Road	Paignton	0.04	6	0	6	0
13221	Lower Union Lane Office Block	Torquay	0.23	30	0	0	30
13223	Gdns Palace Hotel, Babbacombe Road	Torquay	0.64	40	0	40	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
13229	Pimlico	Torquay	0.35	50	0	0	50
13237	Site opposite Market, Market St (Blockbusters)	Torquay	0.25	30	0	0	30
13240	Crossways shopping centre	Paignton	0.90	150	0	0	150
13242	Corner of Hyde Rd and Torbay Rd	Paignton	0.32	50	0	0	50
13264	Knapman's Builder's yard, off Stoke Gabriel Road.	Brixham	0.14	8	0	0	8
AI H1:018	Town Centre Car Park	Brixham	0.61	14	14	0	0
AI H1:021	St Mary's - Industrial Estate near to.	Brixham	0.75	25	0	0	25
H1:011	Great Parks- Phase 2: Allocation H1:11	Paignton	4.85	185	185	0	0
H1:012	Great Parks- Phase 2: Allocation H1:12	Paignton	4.58	120	90	30	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
H1:013	Great Parks- Phase 2: Allocation H1:13	Paignton	2.08	65	0	0	65
HC213	5 Broadsands Road	Paignton	0.30	8	8	0	0
HC233	Paignton Library, Courtland Road	Paignton	0.36	45	45	0	0
R149	Adjacent to Abbey Hall, Rock Road	Torquay	0.09	30	30	0	0
R232	Melville Street Joinery Works	Torquay	0.04	6	6	0	0
T705	Land at Intek House	Paignton	0.25	12	12	0	0
T709	Vauxhall Garage on Torquay Road	Paignton	0.17	20	0	20	0
T718	Angleside House, Paignton	Paignton	0.24	24	0	24	0
T721	Transport Yard, Berachah Road	Torquay	0.18	8	0	0	8

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
T726	Braddons Street Disused Playground, Stentiford Hill	Torquay	0.22	9	9	0	0
T748	Land off Plantation Way	Torquay	0.25	10	10	0	0
T753	300-302 Union Street	Torquay	0.10	6	6	0	0
T754	Tor House and Gospel Hall - Former B and Q	Torquay	0.16	25	25	0	0
T756a	White Rock	Paignton	38.15	350	200	150	0
T766	Fleet Walk shopping centre	Torquay	0.80	25	0	0	25
T787	Victoria Park Multi Storey	Paignton	0.96	60	0	0	60
T794	Garage Premises, Laburnum Street	Torquay	0.05	8	0	0	8
T795	Municipal Chambers, Union Street	Torquay	0.02	12	0	0	12

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
T797	20 Roundham Road	Paignton	0.04	10	0	0	10
T801	3-9 Pimlico	Torquay	0.08	10	0	10	0
T802	Ingoldsby House, Chelston Road	Torquay	0.15	7	0	0	7
T818	Starpitten Lane	Torquay	0.30	15	0	15	0
T822	North Cliff Hotel.	Brixham	1.88	15	10	5	0
T824	Land off Grange Road	Paignton	1.08	65	65	0	0
T825	Golf Driving range	Paignton	4.16	50	0	50	0
T826	Council Depot	Paignton	2.97	40	40	0	0
T833	Marina Car Park- Pavilions	Torquay	0.34	45	45	0	0

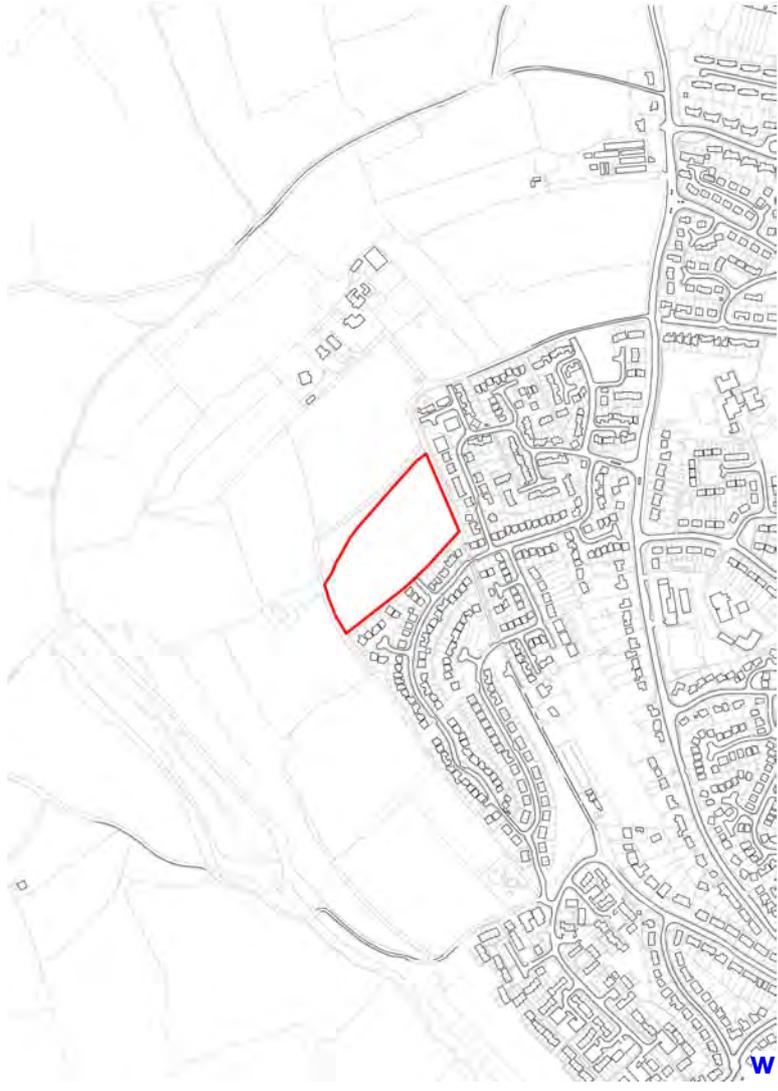
Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
T834	Cary Parade- The Golden Palms	Torquay	0.18	12	12	0	0
T841	Sherwell Valley Garage	Torquay	0.27	20	0	20	0
T843	Land at West Paignton	Paignton	8.49	250	0	250	0
T852	Site 1 Higher Cadewell Lane	Torquay	0.44	18	18	0	0
T853	Site 2 Higher Cadewell Lane	Torquay	0.29	12	12	0	0
T856a	Torre Station	Torquay	0.21	9	9	0	0
T864	Ansteys Lea Hotel, Babbacombe Road, Torquay	Torquay	0.23	9	0	9	0
T872	Zion Methodist Church, Zion Road, Torquay	Torquay	0.04	8	0	8	0
T876	16/18 Lower Thurlow Road, Torquay	Torquay	0.09	6	0	0	6

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
T877	Hermosa, Higher Woodfield Road, Torquay	Torquay	0.12	6	0	6	0
T879	Spa View, Stitchill Road, Torquay	Torquay	0.30	8	8	0	0
T881	Lansdowne Hotel, Old Torwood Road, Torquay	Torquay	0.24	8	8	0	0
T884	Shedden Hall Hotel, Shedden Hill Road, Torquay	Torquay	0.25	14	14	0	0
T886	King's Barton, Summer Lane, Brixham	Brixham	0.20	7	0	0	7
T887	Land R/O Market Street, Torquay	Torquay	0.24	59	59	0	0
T888	Beacon House, Parkhill Road, Torquay	Torquay	0.20	6	0	6	0
T894	Beverley Court, Upton Manor Road, Brixham	Brixham	0.20	9	0	0	9
T926	Land to the r/o Lichfield Avenue	Torquay	0.55	20	20	0	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
TM003	Land adjacent to Union Street Car Park	Torquay	0.20	15	0	0	15
Total:			87.6	2562	1206	669	687

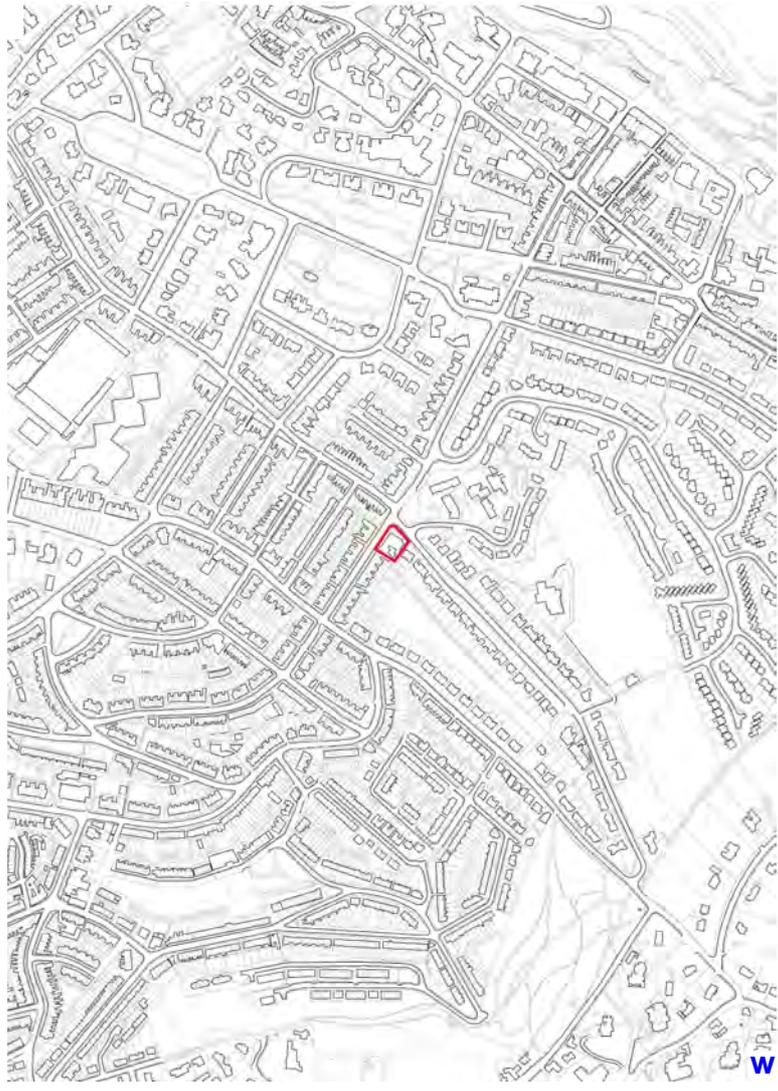
Site ref	Site address	Settlement	Size (ha)			
13001	39 Abbey Road	Torquay	0.02			
						
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<p>Suitability summary</p> <p>This site has had previous planning permission for the redevelopment and renovation to provide 12 additional units, which has now expired. From the information available, it is considered that the site remains suitable for development; it is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
<p>Availability summary</p> <p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that development of additional flats could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	12

Site ref	Site address	Settlement	Size (ha)			
13003	Roebuck House, Abbey Road	Torquay	0.06			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. It is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The building is within a conservation area and attached to a listed building. However, it adds nothing to the character of the conservation area and development could achieve built environment improvements.</p>						
Availability summary						
<p>The site is currently being promoted for development, and it is therefore considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site for development to provide 33 apartments, including the conversion of Roebuck House and the addition of two floors. It is unlikely that the proposed extra two storeys will be achievable, but 20-25 dwellings are likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential redevelopment on this site is currently being considered. It is suitable in principle but design issues may result in delivery of 20 - 25 dwellings.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13004	Land off Alfriston Road	Paignton	1.80			
						
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Suitability summary						
<p>The site is allocated for development in the Adopted Torbay Local Plan and considered suitable for housing development in principle. Masterplanning is underway to ensure that wildlife and access issues are addressed.</p>						
Availability summary						
<p>The site is currently being promoted for development, and it is therefore considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site for development to provide 98 dwellings and associated works. It is considered that a scheme for 84 dwellings, however, is achievable and likely to be delivered on this site within the short to medium term.</p>						
Conclusion						
<p>A planning application for residential development on this site is currently being considered. It is considered suitable in principle and 84 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	84	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13006	Sunhill Apartments, 19 Alta Vista Road	Paignton	0.14			
						
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Suitability summary						
<p>There is a planning application on this site for the change of use of 8 holiday apartments to full residential use. As other apartments within the same development have had the condition relaxed to allow for full residential use, it is considered that the site is suitable for housing in principle. The site is within a flood risk area and coastal management area. However, residential apartments are likely to be achieved through change of use of existing holiday apartments.</p>						
Availability summary						
<p>The site is currently being promoted for residential use, and it is therefore considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site that would provide 8 additional residential apartments. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential use of this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

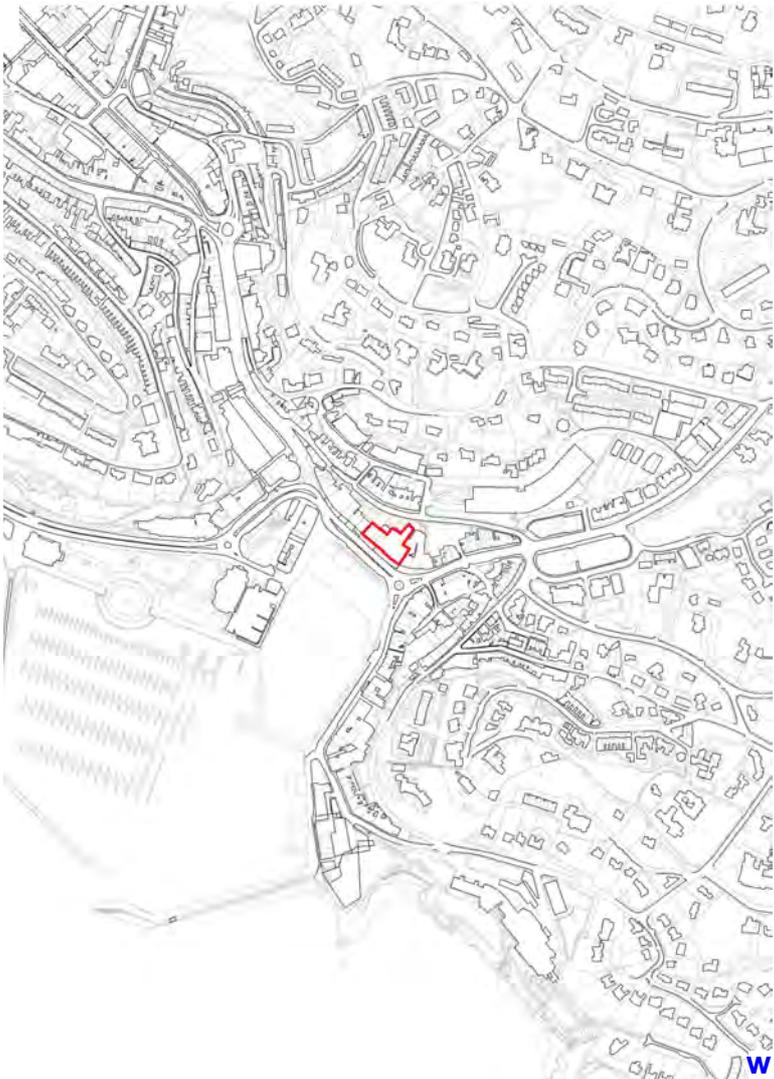
Site ref	Site address	Settlement	Size (ha)			
13011	Barclay Court Hotel, 29 Castle Road	Torquay	0.40			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This site has had previous planning permission for 8 units, which has now expired. From the information available, it is considered that the site remains suitable for development. It is a sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future, and there is therefore a reasonable prospect that the site will come forward within the plan period.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period with a yield of 8 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	8	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13020	Quintaville Junction Reddenhill Road	Torquay	0.10			
						
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Suitability summary						
This site has had previous planning permission for 15 units, which has now expired but the site remains suitable in principle for development.						
Availability summary						
Given that there has been previous promotion of the site for development, and that it is known to be being actively promoted for development, it is considered available.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. It is also known that a development of approximately 10 dwellings may be considered suitable by the council.						
Conclusion						
Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period. It is also known to be being actively promoted for development and it is considered that a development of approximately 10 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address	Settlement	Size (ha)			
13024	La Rosaire, Livermead Hill	Torquay	0.11			
						
<p>W</p>						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. However, there is a county wildlife site to the rear, and some flooding issues that need to be addressed in a final development scheme.</p>						
<p>Availability summary</p> <p>A planning application for development of this site has been submitted. Considering that the site is currently being promoted for development, there are not thought to be any insurmountable constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>There is a pending application on this site for development to provide 8 apartments. This is achievable and likely to be delivered on this site within the short term.</p>						
<p>Conclusion</p> <p>A planning application for residential redevelopment on this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term (a net increase of 7).</p>						
Total yield	2013 - 2018	7	2018 - 2023	0	2023 - 2032	0

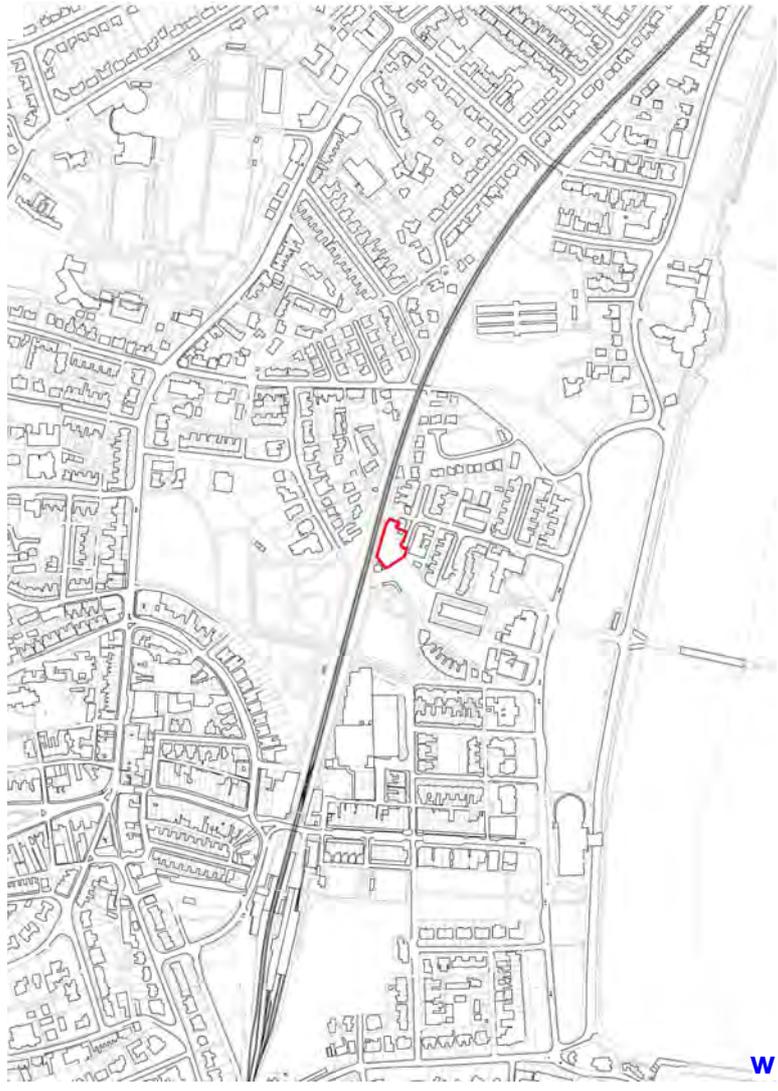
Site ref	Site address	Settlement	Size (ha)			
13028	Great Parks: adj Kings Aish House, Luscombe Road	Paignton	1.06			
						
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Suitability summary						
<p>This site has had previous planning permission for 47 units, which has now expired. The site is part of the phase 1 of the Great Parks development that was proposed for development in the Torbay Local Plan 1985-96 (which was adopted in 1991). It is considered that the site remains suitable for development.</p>						
Availability summary						
<p>This site has been promoted to the 2013 SHLAA refresh by the Council, who are landowner and involved in preapplication discussions in regard of the site. Therefore, it is considered that the site is likely to be developed in the early part of the plan period, subject to the Great Parks masterplanning, which is currently underway.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>This site has been promoted to the 2013 SHLAA by Torbay Council, and a current pre-app on the site. Therefore it is considered that this site could come forward within the period 2013 - 2018, for a development of up to 47 units as per the previous planning permission.</p>						
Total yield	2013 - 2018	47	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13045	40-44 Swan Street	Torquay	0.05			
						
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Suitability summary						
<p>The site located is within the town centre conservation area, but this is not a constraint to development in principle. This site has had previous planning permission for 10 units, which has now expired. Furthermore, this site has also been suggested by the Neighbourhood Forum. The site is considered suitable for housing development in principle, although development would need to conserve and enhance the character of the conservation area.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, and a recent pre-application on the site, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and that development within the short term is likely.</p>						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13048	The Strand	Torquay	0.16			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site has been identified by the community for development in the Torquay Neighbourhood Forum. The site located is within the town centre conservation area, but this is not a constraint to development in principle. It is located on the sea front in a sustainable location with excellent views as well as services. Apartments on this site are considered suitable, provided ground floor retail or commercial space is retained and development conserved and enhanced the character of the conservation area.</p>						
<p>Availability summary</p> <p>Debenhams are known to want to find an alternative location within the town centre, so the current store would only become available when such a redevelopment had taken place.</p>						
<p>Achievability summary</p> <p>The local context suggests a limit of 3 storeys here. This would give two storeys of apartments over retail, with an estimated achievability of 17 units per floor. A conservative estimate of a total of 30 units has been considered deliverable within the medium term.</p>						
<p>Conclusion</p> <p>The relocation of Debenhams with the regeneration of The Strand to create 30 apartments is considered developable within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

Site ref	Site address	Settlement	Size (ha)			
13051	Silverlawns Nursing Home, 31 Totnes Road	Paignton	0.24			
						
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Suitability summary						
Previous planning permission for 21 units has now expired, but the site remains suitable for redevelopment.						
Availability summary						
Given the previous promotion of the site for development, and that there have been recent pre-application discussions, it is considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period. However, the existing use value is likely to mean that the site will not come forward in the early part of the plan period.						
Conclusion						
Given that this site has previously had planning permission for development, it is considered that the site is suitable for redevelopment in principle and will come forward within the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	21

Site ref	Site address	Settlement	Size (ha)			
13053	22-28 Union Street	Torquay	0.06			
						
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Suitability summary						
<p>Previous planning permission for 13 units has now expired but the site remains suitable for development. Apartments on this site are considered suitable, provided ground floor retail or commercial space is retained. Furthermore, given its town centre location in close proximity to the services and facilities within Torquay, it is considered a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for residential development in principle, and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	13

Site ref	Site address	Settlement	Size (ha)			
13056	Vacant Land, Warefield Road	Paignton	0.14			
						
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Suitability summary						
<p>This site has had planning permission for 18 dwellings, which has since expired, but does establish the site's suitability for residential development. There has since been another application for 9 dwellings, 8 of which are likely to be agreed, subject to S106.</p>						
Availability summary						
<p>Given that the site has an application pending, it is considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>There is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>A planning application for residential development on this site is currently being considered. It is considered suitable in principle and 8 dwellings are likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13060	Foxlands, York Road	Torquay	0.23			
						
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<p>Suitability summary</p> <p>Twelve of the existing apartments on this site are restricted to holiday use, however, there is a planning application currently pending for their change of use from holiday apartments to full residential use. As other apartments within the same development are in lawful use as permanent accommodation, it is considered that residential apartments are likely to be achieved through the change of use of the existing holiday apartments.</p>						
<p>Availability summary</p> <p>Given that the site has an application pending, it is considered that there are no constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>There is a pending application on this site that would provide an additional 12 residential dwellings. This is achievable and likely to be delivered on this site within the short term.</p>						
<p>Conclusion</p> <p>A planning application that would provide an additional 12 residential apartments on this site is currently pending a decision. It is considered suitable in principle and likely to be delivered within the short term.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

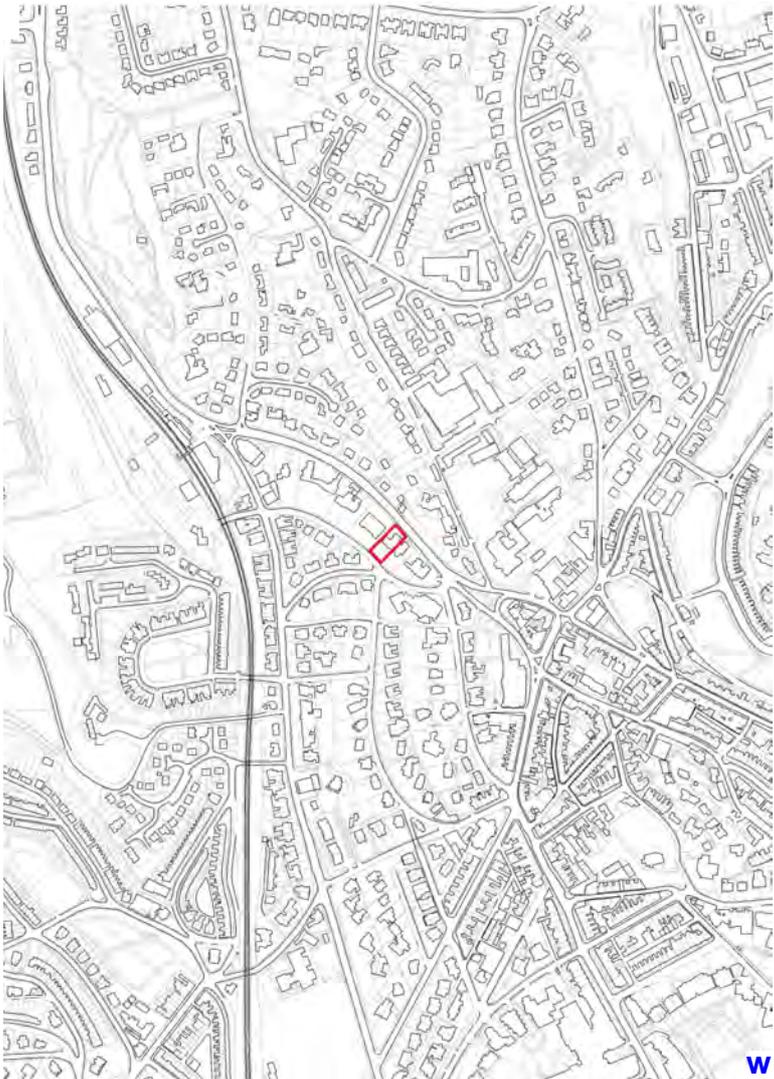
Site ref	Site address	Settlement	Size (ha)			
13069	Lyndhurst Hotel, Lower Polsham Road	Paignton	0.03			
						
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Suitability summary						
The site is an existing hotel, which is considered to be suitable in principle for redevelopment.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 12 dwellings may be suitable.						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13100	8-9 Braddons Hill Road West	Torquay	0.03			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site located is within the town centre conservation area, but this is not a constraint to development in principle so long as development were to conserve and enhance the built environment.</p>						
<p>Availability summary</p> <p>The site is being promoted for development by the landowner.</p>						
<p>Achievability summary</p> <p>It is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development, and it is considered that a development of approximately 8 dwellings may be suitable and deliverable in the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13105	Alan Kerr Garage, Brixham Road	Paignton	0.37			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area.						
Availability summary						
This site is being actively promoted by the landowner.						
Achievability summary						
It is likely that development of this site will occur later in the plan period, due to its current established use.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that approximately 10 dwellings may be suitable. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring forward development later in the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

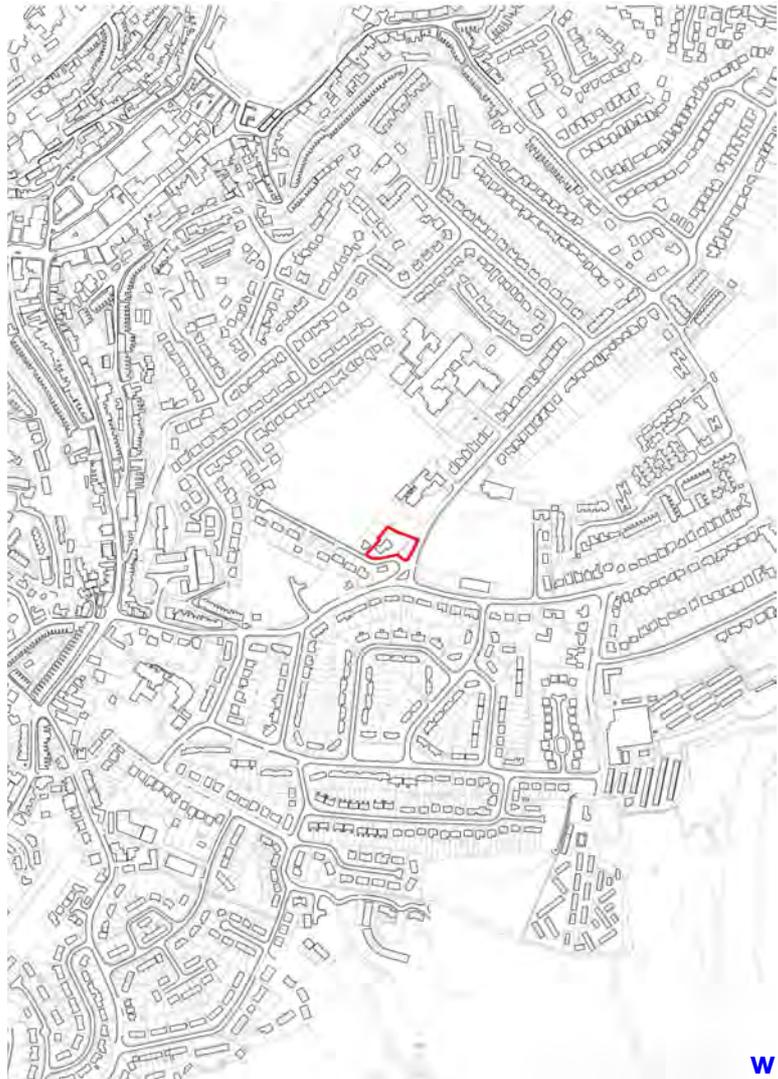
Site ref	Site address	Settlement	Size (ha)			
13123	Land at 4-6 Eugene Road	Paignton	0.10			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.</p>						
<p>Availability summary</p> <p>The site is being promoted for development by the landowner.</p>						
<p>Achievability summary</p> <p>This cleared site within the urban area is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development, and it is considered that a development of approximately 6 dwellings may be suitable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13148	63 Manor Road	Paignton	0.15			
						
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Suitability summary						
The site is considered to be suitable in principle for development.						
Availability summary						
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that development of this site for residential use could be delivered within the plan period.						
Conclusion						
The site is known to have been promoted for development, and it is considered that a development of approximately 8 dwellings may be suitable and achievable within the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

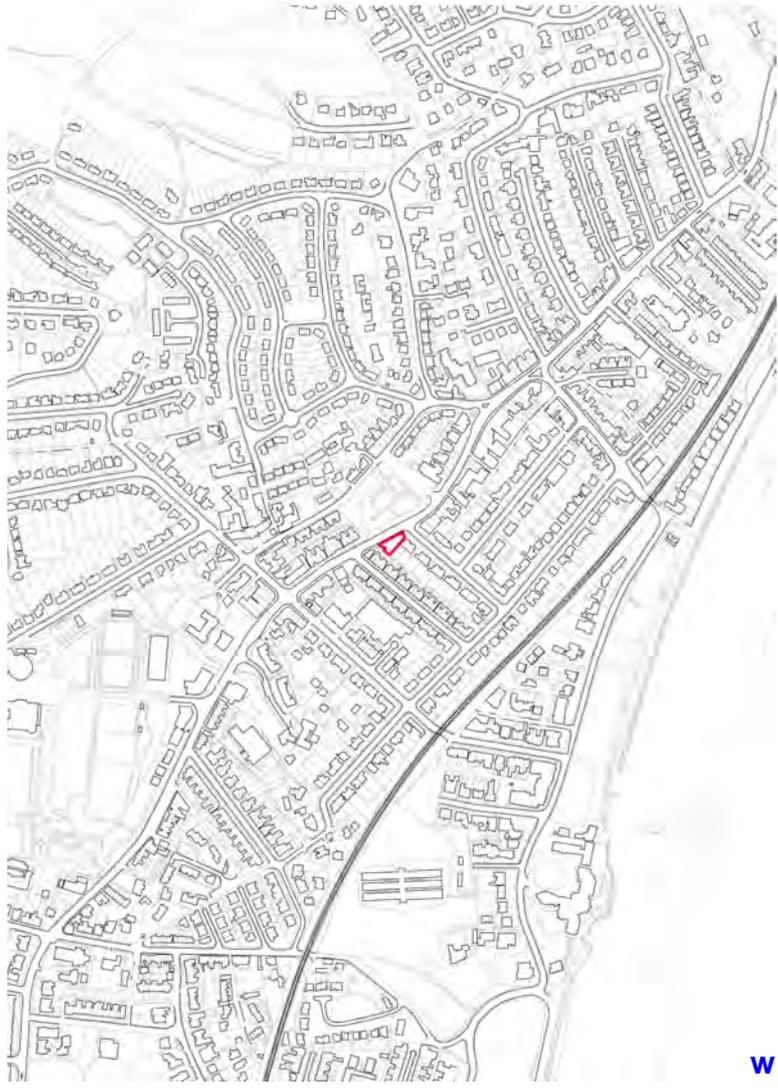
Site ref	Site address	Settlement	Size (ha)			
13160	Richwood Hotel, 20 Newton Road	Torquay	0.09			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. The site is within a PHAA in the Adopted Torbay Local Plan, but it is within the 'green zone' in revised guidance.</p>						
Availability summary						
<p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site close to Torquay town centre, there would be developer interest in bringing the site forward, even in the current market, and it is considered economically viable and therefore deliverable within the short to medium term. It is considered that the site is and development could occur within the short term.</p>						
Conclusion						
<p>The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13162	4 Palace Avenue	Paignton	0.04			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.</p>						
<p>Availability summary</p> <p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development and it is considered that a development of approximately 6 dwellings may be suitable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13166	Land r/o Quarry Terrace, Marldon Road	Paignton	0.21			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.</p>						
<p>Availability summary</p> <p>This site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

Site ref	Site address	Settlement	Size (ha)			
13168	Brixham Police Station, Rea Barn Close	Brixham	0.15			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.						
Availability summary						
The site is being promoted for development by the landowner, although the pre application has been withdrawn.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 12 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	12	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
13176	Brampton Court Hotel, St Lukes Road South	Torquay	0.11
			
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Suitability summary			
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.			
Availability summary			
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.			
Achievability summary			
From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.			
Conclusion			
The site is known to be being actively promoted for development and it is considered that a development of approximately 10 dwellings may be suitable.			
Total yield	2013 - 2018	10	2018 - 2023
			0
			2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
13189	Modern Motoring, Torquay Road	Paignton	0.04			
						
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Suitability summary						
From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area.						
Availability summary						
The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
The site is known to be being actively promoted for development, and it is considered that a development of approximately 6 dwellings may be suitable.						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13221	Lower Union Lane Office Block	Torquay	0.23			
						
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Suitability summary						
The site is an existing semi-vacant office building which is located close to the town centre. It therefore represents a sustainable location for development.						
Availability summary						
The site is being considered as part of a wider redevelopment by the TDA.						
Achievability summary						
At present the site houses telecoms equipment which would require relocation as part of any redevelopment. This would make redevelopment in the short term unviable. However, in the longer term it is considered that the redevelopment would be viable.						
Conclusion						
The site is a sustainable location for development and is likely to be identified as part of the emerging Neighbourhood Plan. It is considered that in the longer term the site will be developable, probably as part of a wider town centre scheme.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

Site ref	Site address	Settlement	Size (ha)
13223	Gdns Palace Hotel, Babbacombe Road	Torquay	0.64



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Suitability summary

Although this site has TPOs and part of the site is within a Local Wildlife Site and ULPA, the principle of development has previously been established as it has had planning permission for 36 units. The site is therefore considered suitable for housing development in principle, and there is a different scheme that is currently being negotiated.

Availability summary

A scheme is currently being negotiated for development of this site and it is therefore considered that there are no constraints on its availability.

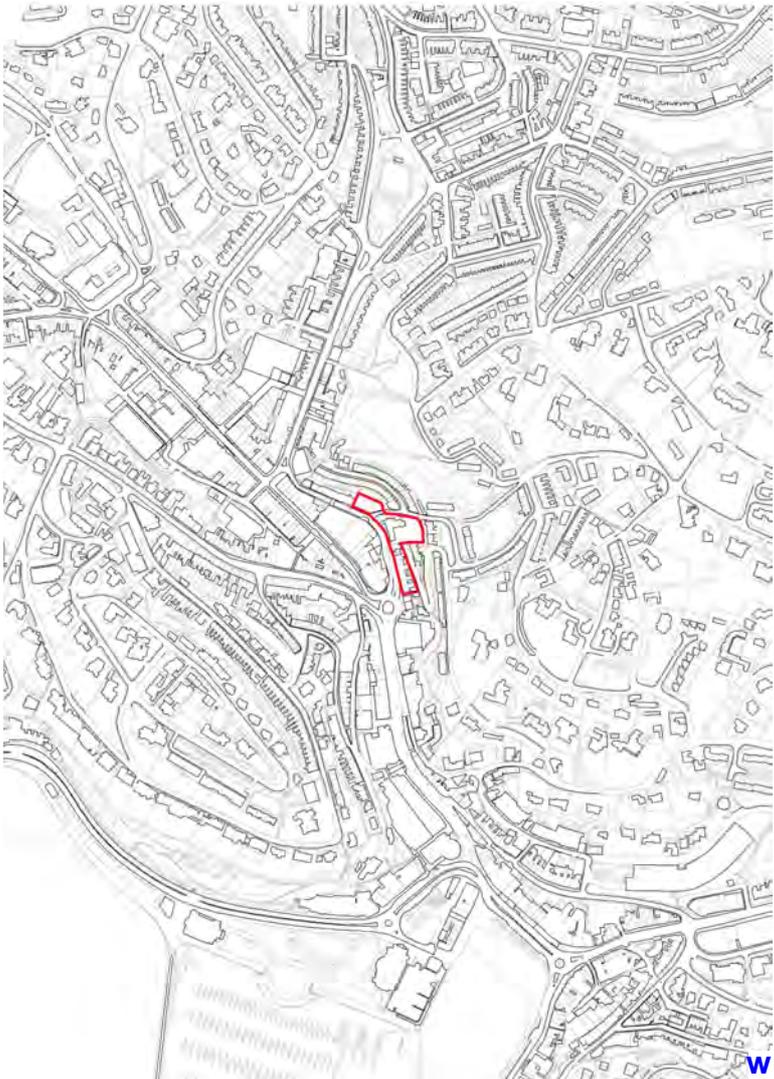
Achievability summary

Due to current negotiations, it is anticipated that around 40 dwellings can be achieved on this site, which are likely to be implemented in the next 5-10 years.

Conclusion

The site is known to be being actively promoted for development and it is considered that a development of approximately 30-40 townhouses may be appropriate on the site. There is a possibility of a higher density scheme in conjunction with refurbishment of the Palace Hotel, but this is, at the time of writing, not determined.

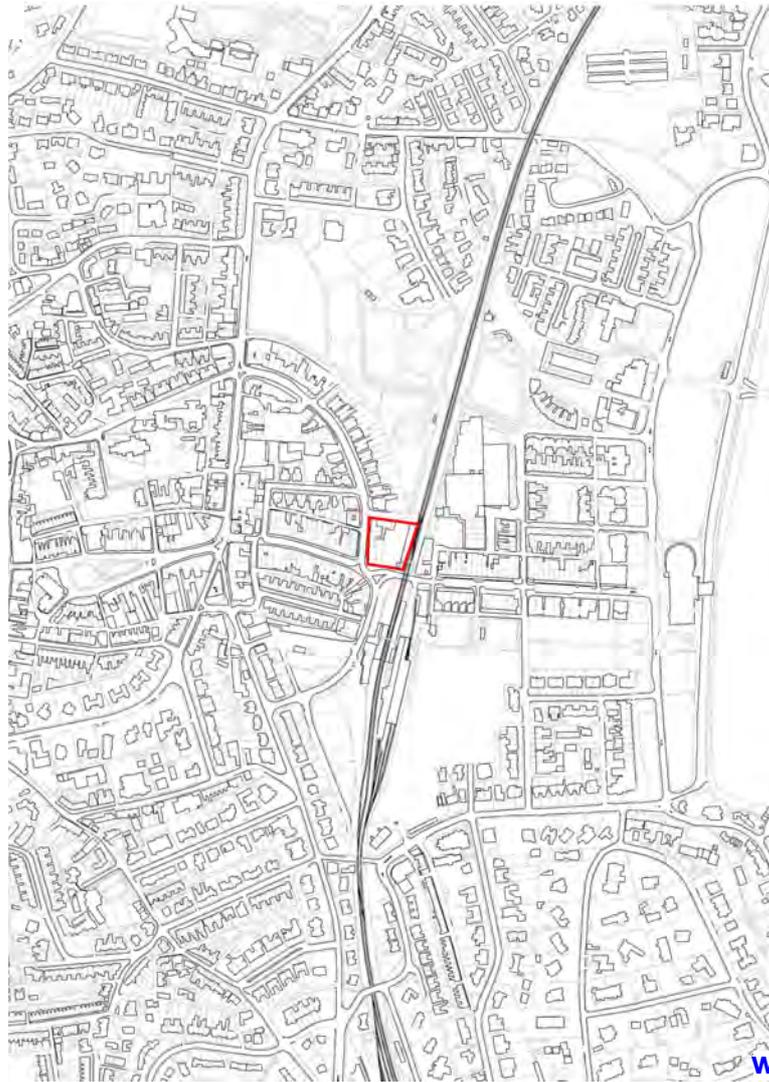
Total yield	2013 - 2018	0	2018 - 2023	40	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13229	Pimlico	Torquay	0.35			
						
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<p>Suitability summary</p> <p>The site located in the town centre with a mix of existing uses. Residential development as part of a mixed use scheme would be suitable in this location and has been promoted by the Neighbourhood Forum as part of the Neighbourhood Plan.</p>						
<p>Availability summary</p> <p>The land is in various landownerships.</p>						
<p>Achievability summary</p> <p>The redevelopment of the area is unlikely to be viable in the current market due to the low returns and existing use values. However, it is considered that within the plan period the returns will recover to a point where a scheme becomes viable.</p>						
<p>Conclusion</p> <p>It is considered that, during the plan period, the redevelopment of the area could result in an additional provision of housing.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
13237	Site opposite Market, Market St (Blockbusters)	Torquay	0.25			
						
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Suitability summary						
This site is currently in single-storey retail use within the town centre, representing a sustainable location for development.						
Availability summary						
The Neighbourhood Forum have identified the site as part of the Neighbourhood Plan process and it is understood that the site is available for redevelopment.						
Achievability summary						
There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment including commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that an entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit.						
Conclusion						
It is considered that the site could deliver up to 30 dwellings as part of a mixed use scheme.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

Site ref	Site address	Settlement	Size (ha)			
13240	Crossways shopping centre	Paignton	0.90			
						
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<p>Suitability summary</p> <p>This site covers an expanded area of a previously allocated site (TM006). The shopping centre is located within a key town centre area of Paignton, in a highly sustainable location; it is close local services and facilities, in proximity to rail and bus stations and supermarkets. The site is covered by a town centre redevelopment policy in the Local Plan already, and is protected under policy S1 (town centres) which prohibits the loss of retail, leisure or cultural facilities that contribute to the town centre. However, the redevelopment of this site as a mixed use development would not contravene these policies. Therefore, residential development could be appropriate over ground floor retail / commercial or community space, which would form an important part of the regeneration of Paignton Town Centre.</p>						
<p>Availability summary</p> <p>We do not have details of the ownership on this site; however the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. The site has been promoted previously for development, but schemes have not been viable or deliverable. Nonetheless, there is understood to be long term aspirations to redevelop the site and part of this could include dwellings as part of the wider mix.</p>						
<p>Achievability summary</p> <p>There are understood to be telecommunications equipment in the BT building, which renders development unlikely in the short term. Furthermore, this site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term. Therefore, it is considered an option for later in the plan period as part of a wider mixed use redevelopment of the site. It is considered suitable for apartments over retail units, providing 150 units over 4 floors.</p>						
<p>Conclusion</p> <p>This site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term. However, it is considered an option for later in the plan period as there would appear to be sufficient landowner interest in pursuing this to include the site in the SHLAA as a longer term developable site.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	150

Site ref	Site address	Settlement	Size (ha)
13242	Corner of Hyde Rd and Torbay Rd	Paignton	0.32



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Suitability summary

This flat, town centre site is in a good, sustainable location that is surrounded by retail, commercial and transport facilities. It is currently an under-utilised retail unit that offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. It is therefore considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is a Local Wildlife Site adjacent, which will also need to be considered in any development proposal.

Availability summary

This site has been identified by the Prince's Foundation as an opportunity for further town centre residential development.

Achievability summary

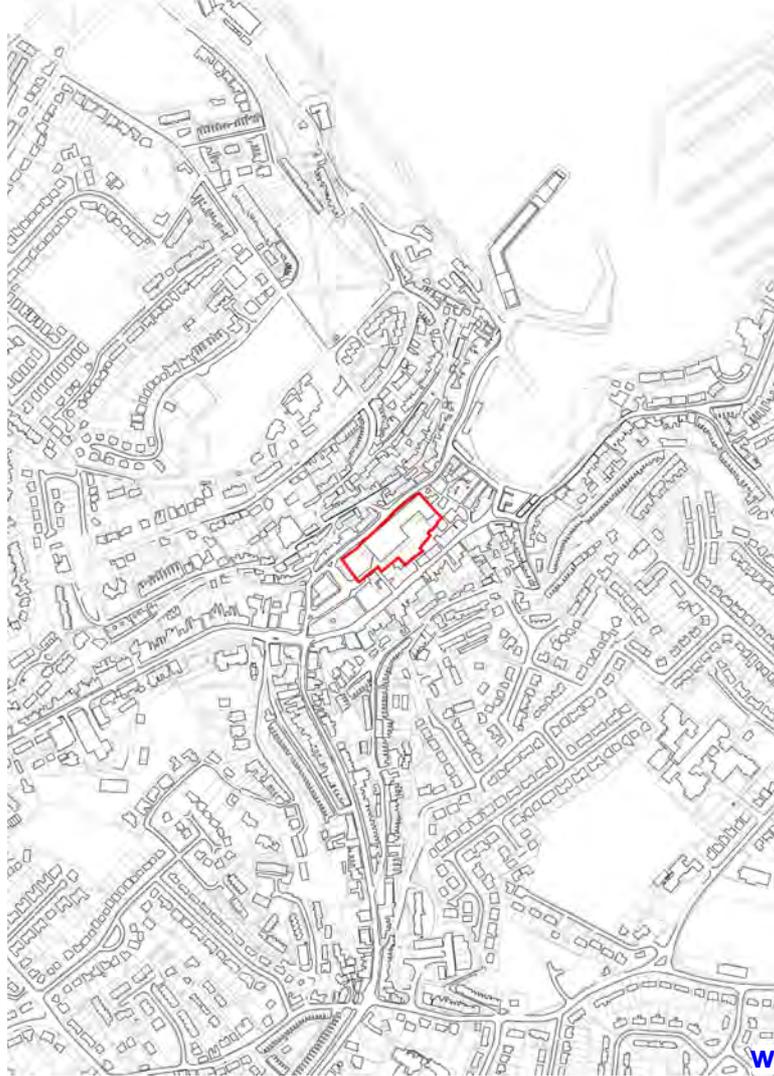
This site has been identified as an opportunity for further town centre residential and could provide 2000 sq. m retail plus 50+ flats over 4 floors. From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site later in the plan period.

Conclusion

Due to the nature of the site it is thought probable that residential development could be delivered on the site later in the plan period.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
13264	Knapman's Builder's yard, off Stoke Gabriel Road.	Brixham	0.14			
						
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Suitability summary						
<p>The site is a previously developed workshop and stores site within the village of Galmpton. There are no known constraints to development, though there may be considerations with regard to protected species given the character and age of buildings on the site.</p>						
Availability summary						
<p>The owner of this site confirms that it is likely to be available towards the end of the plan period.</p>						
Achievability summary						
<p>The site is within a village location where the developer panel consider there to be a decent market for housing, but development in the short term will be inhibited by the existing use value of the site.</p>						
Conclusion						
<p>The site is within a suitable location for development. Subject to detailed design, the site could deliver approximately 8 - 10 dwellings. Though this is likely to be delivered towards the end of the plan period to reflect landowner expectations and market realities.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

Site ref	Site address	Settlement	Size (ha)			
AI H1:018	Town Centre Car Park	Brixham	0.61			
						
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Suitability summary						
<p>The site is located within the Town Centre Conservation Area, but this is not a constraint to development in principle. It is in a central location adjacent to the main shopping area and is allocated for a mix of uses. The site is protected under the Town Centre (S1) policy which prohibits the loss of retail, leisure or cultural facilities that contribute to the diversity and attractiveness of the town centre, but also promoted as part of the S5-4 Local Plan Policy which identifies areas for new Retail Development. A planning application for a new Tesco store with 14 dwellings has been submitted and the council has resolved to grant permission subject to a section 106 agreement.</p>						
Availability summary						
<p>Given that this site is being actively promoted and currently has an application for development, it can be considered available.</p>						
Achievability summary						
<p>There is an approval agreed subject to S106 Agreement on this site that would provide 14 dwellings. This is achievable and likely to be delivered on this site within the short term.</p>						
Conclusion						
<p>The site is subject to development proposals, which are considered suitable in principle. A mix of uses to include 14 dwellings are likely to be delivered in the short term; therefore the site is not considered for longer term development of car parks as part of Appendix I.</p>						
Total yield	2013 - 2018	14	2018 - 2023	0	2023 - 2032	0

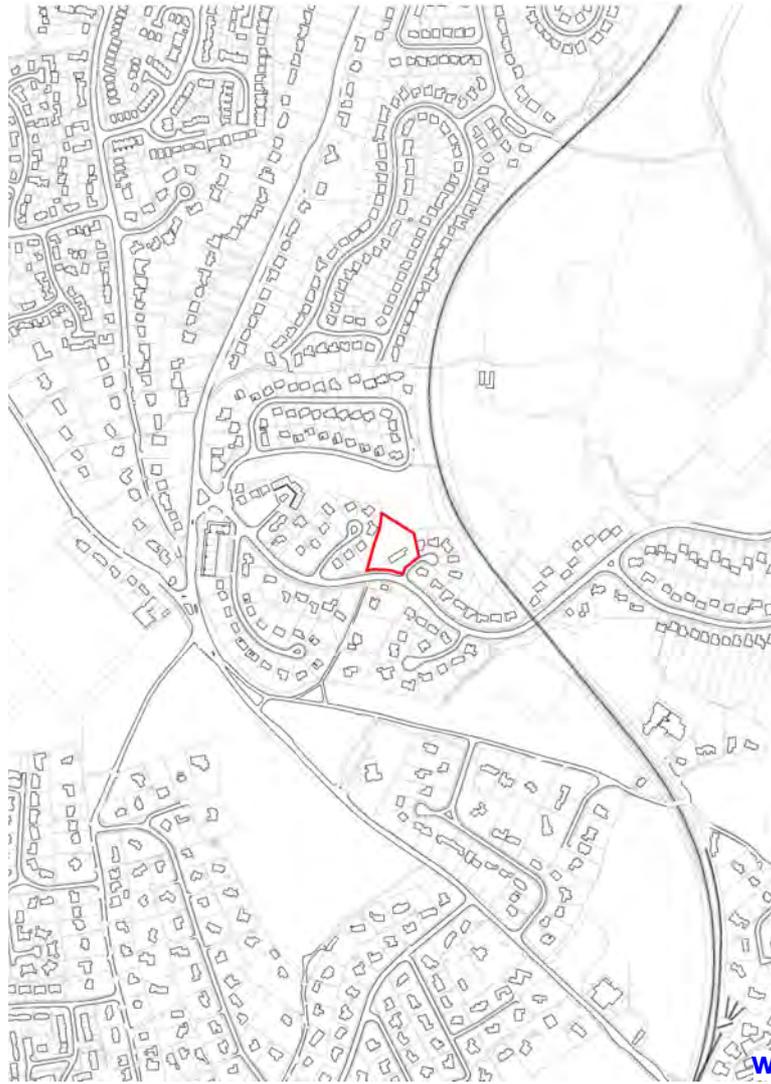
Site ref	Site address	Settlement	Size (ha)			
AI H1:021	St Mary's - Industrial Estate near to.	Brixham	0.75			
						
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Suitability summary						
<p>The site is on the end of the settlement and partly within the AONB. However, it is wholly previously developed and has been allocated for development in the adopted Local Plan. Therefore, the site is considered suitable for development. The site is, however, within the Greater Horseshoe Bat flight path and sustenance zone, so new development will need to take into account any impact on bats.</p>						
Availability summary						
<p>This site is allocated in the Local Plan for 25 dwellings, but it is currently in employment use, and it is unclear whether residential development is going to come forward.</p>						
Achievability summary						
<p>This is a small site with an established use value; however, it is likely that in the future the market will improve so that this site will be viable for residential development, including a renovation and conversion of the industrial units. Therefore, it is considered that it will come forward within the plan period.</p>						
Conclusion						
<p>It is likely that development of this site will occur later in the plan period due to its current established use, but it is considered that 25 dwellings, as allocated in the Local Plan, could be achievable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	25

Site ref	Site address	Settlement	Size (ha)			
H1:011	Great Parks- Phase 2: Allocation H1:11	Paignton	4.85			
						
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Suitability summary						
<p>The site is allocated for housing in the Adopted Torbay Local Plan 1995-2011 and is therefore suitable in principle. Masterplanning is currently underway to address highway and wildlife issues. On the basis of the existing 1995 S106 Agreement, it is likely that the land earmarked in the Local Plan for a school site could also become housing (subject to negotiation with the Head of Children's Services).</p>						
Availability summary						
<p>The land is allocated in the Torbay Local Plan, and is currently being promoted. A brief is being prepared that would provide 92 units on the lower half of the site.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. Furthermore, the development of the whole site is likely to achieve 185 units.</p>						
Conclusion						
<p>There were 185 dwellings proposed in the Local Plan and allocated in the Adopted Local Plan for housing, with 30% affordable dwellings sought. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Total yield	2013 - 2018	185	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
H1:012	Great Parks- Phase 2: Allocation H1:12	Paignton	4.58			
						
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Suitability summary						
<p>The site is allocated in the Adopted Torbay Local Plan 1995-2011 and is therefore suitable for housing in principle. Wildlife and transport mitigation will need to be addressed through the masterplanning of the site, which is currently underway. From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development.</p>						
Availability summary						
<p>The land is allocated in the Torbay Local Plan, however it appears the site can provide a higher yield than stated in the Adopted Local Plan, and is currently being promoted; a brief is being prepared for residential development on this site.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. Furthermore, the development of the whole site is likely to achieve 120 units, deliverable within the short to medium term.</p>						
Conclusion						
<p>It is proposed that the site might deliver 120 dwellings, with 30% affordable dwellings sought. 90 of these are expected to be deliverable in the next 5 years. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. The whole development is expected to be completed within the next 10 years.</p>						
Total yield	2013 - 2018	90	2018 - 2023	30	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
H1:013	Great Parks- Phase 2: Allocation H1:13	Paignton	2.08			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development, although drainage and landscaping issues will need to be considered as part of the sites development.</p>						
Availability summary						
<p>The land is allocated the in the Torbay Local Plan for 65 dwellings. The owner has confirmed that development on this site is likely to occur later in the plan period.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term, although the owner has shown the intention to develop the site over the long term.</p>						
Conclusion						
<p>There were 65 dwellings proposed in Local Plan and allocated in Adopted Local Plan for housing, with 30% affordable dwellings sought. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, though this is likely to be delivered towards the end of the plan period to reflect landowner expectations.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	65

Site ref	Site address	Settlement	Size (ha)
HC213	5 Broadsands Road	Paignton	0.30



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Suitability summary

From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. The site is within a built up area, close to services, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are no known policy or physical constraints preventing development.

Availability summary

The site is currently being promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site.

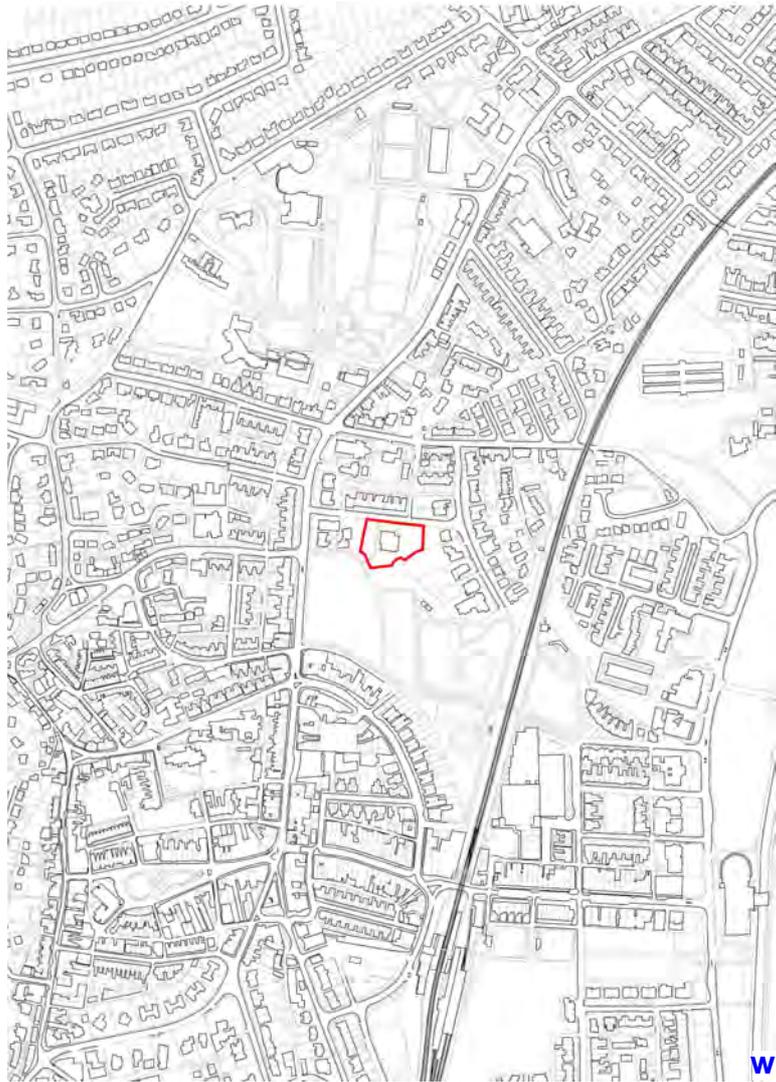
Achievability summary

The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring development forward in the short to medium term.

Conclusion

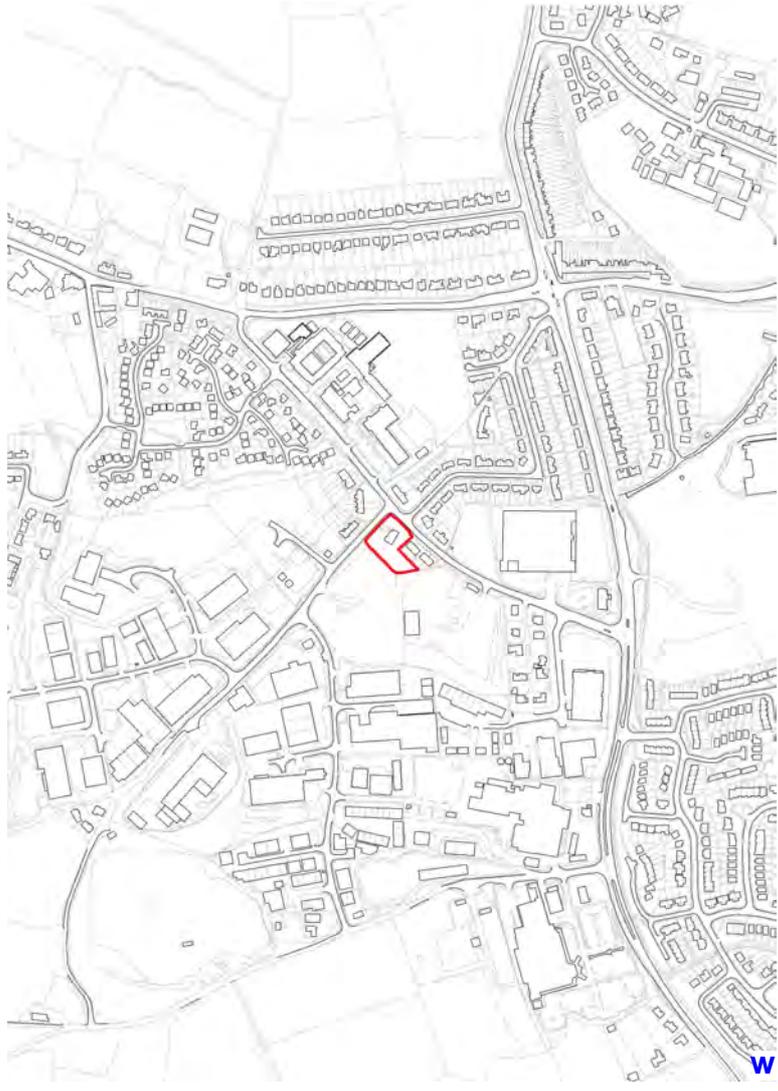
The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellings may be suitable, which could be delivered within the short term.

Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

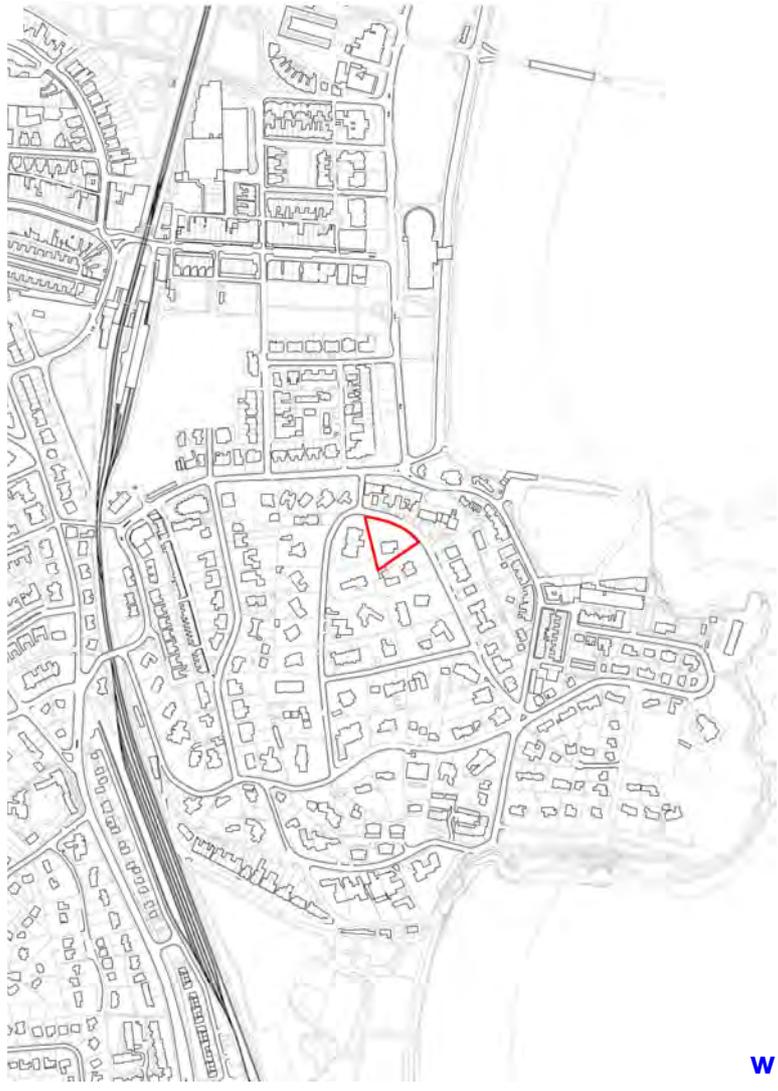
Site ref	Site address	Settlement	Size (ha)			
HC233	Paignton Library, Courtland Road	Paignton	0.36			
						
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Suitability summary						
<p>This site was home to Paignton Library, which has now relocated, and links into the town park and larger town centre area, including Victoria Shopping Centre. The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no topographical constraints on the site which would restrict development.</p>						
Availability summary						
<p>The site has been sold for development by Torbay Council, and therefore can be considered available for residential development.</p>						
Achievability summary						
<p>There is currently developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term for a yield of up to 45.</p>						
Conclusion						
<p>Given that this site has recently been sold to a developer, it is anticipated that this site will come forward for development within 5 years and will achieve approximately 45 dwellings.</p>						
Total yield	2013 - 2018	45	2018 - 2023	0	2023 - 2032	0

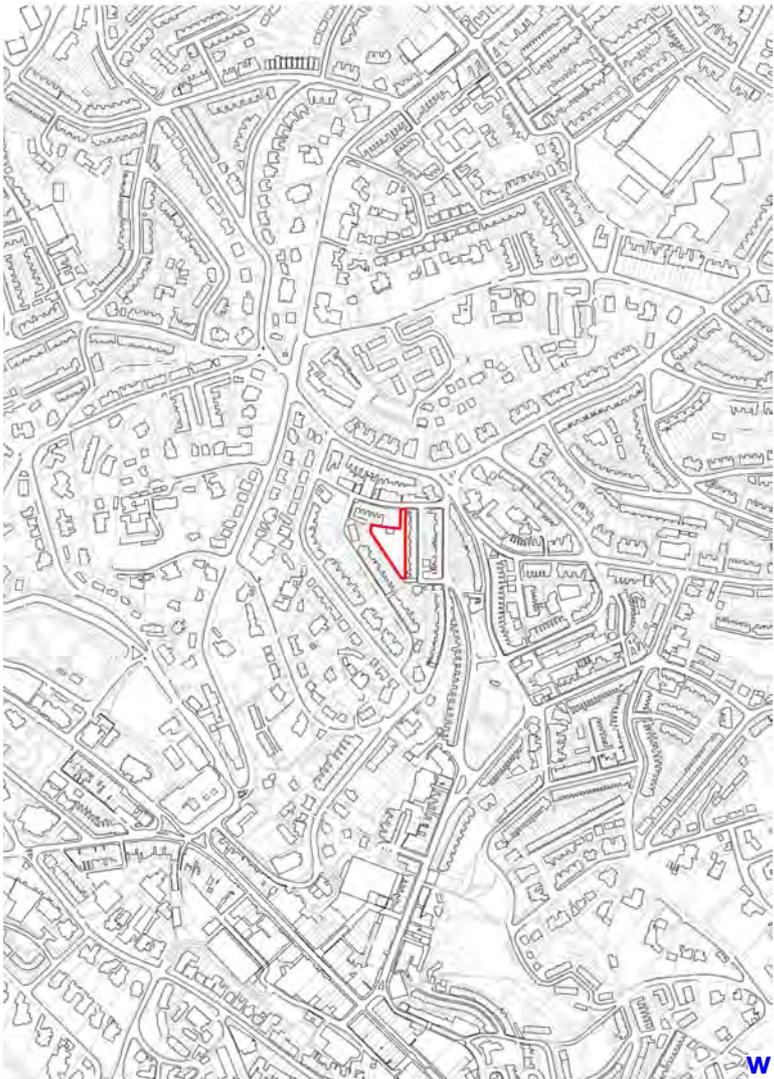
Site ref	Site address	Settlement	Size (ha)			
R149	Adjacent to Abbey Hall, Rock Road	Torquay	0.09			
						
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Suitability summary						
<p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site is therefore considered suitable for housing development in principle, although development would need to conserve and enhance the character of the Conservation Area.</p>						
Availability summary						
<p>This site is available; it is owned by Torbay Council and being promoted for affordable housing.</p>						
Achievability summary						
<p>Given that this site has previously had planning permission for development of 29 dwellings, it is considered that redevelopment is deliverable. The site is constrained by a retaining wall and poor frontage, however, 30 dwellings are being considered in a new scheme and this is considered achievable. It is a highly sustainable site that, taking account of the character of the area and surrounding development, is suitable for a high density development. It is currently being promoted by the Council for development in conjunction with a housing association, and is deliverable within the short term.</p>						
Conclusion						
<p>This sustainable site is considered suitable for high density development of 30 dwellings. It is currently being promoted by the Council for development in conjunction with a housing association, and is deliverable within the short term.</p>						
Total yield	2013 - 2018	30	2018 - 2023	0	2023 - 2032	0

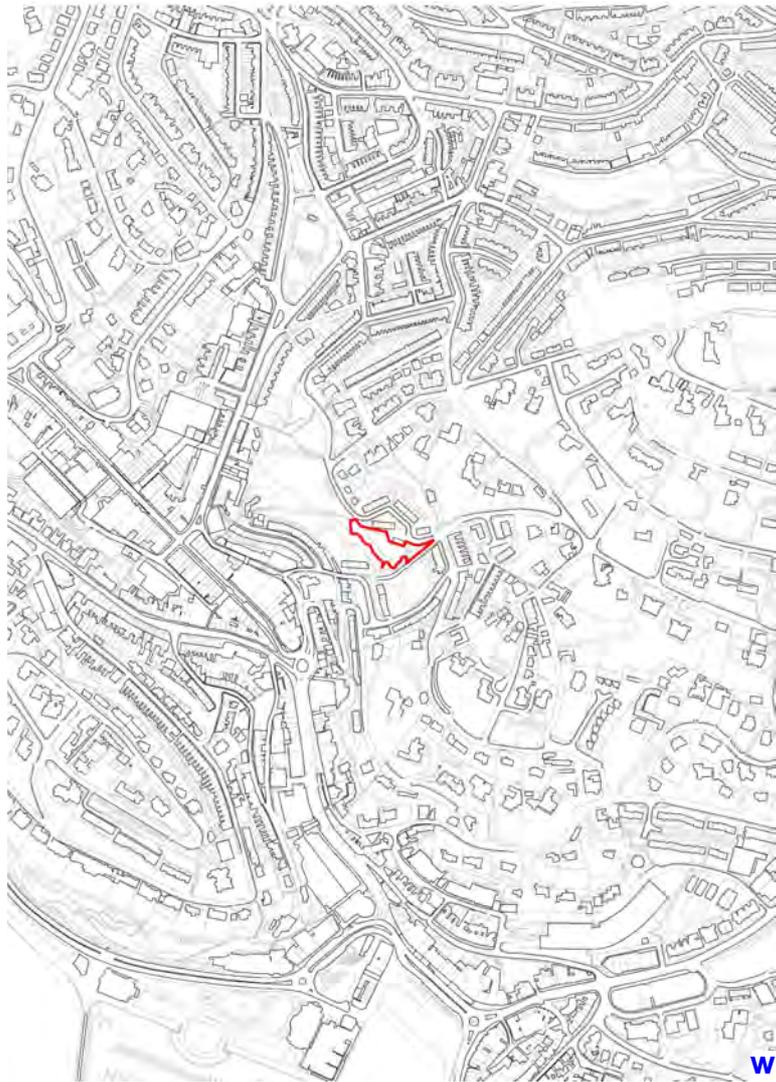
Site ref	Site address	Settlement	Size (ha)			
R232	Melville Street Joinery Works	Torquay	0.04			
						
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Suitability summary						
<p>This is a brownfield urban site that, given the location in proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. The site is considered suitable for housing development in principle, although the relationship with properties on Warren Road to the rear of the site limits the height of development that could be achieved. There are no other known constraints, although the land could be contaminated due to former uses, but it remains suitable in principle.</p>						
Availability summary						
<p>Given that the site has a planning application pending for 6 units, which has been agreed subject to s106, it is considered that there are no constraints to the availability of the site.</p>						
Achievability summary						
<p>This site could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development. Given the pending application for 6 apartments, this is considered an achievable yield, which is deliverable within the short term.</p>						
Conclusion						
<p>This is a highly sustainable urban site, where redevelopment would be worth considerably more than the current low-level industrial use. Furthermore, given its planning history, this site is considered likely to deliver residential development within the study period. The market is likely to bring forward high density development, given the surrounding character and location, which could be delivered within the short term.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T705	Land at Intek House	Paignton	0.25			
						
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Suitability summary						
<p>This site is in a good, sustainable location on Borough Road and in close proximity to existing semi-detached and terraced housing. There are local services in proximity of the site, which could be enhanced if the development were to go ahead. However, the character of the area is largely dominated by industrial and retail uses, and as the New Local Plan Policy E 2 – 'Employment Space' may restrict development of this site. Despite this, there could be scope for the development of this site if the Council Depot were to come forward as a development site. Regarding physical constraints, there is mature tree cover around the borders of the site and the adjacent waste depot may have resulted in contaminated land.</p>						
Availability summary						
<p>The site was promoted for the purposes of this study by the existing landowner and it is understood that proposals remain for redevelopment.</p>						
Achievability summary						
<p>Suitable development of this site would involve a mixture of types built to a medium/high density, which would take account of the character of the area and surrounding development. From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and proximity to existing 3 storey developments, the site could achieve a yield of 12 dwellings and the principle of development for conversion to housing is considered acceptable. The site would ideally be considered alongside the adjacent depot, although this does not preclude it being developed as a standalone site.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

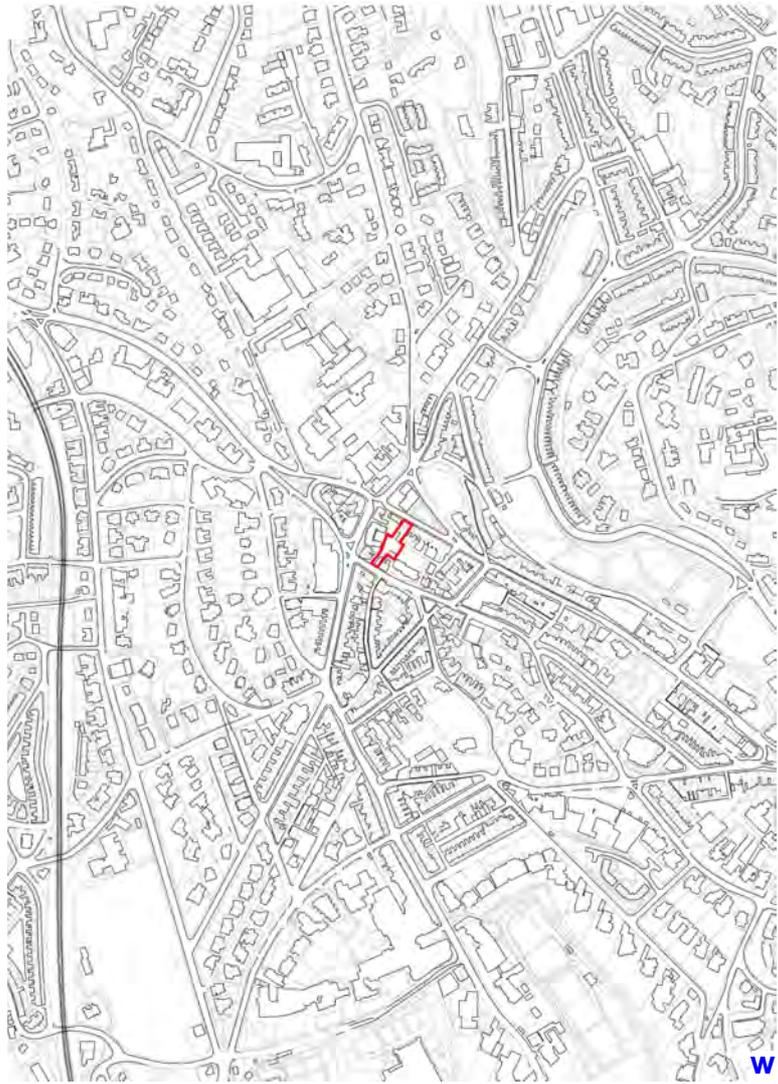
Site ref	Site address	Settlement	Size (ha)			
T709	Vauxhall Garage on Torquay Road	Paignton	0.17			
						
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<p>Suitability summary</p> <p>This site is in a very good location, close to local services and amenities. The loss of the workshop and associated jobs is likely to be offset by a reduction in noise and general improvement in residential amenity. It is in a very sustainable location on Torquay Road, in close proximity to the main shopping street of the District centre and also an area of small scale employment uses, therefore residential development would contribute to the creation of sustainable, mixed communities. The site is therefore considered suitable for housing development in principle.</p>						
<p>Availability summary</p> <p>Given the previous promotion of the site for development, it is considered that there is a reasonable prospect that the site will come forward within the plan period.</p>						
<p>Achievability summary</p> <p>It is likely that development of this site will occur later in the plan period due to its current established use.</p>						
<p>Conclusion</p> <p>Development at this site is suitable and it is considered that approximately 20 dwellings may be achievable. From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site in the future, and that it is likely the market will bring development forward later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

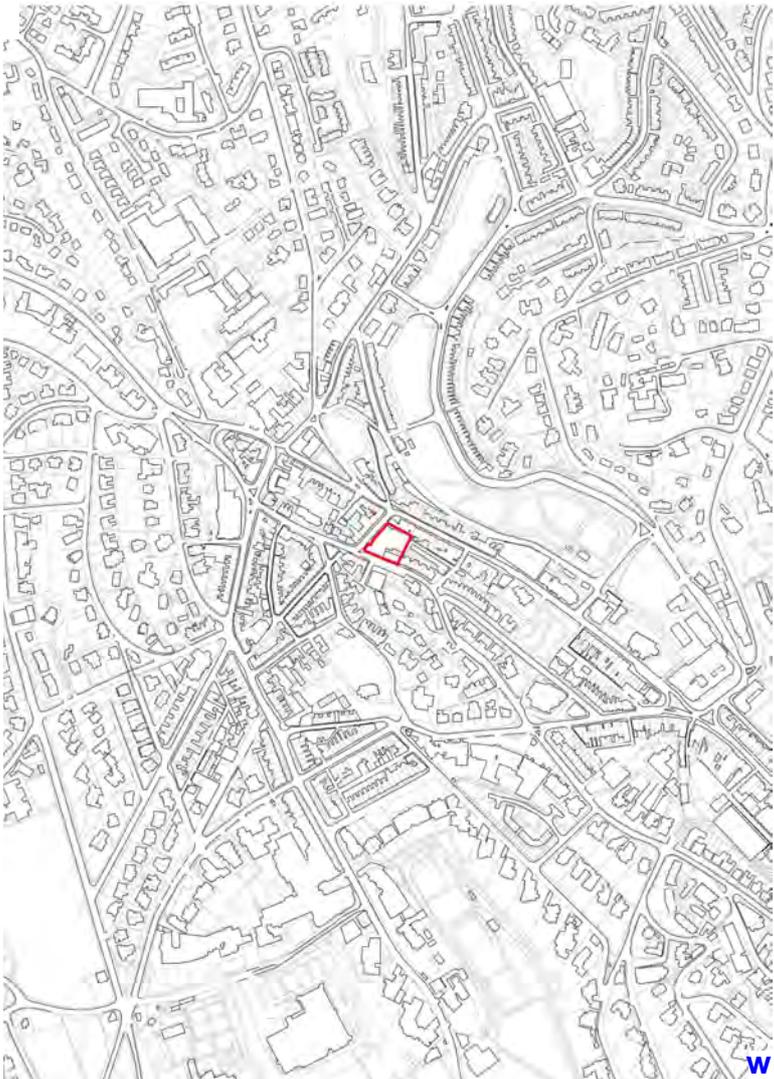
Site ref	Site address	Settlement	Size (ha)			
T718	Angleside House, Paignton	Paignton	0.24			
						
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<p>Suitability summary</p> <p>This site is within the Roundham Conservation Area, which is located on the southern edge of central Paignton, and as such is relatively close to associated town centre services and facilities. The site is in an area which has seen a rapid rise in new development, mainly in the form of the division of larger houses into flats and redevelopment of large hotels. The site is also located on a slight slope, down to the access road, which should be taken into consideration when designing a possible scheme. This site is, however, considered suitable for housing development in principle.</p>						
<p>Availability summary</p> <p>The site is in a single ownership and initial approaches have been made to the Council with a view to redeveloping the site for housing.</p>						
<p>Achievability summary</p> <p>This site could be suitable for medium to high density housing, taking account of the character of the area and surrounding development. Discussions between the owner and developer have shown that 37 apartments could be achievable. This development would, in the current economic climate, be unviable, however. A lower yield could be considered developable within the plan period, and may contribute more to the creation of a mixed community.</p>						
<p>Conclusion</p> <p>The site is suitable for redevelopment in principle, subject to resolution of any issues the location within the Conservation Area that might apply. A high density development would be feasible here, and discussions with the owner have shown a maximum yield of 37, however, it is more likely to be fewer than this, and developable in 6-10 years.</p>						
Total yield	2013 - 2018	0	2018 - 2023	24	2023 - 2032	0

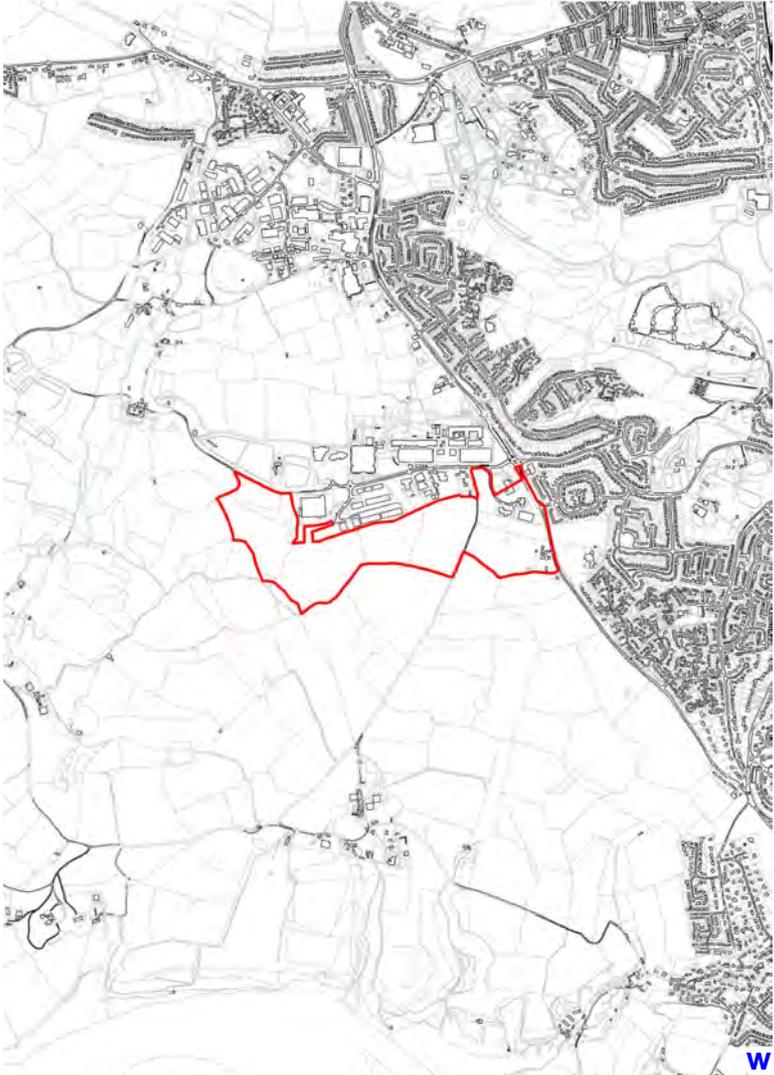
Site ref	Site address	Settlement	Size (ha)			
T721	Transport Yard, Berachah Road	Torquay	0.18			
						
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<p>Suitability summary</p> <p>This site is located within the urban area within a mix of commercial and residential units. The yard results in activity which diminishes residential amenity for neighbouring properties, and as such potentially constitutes a bad neighbour. The redevelopment of the yard for a small number of residential properties would alleviate possible misuse, whilst only resulting in the loss of a small amount of low density employment land. Therefore, this site is considered suitable for residential redevelopment</p>						
<p>Availability summary</p> <p>The site has been actively promoted by the owner, who also owns the industrial units adjacent to the Transport yard.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period. If the site was to go forward for development, the adjacent land would also come forward, allowing a larger area to be delivered. However, the owner has no current plans to develop the site, and therefore it should be considered as achievable later in the plan period.</p>						
<p>Conclusion</p> <p>Due to the current use of low density employment that diminishes residential amenity for neighbouring properties, there is considered to be scope for redevelopment on the site. High density is achievable here due to the central location and surrounding existing high density character, and therefore approximately 8 units may be developable later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

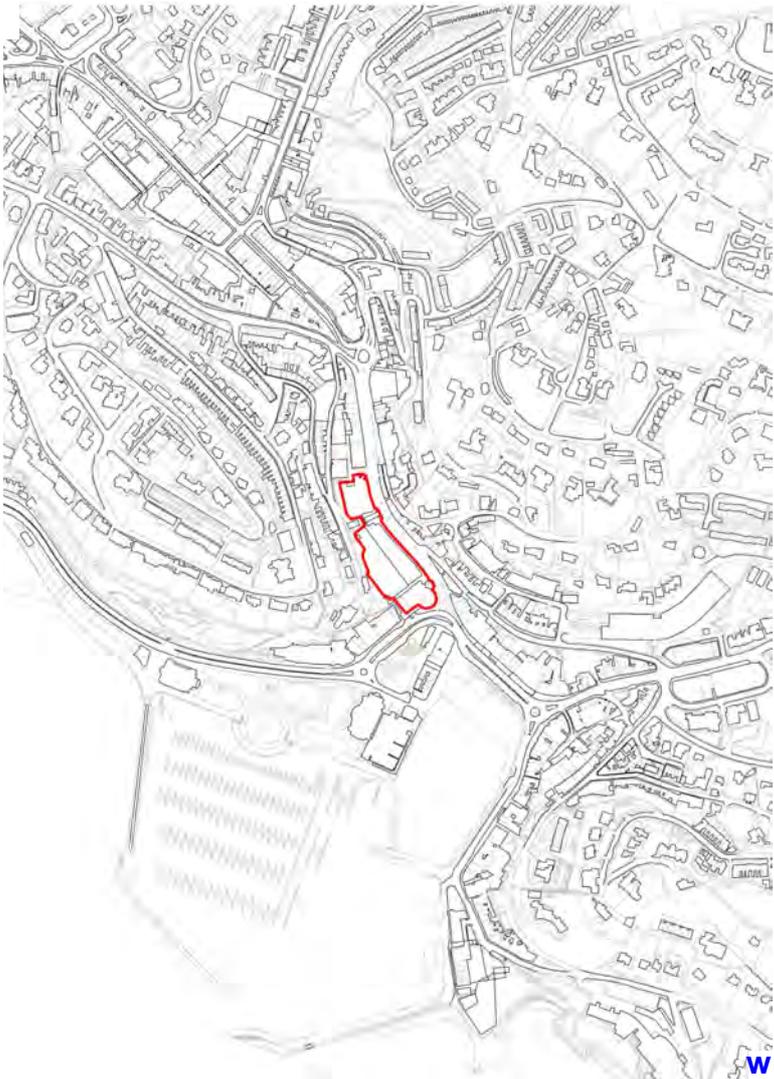
Site ref	Site address	Settlement	Size (ha)			
T726	Braddons Street Disused Playground, Stentiford Hill	Torquay	0.22			
						
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Suitability summary						
<p>The site is located within the urban area, close to a range of services, and as such provides a potentially suitable location for housing. The previous use as a play area has ceased and the land is unkempt. Constraints such as ground stability, landscape and local wildlife issues may need addressing prior to development. However, redevelopment would allow for enhancement of the space as well as providing a number of homes.</p>						
Availability summary						
<p>The site is Council owned, but has recently been subject to a planned assessment as part of an asset release programme. The site is now to be disposed of by the Council and will be made available to the open market. It is understood that there is an intention to redevelop this site, and the site was promoted to 2013 SHLAA refresh.</p>						
Achievability summary						
<p>There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term. It is thought that a medium to high density development could be achieved, which would provide approximately 14 dwellings.</p>						
Conclusion						
<p>The site is well located and it is considered that constraints could be overcome and resolved. The location means that the site has the potential to achieve a medium to high density yield figure, due to the surrounding character already being at a high density and the proximity to the town centre. Therefore, approximately 9 units are likely to come forward in the short-term.</p>						
Total yield	2013 - 2018	9	2018 - 2023	0	2023 - 2032	0

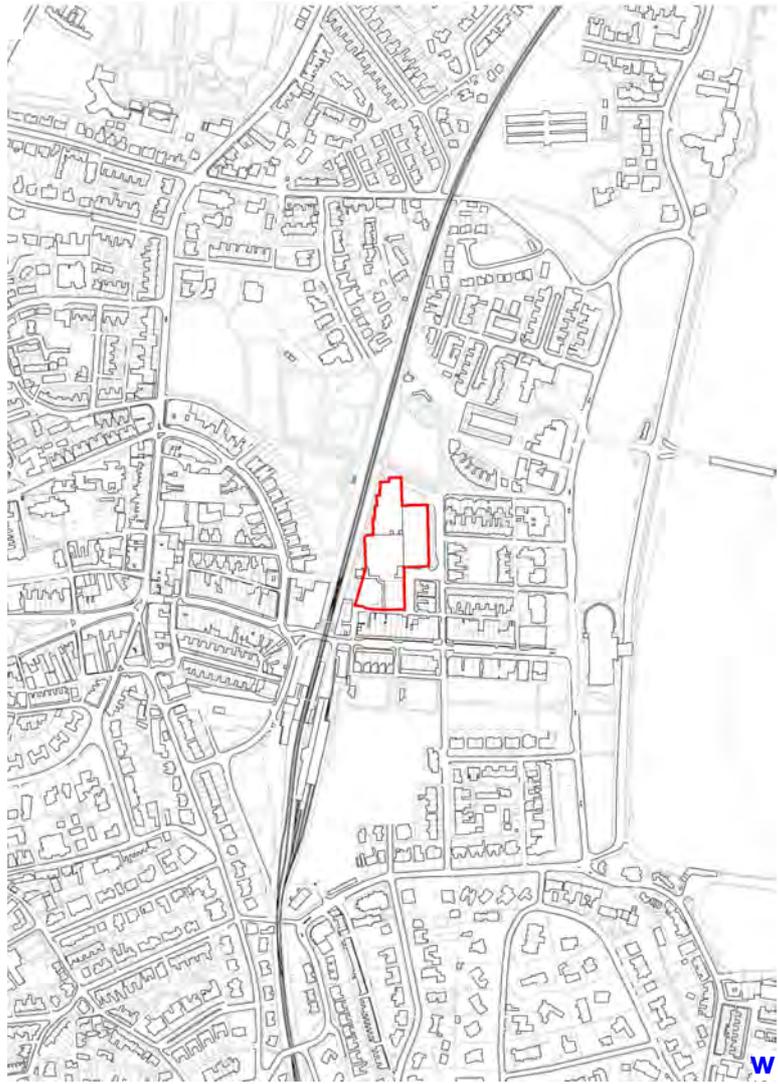
Site ref	Site address	Settlement	Size (ha)			
T748	Land off Plantation Way	Torquay	0.25			
						
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Suitability summary						
<p>The site is a greenfield location within the urban area of Torquay. It is adjacent to the site known as Scotts Meadow and close to The Willows District Centre. There are no known constraints to development.</p>						
Availability summary						
<p>The site has been promoted for development by the landowner and is in an area of high demand for housing.</p>						
Achievability summary						
<p>The site is in an attractive location for development and there are no known abnormal costs which would render development unviable.</p>						
Conclusion						
<p>The site might come forward for housing development in the short term.</p>						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T753	300-302 Union Street	Torquay	0.10			
						
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Suitability summary						
<p>The site is in a central location and surrounded by residential units. It is considered that a conversion of the existing buildings for residential uses would be acceptable.</p>						
Availability summary						
<p>This site is being promoted by Cavanna Homes, and is therefore considered available.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>Given the central location of this site in Torquay town centre, plus the surrounding character, it is suggested that high density development here would be most appropriate. Local services and amenities could support this development, as could the existing infrastructure. Therefore, approximately 6 dwellings could be deliverable within 5 years.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

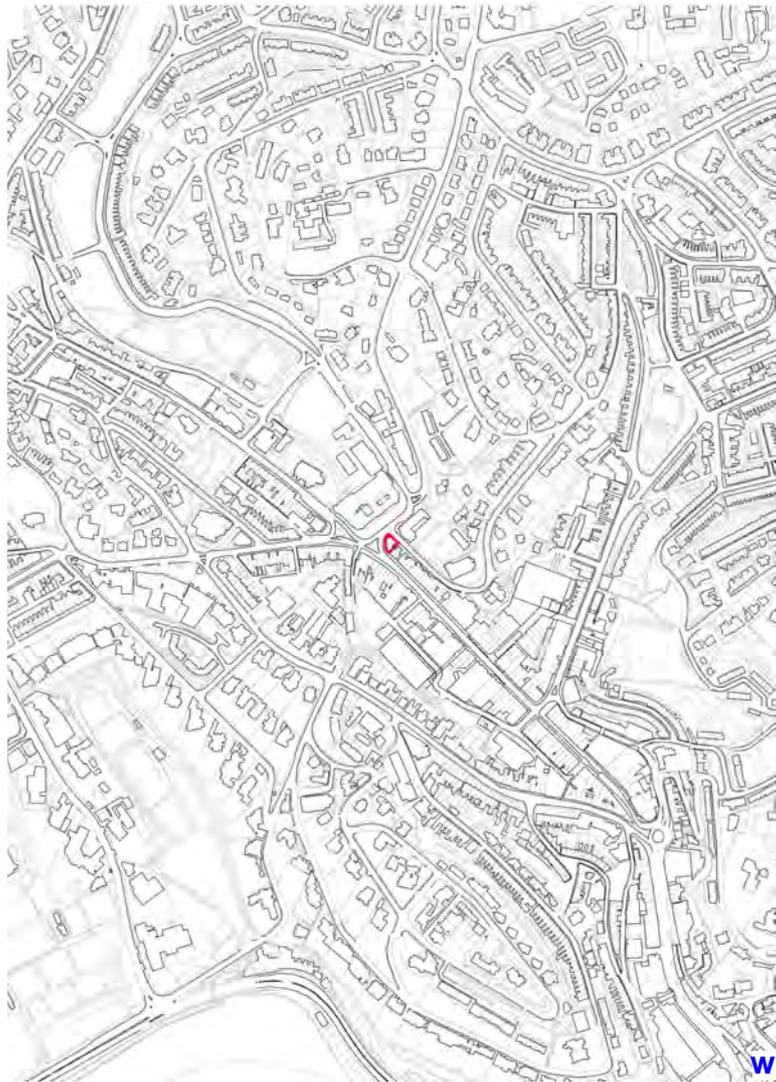
Site ref	Site address	Settlement	Size (ha)			
T754	Tor House and Gospel Hall - Former B and Q	Torquay	0.16			
						
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<p>Suitability summary</p> <p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. Furthermore, it is surrounded by residential units and therefore the site is considered suitable for housing development. Whilst it is located within a conservation area, the current building (a former B&Q store) detracts from the character and appearance of the conservation area. Therefore, redevelopment provides a good opportunity to enhance the quality of the built environment.</p>						
<p>Availability summary</p> <p>The TDA have acquired this site to develop, and it is therefore considered available.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on this site. The developers have suggested an affordable housing scheme of this site is likely, including apartments and townhouses, as well as a doctor's surgery. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>Given the central town location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could the existing infrastructure. The site used to be a B&Q, which has closed and is now vacant, and therefore this site could come forward for development within the short term.</p>						
Total yield	2013 - 2018	25	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T756a	White Rock	Paignton	38.15			
						
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Suitability summary						
<p>The site was allocated for development in the Adopted Torbay Local Plan (Proposal E1.19) and is therefore considered to be within the urban development boundary. It is currently subject of a planning application for 350 dwellings plus employment area and local centre(P/2011/0197) which is minded to be approved subject to a Sc106 agreement.</p>						
Availability summary						
<p>Land is being actively promoted for development.</p>						
Achievability summary						
<p>The site is being actively promoted and considered to be deliverable in the short term.</p>						
Conclusion						
<p>An application for a mix of uses, including 350 dwellings, is being considered by the council and it is determined to approve the application, subject to a sc106 agreement.</p>						
Total yield	2013 - 2018	200	2018 - 2023	150	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T766	Fleet Walk shopping centre	Torquay	0.80			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no known policy constraints preventing development, although the Fleet Street frontage is in Flood Zones 2 and 3, which would need to be addressed. However, housing would likely only be on upper levels of development, with the street levels as protected frontage. Furthermore, the site is located in a suitable location and proposals should seek to utilise currently unoccupied space.</p>						
<p>Availability summary</p> <p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period.</p>						
<p>Conclusion</p> <p>Given the central location of this site in Torquay town centre, plus the surrounding character, it is suggested that high density development here would be most appropriate. Local services and amenities could support this development, as could the existing infrastructure. Therefore, approximately 25 dwellings could be achievable within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	25

Site ref	Site address	Settlement	Size (ha)			
T787	Victoria Park Multi Storey	Paignton	0.96			
						
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Suitability summary						
<p>This site has good access to the main shopping areas and all local services and amenities. The Planning team at Torbay Council and the Car Park team jointly investigated the sites potential for residential development and found there was some potential. The car park is in urgent need of repairs, which is why it is also programmed for refurbishment, to become the main parking point in Paignton. The site is within Flood Zone 3, but it is an important town centre regeneration site. Proposals are being considered through the emerging Neighbourhood Plan, but the above issues will have to be resolved before the site can be made available for any future redevelopment prospect.</p>						
Availability summary						
<p>Council owned, and promoted by the Council as the site has been considered as part of a wider car park study. However, the car park is also programmed for refurbishment, to become the main parking point in Paignton, so these issues will have to be resolved. Some additional potential for development also on Garfield Road frontage and includes the 'Square' adjacent.</p>						
Achievability summary						
<p>This site has a high existing use value and the market is such that it is unlikely to deliver in the short to medium term, but is considered an option for later in the plan period.</p>						
Conclusion						
<p>There is potential for a mixed use development to help rejuvenate the town centre in line with policy S1 of the Adopted Torbay Local Plan. However, provision for parking must be retained on site. Initial conclusions would suggest high density development would be appropriate and achievable here on upper floors. Given the location and the existing multi storey car park already being 3 /4 storeys in that location- high density development will be achievable. Given the multiple ownerships involved, location and the large scale and nature of the site, it is anticipated that the site could come forward for development, subject to the availability of the building, and loss of parking, within the 2028-2032 timeframe.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	60

Site ref	Site address	Settlement	Size (ha)			
T794	Garage Premises, Laburnum Street	Torquay	0.05			
						
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<p>Suitability summary</p> <p>This site is within a conservation area, but the principle of development has previously been established, as it has had previous planning permission for 8 units, which has now expired. From the information available, it is considered that the site remains suitable for development. It is a sustainable, brownfield, urban site that, given its location in close proximity to the services and facilities within Torquay. Development would contribute to the creation of sustainable, mixed communities.</p>						
<p>Availability summary</p> <p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
<p>Achievability summary</p> <p>This is a small site with an established use value (although garage appears vacant); however, it is likely that in the future the market will improve so that this site will be viable for residential development. Therefore, it is considered that it will come forward within the plan period.</p>						
<p>Conclusion</p> <p>Given that this site has previously had planning permission for development, it is considered that the site is suitable in principle and will come forward within the plan period. Furthermore, considering the location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could existing infrastructure.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

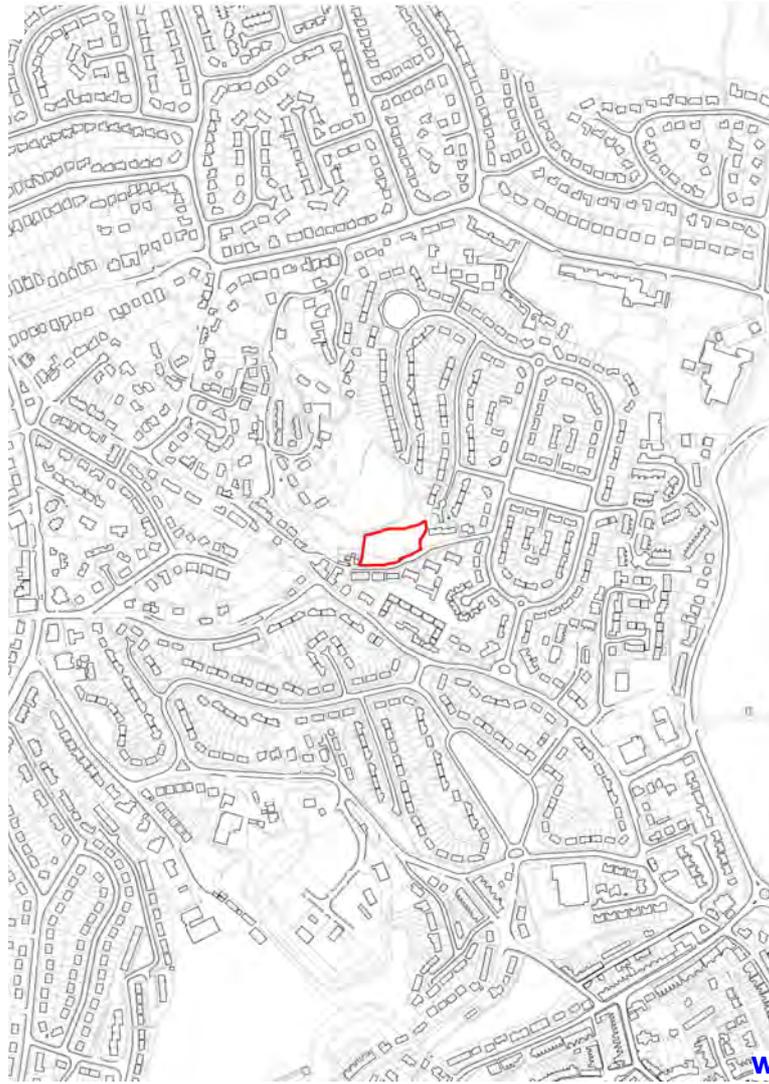
Site ref	Site address	Settlement	Size (ha)			
T795	Municipal Chambers, Union Street	Torquay	0.02			
						
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Suitability summary						
This site has had previous planning permission for 12 units, which has now expired. From the information available, it is considered that the site remains suitable for development.						
Availability summary						
Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.						
Achievability summary						
From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.						
Conclusion						
Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	12

Site ref	Site address	Settlement	Size (ha)			
T797	20 Roundham Road	Paignton	0.04			
						
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Suitability summary						
<p>The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as it has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address	Settlement	Size (ha)			
T801	3-9 Pimlico	Torquay	0.08			
						
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Suitability summary						
<p>This site has had previous planning permission for 11 units, which has now expired. From the information available, it is considered that the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future. It is currently being marketed as a development opportunity.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the development of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	10	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T802	Ingoldsby House, Chelston Road	Torquay	0.15			
						
W						
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Suitability summary						
<p>This site has had previous planning permission for 7 units, which has now expired. From the information available, it is considered that the site remains suitable for development, so long as development conserved or enhanced the Conservation Area.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	7

Site ref	Site address	Settlement	Size (ha)
T818	Starpitten Lane	Torquay	0.30



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Suitability summary

The site is constrained as some areas are within an ULPA. It is considered, however, that the land which fronts Starpitten Lane does not contribute to the ULPA, and that a scheme could be arrived at that protects the wider landscape and enhances the street frontage. The Local Wildlife Site and RIGs will also need to be considered in any development proposal.

Availability summary

The owner has confirmed that the site is available for development, however, they have stated that it will not come forward until later in the plan period.

Achievability summary

From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period, provided that a scheme could be arrived at which protects the wider landscape and enhances the street frontage.

Conclusion

Development of this site is possibly limited as part of overall management of the area. Initial conclusions would suggest medium development given the location and surrounding densities of existing residential. Given the location and the scale and nature of the site, it is anticipated that the site could come forward for development, within the 6-10 year timeframe.

Total yield	2013 - 2018	0	2018 - 2023	15	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T822	North Cliff Hotel.	Brixham	1.88			
						
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Suitability summary						
<p>The previous hotel that was on this site has been cleared and current use of the majority of the site is as allotments. These are well used and are owned by a charity and managed by the Council. The allotments are not suitable for development; however, the former hotel, which is relatively central in regards to access to local services and facilities within Brixham, could be suitable. There do not appear to be any policy or topographical constraints on the site which would restrict residential development here, although adjacent is Battery Gardens, which has a Scheduled Ancient Monument. This would need to be considered in any development proposals.</p>						
Availability summary						
<p>We do not have details of the ownership on this site, however the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. However, covenants on the allotments may preclude some development options. This site has also been identified by the Neighbourhood Forum.</p>						
Achievability summary						
<p>This is a clean site and it is considered that the market could bring forward development. The site enjoys spectacular views, which will enhance its value and as such, there would be developer interest in bringing the site forward, even in the current market. It is considered deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.</p>						
Conclusion						
<p>This is a clean site and it is considered that the market could bring forward development. Given the value in the spectacular views, there would be developer interest in bringing the site forward. It is deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.</p>						
Total yield	2013 - 2018	10	2018 - 2023	5	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T824	Land off Grange Road	Paignton	1.08



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Suitability summary

There do not appear to be any policy or topographical constraints on the site that could restrict residential development. It is, however, in a Flood Zone, which would need to be considered further. The site is located adjacent to the golf driving range and as such there could be potential for a joint scheme on the sites. The site adjoins existing residential dwellings and is located close to a local centre and the main number 12 bus route, surrounded by large open areas comprising of mainly caravan/ holiday parks.

Availability summary

This site is owned and has been promoted by the Council to the 2013 SHLAA refresh.

Achievability summary

This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.

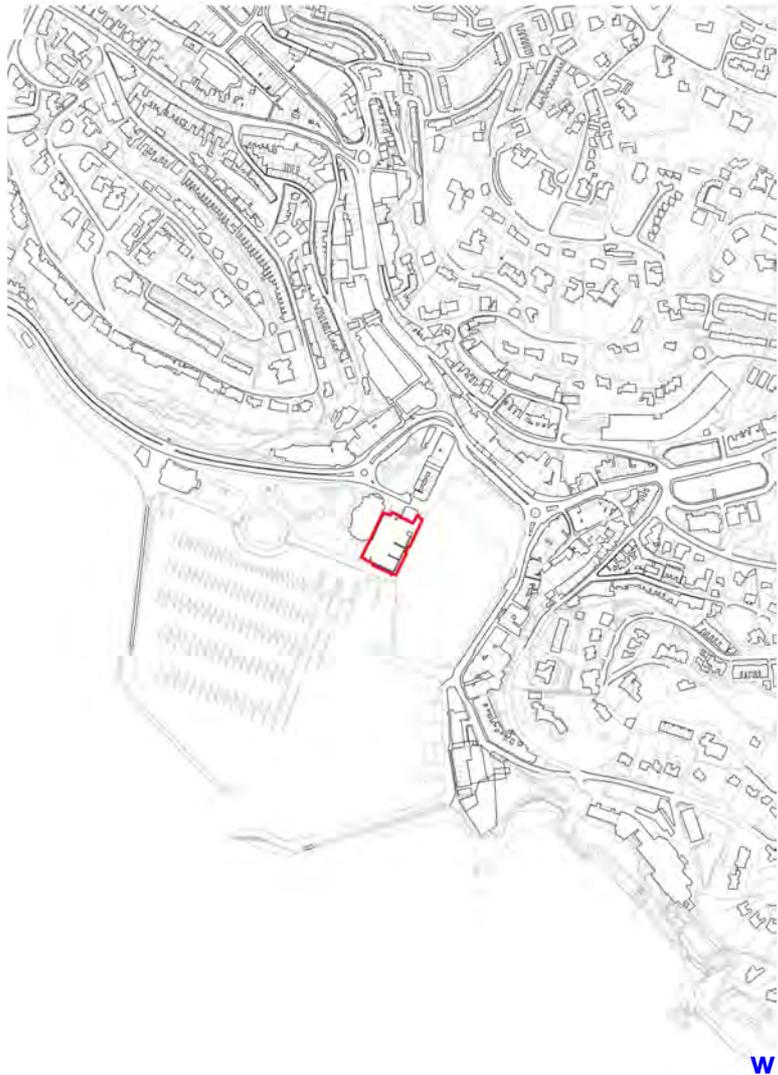
Conclusion

The location and surrounding character would mean that this site could be suitable for, and achieve, a medium density development. A scheme for the site is currently being developed which has 65 units and this would appear to be a reasonable level of density. Given the advanced nature of proposals, it is anticipated that this site could come forward within the period 2013 - 2018.

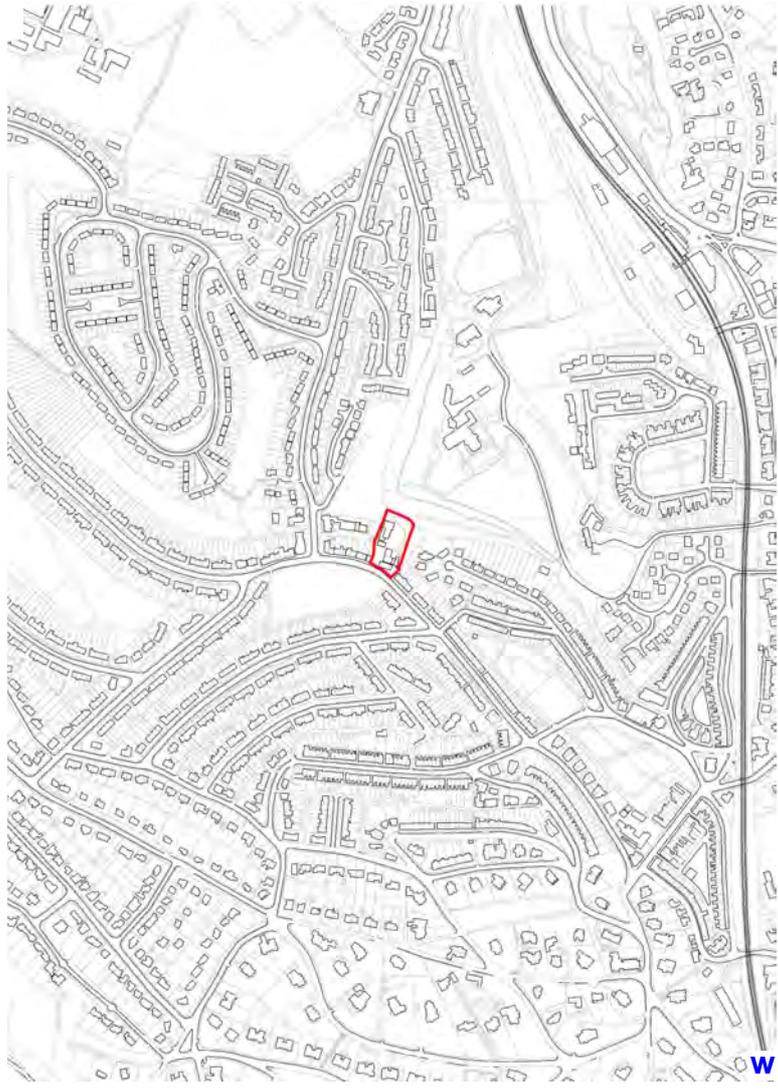
Total yield	2013 - 2018	65	2018 - 2023	0	2023 - 2032	0

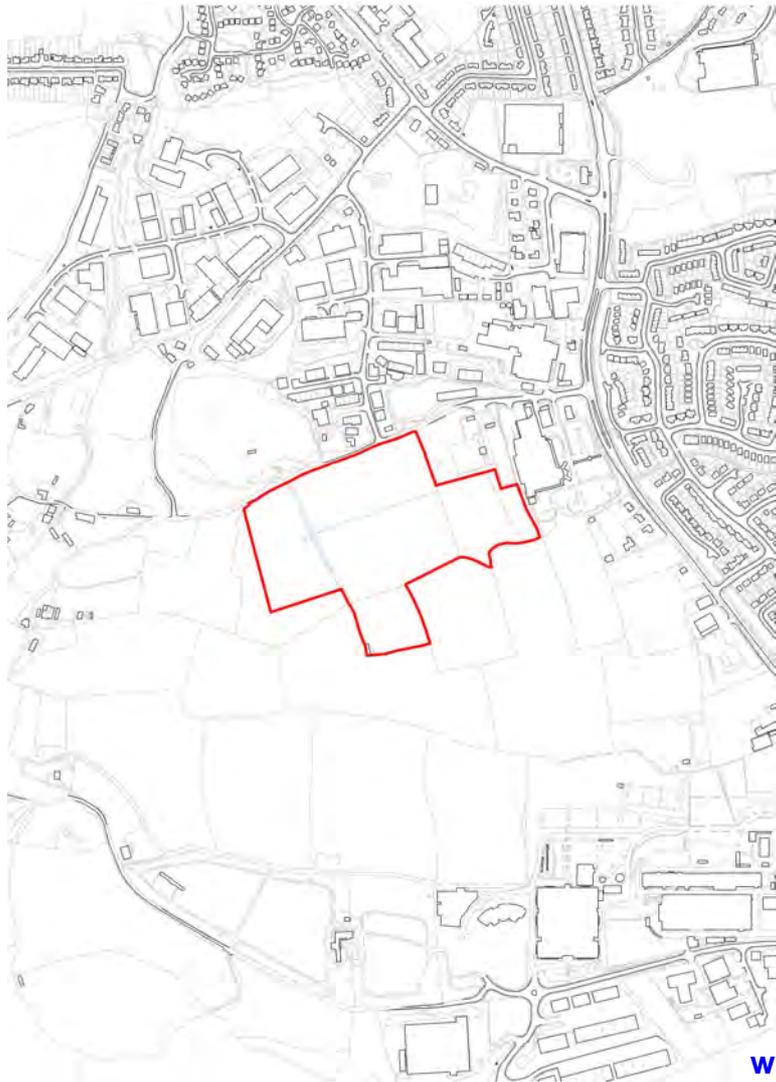
Site ref	Site address	Settlement	Size (ha)			
T825	Golf Driving range	Paignton	4.16			
						
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Suitability summary						
<p>The site is located adjacent to an area of Council owned green space and as such there could be potential for a joint scheme on the sites. The site is well situated in regards to proximity to local services but is situated on the southern edge of Paignton, surrounded by large open areas comprising of mainly caravan/ holiday parks. It adjoins existing residential dwellings and the main No12 bus route. However, there are possible covenants with issues of contamination and landfill as the site was a quarry that has been filled in. Part of the site is subject to Flood Zone 2 and 3 designation and a wildlife corridor is located along one boundary of the site.</p>						
Availability summary						
<p>The council is freeholder and looking to curtail lease.</p>						
Achievability summary						
<p>This greenfield site is adjacent to the local centre and is in a location that developers find attractive to bring forward for residential development, and is likely to come forward with T824. Although only the southern part of the site should be considered for residential development due to constraint, it is of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>The southern part of the site that adjoins T824 should be considered for residential development, and this is likely to come forward within the plan period. However, the site is subject of considerable constraints and it is considered that only a small part of the overall site could be relied upon to come forward ahead of further surveys and masterplanning work.</p>						
Total yield	2013 - 2018	0	2018 - 2023	50	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T826	Council Depot	Paignton	2.97			
						
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Suitability summary						
<p>There have been preliminary discussions regarding the relocation and disposal of the site and a potential new depot at Aspen Way. There do not appear to be any policy or topographical constraints on the site which could restrict residential development, however, it may be subject of contamination from previous uses which will need to be assessed and remediated prior to any development. The site is located on the western edge of Paignton, and is not in close proximity to the main service and facility areas of the town. However, there are local services in proximity of the site which could be enhanced if the development were to go ahead. The mixed use character of the area would suggest that a mixed residential and mixed use development would be appropriate here.</p>						
Availability summary						
<p>The site is owned by the Council.</p>						
Achievability summary						
<p>Despite the existing use as a council depot, discussions with developers indicated that the market is such that half of this site is viable, and likely to come forward in the short term to achieve approximately 40 dwellings. This would leave the other half remaining in its current use.</p>						
Conclusion						
<p>Despite the existing use as a council depot, the market is such that the eastern half of this site, without the depot building, is viable, and likely to come forward in the short term to achieve approximately 40 dwellings.</p>						
Total yield	2013 - 2018	40	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T833	Marina Car Park- Pavilions	Torquay	0.34			
						
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<p>Suitability summary</p> <p>This site is currently in use as the Marina Car Park. However, it is suitable for redevelopment, for example with flats on the upper floors. Given its town centre location, in close proximity to the services and facilities within Torquay, it is a suitable location for development and would contribute to the creation of sustainable, mixed communities.</p>						
<p>Availability summary</p> <p>This is a privately owned car park that has recently had a preapplication discussions, and therefore the site can be considered available. It is also promoted as a site for development by the Neighbourhood Forum.</p>						
<p>Achievability summary</p> <p>There is a current discussion with the landowner who is looking to achieve 45 units and a 60 bed hotel on this site. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
<p>Conclusion</p> <p>The site is located within a sustainable location and is subject to development proposals at present which include an element of apartments. Therefore, it is concluded that the site may come forward and deliver dwellings in the next 5 years.</p>						
Total yield	2013 - 2018	45	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T834	Cary Parade- The Golden Palms	Torquay	0.18			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area; it is located within Torquay town centre. Furthermore, there are no known policy or physical constraints preventing development, though the site is located within Flood Zone 2 and 3 in part and this will need to be considered as part of any development proposals.</p>						
Availability summary						
<p>We do not have details of the ownership on this site, however, the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. It has also been put forward by the Neighbourhood Forum.</p>						
Achievability summary						
<p>It is considered that there is a reasonable prospect that the conversion or redevelopment of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>From the information available, it is considered that there is a reasonable prospect that the conversion or redevelopment of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term. It is also likely that the council would look favourably on any redevelopment of this site.</p>						
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T841	Sherwell Valley Garage	Torquay	0.27			
						
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<p>Suitability summary</p> <p>This site should be considered suitable for residential development because of the characteristics of the site and its surrounding area. It is located on a residential street, which is centrally located and close to Torre station, on previously developed land. This site has had an application dismissed at appeal due to affordable housing requirements, however; the appeal inspector concluded that the scheme may be acceptable in principle and this would provide for future development.</p>						
<p>Availability summary</p> <p>It is considered that in time this site will be developed, as permission previously agreed but did not proceed due to affordable housing requirements.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The principle of development has been established and it is considered that a suitable scheme will come forward later in the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T843	Land at West Paignton	Paignton	8.49			
						
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Suitability summary						
<p>The land is previously allocated for employment development and therefore the principle of development is established. It is Grade 2 Agricultural Land, within the GHB sustenance zone with Cirl Buntings within 2km and there is part of 250m strategic flyway corridor on the site. Therefore, any impacts on biodiversity would need to be assessed and mitigated.</p>						
Availability summary						
<p>Promoted for mix use by landowner.</p>						
Achievability summary						
<p>It is considered that the site is viable for a mix of uses even in the current market.</p>						
Conclusion						
<p>The site is previously allocated for development and it is considered could provide housing development as part of a wider mix. It is understood that the site is currently subject of preapplication discussions and an application may be forthcoming in the near future.</p>						
Total yield	2013 - 2018	0	2018 - 2023	250	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T852	Site 1 Higher Cadewell Lane	Torquay	0.44			
						
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<p>Suitability summary</p> <p>The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. However there are current physical constraints which need to be overcome before development can be progressed. The access to this site is restricted, and it is also fairly steep and a visually prominent open space within the local area. It could, however, take a small run of terrace at the top.</p>						
<p>Availability summary</p> <p>The site is owned and has been promoted by Sanctuary Housing, and it has been confirmed by the TDA that Sanctuary would like this site included in the SHLAA for consideration.</p>						
<p>Achievability summary</p> <p>As the site is owned by a housing association, it is envisaged that this site would be developed for the purpose of affordable housing and mainly for rent but with a proportion for shared ownership. Although the site is quite steep, it could generate a medium density development that could come forward in the short term.</p>						
<p>Conclusion</p> <p>This site is being promoted by Sanctuary Housing for affordable housing, and as such is likely to come forward in the short term.</p>						
Total yield	2013 - 2018	18	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T853	Site 2 Higher Cadewell Lane	Torquay	0.29



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Suitability summary

The access to the site is restricted as there is narrow access from Cadewell Lane, however, despite this the site lies within the urban area and in close proximity to a range of services and it could provide a potentially sustainable location for residential development. There is a small amount of scope for possibly a terrace of 2/3 storey houses or block of flats on a similar level on site which would fit with the density and character of surrounding existing housing.

Availability summary

The site is owned and has been promoted by the Riviera Housing Trust now Sanctuary Housing, and it has been confirmed by the TDA that Sanctuary would like this site included in the SHLAA for consideration.

Achievability summary

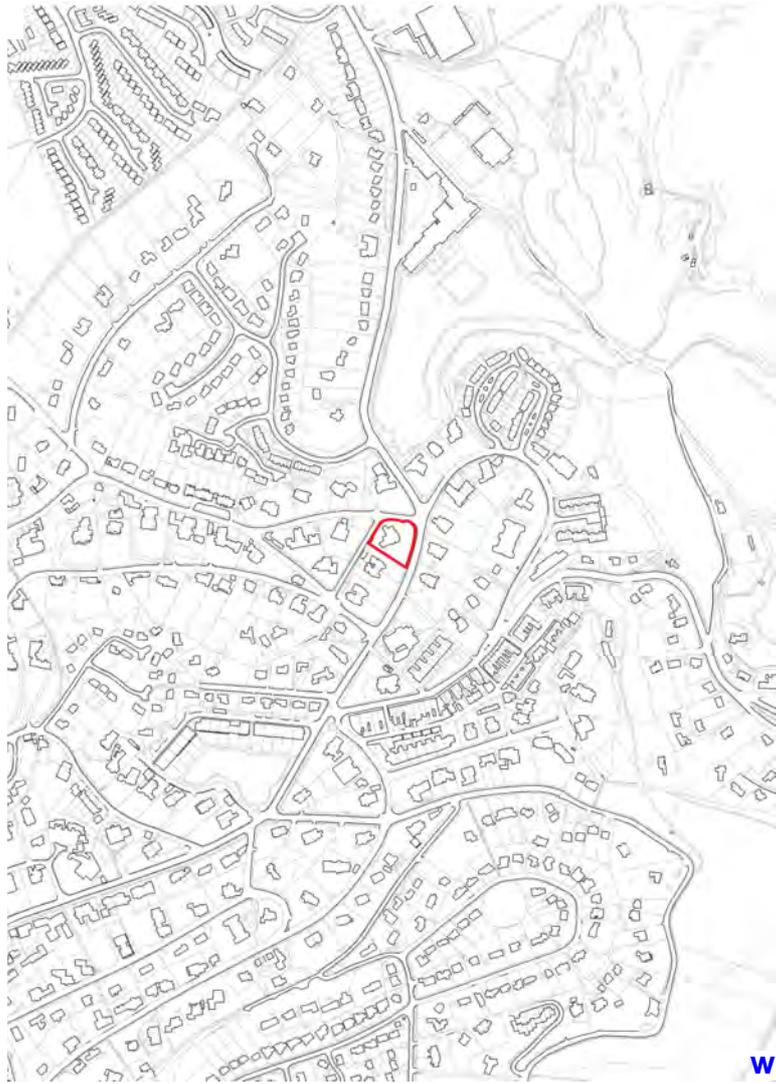
As the site is owned by a housing association, it is envisaged that this site would be developed for the purpose of affordable housing and mainly for rent but with a proportion for shared ownership. Medium density development could be achievable within the short term, which would take account of the character of the area and surrounding development.

Conclusion

This site is being promoted by Sanctuary Housing for affordable housing, and as such is likely to come forward in the short term.

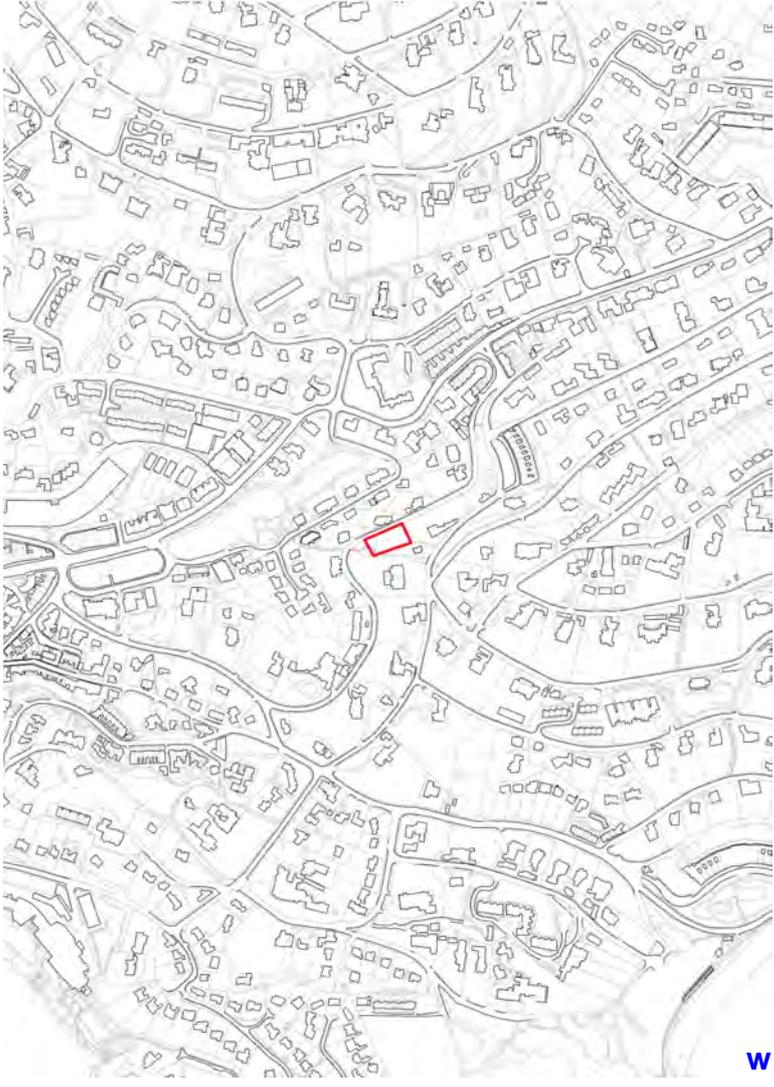
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

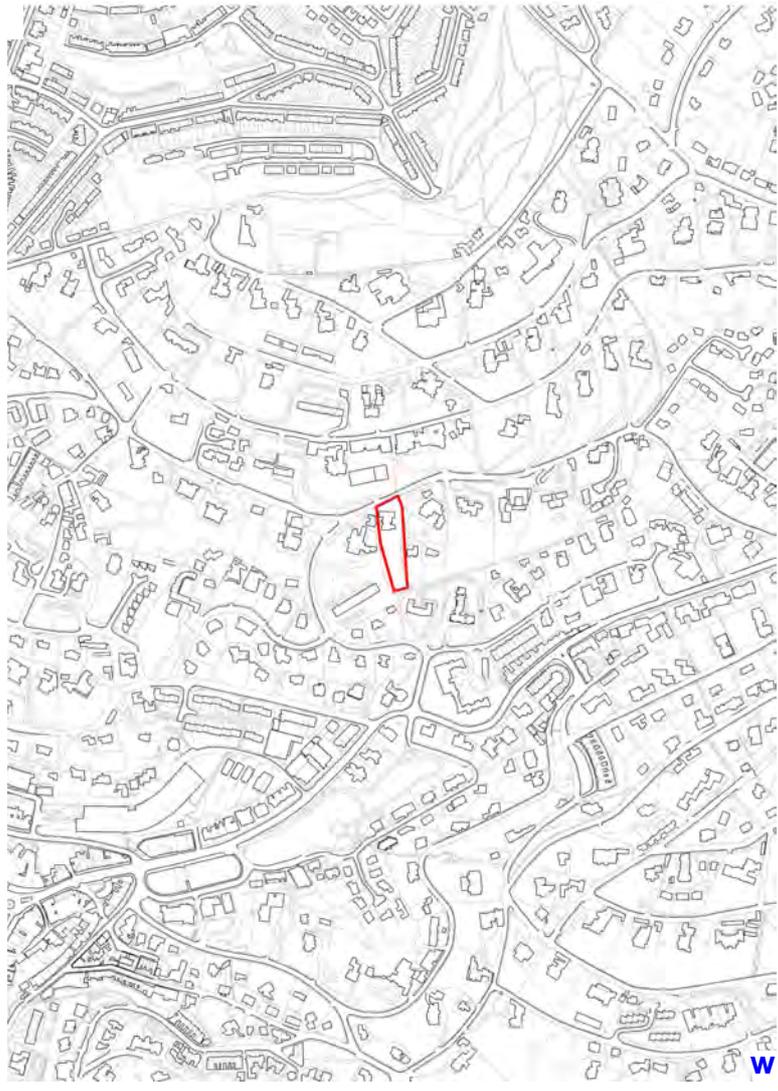
Site ref	Site address	Settlement	Size (ha)			
T856a	Torre Station	Torquay	0.21			
						
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<p>Suitability summary</p> <p>The site is centrally located, close to the station, on previously developed land. Therefore, the land is suitable for development in principle. However, the land is within an allocated business area and therefore any development should be led by commercial uses with a small element of housing.</p>						
<p>Availability summary</p> <p>Land is in private ownership, and is currently being promoted for development. Therefore, it is considered that there are no constraints to the availability of the site.</p>						
<p>Achievability summary</p> <p>The site may be suitable for a mix of housing and other uses, and is considered deliverable within the short term. Taking account of the character of the area and surrounding development, it is most likely to provide a high density development of flats. Even in the current depressed flat market, the location adjacent to the station will be attractive to developers as part of a wider scheme.</p>						
<p>Conclusion</p> <p>This site is centrally located close to the station, and as such is an attractive site for development, even in the short term, and is most likely to come forward as part of a mixed use scheme.</p>						
Total yield	2013 - 2018	9	2018 - 2023	0	2023 - 2032	0

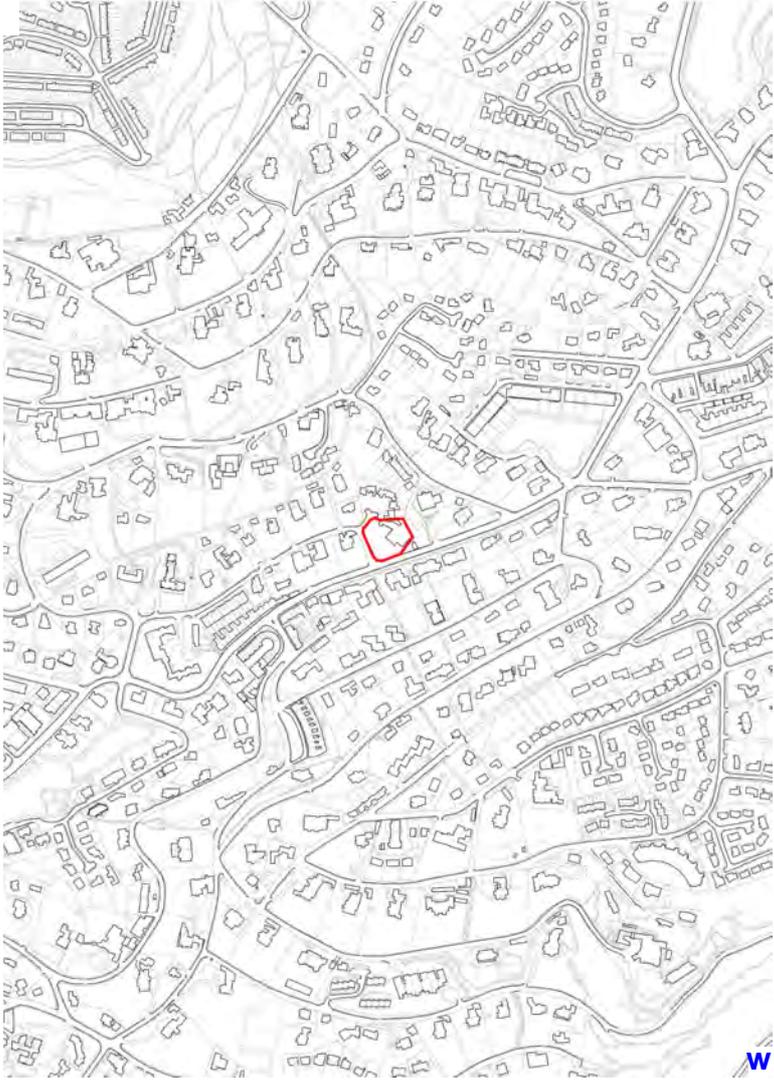
Site ref	Site address	Settlement	Size (ha)			
T864	Ansteys Lea Hotel, Babbacombe Road, Torquay	Torquay	0.23			
						
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Suitability summary						
<p>The site lies to the east of the main shopping and retail areas of central Torquay but still in proximity to the marina and the sea front facilities and local services. The hotel already has good access from the existing entrance fronting onto Babbacombe Road.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site is located within the Warberries Conservation Area, an area that is characterised by large detached and semi-detached dwellings, often set in substantial grounds. Medium density development consisting of a mix of housing, taking account of the character of the area and surrounding development, could be achievable on this site. It is considered that there is a reasonable prospect that the conversion of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in close proximity to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>It is a suitable area for medium density development, given its location within Torquay, the existing character of the area, and that nearby many larger buildings have been subdivided or have been redeveloped. Given the nature of the site, it is considered that the site could come forward for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	9	2023 - 2032	0

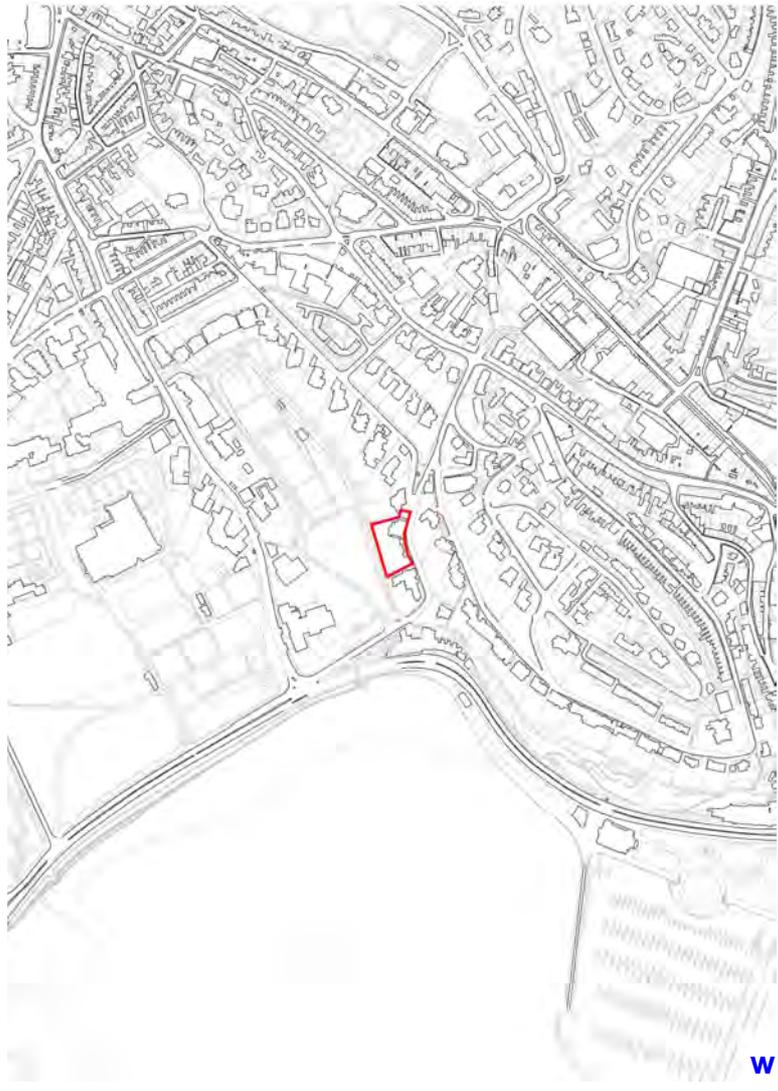
Site ref	Site address	Settlement	Size (ha)			
T872	Zion Methodist Church, Zion Road, Torquay	Torquay	0.04			
						
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Suitability summary						
<p>This is a highly sustainable, brownfield, urban site that, given its town centre location in close proximity to the services and facilities within Torquay, is a suitable location for development and would contribute to the creation of sustainable, mixed communities. Furthermore, it is surrounded by residential units and therefore the site is considered suitable for housing development. Previous planning permission for 8 units has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>Taking account of the character of the area and surrounding development, and from the information available, it is considered that there is a reasonable prospect that residential development could be delivered on this site. Given the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>There is definite scope for development on the site and given the surrounding uses and adjoining housing, a development with relatively high density character would be achievable here. Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	8	2023 - 2032	0

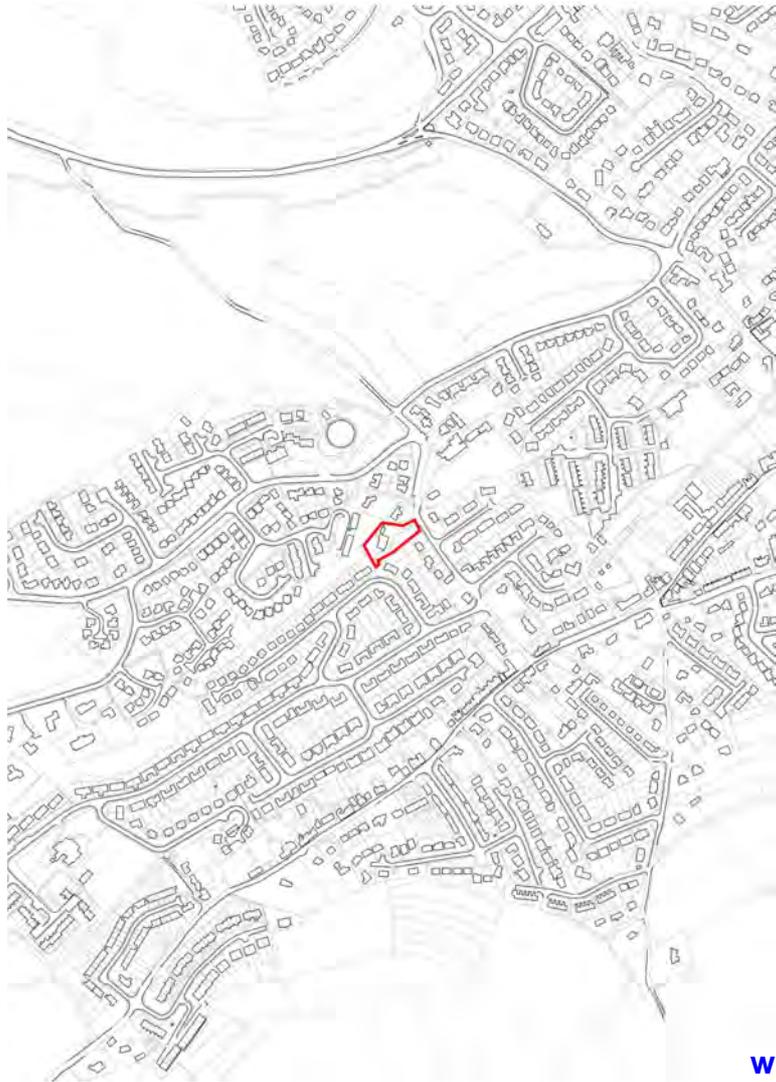
Site ref	Site address	Settlement	Size (ha)			
T876	16/18 Lower Thurlow Road, Torquay	Torquay	0.09			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The access to the site is good and there are local facilities and services all within proximity, and not far from the main services that Torquay has to offer in the town centre.</p>						
Availability summary						
<p>Given previous promotion, it is considered that this site would be available for development within the plan period.</p>						
Achievability summary						
<p>Given the central town location and the surrounding character, it is suggested that high density development would be most appropriate at this site. Local services and amenities could support this development as could the existing infrastructure.</p>						
Conclusion						
<p>There is limited scope for development on the site given the surrounding uses and adjoining housing. Because of the relatively high density use of plots within the area it could be achievable but careful design would have to be implemented.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	6

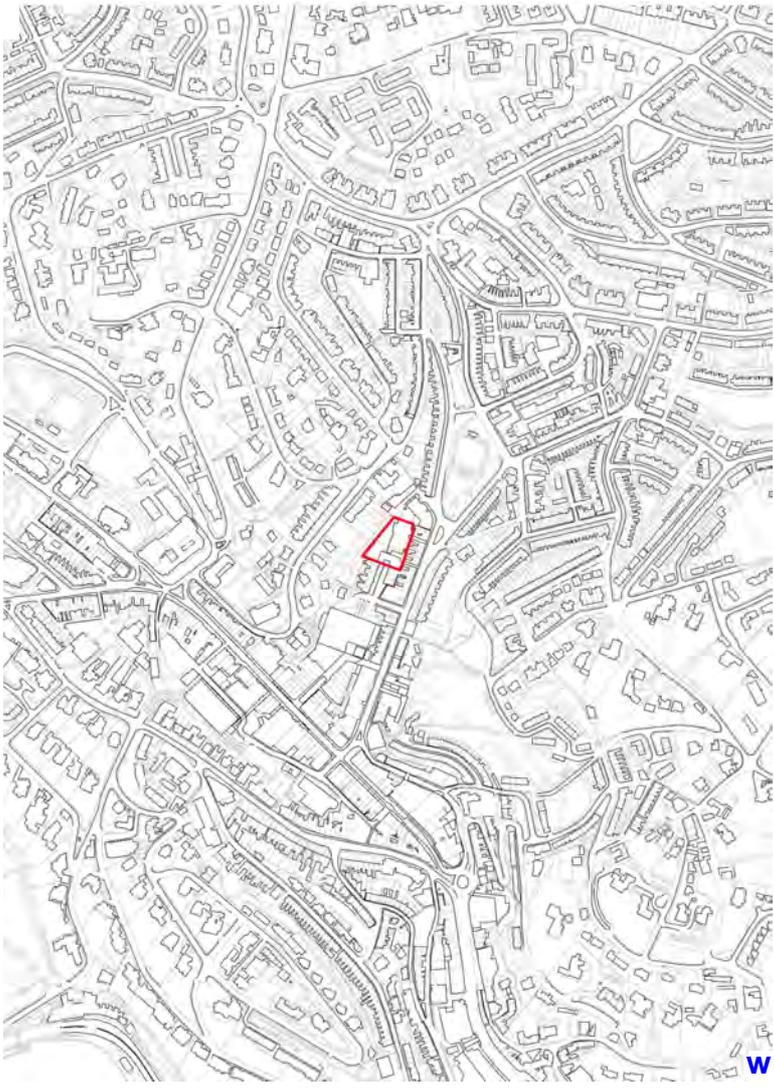
Site ref	Site address	Settlement	Size (ha)			
T877	Hermosa, Higher Woodfield Road, Torquay	Torquay	0.12			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. Development could be achieved without detracting from the Conservation Area. The access off Higher Woodfield Road to the site is good, there are local facilities and services all within proximity, and it is not far from the main services that Torquay has to offer in the town centre. The site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. Development could achieve high density housing consisting mainly of 1 and 2-bed flats, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short to medium term.</p>						
Conclusion						
<p>There is scope for redevelopment on the site given the surrounding uses and adjoining high density use on neighbouring plots. Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

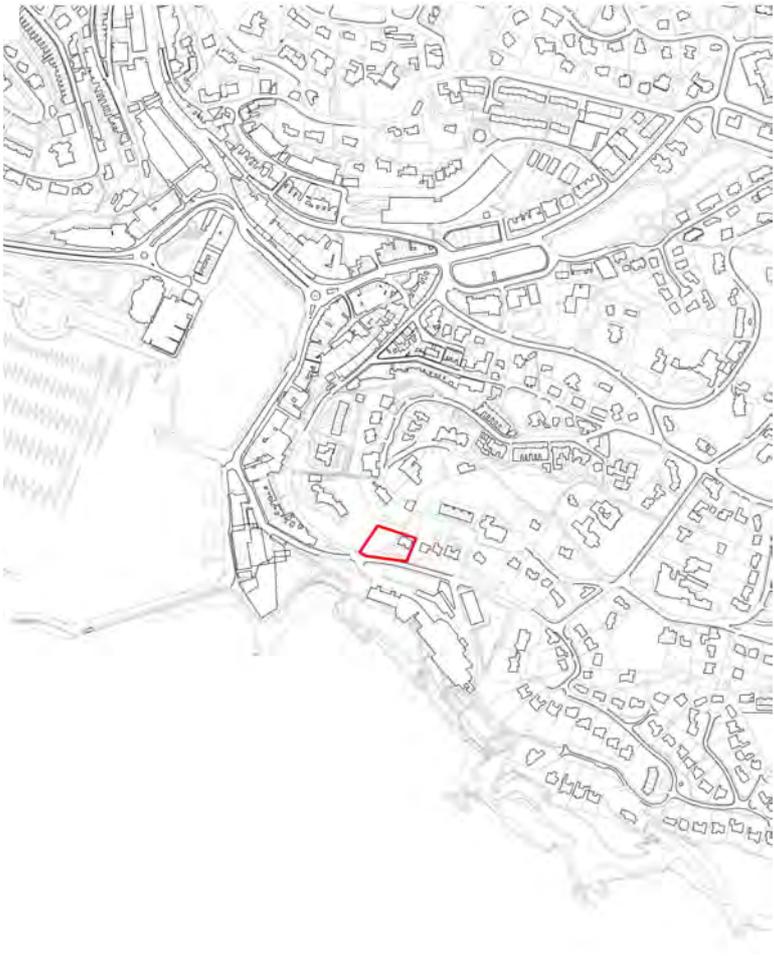
Site ref	Site address	Settlement	Size (ha)			
T879	Spa View, Stitchill Road, Torquay	Torquay	0.30			
						
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Suitability summary						
<p>The site is well located within the Warberries area of Torquay and is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay. The site has previously had planning permission, which is now expired but establishes the suitability of this site for development, and is currently seeking permission for 9 units.</p>						
Availability summary						
<p>The owner of this site is currently seeking planning permission for residential development, and therefore it is considered available.</p>						
Achievability summary						
<p>Taking account of the character of the area and surrounding development, plus the topography of the site, it would be suitable for a medium density development of approximately 8 units. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. Development could achieve medium density housing, which would take account of the character of the area and surrounding development. Furthermore, due to the location of this site and the current planning application, it is considered that development could occur within the short term.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T881	Lansdowne Hotel, Old Torwood Road, Torquay	Torquay	0.24			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is good access to this site, which is well located within the Warberries area of Torquay and is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.</p>						
Availability summary						
<p>The owner of this site is currently seeking planning permission for residential development, and therefore it is considered available.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It would be suitable for relatively medium to high density for mainly 2-3 storey flats and townhouses, which would take account of the character of the area and surrounding development. Furthermore, due to the location of this site close to Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>There is definite scope for redevelopment on the site, either through a conversion of the existing building, or through demolition and redevelopment. Because of the high density nature of the area and the relatively central location, development would be achievable here. Pre application discussions would suggest that 8 dwellings would be deliverable here within a 5 year timescale 2013-2018.</p>						
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0

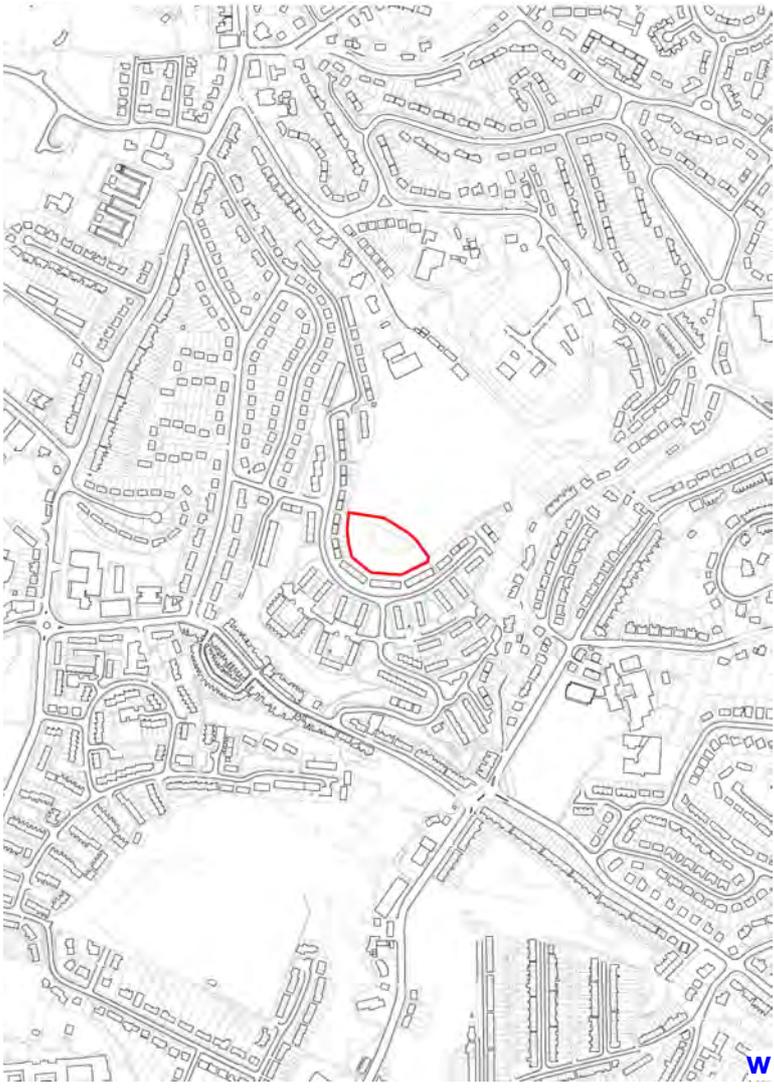
Site ref	Site address	Settlement	Size (ha)			
T884	Shedden Hall Hotel, Shedden Hill Road, Torquay	Torquay	0.25			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is good access to this site, which is situated just off the main road that leads down into the marina and harbour-front area of the town and the facilities and services of Torquay.</p>						
Availability summary						
<p>There have been preapplication discussions in regards to redevelopment of this site, and therefore it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site is suitable for high density housing consisting mainly of 1 and 2-bed flats, over 2, 3 or 4 storeys, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site and the current planning application, it is considered that development could occur within the short term.</p>						
Conclusion						
<p>In 2008, the site was considered as a prominent hotel within Principal Holiday Accommodation Area (PHAAs), and therefore it was considered that redevelopment for housing was not suitable. However, there has since been Revised Guidance as part of the LDF, which allows a reduction in the quantity of PHAAs. There is an application for 14 units is currently pending and, provided it is approved, development of 14 units will occur on this site.</p>						
Total yield	2013 - 2018	14	2018 - 2023	0	2023 - 2032	0

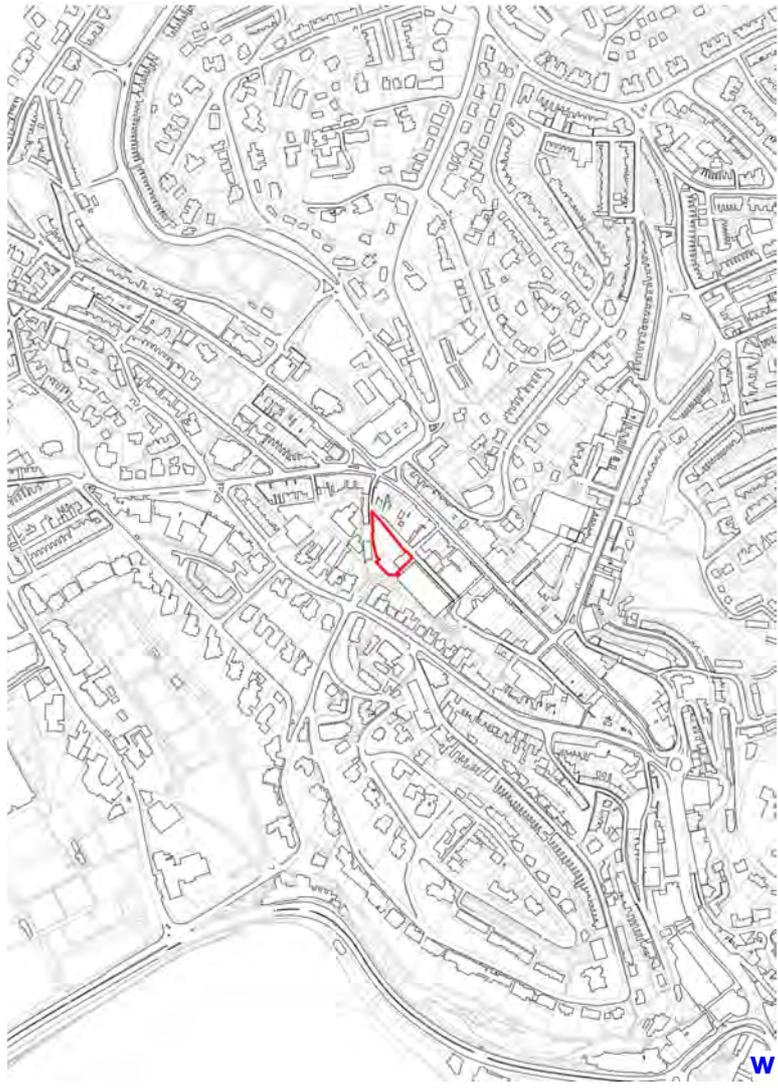
Site ref	Site address	Settlement	Size (ha)			
T886	King's Barton, Summer Lane, Brixham	Brixham	0.20			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The access is relatively good, but narrow along Summer Lane. The site is also within good proximity of local services within Brixham.</p>						
Availability summary						
<p>The site is assumed to be available as the site has been subject to pre-application discussions and enquiry. The landowner in this case, however, is unknown.</p>						
Achievability summary						
<p>Considering the location and the scale of this site, it is considered that a medium density development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 7 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	7

Site ref	Site address	Settlement	Size (ha)			
T887	Land R/O Market Street, Torquay	Torquay	0.24			
						
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Suitability summary						
<p>The site is well placed to access the town centre services and facilities, as it is located behind the main shopping street in Torquay town centre. As such, the site is close to public transport and fulfils sustainability aspirations. Therefore, this site is considered a suitable location for residential development.</p>						
Availability summary						
<p>The site is currently being promoted for development, so it is considered that there is a reasonable prospect that the site is available.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that the development of this site for residential use could be delivered. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>This substantial site looks unused and is in a good location for redevelopment. The site would benefit from development as it currently diminishes residential amenity for neighbouring properties. The site is available and has a pre-application enquiry in progress and as such could come forward for development in the a 5 year timeframe. Given the need for improved access and possible reduction of developable land due to the ground levels, it is suggested that approximately 59 dwellings could be achieved.</p>						
Total yield	2013 - 2018	59	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T888	Beacon House, Parkhill Road, Torquay	Torquay	0.20			
						
W						
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Suitability summary						
<p>The site is well located, and has good access off Croft Road. It is close to town centre services in Torquay and close to the restaurants and bars along the seafront. Previous planning permission for 6 units has now expired, but the site remains suitable for development.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.</p>						
Achievability summary						
<p>The site would be suitable for high density housing consisting mainly of 1 and 2-bed flats, over 2, or 3 storeys, taking account of the character of the area and surrounding development. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.</p>						
Conclusion						
<p>It is a suitable area for high density development, given its proximity to the local services and amenities available in the local centre of Torquay. Given the location and the scale and nature of the site, and that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T894	Beverley Court, Upton Manor Road, Brixham	Brixham	0.20			
						
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Suitability summary						
<p>The site is within a residential area within Brixham and as such offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Existing access is off Upton Manor Road and it is within proximity to local facilities and good access to town centre services within Brixham.</p>						
Availability summary						
<p>Given the previous promotion of the site for development, it is considered that the site would be available for development within the plan period.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that a medium density residential development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 9 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	9

Site ref	Site address	Settlement	Size (ha)			
T926	Land to the r/o Lichfield Avenue	Torquay	0.55			
						
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<p>Suitability summary</p> <p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area; it is located within the urban area close to local amenities. However, it is an existing Public open space and Urban Landscape Protection Area (L5). The site is being considered for disposal and could be made available to the open market, subject to Member agreement. Housing could be used to fund investment in improved sports facilities.</p>						
<p>Availability summary</p> <p>The site is Council owned but has recently been subject to a planned assessment as part of an asset release programme. The site is now to be disposed of by the Council and will be made available to the open market.</p>						
<p>Achievability summary</p> <p>This greenfield site is within the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
<p>Conclusion</p> <p>The Council wishes to promote some housing development in order to fund improvements to the leisure centre. The site is currently good quality POS and recreation. Initial conclusions would suggest low to medium development could be achieved as part of the site. The area is a prominent hillside location and careful design and layout would be required. However, it is conclude that redevelopment may be appropriate given the net benefits to the community.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

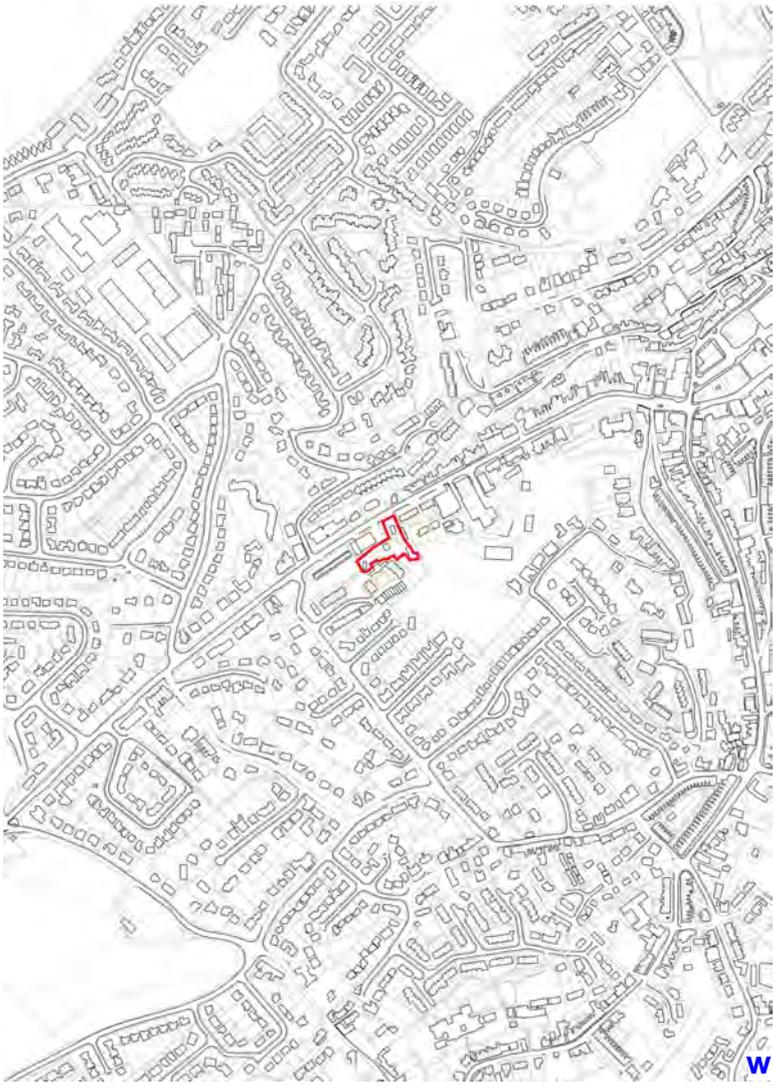
Site ref	Site address	Settlement	Size (ha)			
TM003	Land adjacent to Union Street Car Park	Torquay	0.20			
						
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Suitability summary						
<p>The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is well located, close to town centre services in Torquay, benefiting from the amenities, services and infrastructure that the area has to offer. It may however be subject to contamination which will need to be remediated prior to redevelopment.</p>						
Availability summary						
<p>This is a Council owned site, and is part of a longer term comprehensive redevelopment of other sites on Temperance Street.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period and that costs (including remediation) will not be sufficient to render the development unviable.</p>						
Conclusion						
<p>This is a sustainable town centre area, which is suitable for a mixed use regeneration proposal that incorporates some residential. High density development would be appropriate here due to the site being significantly set down from road level, and backing onto existing 2/3 storey buildings on the other side. Surrounding uses and new developments in the area would also support this conclusion. Given the location, the scale and nature of the site, and the current use on the site which would need to be resolved, it is anticipated that the site could come forward for development in the longer term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	15

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
13066	Lighthouse, Esplanade Road	Paignton	0.17	20	20	0	0
13126	Fishcombe Cove	Brixham	0.80	30	0	30	0
13155	74 New Road	Brixham	0.19	10	10	0	0
13198	Sandringham Gardens phase 2	Paignton	1.94	20	0	0	20
13232	Holiday Parks, Kingkerswell Road	Torquay	1.47	45	0	0	45
13233	Adjacent to Pontins Holiday Park	Brixham	0.67	20	0	20	0
13250	Queens Park and Rugby Club, Paignton	Paignton	3.05	50	0	0	50
13263	Long Road / Brixham Road - Former Nortel	Paignton	11.86	270	0	0	270
T700	Pontins Holiday Park	Brixham	17.24	150	75	75	0

Site ref	Address	Settlement	Site area (ha)	Final yield	2013 - 2018	2018 - 2023	2023 - 2032
T738	Torquay Holiday Park	Torquay	6.32	150	0	150	0
T749	Land to North of Nuthatch Drive	Torquay	4.05	100	50	50	0
T791	Torbay Industrial Estate	Brixham	0.32	15	15	0	0
T814	Torquay Girls Grammar Shiphay Manor Torquay	Torquay	1.39	20	0	0	20
T893	Lee Hotel and Restaurant, Torbay Road, Torquay	Torquay	0.09	6	0	6	0
Total:			49.6	906	170	331	405

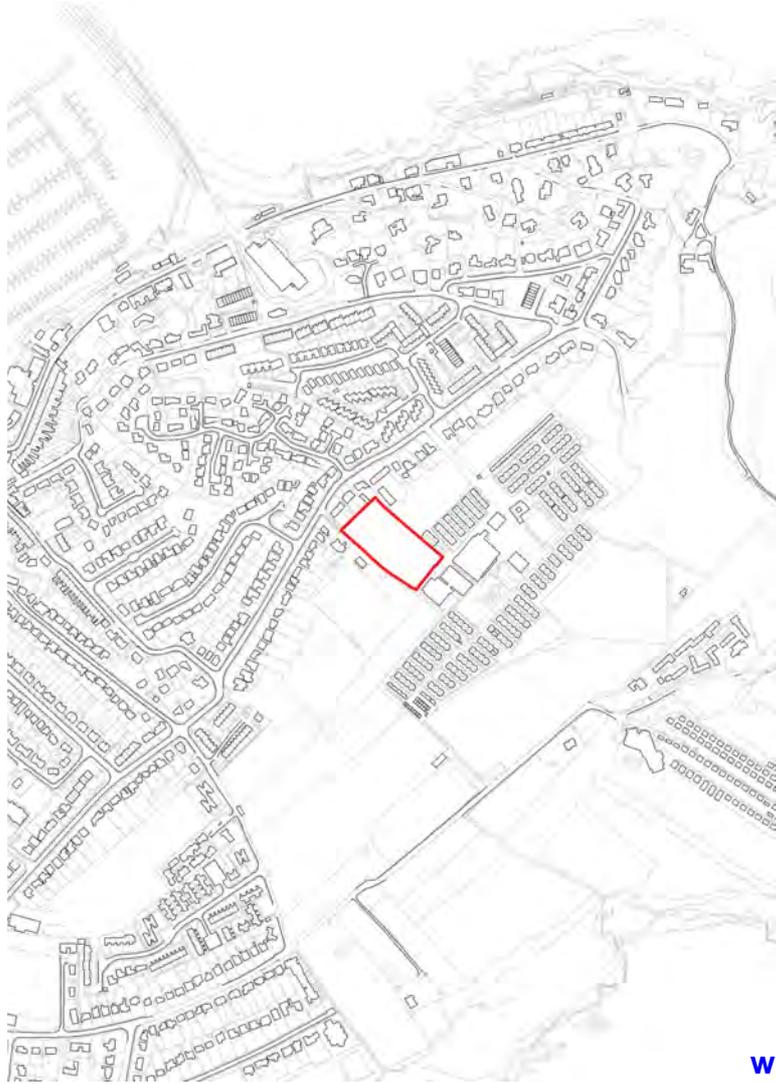
Site ref	Site address	Settlement	Size (ha)			
13066	Lighthouse, Esplanade Road	Paignton	0.17			
						
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<p>Suitability summary</p> <p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, it is located within the Principal Holiday Accommodation Area and as such residential development would be contrary to policy.</p>						
<p>Availability summary</p> <p>The site is being promoted by the landowners for development.</p>						
<p>Achievability summary</p> <p>From the information available, it is considered that there is a reasonable prospect that a mix of residential and commercial development could be delivered on the site within the plan period.</p>						
<p>Conclusion</p> <p>The site is constrained by its location within the PHAA. However, the owners are understood to be actively promoting development and it is considered that the site could come forward and any development is likely to include some commercial uses as well as housing.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13126	Fishcombe Cove	Brixham	0.80			
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Suitability summary						
The site is adjacent to a County Wildlife Site on the northern boundary. It is within the AONB and coastal change zone, plus it is adjacent a Scheduled Ancient Monument. However, it is previously developed and considered to be suitable in principle for redevelopment, subject to consideration of the need for holiday accommodation.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
Due to the past restrictions on use of land at this site for holiday use only, development would currently only be allowed for second homes. The site would only be viable if there was a policy change that allowed development for dwellings that could be sold on the open market. Therefore, if development is to come forward, it will be later in the plan period.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 30 dwellings may be suitable, subject to a policy change regarding the use of the site for holiday accommodation only.						
Total yield	2013 - 2018	0	2018 - 2023	30	2023 - 2032	0

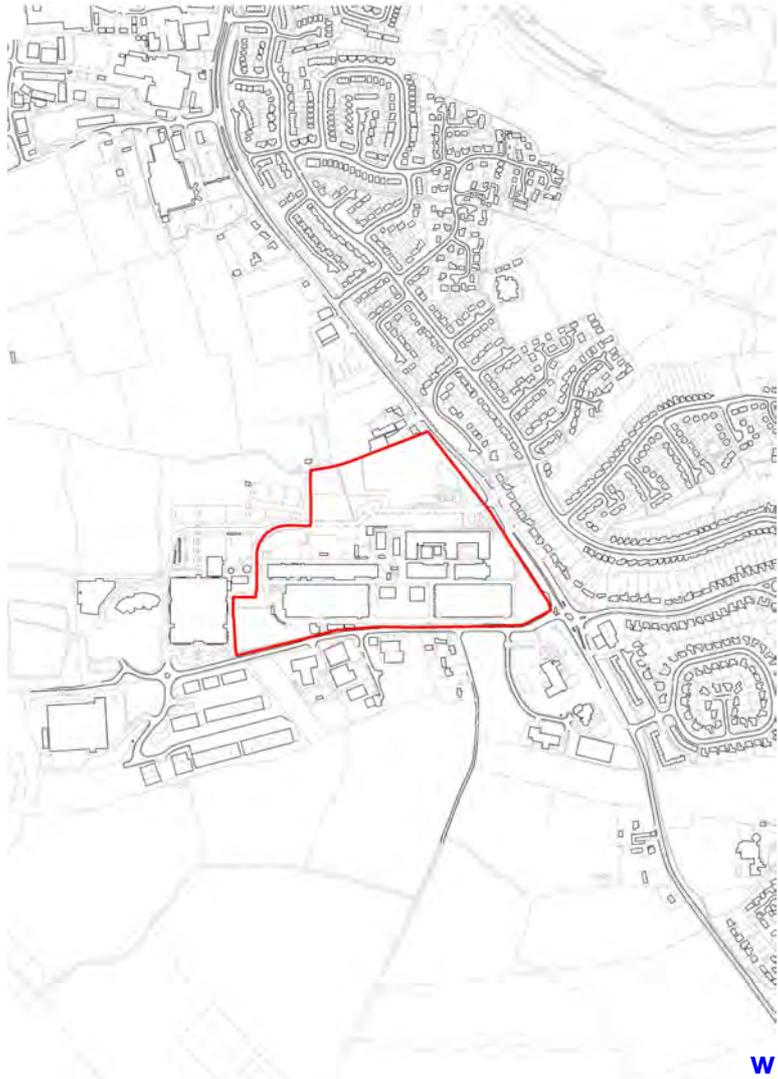
Site ref	Site address	Settlement	Size (ha)			
13155	74 New Road	Brixham	0.19			
						
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Suitability summary						
The site is considered to be suitable in principle for development, and in a good location for live work units.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
This is thought to be a good location for development and it is considered that there is a reasonable prospect that this site could be delivered on the site in the short to medium term.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 10 live work units may be suitable.						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13198	Sandringham Gardens phase 2	Paignton	1.94			
						
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Suitability summary						
<p>Sloping land but not too steep to accommodate housing. The access is good and there is no reason why dwellings cannot be delivered along road frontage in practical terms. It is open fields within area of Country Park which benefits from designations. The site is an ULPA and Local Wildlife Site with curlew within 2km, plus it abuts the LNR, so policy constraints exist. However, the site is being considered by the Council as it could be developed as a way of funding enhancements to the public open space at Sandringham Gardens.</p>						
Availability summary						
<p>Promoted by Council to 2013 SHLAA refresh</p>						
Achievability summary						
<p>This is a location where the market would bring forward development, even in the short term.</p>						
Conclusion						
<p>Part of Preston Park which offers views across the bay and benefits from wildlife and public space designations. However promoted by the council and may be considered by them for development if a sensitivity assessment is carried out. Would need to be medium / low density in this location, given surrounding character and need to maintain openness. Dwellings could infill to complete the perimeter blocks to north and south (i.e. backing onto houses on Sandringham Gardens and Lower Penns Road). This would leave 35M gap between which could form a transitional amenity space opening out onto the park. Would enable about 20 medium / lower density dwellings and still retain a substantial gap for access from the road. Likely to be a sensitive issue and therefore not likely to come forward immediately.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)			
13232	Holiday Parks, Kingkerswell Road	Torquay	1.47			
						
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Suitability summary						
<p>This site is on the edge of the urban area, relatively close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. The site is in an Urban Landscape Protection Area, and development would need to protect the integrity of the site's landscaped setting and provide strategic screening to the north.</p>						
Availability summary						
<p>This site was identified by the Neighbourhood Forum.</p>						
Achievability summary						
<p>There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.</p>						
Conclusion						
<p>The site is considered to be in a sustainable location and is brownfield. The site provides tourist accommodation, although the council have relaxed their policies on releasing these. Therefore this site is deliverable within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	45

Site ref	Site address	Settlement	Size (ha)			
13233	Adjacent to Pontins Holiday Park	Brixham	0.67			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This site is a flat section of vacant land to the rear of existing dwellings. Access is via a small lane, and it would be best brought forward as an alternative access to the wider development of T700. Although the site is within AONB, and constrained by that policy, it lies on the town side of the ridge and could accommodate some 2 storey housing within moderate walking distance from Brixham town centre. The site is within the GHB sustenance zone with a radio tracked flyway.</p>						
Availability summary						
<p>Identified in the Brixham Neighbourhood Plan, and through the developer's panel, it has been found that the site is owned in trust with 3 people, not all of which are willing to sell. Therefore, this multiple ownership may cause some issues. However, it is likely that the southern half of the site will come forward with the development of T700, while the northern half remains in current ownership.</p>						
Achievability summary						
<p>The southern half of this site is likely to come forward as an alternative access to the development of the former Pontins Holiday Park adjacent, as well as some residential development.</p>						
Conclusion						
<p>Site put forward by Brixham Neighbourhood Forum. Provided the owners can come to some agreement, it is likely to come forward together with the adjacent former holiday park. Its location close to the existing town means that it would be suitable for residential development, and approximately 20 dwellings could be delivered in the medium term at a density of 30dph.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

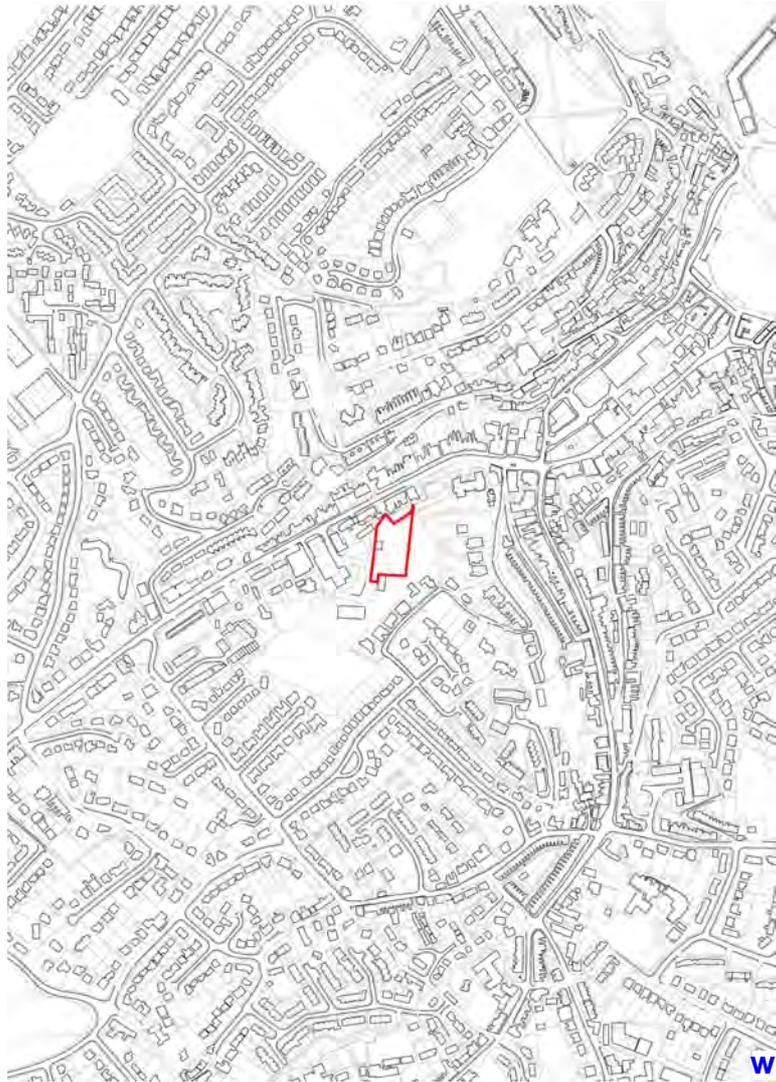
Site ref	Site address	Settlement	Size (ha)			
13250	Queens Park and Rugby Club, Paignton	Paignton	3.05			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site is flat and in a good location within Paignton town centre, therefore close to shops, services, train and bus stations. However, this is currently open land and although there are no policy constraints relating to public open space, there may be flooding issues as the site is within Flood Zones 2 and 3. This site is an important piece of urban greenspace accommodating good rugby and cricket facilities, though it is understood that these are proposing to be relocated to Clennon Valley. In this case it is considered that a small part of the wider site could be suitable for development.</p>						
<p>Availability summary</p> <p>This site would become available if the rugby club relocates, as it is understood that they could potentially be moving to Clennon Valley.</p>						
<p>Achievability summary</p> <p>There is potential to develop the underused south west corner, and if this land could achieve more than 20 units, there would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.</p>						
<p>Conclusion</p> <p>The site is currently a valuable leisure resource but relocation of the rugby club to Clennon Valley is likely to enable redevelopment of a part of the site (most probably the south west corner of the site). There may be some restrictions posed by the liability of the site to flooding, but given the character of the site and defended nature of the area, it is considered that some limited development will be possible. The market is likely to be limited to townhouses in the current market, but an improving economy may provide opportunities for high density development in the form of apartments later in the plan period. Given the uncertainties over the timing of the relocation, it is considered that development may not be delivered until the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

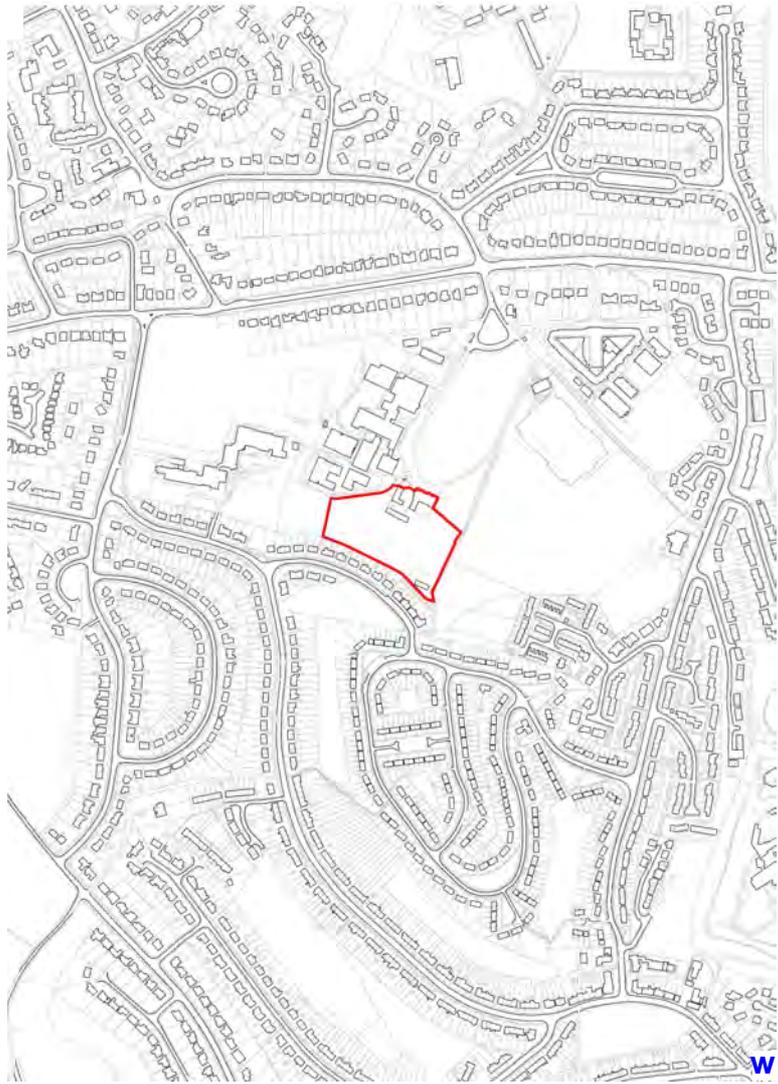
Site ref	Site address	Settlement	Size (ha)			
13263	Long Road / Brixham Road - Former Nortel	Paignton	11.86			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This is a flat, brownfield site that is currently only partially in use. It is well connected to the wider urban area, with residential units to the east, and a new residential development being constructed to the north. South Devon College is located to the west, with employment uses to the south. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities in conjunction with the nearby college and mixed use developments at Yalberton and White Rock. However, there are current policy constraints regarding the loss of employment land that need to be overcome before development can be progressed.</p>						
Availability summary						
<p>The site was promoted to the local plan by the landowners.</p>						
Achievability summary						
<p>This is a previously developed site where there may be contamination issues and uncertain ground conditions, although it is of sufficient size to be deliverable. Due to the scale of other residential developments nearby, however, it is unlikely to come forward in the short-medium term, as there is unlikely to be the local market demand to bring this site forward.</p>						
Conclusion						
<p>This is a previously developed site within the urban area of Paignton. The site was previously an employment location, but has been vacant for several years. The site could represent a significant brownfield opportunity for housing development, though any redevelopment is likely to include some aspect of employment provision to address previous losses. The whole site is nearly 12ha, and if redeveloped for housing, in total could provide approximately 350 dwellings (at 30dph). However, assuming the retention of 25% of the land for employment and other non-residential uses, the remaining 9ha may deliver a total of 270 dwellings at an average of 30dph. Given the infrastructure requirements in this location, and the presence of other sites in the immediate vicinity delivering dwellings into the local market, it is assumed that this site might bring forward dwellings in the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	270

Site ref	Site address	Settlement	Size (ha)			
T700	Pontins Holiday Park	Brixham	17.24			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>The site has been subject of an application which was refused and appeal dismissed. However, the site is brownfield on the edge of the settlement and close to local services. It is therefore a potentially sustainable location. However, impacts on the AONB need to be overcome through appropriate design, landscaping and extent of development area. The site is within the GHB sustenance zone and there is a radio tracked flyway, but largely brownfield. It is considered that, in principle these concerns could be overcome and that the site could be suitable for development, though at lower levels of housing delivery than previously promoted.</p>						
Availability summary						
<p>The site has been promoted on behalf of the landowner, who is actively working towards a revised planning application. The Neighbourhood Forum have also suggested this site, therefore indicating their acceptance of development.</p>						
Achievability summary						
<p>The site is actively being promoted and the landowners representative confirms that the proposals are considered to be viable even in the current market.</p>						
Conclusion						
<p>A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. The site lies within the urban area and as such it would provide a potentially sustainable location for residential development, despite its location within the AONB. The developer is keen to commence work on this site, and it is hoped to come forward within the short term and it is considered that it might deliver 25 dwellings per annum from 2015.</p>						
Total yield	2013 - 2018	75	2018 - 2023	75	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T738	Torquay Holiday Park	Torquay	6.32			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site is within the urban area, close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. Furthermore, there is a substantial variation in topography over the site which will have to be taken into consideration when developing a scheme for the site. The site is also in an Urban Landscape Protection Area and it is important to avoid visual intrusion to the open countryside to the north.</p>						
<p>Availability summary</p> <p>The site has been promoted for development and it is understood that the owner has entered into an option agreement with the developer Colliers who are promoting the site.</p>						
<p>Achievability summary</p> <p>Given the location and size of this site, there would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term. Considering the size and topography of the site, only approximately 80% of the area would be developable; 30dph across 80% of the site is equal to 150 units. This yield is considered to be achievable within 10 years.</p>						
<p>Conclusion</p> <p>This brownfield site is considered to be in a sustainable location close to services and amenities, and the current site owner is actively looking to redevelop the site for housing. The site provides tourist accommodation, which the council are more flexible to see change use, and therefore approximately 150 dwellings are deliverable on this site within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	150	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T749	Land to North of Nuthatch Drive	Torquay	4.05
			
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Suitability summary			
<p>This site is part of a holiday park located close to services, and is well located in regard to other residential developments and their access routes; there are newly developed residential units to the east and south. This site, therefore, offers a suitable location for development, contributing to the creation of sustainable, mixed communities. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies, although these policies have been made more flexible, and as such, the site can be considered suitable in principle for development. However, this area of land contains no holiday accommodation, which militates in favour of its release for housing development. Furthermore, there are localised highway access and surface water run off issues which would need to be resolved prior to any development.</p>			
Availability summary			
<p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site.</p>			
Achievability summary			
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. It is considered that a low density development would be suitable in this location; 25dph could provide 100 dwellings, deliverable within 10 years.</p>			
Conclusion			
<p>The land is well related to existing services, and could be developed as an extension to previous housing developments to the south and east of the site. The site is greenfield land that is currently part of a holiday park. However, the council are now more flexible when considering change of use of holiday accommodation, and especially considering that there is no accommodation use on this site, a low density development is considered to be deliverable within the medium term, with 100 dwellings achievable.</p>			
Total yield	2013 - 2018	50	2018 - 2023
		50	2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
T791	Torbay Industrial Estate	Brixham	0.32			
						
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Suitability summary						
<p>The site is located in close proximity to the town centre and is previously developed. There is good access to local amenities and employment. However, the site is located at a raised level above surrounding uses and the site is likely to be contaminated following previous industrial uses. Despite these constraints, it is considered that the site remains suitable for residential development in the future as long as this is part of a package of measures to improve employment provision on the remainder of the industrial estate.</p>						
Availability summary						
<p>The land is in a single ownership and is promoted for a mix of uses. It is in the Adopted Local Plan for employment allocation.</p>						
Achievability summary						
<p>This is a cleared site, which the market could bring forward in the short to medium term.</p>						
Conclusion						
<p>The site is located within a sustainable location on previously developed land. There are constraints to development (including employment policy) but it is considered that a high density mixed use development may be in-keeping with the surrounding character of Brixham and the smaller feel of the settlement. Given the location and the scale and nature of the site, it is anticipated that it could be achievable subject to the contamination issues and ground stability. There have been preapplication discussions, and therefore development within 5 years is considered possible.</p>						
Total yield	2013 - 2018	15	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T814	Torquay Girls Grammar Shiphay Manor Torquay	Torquay	1.39			
						
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Suitability summary						
The site is within an ULPA, but it is adjacent to an allocated and implemented housing site (H1.7) and, subject to the protection and enhancement of the listed buildings and TPO trees on site, considered suitable for housing development in principle.						
Availability summary						
The school is considering alternatives for the site, and therefore it is concluded that the site is available and being promoted.						
Achievability summary						
It is likely that development of this site will only occur later in the plan period, due to its current established use.						
Conclusion						
The site is being promoted, but is in an ULPA, has TPOs, and Shiphay Manor is Listed, which will affect development potential. Therefore, 20 dwellings have been considered achievable later in the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)
T893	Lee Hotel and Restaurant, Torbay Road, Torquay	Torquay	0.09



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Suitability summary

The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. It is located on a major bus and transport route and is relatively close to Preston District Centre. There are current policy constraints that need to be overcome before development can be progressed. Due to its location on Torbay Road, Lee Hotel is located within a PHAA, but 'orange' in Revised Guidance; therefore development is somewhat constrained by policy. However, development of 11 townhouses has recently taken place on the adjacent site.

Availability summary

This site is being promoted for development by the landowner.

Achievability summary

There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.

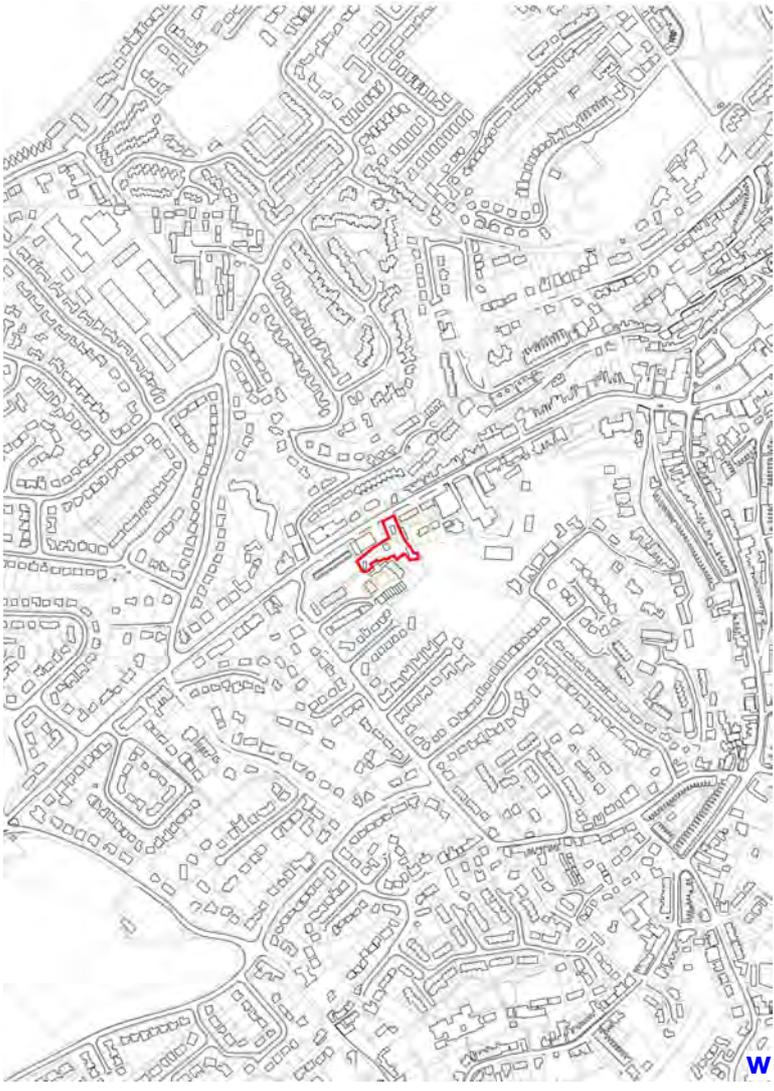
Conclusion

Site is within a sustainable location but its development is currently precluded by existing policy constraints, which are however, more flexible than in 2008.

Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

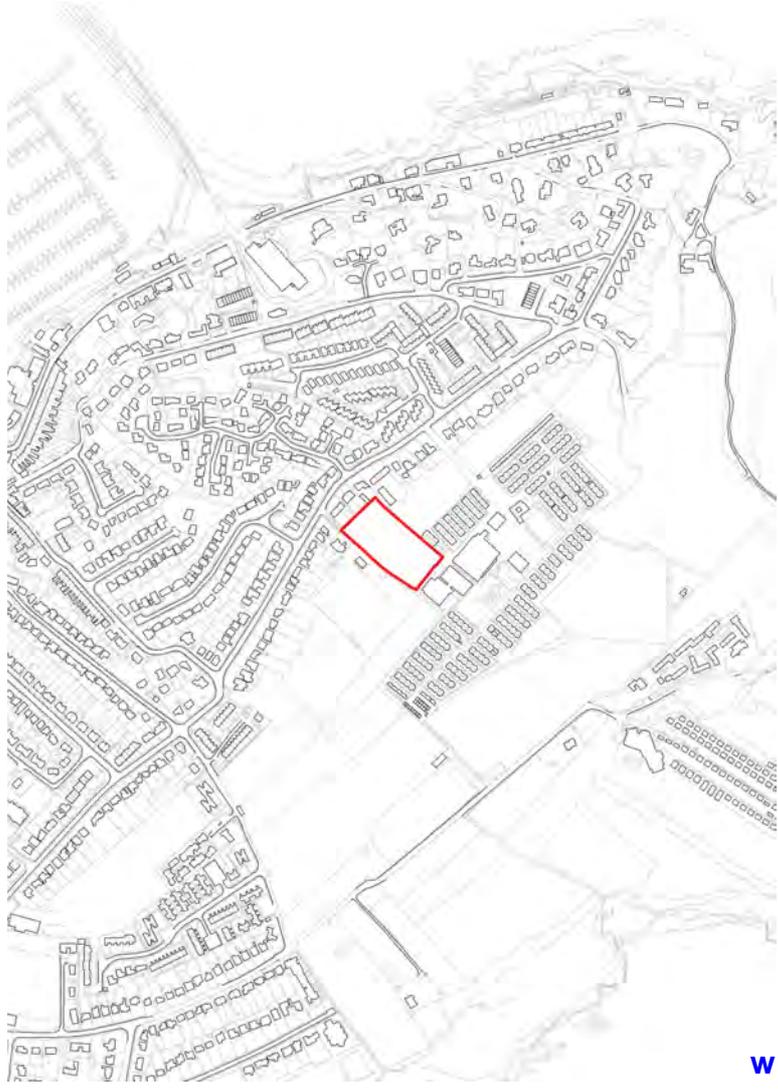
Site ref	Site address	Settlement	Size (ha)			
13066	Lighthouse, Esplanade Road	Paignton	0.17			
						
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Suitability summary						
<p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. However, it is located within the Principal Holiday Accommodation Area and as such residential development would be contrary to policy.</p>						
Availability summary						
<p>The site is being promoted by the landowners for development.</p>						
Achievability summary						
<p>From the information available, it is considered that there is a reasonable prospect that a mix of residential and commercial development could be delivered on the site within the plan period.</p>						
Conclusion						
<p>The site is constrained by its location within the PHAA. However, the owners are understood to be actively promoting development and it is considered that the site could come forward and any development is likely to include some commercial uses as well as housing.</p>						
Total yield	2013 - 2018	20	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13126	Fishcombe Cove	Brixham	0.80			
 <p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
The site is adjacent to a County Wildlife Site on the northern boundary. It is within the AONB and coastal change zone, plus it is adjacent a Scheduled Ancient Monument. However, it is previously developed and considered to be suitable in principle for redevelopment, subject to consideration of the need for holiday accommodation.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
Due to the past restrictions on use of land at this site for holiday use only, development would currently only be allowed for second homes. The site would only be viable if there was a policy change that allowed development for dwellings that could be sold on the open market. Therefore, if development is to come forward, it will be later in the plan period.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 30 dwellings may be suitable, subject to a policy change regarding the use of the site for holiday accommodation only.						
Total yield	2013 - 2018	0	2018 - 2023	30	2023 - 2032	0

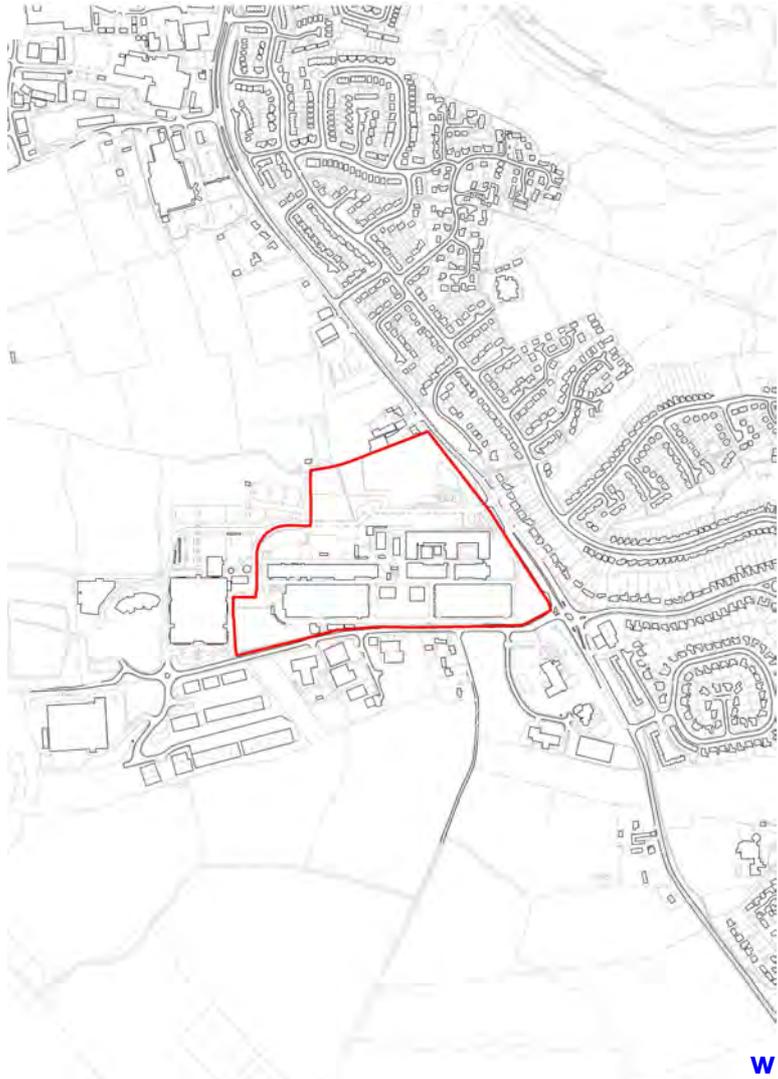
Site ref	Site address	Settlement	Size (ha)			
13155	74 New Road	Brixham	0.19			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
The site is considered to be suitable in principle for development, and in a good location for live work units.						
Availability summary						
The site is being promoted for development by the landowner.						
Achievability summary						
This is thought to be a good location for development and it is considered that there is a reasonable prospect that this site could be delivered on the site in the short to medium term.						
Conclusion						
The site is known to be being actively promoted for development and it is considered that a development of approximately 10 live work units may be suitable.						
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13198	Sandringham Gardens phase 2	Paignton	1.94			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>Sloping land but not too steep to accommodate housing. The access is good and there is no reason why dwellings cannot be delivered along road frontage in practical terms. It is open fields within area of Country Park which benefits from designations. The site is an ULPA and Local Wildlife Site with curlew within 2km, plus it abuts the LNR, so policy constraints exist. However, the site is being considered by the Council as it could be developed as a way of funding enhancements to the public open space at Sandringham Gardens.</p>						
Availability summary						
<p>Promoted by Council to 2013 SHLAA refresh</p>						
Achievability summary						
<p>This is a location where the market would bring forward development, even in the short term.</p>						
Conclusion						
<p>Part of Preston Park which offers views across the bay and benefits from wildlife and public space designations. However promoted by the council and may be considered by them for development if a sensitivity assessment is carried out. Would need to be medium / low density in this location, given surrounding character and need to maintain openness. Dwellings could infill to complete the perimeter blocks to north and south (i.e. backing onto houses on Sandringham Gardens and Lower Penns Road). This would leave 35M gap between which could form a transitional amenity space opening out onto the park. Would enable about 20 medium / lower density dwellings and still retain a substantial gap for access from the road. Likely to be a sensitive issue and therefore not likely to come forward immediately.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)			
13232	Holiday Parks, Kingkerswell Road	Torquay	1.47			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This site is on the edge of the urban area, relatively close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. The site is in an Urban Landscape Protection Area, and development would need to protect the integrity of the site's landscaped setting and provide strategic screening to the north.</p>						
Availability summary						
<p>This site was identified by the Neighbourhood Forum.</p>						
Achievability summary						
<p>There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.</p>						
Conclusion						
<p>The site is considered to be in a sustainable location and is brownfield. The site provides tourist accommodation, although the council have relaxed their policies on releasing these. Therefore this site is deliverable within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	45

Site ref	Site address	Settlement	Size (ha)			
13233	Adjacent to Pontins Holiday Park	Brixham	0.67			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site is a flat section of vacant land to the rear of existing dwellings. Access is via a small lane, and it would be best brought forward as an alternative access to the wider development of T700. Although the site is within AONB, and constrained by that policy, it lies on the town side of the ridge and could accommodate some 2 storey housing within moderate walking distance from Brixham town centre. The site is within the GHB sustenance zone with a radio tracked flyway.</p>						
<p>Availability summary</p> <p>Identified in the Brixham Neighbourhood Plan, and through the developer's panel, it has been found that the site is owned in trust with 3 people, not all of which are willing to sell. Therefore, this multiple ownership may cause some issues. However, it is likely that the southern half of the site will come forward with the development of T700, while the northern half remains in current ownership.</p>						
<p>Achievability summary</p> <p>The southern half of this site is likely to come forward as an alternative access to the development of the former Pontins Holiday Park adjacent, as well as some residential development.</p>						
<p>Conclusion</p> <p>Site put forward by Brixham Neighbourhood Forum. Provided the owners can come to some agreement, it is likely to come forward together with the adjacent former holiday park. Its location close to the existing town means that it would be suitable for residential development, and approximately 20 dwellings could be delivered in the medium term at a density of 30dph.</p>						
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0

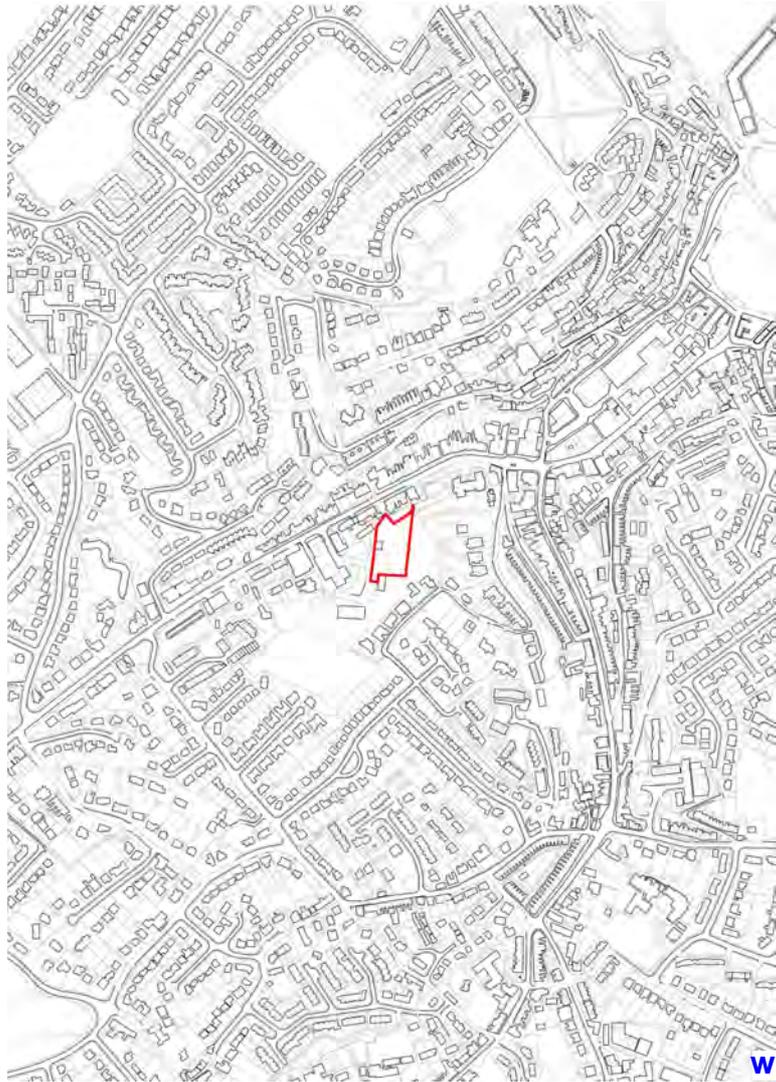
Site ref	Site address	Settlement	Size (ha)			
13250	Queens Park and Rugby Club, Paignton	Paignton	3.05			
						
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Suitability summary						
<p>This site is flat and in a good location within Paignton town centre, therefore close to shops, services, train and bus stations. However, this is currently open land and although there are no policy constraints relating to public open space, there may be flooding issues as the site is within Flood Zones 2 and 3. This site is an important piece of urban greenspace accommodating good rugby and cricket facilities, though it is understood that these are proposing to be relocated to Clennon Valley. In this case it is considered that a small part of the wider site could be suitable for development.</p>						
Availability summary						
<p>This site would become available if the rugby club relocates, as it is understood that they could potentially be moving to Clennon Valley.</p>						
Achievability summary						
<p>There is potential to develop the underused south west corner, and if this land could achieve more than 20 units, there would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.</p>						
Conclusion						
<p>The site is currently a valuable leisure resource but relocation of the rugby club to Clennon Valley is likely to enable redevelopment of a part of the site (most probably the south west corner of the site). There may be some restrictions posed by the liability of the site to flooding, but given the character of the site and defended nature of the area, it is considered that some limited development will be possible. The market is likely to be limited to townhouses in the current market, but an improving economy may provide opportunities for high density development in the form of apartments later in the plan period. Given the uncertainties over the timing of the relocation, it is considered that development may not be delivered until the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

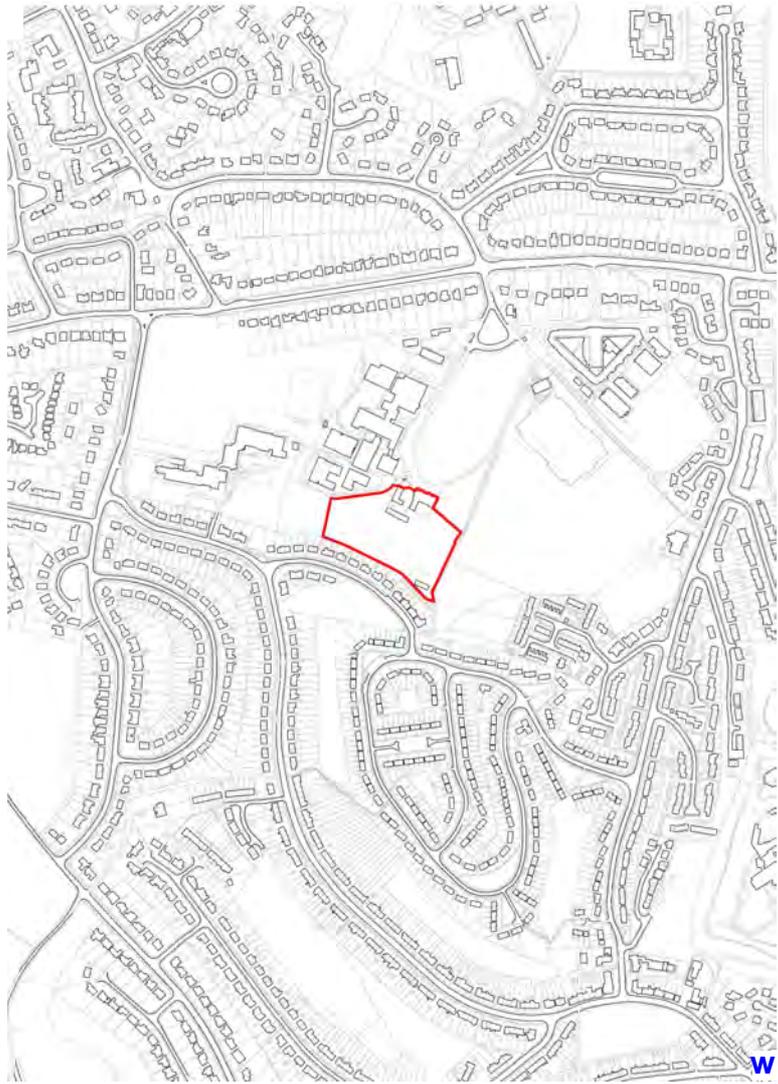
Site ref	Site address	Settlement	Size (ha)			
13263	Long Road / Brixham Road - Former Nortel	Paignton	11.86			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
Suitability summary						
<p>This is a flat, brownfield site that is currently only partially in use. It is well connected to the wider urban area, with residential units to the east, and a new residential development being constructed to the north. South Devon College is located to the west, with employment uses to the south. The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities in conjunction with the nearby college and mixed use developments at Yalberton and White Rock. However, there are current policy constraints regarding the loss of employment land that need to be overcome before development can be progressed.</p>						
Availability summary						
<p>The site was promoted to the local plan by the landowners.</p>						
Achievability summary						
<p>This is a previously developed site where there may be contamination issues and uncertain ground conditions, although it is of sufficient size to be deliverable. Due to the scale of other residential developments nearby, however, it is unlikely to come forward in the short-medium term, as there is unlikely to be the local market demand to bring this site forward.</p>						
Conclusion						
<p>This is a previously developed site within the urban area of Paignton. The site was previously an employment location, but has been vacant for several years. The site could represent a significant brownfield opportunity for housing development, though any redevelopment is likely to include some aspect of employment provision to address previous losses. The whole site is nearly 12ha, and if redeveloped for housing, in total could provide approximately 350 dwellings (at 30dph). However, assuming the retention of 25% of the land for employment and other non-residential uses, the remaining 9ha may deliver a total of 270 dwellings at an average of 30dph. Given the infrastructure requirements in this location, and the presence of other sites in the immediate vicinity delivering dwellings into the local market, it is assumed that this site might bring forward dwellings in the later part of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	270

Site ref	Site address	Settlement	Size (ha)			
T700	Pontins Holiday Park	Brixham	17.24			
						
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Suitability summary						
<p>The site has been subject of an application which was refused and appeal dismissed. However, the site is brownfield on the edge of the settlement and close to local services. It is therefore a potentially sustainable location. However, impacts on the AONB need to be overcome through appropriate design, landscaping and extent of development area. The site is within the GHB sustenance zone and there is a radio tracked flyway, but largely brownfield. It is considered that, in principle these concerns could be overcome and that the site could be suitable for development, though at lower levels of housing delivery than previously promoted.</p>						
Availability summary						
<p>The site has been promoted on behalf of the landowner, who is actively working towards a revised planning application. The Neighbourhood Forum have also suggested this site, therefore indicating their acceptance of development.</p>						
Achievability summary						
<p>The site is actively being promoted and the landowners representative confirms that the proposals are considered to be viable even in the current market.</p>						
Conclusion						
<p>A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. The site lies within the urban area and as such it would provide a potentially sustainable location for residential development, despite its location within the AONB. The developer is keen to commence work on this site, and it is hoped to come forward within the short term and it is considered that it might deliver 25 dwellings per annum from 2015.</p>						
Total yield	2013 - 2018	75	2018 - 2023	75	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T738	Torquay Holiday Park	Torquay	6.32			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.</p>						
<p>Suitability summary</p> <p>This site is within the urban area, close to The Willows District Centre and Barton Hill Road local centre, and offers a suitable location for development, contributing to the creation of sustainable, mixed communities. There are new residential units to the east and south. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies and as such the loss of such a park would be resisted. Provided that the policies restricting change of use of holiday accommodation were more flexible, this site could be considered suitable for residential development. Furthermore, there is a substantial variation in topography over the site which will have to be taken into consideration when developing a scheme for the site. The site is also in an Urban Landscape Protection Area and it is important to avoid visual intrusion to the open countryside to the north.</p>						
<p>Availability summary</p> <p>The site has been promoted for development and it is understood that the owner has entered into an option agreement with the developer Colliers who are promoting the site.</p>						
<p>Achievability summary</p> <p>Given the location and size of this site, there would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term. Considering the size and topography of the site, only approximately 80% of the area would be developable; 30dph across 80% of the site is equal to 150 units. This yield is considered to be achievable within 10 years.</p>						
<p>Conclusion</p> <p>This brownfield site is considered to be in a sustainable location close to services and amenities, and the current site owner is actively looking to redevelop the site for housing. The site provides tourist accommodation, which the council are more flexible to see change use, and therefore approximately 150 dwellings are deliverable on this site within the medium term.</p>						
Total yield	2013 - 2018	0	2018 - 2023	150	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T749	Land to North of Nuthatch Drive	Torquay	4.05
			
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Suitability summary			
<p>This site is part of a holiday park located close to services, and is well located in regard to other residential developments and their access routes; there are newly developed residential units to the east and south. This site, therefore, offers a suitable location for development, contributing to the creation of sustainable, mixed communities. However, there are current policy constraints that need to be addressed before development can be progressed. The current use as a holiday park is protected through local plan policies, although these policies have been made more flexible, and as such, the site can be considered suitable in principle for development. However, this area of land contains no holiday accommodation, which militates in favour of its release for housing development. Furthermore, there are localised highway access and surface water run off issues which would need to be resolved prior to any development.</p>			
Availability summary			
<p>The site has been promoted for development by the landowner, and it is therefore considered that there are no constraints to the availability of the site.</p>			
Achievability summary			
<p>This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. It is considered that a low density development would be suitable in this location; 25dph could provide 100 dwellings, deliverable within 10 years.</p>			
Conclusion			
<p>The land is well related to existing services, and could be developed as an extension to previous housing developments to the south and east of the site. The site is greenfield land that is currently part of a holiday park. However, the council are now more flexible when considering change of use of holiday accommodation, and especially considering that there is no accommodation use on this site, a low density development is considered to be deliverable within the medium term, with 100 dwellings achievable.</p>			
Total yield	2013 - 2018	50	2018 - 2023
		50	2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
T791	Torbay Industrial Estate	Brixham	0.32			
						
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Suitability summary						
<p>The site is located in close proximity to the town centre and is previously developed. There is good access to local amenities and employment. However, the site is located at a raised level above surrounding uses and the site is likely to be contaminated following previous industrial uses. Despite these constraints, it is considered that the site remains suitable for residential development in the future as long as this is part of a package of measures to improve employment provision on the remainder of the industrial estate.</p>						
Availability summary						
<p>The land is in a single ownership and is promoted for a mix of uses. It is in the Adopted Local Plan for employment allocation.</p>						
Achievability summary						
<p>This is a cleared site, which the market could bring forward in the short to medium term.</p>						
Conclusion						
<p>The site is located within a sustainable location on previously developed land. There are constraints to development (including employment policy) but it is considered that a high density mixed use development may be in-keeping with the surrounding character of Brixham and the smaller feel of the settlement. Given the location and the scale and nature of the site, it is anticipated that it could be achievable subject to the contamination issues and ground stability. There have been preapplication discussions, and therefore development within 5 years is considered possible.</p>						
Total yield	2013 - 2018	15	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T814	Torquay Girls Grammar Shiphay Manor Torquay	Torquay	1.39			
						
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Suitability summary						
The site is within an ULPA, but it is adjacent to an allocated and implemented housing site (H1.7) and, subject to the protection and enhancement of the listed buildings and TPO trees on site, considered suitable for housing development in principle.						
Availability summary						
The school is considering alternatives for the site, and therefore it is concluded that the site is available and being promoted.						
Achievability summary						
It is likely that development of this site will only occur later in the plan period, due to its current established use.						
Conclusion						
The site is being promoted, but is in an ULPA, has TPOs, and Shiphay Manor is Listed, which will affect development potential. Therefore, 20 dwellings have been considered achievable later in the plan period.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)
T893	Lee Hotel and Restaurant, Torbay Road, Torquay	Torquay	0.09



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Suitability summary

The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. It is located on a major bus and transport route and is relatively close to Preston District Centre. There are current policy constraints that need to be overcome before development can be progressed. Due to its location on Torbay Road, Lee Hotel is located within a PHAA, but 'orange' in Revised Guidance; therefore development is somewhat constrained by policy. However, development of 11 townhouses has recently taken place on the adjacent site.

Availability summary

This site is being promoted for development by the landowner.

Achievability summary

There would be developer interest in bringing the site forward, even in the current market, and it is considered deliverable within the short to medium term.

Conclusion

Site is within a sustainable location but its development is currently precluded by existing policy constraints, which are however, more flexible than in 2008.

Total yield	2013 - 2018	0	2018 - 2023	6	2023 - 2032	0

Site ref	Address	Settlement	Reason for rejection
13005	El Patio, 11 Alta Vista Road	Paignton	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13007	Carn Brea, 21 Avenue Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13013	Westhill House, Chatto Road	Torquay	8 dwellings were completed on this site in 2008/2009.
13015	The Old Quarry, 64-8 Ellacombe Church Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13023	Danby Lodge Hotel, Lincombe Drive	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13039	St Luke's Motors, St Luke's Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13046	50/54 Swan Street	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13049	B&Q, Caburnham Road	Torquay	This site is a duplicate of T754.

Site ref	Address	Settlement	Reason for rejection
13050	Old Customs House, Torwood Gardens Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13054	Queens Hotel, Victoria Parade	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13059	Warren Court, Warren Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
13068	Solitare Cottage & Morven House, Headland Rd	Torquay	Not likely to come forward for development
13071	Arlesey Dene, Mill Lane	Paignton	It is considered that the site is not being actively promoted for development
13074	Devonshire Hotel, Parkhill Road	Torquay	Site was subject of preapplication discussions in the past but no current proposals to bring the site forward for development
13076	Hideaway Club, Temperance Street	Torquay	Site was subject of preapplication discussions in the past but no current proposals to bring the site forward for development
13082	Site on Corner of Avenue Road and Old Mill Road	Torquay	It is considered that this site will not come forward for residential development

Site ref	Address	Settlement	Reason for rejection
13083	105 Avenue Road	Torquay	It is considered that this site will not come forward for residential development.
13086	329 Babbacombe Road	Torquay	Considered that this site will not come forward for housing development.
13087	367 Babbacombe Road	Torquay	It is considered that this site will not come forward for housing development.
13090	Moose Hall, Barewell Road	Torquay	this site has recently been converted to offices, therefore has been rejected.
13091	Stable Land, Barton	Torquay	It is considered that the site will not come forward during the plan period.
13092	Torquay Squash Centre, 76-78 Barton Road	Torquay	It is considered that the site will not come forward during the plan period.
13093	56 Barton Road	Torquay	It is considered that the site will not come forward during the plan period.
13095	2-12 Berachah Road Ellacombe	Torquay	It is considered that the site will not come forward during the plan period.

Site ref	Address	Settlement	Reason for rejection
13096	Devon Court, 85 Berry Head Road	Brixham	It is considered that the site will not come forward during the plan period.
13099	101 Braddons Hill Road East	Torquay	It is considered that the site will not come forward during the plan period.
13102	Briary Lane	Torquay	It is considered that the site will not come forward during the plan period.
13103	Land Adjacent to Brixham Road	Paignton	It is considered that the site will not come forward during the plan period.
13104	Land at Walsham Cottage, Brixham Road	Paignton	It is considered that the site will not come forward during the plan period.
13107	Rear of 8-24 Mt Pleasant Rd, Cavern Road	Brixham	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13109	Mudberry Centry Road	Brixham	It is considered that the site will not come forward during the plan period.
13112	2 Cleveland Road	Torquay	It is considered that the site will not come forward during the plan period.

Site ref	Address	Settlement	Reason for rejection
13115	Westerlands, Cockington Lane	Torquay	It is considered that the site will not come forward during the plan period.
13116	Land at Cornfield Green	Torquay	It is considered that the site will not come forward during the plan period.
13117	Bay Tree House, 22 Croft Road	Torquay	It is considered that the site will not come forward during the plan period.
13122	Site at Junction of Kernou Road and Esplanade Rd	Paignton	It is considered that the site will not come forward during the plan period.
13125	Land at Fernicombe Road	Paignton	It is considered that the site will not come forward during the plan period.
13128	Ashnicol, Gabwell Hill	Torquay	It is considered that the site will not come forward during the plan period.
13135	2 Keysfield Road	Paignton	It is considered that the site will not come forward during the plan period.
13136	3 Keysfield Road	Paignton	It is considered that the site will not come forward during the plan period.

Site ref	Address	Settlement	Reason for rejection
13137	Stable land off Kingskerswell Road, The Willows	Torquay	It is considered that the site will not come forward during the plan period.
13141	Rear of Lisburne Square	Torquay	It is considered that the site will not come forward during the plan period.
13147	129 Maidenway Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13149	29-31 Marine Drive	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13150	31 Marine Drive	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13152	Singleton Gardens Meadfoot Sea Road	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13153	Land at Medway Road	Torquay	was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13154	Lower Barns Middle Blagdon	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development

Site ref	Address	Settlement	Reason for rejection
13159	126 Newton Street	Torquay	Site has recently been given permission for commercial development, therefore unlikely to come forward for residential.
13163	Rossiter & Sons, 13-17 Palace Avenue	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13165	Land at Polhearne Way	Brixham	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13170	Land at Rhodanthe Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development.
13171	18-32 Roundhill Road, Livermead	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13174	Land at Shrewsbury Avenue	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13175	Land at South Parks Road South	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13180	Land at Tavy Avenue	Torquay	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development.

Site ref	Address	Settlement	Reason for rejection
13181	Brunel Manor, Teignmouth Road	Torquay	The site was initially promoted for development via a pre-app enquiry but not followed through.
13182	196-198 Teignmouth Road	Torquay	Havills site - LEP bid for commercial use.
13183	Hagley House, 38-40, The Terrace	Torquay	Planning permission has been granted for commercial space.
13186	Paignton Community Centre, 389 Torquay Road	Paignton	Site was subject of pre-application discussions in the past but no current proposals to bring the site forward for development
13193	Learning Resource Centre, Old Mill Road	Torquay	Promoted by the Council and considered likely to be developed as mixed use with a focus on employment space. Victorian buildings are not listed but should be retained where possible - conversion likely to be more suited to employment space. Difficult to see how parking for employment as well as new housing can be accommodated.
13194	Land rear of Seymour Drive	Torquay	This site is not suitable for development. It is council owned but designated ULPA (urban landscape protection area). As a backland site, it has poor access, and the footpath shows that it is well used locally as an amenity area. There are also topography and landscape concerns.
13197	Sandringham Gardens Phase 1	Paignton	The site might, in principle, be suitable for a limited amount of development as the site is a significant vantage point. However, it is understood that the site will not be released by the Council and therefore it is not available.
13199	Great Parks	Paignton	Area to be parkland within proposals for wider area coming forward

Site ref	Address	Settlement	Reason for rejection
13218	Land Preston/Shorton Valley (adj 110 Coombe Rd)	Paignton	This is a sensitive site, that sits within Woodland and vegetation. Access would require the removal of a number of trees, and would infringe onto Preston Park, which is a County Wildlife Site and Local Wildlife Site. Therefore this site is unsuitable for residential development.
13224	Chalex/Lifton House, Priory Road	Torquay	This site was completed in 2011/2012 with 6 units.
13226	Havelock Road Garage, Havelock Road	Torquay	This site was completed in 2011/2012 with 7 units.
13227	Town Hall and Car Park	Torquay	This site is not currently being promoted for residential development.
13231	Torre Station Yards	Torquay	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development and has a viable current use.
13235	Northfields Foundry	Brixham	Put forward by Brixham Neighbourhood Forum, however, it is still in use as a foundry and could have significant contamination issues. It is presently considered unavailable for housing development.
13254	Playing fields adj YMCA, Dartmouth Road	Paignton	This site has been suggested by the Prince's Foundation, but is unlikely to come forward due to its current use value as playing fields.
13255	Land west of Grange Road	Paignton	site is not being actively pursued by the landowner and it is unclear if this site is available.

Site ref	Address	Settlement	Reason for rejection
13256	Land at Clennon Hill expanded site	Paignton	Site is currently being considered for development of range of activities which do not include residential uses.
13257	Land rear of Davies Avenue	Paignton	Site is a school pitch which is not being considered for disposal
13266	Warborough Road	Paignton	This site has been put forward by the Neighbourhood Forum and as such the availability has not been determined, and therefore the site cannot be considered deliverable.
13267	Dartmouth Road	Paignton	This site has been put forward by the Neighbourhood Forum and as such the availability has not been determined, and therefore the site cannot be considered deliverable.
AI H1:017	Seafeld Hotel: Allocation H1:17	Paignton	Developed prior to base date
AI H1:020	Penn Meadows Close	Brixham	Developed prior to base date
H1:005	Fore Street Watcombe: Allocation H1:5	Torquay	Developed prior to base date
H1:007	Hawkins Avenue: Allocation H1:7	Torquay	Completed prior to 2012.

Site ref	Address	Settlement	Reason for rejection
H1:015	Overflow Zoo Car Park	Paignton	This site has been rejected as the car park is required by the current owners.
H1:016	Primley Dairy: Allocation H1:16	Paignton	Developed prior to base date.
HC004	Watcombe, Torquay	Torquay	Amenity space of high value. Therefore unsuitable for residential development.
HC007	Watcombe, Torquay	Torquay	Amenity space of high value. Therefore unsuitable for residential development.
HC013	Watcombe	Torquay	Garage court associated with the adjacent housing estate. Unsuitable for development, too small and not suitable for high density development.
HC061	St Marychurch	Torquay	Highway access to the site is unavailable.
HC068	St Marychurch	Torquay	Developed prior to base date
HC072	Chelston	Torquay	Highway access to the site unavailable

Site ref	Address	Settlement	Reason for rejection
HC085	Wellswood	Torquay	Landscaped gardens of Individually owned flats- privately owned and unlikely to come forward as would be detrimental to views and visibility quality of existing flats.
HC087	Woodside Drive, Wellswood	Torquay	Though acceptable in principle there is no indication that this site is available for development.
HC094	Living Coasts Car Park	Torquay	Car park and associated land at Living Coasts tourist attraction which is not considered suitable or available for development
HC095	Wellswood	Torquay	Highway access to the site unavailable as backland site with no prospect of delivery.
HC111	St Marychurch	Torquay	Highway access to the site unavailable and multiple ownership issues.
HC129	Wellswood	Torquay	Unl kely to achieve 6 or more dwellings.
HC130	Wellswood	Torquay	Highway access to the site unavailable as backland site
HC134	Wellswood	Torquay	Developed prior to base date

Site ref	Address	Settlement	Reason for rejection
HC142	Wellswood	Torquay	Large enough site for 6+ but earthworks would be needed due to steep topography and difficult access point. Therefore, site is considered unviable at present.
HC143	Wellswood	Torquay	Large dense wood on a hill- steep topography. Only access is gained via small unadopted track- narrow. Not suitable for development
HC154	Wellswood	Torquay	There is no current prospect of the site coming forward for development
HC155	Wellswood	Torquay	There is no current prospect of the site coming forward for development
HC163	Wellswood	Torquay	Small garden on a steep hill- very wooded and poor access- adjacent to HC164
HC164	Wellswood	Torquay	Unl kely to achieve 6 or more dwellings on the site and poor access
HC165	Wellswood	Torquay	No prospect of the site coming forward at present
HC166	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC168	The Little Theatre Car Park	Torquay	Site located in the PHAA and comprises of an informal parking area for "The Little Theatre" (which is listed) and a recycling point. Development could be physically possible but impact on the character of the conservation area considered unacceptable.
HC173	Babbacombe Road, Wellswood	Torquay	There has been no recent promotion of this site.
HC178	Wellswood	Torquay	Unlikely to achieve 6 or more dwellings on the site and redevelopment inappropriate here as poor access
HC182	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here
HC192	Wellswood	Torquay	Highway access to the site unavailable and topography limits opportunities for development
HC201	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here
HC202	Blatchcombe	Paignton	Unlikely to achieve 6+ but may form part of wider urban extension
HC203	Blatchcombe	Paignton	Unlikely to achieve 6+ and redevelopment inappropriate here

Site ref	Address	Settlement	Reason for rejection
HC206	Churston with Galmpton	Paignton	Unl kely to achieve 6+ and redevelopment inappropriate here
HC207	Churston with Galmpton	Paignton	POS, public footpath and steep topography
HC215	Land at Cliff Park	Paignton	Most of site already developed. No potential for further development, as per 2008 SHLAA.
HC226	Paignton Zoo Service Car Park	Paignton	The zoo overflow car park is not promoted for development and therefore it is considered unlikely to be available.
HC227	Paignton Zoo Car Park	Paignton	This is the main Paignton Zoo car park. It is a tarmacked, landscaped, large parking area in close proximity to Morrison's supermarket and existing residential. The Zoo have indicated that all of their car parks (including the overflow - H1.015) are required for parking at the Zoo.
HC228	Clifton with Maidenway	Paignton	Unl kely to achieve 6+ and redevelopment inappropriate here
HC238	Land to the rear of the Marine Drive.	Paignton	Site completed for non-housing uses since 2008.
HC250	Berry Head with Furzeham	Brixham	No suggestion site will come forward for development

Site ref	Address	Settlement	Reason for rejection
R081	Former Church of Park Hall Site, Parkhill Road	Torquay	This site has had no recent promotion, and therefore it has been rejected.
R134	Furzeham Garage	Brixham	Site of garage which remains in use
R139	Rear of Briseham Road	Brixham	Site is in use as allotments so unlikely to come forward or be suitable.
R155	Transport House, Museum Road	Torquay	No prospect of currently being developed, as it is not believed to be promoted.
R156	Garage Site, Castle Lane	Torquay	Site not currently available as still operational as a garage
R175	Rear of 17/31 Happaway Road	Torquay	This site has had planning permission, which has expired a significant time ago; and therefore it is considered unlikely to be developed within the plan period.
R195	Elsinore, Greenway Road	Torquay	This site has been rejected as it is in a Conservation Area.
R199	23A Warberry Road West	Torquay	There is no prospect of this site being developed.

Site ref	Address	Settlement	Reason for rejection
R206	Former Church of St. Peter, Hodson Close	Paignton	Site is in current use as a church
R209	Rear of 59 Roundham Road	Paignton	Site is in existing commercial use
R233	93-105 Fore Street, St. Marychurch	Torquay	Main development area is already counted elsewhere therefore reject this site to avoid double counting
R240	Firstwood, Oakhill Road	Torquay	Large former hotel building previously converted to 9 flats
R247	262-264 Torquay Road	Paignton	Auctioneers and flats, south west side of Torquay Road. No evidence that site is being promoted.
R259	Mount Tyron, Higher Warberry Road	Torquay	Nursing home in use and not being marketed
R265	Montserrat, Torwood Gardens Road	Torquay	This site has been rejected due to a lack of promotion.
R282	Bronshill Court	Torquay	Site has been rejected as it is in use as holiday flats but this may already be for permanent (C3) use and therefore not a net gain of dwellings.

Site ref	Address	Settlement	Reason for rejection
R313	Bolton Court, Windmill Hill	Brixham	Building in use as flats.
R363	Rear of Farmhouse Tavern, Newton Road	Torquay	There has been no recent promotion on this site.
R481	St. Mary's Church, Union Street	Torquay	Site currently used as a Church Hall with little prospect that it will come forward for housing .
R545	159-169 Barton Hill Road	Torquay	There has been no recent promotion of the site, and therefore is rejected.
R788	Babbacombe Garage	Torquay	Garage in current use
T702	Suncrest Park, Barton Hill Road	Torquay	The site is in residential use, occupied by park homes. Therefore there is no capacity to increase housing provision on this site.
T703	Land adjoining Pontins Holiday Park	Brixham	A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. This site was not included within the recent planning application for the adjacent former holiday park and is not promoted for development.
T708	Cricket Ground, Northfields Rd	Brixham	The site was completed prior to the base date

Site ref	Address	Settlement	Reason for rejection
T712	Land off Wall Park Road	Brixham	A highly sensitive landscape due to its location within the AONB and prominent coastal position, overlaying designations, and visual prominence. There is little scope for residential development given the sensitivity of the location and this is reflected in proposals for the adjacent former holiday park.
T716	Land adjacent to 10 Edgeley Road	Torquay	This site has been rejected as there has not been any recent promotion of the site.
T719b	Land at Churston Ferrers	Brixham	A small orchard/ pasture within the quiet village of Churston Ferrers. Situated between existing dwellings and is bordered by mature trees and stone walls. Not appropriate for development
T724	Land at Hookhills - Adjacent T110	Paignton	Amenity space of high value. Therefore unsuitable for residential development
T725	Community Centre, Berry Drive	Paignton	This site will most likely not have any residential development within the plan period.
T727	Land adjacent to Plym Close	Torquay	Narrow strip of land to the front of existing terraced housing. Site comprises of steep grassy bank and small strip of flat land which is also used for parking/ turning/ footpath at front of existing housing. It is narrow and steep, so unlikely to achieve 6 plus.
T729	Land between Edginswell Close and Newton Road	Torquay	No development has taken place here and there are flooding issues.
T730	Redwell Playground and Amenity Area	Paignton	This site is unlikely to be developed. It is an amenity area in an area that has significant deprivation.

Site ref	Address	Settlement	Reason for rejection
T731	Land at Nut Bush Lane	Torquay	Land is not considered suitable for development within the context of the existing development plan as it lies within the Countryside Zone and other environmental designations which preclude development. Furthermore, the site would be too small to achieve 6 dwellings.
T736	Land off Lincombe Drive	Torquay	Unlikely to achieve 6 or more dwellings on the site also development inappropriate here as a wooded field.
T743	Foxhole Infant School	Paignton	The site has been redeveloped since 2008 SHLAA
T745	Parkland & Holimarine Caravan Park	Paignton	The site continues in holiday accommodation use and the granting of a planning permission on the adjacent site (T706) is proposed to provide investment for this park to remain in holiday use.
T751	Clennon Lane	Torquay	Site very steep, heavily wooded. In-between existing housing- unsuitable for development.
T757	Former sewage works site- Galmpton	Brixham	This site was rejected in 2008 and it was found to be an unsuitable and unsustainable location for housing. It is distant from services, surrounded by local wildlife designations and is within Flood Zone 3.
T759	Land at Higher Compton, Barton, Maldon	Torquay	Outside of Torbay Unitary Authority.
T761	The Torbay Palace Hotel	Torquay	Being promoted for holiday flats by the landowner and not for residential use.

Site ref	Address	Settlement	Reason for rejection
T763	Imperial Hotel	Torquay	Rejected as owner does not want to bring it forward.
T765	Corbyn Head Hotel, Torbay Road	Torquay	Site comprises of a dated 2/3 storey hotel built into the headland overlooking the sea. The site is within a protected tourism area and residential use is likely to be contrary to policy. There are also varied gradients across the site- levels from the hotel to the road are significant. Access is currently fine, but located on a busy road and junction.
T767	Beverely Park & Meadowside Holiday Centre	Paignton	The site continues in holiday accommodation use and the granting of a planning permission on the adjacent site (T706) is proposed to provide investment for this park to remain in holiday use.
T778	Clennon Valley Car Park (Quay West)	Paignton	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats due to alternative non-residential proposals coming forward.
T779	Coach Park, Lymington Road	Torquay	Site is considered acceptable for development in principle but proposals are currently considered unlikely to include houses or flats.
T781	Crown and Anchor Car Park-	Paignton	In good use as a Car Park and in a difficult town centre location. An ideal shoppers car park- narrow access and location would be problematic for development.
T789	Land adjacent to Weary Ploughman	Paignton	Land is known to be subject of restrictive covenants which will restrict the ability of the site to come forward
T790a	Brunel Medical Practice	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site.

Site ref	Address	Settlement	Reason for rejection
T790b	Babbacombe Brunel Medical Practice	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site.
T790c	St Marychurch Chilcote Surgery	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site. Abbey Road practice likely to go into B and Q.
T790d	St Marychurch Chilcote Surgery	Torquay	This site has been rejected as the Medical Practices have had difficulty finding a suitable site. Abbey Road practice likely to go into B and Q.
T796	Chatsworth Apartments, 217 St Marychurch Road	Torquay	The site has been completed since 2008.
T798	Concorde Lodge Hotel	Paignton	The site has been completed since 2008.
T800	Collingwood Hotel, Braddons Hill Road East	Torquay	The site was a large villa set in its own grounds, used previously as a hotel but underwent conversion in 2010/11. Therefore there is no further capacity.
T809	Hotel Roseland, Warren Road	Torquay	This site has been built out
T810	Co-operative Funeral Service, New Road	Brixham	This site is being used by a church currently, therefore has been rejected as unsure of availability.

Site ref	Address	Settlement	Reason for rejection
T813	Land at Port Talland Farm	Torquay	The area was assessed for capacity as part of the Enderby Associates work, and it was classified: "Landscape is highly sensitive to change from even small levels of development. No capacity for development" The site is distant from main services and therefore is not considered suitable for development
T819	Hollicombe Park	Paignton	There is no prospect of this site coming forward for development. The site is a valued local park and also has flooding and contamination issues.
T820	Barton Playing fields	Torquay	Site is council owned playing fields. Previously considered that there might be potential to sell of part of playing fields to fund investment in the rest of the fields and facilities. This is the area to be retained in any eventuality.
T821	Laywell old peoples home	Brixham	As this site is not thought to be being promoted at present, it has been rejected.
T823	Hookhills Community Centre	Paignton	This site is not currently being promoted due to the loss of play area, which is likely to outweigh the housing gain.
T827	Borough Road Play Area	Paignton	Site redeveloped in period since 2008.
T830	St Boniface Church	Paignton	The site was considered as part of the redevelopment of the adjacent school but that development proceeds without this site. The church is in use and therefore it is not considered that the site is available.
T832	Victoria Parade	Torquay	Area has potential for windfall but no scheme proposed for the site as a whole.

Site ref	Address	Settlement	Reason for rejection
T836	Torre Valley North site	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T838	Anchorage Hotel, Aveland Road	Torquay	This site was not promoted to us but the Council made us aware of the discussions they have had in the past in regards to potential redevelopment of the site. The site comprises of a large hotel near the park, and although there have been pre-application discussions, the owners have been advised it would be rejected.
T839	Dunboyne, St Marychurch Road	Torquay	Site redeveloped since 2008
T840	Barton Hill School	Torquay	Initially promoted to the study but further investigations indicate no prospect of release at present.
T844	Land adjacent to All Saints Babbacombe School	Torquay	Amenity space of high value. Therefore unsuitable for residential development
T846	Dairyfresh	Torquay	Employment site which it is considered should be protected to retain employment use in line with Policy E6
T847	Land off Totnes Road	Paignton	Unl kely to achieve 6 dwellings and not considered suitable for development.
T850	Land at Sherwell Valley Road	Torquay	This site comprises of a narrow strip of 'land left over after development' which is a piece of green space in-between two rows of terraced houses. The site has no existing access and acts as a wildlife corridor

Site ref	Address	Settlement	Reason for rejection
T851	Land off Queen Elizabeth Drive	Paignton	The steeply sloping site will have considerable constraints to delivery of dwellings. The southern boundary of the site is a county wildlife site and there appears to be difficulties in achieving an access. As a result it is not considered that the site can be considered developable at the current moment in time.
T854	Land at Clennon Hill	Paignton	This site is within the urban area, and is well located for amenities. However, it is an amenity space of high value, and therefore has been determined unsuitable for residential development.
T855	Land at Barton Hill Road	Torquay	Unable to contact owner to see if this site is still available.
T856b	Torre Station	Torquay	Site is in use as Halfords with no prospect of being released. Part of wider site identified by NF for resi, emp and retail.
T868	119 Newton Road, Torquay	Torquay	in use as a hand car wash and café. Considered unlikely to come forward for residential unless council change policy to allow tall buildings. Even in these circumstances, may have more value as existing use.
T871	Dainton Hotel, 95 Dartmouth Road, Paignton	Paignton	This site has been built out
T882	Whiteleaf, Priory Road, Torquay	Torquay	Rejected due to a lack of promotion.
T890	30 Croft Road, Torquay	Torquay	Certificate of lawful use issued in 2009.

Site ref	Address	Settlement	Reason for rejection
T891	Upper Corbyn, Seaway Lane, Torquay	Torquay	Permission and commenced for one unit in curtilage.
T896	Land adjacent to No. 55 Hawkins Avenue	Torquay	2 units were completed on this site in 2011/2012.
T900	Higher Hollicombe Former Allotment land	Paignton	This site has been leased to a community allotment association under community asset transfer protocol and no longer available.
T903	The Grove, Babbacombe	Torquay	High ecological value of land
T908	Land at end of Hoyles Road	Paignton	It is considered that the site will not deliver more than 6 dwellings in the current market and cannot be relied upon in the longer term given the constraints on site.
T917b	Cemetery Lodge and buildings	Torquay	The Lodge has been converted into residential use.
T921	Land at Smalldon Lane, Torquay	Torquay	Area highly valued for recreational uses and readily accessible from urban area. It is council owned and not currently considered for disposal. Therefore it is clearly not available even if the numerous designations and constraints could be overcome.
T922	Land at Teignmouth Road, Maidencombe	Torquay	The area was assessed for capacity as part of the Enderby Associates work, and it was concluded that the: "Landscape is highly sensitive to change from even small levels of development. No capacity for development" Wildlife concerns, and could spoil the scenic route into Torbay.

Site ref	Address	Settlement	Reason for rejection
T923	Tanners Road site (adjacent to Dartmouth Road)	Paignton	This site is a piece of Greenfield land on the edge of the main urban area of Paignton and set away from the existing residential urban edge. The site is situated between the main road and the railway line. As such the site is seen as unsuitable for residential development.
T927	Beacon Cove	Torquay	An important part of the coastline heritage and important amenity for local people, any commercial development of this land would inhibit any further development of the area currently leased to Living Coasts. To ensure that public access to Beacon Cove is preserved, residential development is not recommended here.
TM002	Magistrates Court	Torquay	This site has been rejected as it is not available for development at this time.
TM005	Town centre, mixed redevelopment, Torwood Street	Torquay	Suitable location for residential development. However, leisure uses are being promoted for the site and therefore it is unlikely to be available.

Site ref	Address	Settlement	Conclusion
13070	Middle Blagdon Farm, Middle Blagdon Lane	Paignton	Planning application for 4 dwellings submitted in 2012, and therefore it is considered that the site may come forward for development at a level below the study threshold.
13073	Yardley Manor Hotel, Museum Road	Torquay	The site is known to be being actively promoted for development but it is unlikely that this will deliver more than 5 new dwellings.
13077	85 Abbey Road	Torquay	Site is considered unlikely to deliver more than 4 dwellings
13078	3 Adelphi Road	Paignton	The site is known to be being actively promoted for development but it is considered that any development is unlikely to yield more than 5 dwellings.
13079	The Beresford Hotel, 5 Adelphi Road	Paignton	The site is known to be being actively promoted for development but it is considered that this is unlikely to be 5 or more dwellings.
13085	448 Babbacombe Road	Torquay	Planning permission granted for 3 dwellings.
13088	547 - 549 Babbacombe Road	Torquay	It is considered that the site may come forward for development at a level below the study threshold.
13089	Wellswood House, 11 Babacombe Road	Torquay	It is considered that if the site should come forward it will be for less than the threshold.
13098	Land to the rear of 9 Bidwell Walk	Paignton	Below study threshold.

Site ref	Address	Settlement	Conclusion
13106	7 Castle Road	Torquay	Application P/2012/0596 for the Change of use from private residence to house in multiple occupation Permitted, which is less than the study threshold.
13108	9 Central Avenue	Paignton	A planning application for residential development on this site is currently pending a decision. It is considered suitable in principle and 9 dwellings are likely to be delivered within the short term. However, there are 5 dwellings on site at present and therefore only a net increase of 4.
13111	2 Clennon Lane	Torquay	Site is likely to come forward for development of housing below the study threshold.
13113	11 Cleveland Road	Paignton	This site currently has planning permission for a single dwelling, and therefore it is considered that the level of development is below the study threshold.
13114	15A;15B & 15C Cleveland Road	Paignton	It is considered that if the site were to come forward it would be for dwellings below the study threshold
13119	Broadsands House, Dartmouth Road	Brixham	This site has planning permission for 5 dwellings, and therefore development is considered below the study threshold.
13120	Land at Edinburgh Road	Brixham	It is considered that the site may come forward for development at a level below the study threshold
13121	Land at Elizabeth Avenue	Brixham	It is considered that the site may come forward for development at a level below the study threshold
13129	25 Gibson Gardens	Paignton	It is considered that the site may come forward for development at a level below the study threshold.

Site ref	Address	Settlement	Conclusion
13130	Circular Playing Field Site at Gibson Road	Paignton	It is considered that the site may come forward for development at a level below the study threshold.
13131	Land at Gloucester Close	Torquay	It is considered that the site may come forward for development at a level below the study threshold.
13132	15-17 Hatfield Road	Torquay	It is considered that the site may come forward for development at a level below the study threshold.
13133	Hatfield House, Hatfield Road	Torquay	It is considered that the site may come forward for development at a level below the study threshold.
13134	Land at Idewell Road	Paignton	It is considered that the site may come forward for development at a level below the study threshold.
13138	Former Gas Holder Site, Laywell Road	Brixham	Current permission for less than 6.
13139	Land at Lichfield Avenue	Torquay	It is considered that the site may come forward for development at a level below the study threshold.
13140	Daleside, Lincombe Drive	Torquay	Current planning application for 7 units would only be an increase in 2 units from the current 5 on site.
13142	Land at Longcroft Drive	Brixham	It is considered that the site may come forward for development at a level below the study threshold.

Site ref	Address	Settlement	Conclusion
13144	Former Quarry Site, Rear of 1-7 Loxbury Road	Torquay	Site is being promoted for development but anticipated to come forward for 1 dwelling
13145	129-141 Lymington Road	Torquay	Site anticipated to come forward for 3 dwellings
13158	Land Behind 28 & 36, New Street	Paignton	The site is known to be being actively promoted for development and it is considered that a development of approximately 4 dwellings may be suitable.
13164	47 Parkhill Road	Torquay	Current planning application for 5 units, therefore below the study threshold.
13169	Land at Redwell Lane	Paignton	Site is owned by Sanctuary Housing, but is it thought to only be suitable for 2 units.
13172	Doran Packaging Co., 41 Seaway Road	Paignton	It is considered that the site may come forward for development at a level below the study threshold
13173	Land Adjacent to Shinnars Steps	Brixham	Planning permission has been issued, but for only 2 units.
13178	St Johns House, 65 St Marychurch Road	Torquay	It is considered that the site may come forward for development at a level below the study threshold
13179	Land at Stanley Gardens	Paignton	Land is owned by Sanctuary Housing, but it is only thought to be suitable for 2 units.

Site ref	Address	Settlement	Conclusion
13184	24 Tor Hill Road	Torquay	It is considered that the site may come forward for development at a level below the study threshold
13185	240-244 Torquay Road	Paignton	Planning permission has been issued, but no new units have been granted.
13201	Roundham Head	Paignton	Local character low density and therefore could not achieve 6 plots.
13206	Tudor Rose, 14 and Macaris 17, Victoria Parade	Torquay	This site has planning permission for 5 flats.
13236	Former Fire station, Market Street	Torquay	The site is currently residential, although in poor structural condition and empty. However, a refurbishment is not likely to generate a significant number of additional units.
13238	Bascombe Road, Churston	Brixham	Site adjacent is currently being constructed, and therefore this larger site suggested by the Neighbourhood Forum would not achieve a further 6 dwellings.
13239	Land at Dartmouth Road, adj Bascombe Road	Brixham	It is considered that the site may come forward for development at a level below the study threshold.
13245	Broadsands Road	Brixham	It is considered that the site may come forward for development at a level below the study threshold.
13246	Dartmouth Road	Brixham	The site is unlikely to deliver a total of 6 dwellings

Site ref	Address	Settlement	Conclusion
13247	Greystones	Brixham	It is considered that the site may come forward for development at a level below the study threshold.
13248	Tennis Courts, Bascombe Road	Brixham	It is considered that the site may come forward for development at a level below the study threshold
13268	Alston Lane	Paignton	It is considered that the site to too small to deliver the study threshold.
13269	Bascombe Road	Paignton	This site has been identified by the Neighbourhood Forum as a possible site for development, and as such the landowner's intentions are unknown. The site may be suitable for development but is unlikely to yield 6 or more dwellings
HC010	Church Road, Watcombe	Torquay	The site has not been confirmed as one which the Council wish to dispose of. If the site were to be available it is likely that the density on this site would be low, delivering less than 6 dwellings.
HC026	Park Road, St Marychurch	Torquay	Unlikely to achieve 6 or more dwellings on the site.
HC043	Shiphay with The Willows	Torquay	Unlikely to achieve 6 or more dwellings on the site
HC046	Shiphay with The Willows	Torquay	Unlikely to achieve 6 or more dwellings on the site and access to the site is poor
HC115	Wellswood	Torquay	Unlikely to achieve 6+ and redevelopment inappropriate here due to conservation area.

Site ref	Address	Settlement	Conclusion
HC119	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here due to conservation area.
HC120	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here due to conservation area.
HC121	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here due to conservation area.
HC124	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here. Rejected on appeal few years ago.
HC127	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here due to conservation area.
HC133	Wellswood	Torquay	Unl kely to achieve 6+ and redevelopment inappropriate here due to conservation area.
HC144	Wellswood	Torquay	Unl kely to achieve 6 here as would have to be 2/3 storey development- not suitable in this location.
HC146	Wellswood	Torquay	Unl kely to achieve 6 or more dwellings on the site
HC175	Lower Erith Road, Wellswood	Torquay	Unl kely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Conclusion
HC194	Blatchcombe	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC209	Churston with Galmpton	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC211	Churston with Galmpton	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC212	Land adj Broadsands Road	Paignton	Unl kely to achieve 6+ and redevelopment inappropriate here
HC221	Goodrington with Roselands	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC230	Clifton with Maidenway	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC242	Coniston House and gardens	Paignton	Unl kely to achieve 6 or more dwellings on the site
HC264	HC264	Brixham	Unl kely to achieve 6 or more dwellings on the site
T714	Land to Rear of 30 and 30a All Hallows Lane	Paignton	Unl kely to achieve 6 or more dwellings on the site due to access and topographical difficulties

Site ref	Address	Settlement	Conclusion
T732	Nurton House	Brixham	Unl kely to achieve 6 or more dwellings on the site
T740	House to the rear of Torhaven Hotel	Brixham	Unl kely to achieve 6 additional dwellings in this location
T762	Walls Hill Quarry	Torquay	Unl kely to achieve 6 or more dwellings on the site
T764	5-7 Meadfoot Road	Torquay	Unl kely to achieve 6 or more dwellings on the site
T799	Mission Cottages, Edginswell Lane	Torquay	Current permission for less than 5.
T803	4 Beenland Place, East Street	Torquay	Application for 6 units but 2 already exist on site, therefore only net increase of 4
T806	Land South West of 82 York Road	Paignton	Unl kely to achieve 6 or more dwellings on the site
T808	General Accident Buildings, Greenway Road	Torquay	Planning permission granted for mixed use redevelopment including 4 residential units
T845	Land adjacent to HC62	Torquay	Unl kely to achieve 6 or more dwellings on the site

Site ref	Address	Settlement	Conclusion
T848	Land off Totnes Road	Paignton	Unl kely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T865	155-157 Babbacombe Road, Torquay	Torquay	Unl kely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T867	St Peters House, Queensway, Torquay	Torquay	Unl kely to achieve 6 or more dwellings on the site, given the need to demolish the existing house and limited space to increase the dwelling numbers.
T870	123 Torquay Road, Paignton	Paignton	Unl kely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T874	61-63 Market Street, Torquay	Torquay	Unl kely to achieve 6 or more dwellings on the site
T875	30 Fore Street, St Marychurch, Torquay	Torquay	Unl kely to achieve 6 or more dwellings on the site
T883	62 Manor Road, Paignton	Paignton	Unl kely to achieve 6 or more dwellings on the site
T885	St Georges Hall	Torquay	Unl kely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site
T895	128 Maidenway Road, Paignton	Paignton	Unl kely to achieve 6 or more dwellings on the site, given the size and nature of the site and the surrounding character.

Site ref	Address	Settlement	Conclusion
T897	Braddon Street land adjacent to number 27.	Torquay	Unl kely to achieve 6 or more dwellings on the site, given the size and the surrounding character and nature of the site.
T899	Land adjoining Lancaster Drive	Paignton	P/2011/1269 formation of 2 detached dwelling houses permitted 20.09.12
T901	Land 145-149 Winner Street	Paignton	Unl kely to achieve 6 or more dwellings on the site
T904	Site adjoining 93 Penn Meadows	Brixham	Unl kely to achieve 6 or more dwellings on the site
T905	Land adjacent to No. 38 West Pafford Avenue	Torquay	Unl kely to achieve 6 or more dwellings on the site
T906	Land between Meadfoot Road Car Park/Torwood garden	Torquay	Unl kely to achieve 6 or more dwellings on the site
T909	Berry Drive Public Areas, adjoining 83 Berry Road	Paignton	Unl kely to achieve 6 or more dwellings on the site
T910	Land adjacent to 63 Ramshill Road	Paignton	Unl kely to achieve 6 or more dwellings on the site
T911	land adjoining 4 David Road	Paignton	Unlikely to achieve 6 or more dwellings on the site given the size and nature of the site and its surrounding character

Site ref	Address	Settlement	Conclusion
T912	land adjacent to 115 Exe Hill	Torquay	Unl kely to achieve 6 or more dwellings on the site
T913a	land adjacent to 7 and 60 Weaver Court	Torquay	Unl kely to achieve 6 or more dwellings on the site
T913b	Land adjacent to 7 and 60 Weaver Court	Torquay	Unl kely to achieve 6 or more dwellings on this site.
T916	Store rear of 72 Winner Street	Paignton	Unl kely to achieve 6 or more dwellings on the site
T917a	Cemetery Lodge and buildings	Torquay	Unl kely to achieve 6 or more dwellings on the site
T918	Land at 53 Totnes Road (formerly Haswell House)	Paignton	Unl kely to achieve 6 or more dwellings on the site
T919	Paignton Old Town Hall	Paignton	Unl kely to achieve 6 or more dwellings on the site and would be more suited to retaining a community/ other use.
T920	Brunswick Garage	Torquay	Unl kely to achieve 6 or more dwellings on the site
T924	Goodrington Quarry	Paignton	Unl kely to achieve 6 dwellings and is being promoted by TDA for under 6.

Site ref	Address	Conclusion	Total Yield
13228	Temperance Street	The site has been identified as an opportunity site by the Neighbourhood Forum and one which might be part of a wider long term redevelopment of this part of Torquay. However, at present there are no proposals for the redevelopment of this site.	0
H1:014	Station Lane/ Great Western Car Park	Though the site is appropriate for residential development, it is understood that current proposals preclude housing. If, however, the site should become available, it is considered that the site could deliver between 40 and 60 dwellings.	50
HC062	Chilcote Close Car Park	The 2008 SHLAA considered that the site might be suitable for a development of 10 dwellings, whilst retaining some of the car park. It would appear that this would be possible if part of the parking areas were to be developed for housing.	10
HC064	Hampton Avenue Car Park	The site may be suitable in principle for development but is a popular car park during the summer months for holiday users. If the site were to be considered available for development a total of 12 dwellings might be provided on the site. However, it is considered unlikely that the site would be made available.	12
HC070	Princes Street Car Park	The site is in Council ownership and considered under used. Its location and characteristics suggest that it is suitable for residential development at a high density. Given the sustainable location within Torquay and the small scale nature of the site, it is anticipated that the site could come forward for development of up to 20 dwellings.	20
HC076	Sheddon Hill Car Park	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats. However, if a decision were taken to deliver dwellings on this site a maximum of 50 apartments might be delivered. However, this is likely to be constrained by market demand for the short to medium term.	50
HC090	The Terrace Car Park	Assessment would suggest high density development would be appropriate and achievable here, given the location and the existing multi storey car park already being 3 /4 storeys in that location (built into the hillside). Previous proposals from the THAAP proposed redevelopment for mixed use, including up to 95 residential units but an earlier Local Plan allocation proposed 40 dwellings on a part of the site. If the council were to conclude that the site is no longer required for parking the site could come forward for approximately 90 dwellings with a mix of other uses. However, given local market conditions this is unlikely to be within the medium term.	90
HC105	Brunswick Square Car Park	The site is an important car park for local businesses but if it were concluded that the parking need could be met elsewhere, the site would be suitable for a high density development of potentially 30 dwellings.	30
HC156	Meadfoot Road Car Park	The site is well located for services and facilities which would suggest that it might be suitable in principle for redevelopment. However, it also means that it is well used. If the site were to be considered suitable for redevelopment it is considered that 20 dwellings might be deliverable.	20
HC170	Meadfoot Sea Road Car Park	In the 2008 SHLAA it was considered that, even if available, the site would be unlikely to achieve 6 or more dwellings. It may be that the site actually is not suitable for residential development at all.	0
HC219	Clennon Valley Car Park	Site is considered acceptable for development but proposals are currently considered unlikely to include houses or flats as the location is being promoted as a velodrome. The Princes Foundation work suggested that the site could come forward for 100 dwellings. However, this will only be possible if the alternative uses are not progressed.	100

Site ref	Address	Conclusion	Total Yield
HC232	Churchwood Road Car Park	Site location is appropriate for high density development over 3/4 storeys, given the existing new-build flats to the rear of the site and the height of the Fire station. There could be a possibility of rebuilding the terrace to mirror the opposite side of the road. This might give rise to up to 15 dwellings on this site if it were to be available.	15
HC239	Preston Gardens Car Park	Assessment would suggest high density development would be achievable here due to the site location within Paignton and the surrounding high density character. A total of 20 dwellings might be achieved if the site were not considered to be needed for parking.	20
HC245	Oxen Cove Car Park	Site is considered acceptable for development but proposals are currently being promoted for development by TDA for commercial development. If the proposals were to focus on the provision of housing the site could deliver 50 dwellings if solely providing dwellings, or half of that as part of a mixed use scheme.	50
T772	Abbey Park Car Park	It is considered that even if the site were not required for car parking, the site would not be suitable for housing development due to its location and the flood risk. The site is within the AGLV in the Adopted Torbay Local Plan and development would impact the AONB to the south and west.	0
T773	Ansteys Cove	Even if the site were not required for car parking, the site would not be suitable for housing due to its location.	0
T774	Babbacombe Beach Car Park	Site divorced from main settlement in location not considered suitable for development.	0
T775A	Berry Head Car Park/ Shoalstone Car Park	The car park is in an extremely constrained location, adjacent to designated wildlife sites and may be liable to flooding. Therefore, it is considered that the site may not be suitable for housing.	0
T776	Breakwater Beach Car Park	The location is highly constrained by environmental and flood designations and as such is not considered suitable for housing development.	0
T777	Broadsands Beach Car Park	The site is subject to flooding and is poorly related to the urban area. As such it is considered that it is not suitable for housing development.	0
T782	Lower Union Lane Car Park	Very sustainable town centre site. If it were to be available it is likely that the site might be suitable for mixed use regeneration proposal incorporating some residential. Town centre location with good services and local amenities. High density development would be suitable here due to the site being significantly set down from road level, and backing onto existing 2/3 storey buildings on the other side. The site alone might deliver 10-20 dwellings but the area could provide a greater yield if other sites are included as part of a wider redevelopment scheme.	20
T783	Melville Road Car Park	The site is very long and thin with developments on either side. As a result it is likely to be difficult to deliver dwellings without negatively impacting on neighbours.	0
T785	Youngs Car Park- Goodrington Park	The site is located within the flood zone and adjacent to the railway line which will impact on the suitability of the site for housing. It is also a well used car park in the summer for visitors to local attractions. However, if it were to be made available and the issues of flood risk and noise could be addressed the site might deliver up to 30 dwellings.	0

Site ref	Address	Conclusion	Total Yield
T788	Walls Hill Car Park	Car park which adjoins heathland; public amenity land- coastal preservation area. Suitable access and good aspect/topography for development. If the council were to consider that the site is no longer required for car parking it could deliver approximately 6 dwellings.	6
T816	Shoalstone Overflow Car Park	Initial conclusions are that this site would be suitable for high density development given the location, and topography on the site. If the site were to be available a total of 6 dwellings might be delivered.	6
T857	Paignton Harbour	The site is in a prime location where a high density scheme is likley to be attractive to the market, even with a high supply of apartments available elsewhere. The site is adjacent to the SSSI and any development will need to consider the risks from flooding. However, it is considered that a scheme could come forward for developoment of this site.	50
T858	Freshwater Car Park	The site is understood to be being promoted for development but not necessarily including residential uses. If proposals were to be aligned to provide dwellings only then the site might deliver 50 dwellings. However, a lesser number might be provided as part of a mixed use scheme.	50
T914	Meadfoot Road car park	The site is divorced from services and facilities, in an area constrained by wildlife and flooding designations. It is not considered provide a suitable site for housing.	0
TM001	Town Hall Car Park	Site is considered acceptable for development but current proposals include a food store and do not include any houses or flats.	0
Total:			599

Site ref	Site address	Settlement	Size (ha)			
13195	Land at Preston Down Road North	Paignton	2.03			
						
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<p>Suitability summary</p> <p>The site is within the AGLV in the Adopted Torbay Local Plan. It is understood that the land is currently farmed by Occombe Farm and is mainly grade 3b agricultural land, with a small amount of grade 1. It is within a Local Nature Reserve and there might be great crested newts in the vicinity. There is direct highway access from Preston Down Road including an existing access point. The land is adjacent to the built up area but there are few local services within walking or cycle distances, though Preston Down Road is a bus route. There is also, however, a Farm Shop, café and open space at the nearby Occombe Farm.</p>						
<p>Availability summary</p> <p>The land is owned by the council and it is confirmed that the land is being considered for disposal.</p>						
<p>Achievability summary</p> <p>The land is greenfield and there are no insurmountable constraints that would add abnormal costs to any development. This is a location where the market would bring forward dwellings, even in the current market.</p>						
<p>Conclusion</p> <p>The site is on the edge of the urban area in a location served by public transport. The scale of the site suggests that approximately 50 dwellings could come forward and be delivered by the market.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
13196	Land at Preston Down Road South	Paignton	1.93			
						
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Suitability summary						
<p>The land is owned by Torbay Council and being promoted for development. The site is within the AGLV in the Adopted Torbay Local Plan. It is adjacent to the built up area and on a bus route. It is located at some distance from town or local centres, although a Farm Shop and other facilities are available at Occombe Farm.</p>						
Availability summary						
<p>The land is owned by the council and it is confirmed that the land is being considered for disposal.</p>						
Achievability summary						
<p>The land is greenfield and there are no known constraints which would add abnormal costs to any development. This is a location where the market would bring forward dwellings, even in the current market.</p>						
Conclusion						
<p>The site is on the edge of the urban area in a location served by public transport. The scale of the site suggests that approximately 50 dwellings could come forward and be delivered by the market.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

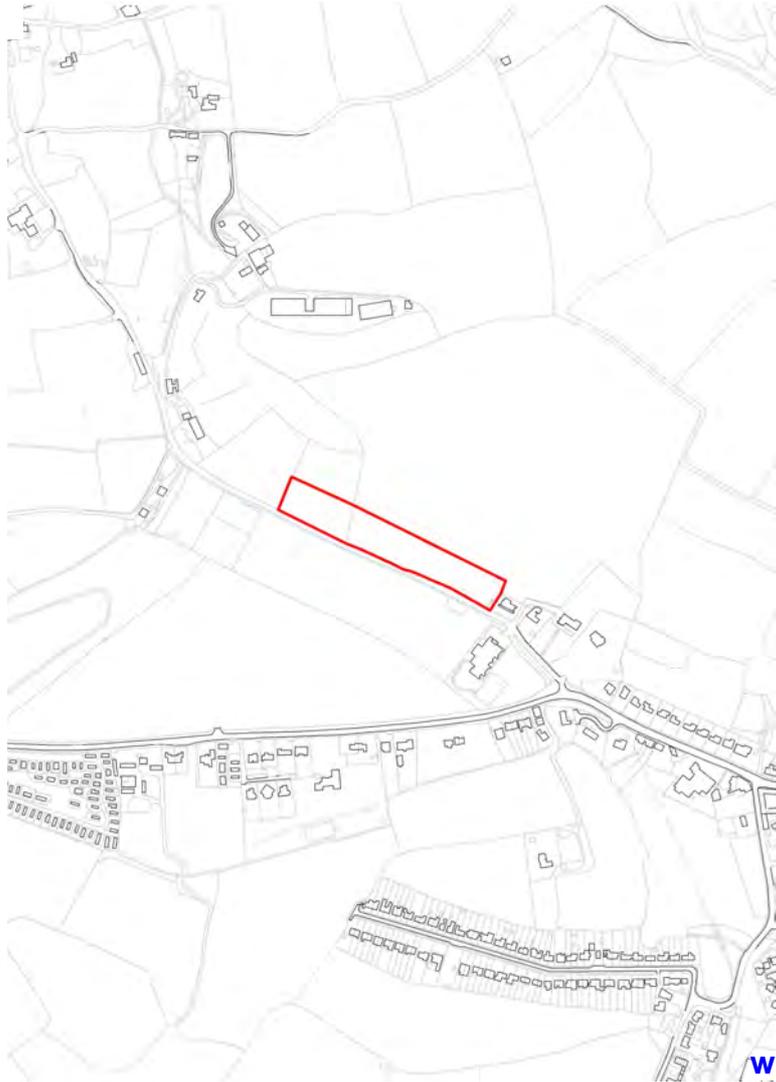
Site ref	Site address	Settlement	Size (ha)			
13219	Land west of Kings Ash Rd, Paignton	Paignton	48.37			
						
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Suitability summary						
<p>The site is very large and generally of Agricultural Land Classification 2. The land is all pasture with highway frontage to Kings Ash Hill and Totnes Road. The site is within the AGLV in the Adopted Torbay Local Plan. A parcel of land equating to approximately 3 ha adjacent to Borough Park Road has been identified as being potentially developable by the local community through the Neighbourhood Forum. The site is within the greater horseshoe bat (GHB) sustenance zone, there is a strategic flyway, and there are some flooding issues on part of the site. Therefore, any impacts on biodiversity will need to be assessed and mitigated.</p>						
Availability summary						
<p>The land is being actively promoted for development. However, only part of the land is being considered for housing, the majority would remain as open space as part of the Local Green Infrastructure Plan.</p>						
Achievability summary						
<p>The site is a major greenfield area, though only part of it is proposed to be developed. The area proposed for development is unlikely to have abnormal costs which would preclude development even in the short term.</p>						
Conclusion						
<p>Part of the land is within the Broad Location (G6) identified in the 2008 SHLAA and it is considered that the land could form part of a wider urban extension. The current suggestion is for a smaller area of development that would provide a relatively small number of dwellings but also deliver significant green infrastructure provision.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

Site ref	Site address	Settlement	Size (ha)			
13230	Land at Hamelin Way and Moles Lane	Torquay	34.95			
						
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Suitability summary						
<p>The land was identified as a potential Broad Location for development in the 2008 SHLAA and it was considered that there are no over-riding constraints to development. The land is agricultural grade 3 but there are no insurmountable flooding or wildlife designations within the land. The site is currently AGLV and part of the greater horseshoe bat sustenance zone. Any impact on cirl buntings and great crested newts will need to be assessed and mitigated. However, these issues are not considered likely to prevent development. It is understood that access could be achieved and the landscape is divorced from the wider rolling Devon landscape by the A380. The new employment site immediately to the north supports the sustainability of the site.</p>						
Availability summary						
<p>It is understood from discussions with the landowner that the land will be made available should it come forward as part of the wider Neighbourhood Plan.</p>						
Achievability summary						
<p>The site is greenfield with no significant constraints to development and is in a location which the market would find very attractive to deliver dwellings. The opening of the South Devon Link Road will increase the marketability of this site. It is of a scale where more than one sales outlet could be providing dwellings and it is considered that between 50 and 80 dwellings might be delivered per annum. However, delivery on a site such as this will not commence for 5 - 10 years.</p>						
Conclusion						
<p>The land is considered to be in a suitable area for development and it is understood that the landowner is willing to release the land in the future. The market would find it attractive to bring forward this site and it is likely that this will include a neighbourhood centre. It is considered that approximately 500 dwellings might be delivered (assuming 25ha at an average of 20dph) and this could be achieved during the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	500

Site ref	Site address	Settlement	Size (ha)			
13241	Copythorne Road	Brixham	3.23			
						
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<p>Suitability summary</p> <p>The location is on the edge of the settlement and within the AONB (as is much of the adjacent housing). Although it is within the AONB, the site is relatively shielded from wider landscaping. There are some local services including employment provision on the north side of the town. It is Grade 3 Agricultural Land, within the GHB sustenance zone with cirl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. Furthermore, it is likely that development would increase trips on Copythorne Road towards Paignton to the north.</p>						
<p>Availability summary</p> <p>The land is not being actively promoted at present but it is understood that it would be made available for development in the longer term, as it was previously promoted to the Local Plan Inquiry in 2001. At that time it was rejected because it was a greenfield site, rather than the intrinsic landscape character.</p>						
<p>Achievability summary</p> <p>The site is in an attractive location for development and there are no abnormal costs which might impact on the viability of a development.</p>						
<p>Conclusion</p> <p>The site is within the AONB, however, careful landscaping could help to heal the urban edge in this location and provide some benefit to the wider AONB. There are no other known practical constraints to bringing this site forward and therefore it is considered that, if supported through the development plan process, the site could deliver approximately 25 dph (allowing for strategic landscaping and open space), a total of 80 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	80

Site ref	Site address	Settlement	Size (ha)			
13243	Churston Road	Brixham	0.79			
						
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Suitability summary						
<p>The site is within Churston village and it is relatively flat, has good access and relates well to the village. In fact, development would help to create greater focus to the village if well designed. Although it is currently divorced from services and facilities, development could help enhance the viability of services in Churston. It is Grade 2 Agricultural Land with a GHB recorded flightpath. The site is in the Countryside Zone and Conservation Area. It abuts the AONB but it is not within the AONB.</p>						
Availability summary						
<p>Identified in the Brixham neighbourhood plan, but no information on availability.</p>						
Achievability summary						
<p>This greenfield site within Churston village is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.</p>						
Conclusion						
<p>The site is outside of any settlement and divorced from services and facilities, although close to Churston village. Development would have a significant landscape impact. The site has not been promoted by the landowner and therefore cannot be relied upon by the SHLAA at this stage.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13244	Greenway Road, Galmpton	Brixham	1.00			
						
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Suitability summary						
<p>This site is on the edge of Galmpton, and is bisected by the AONB. Therefore, only a part of the field would be suitable for development. The land that is not AONB is (former) AGLV. The area is within the GHB sustenance zone and there are curlew buntings within 2km.</p>						
Availability summary						
<p>The site has been identified by the local community as a potential site for development and discussions with the landowner confirms that the site is available for development in the short term.</p>						
Achievability summary						
<p>As a greenfield site that is adjacent to the urban area it is in a location that developers find attractive to bring forward for residential development and there is no evidence to suggest that a site would be unviable, even in the current market.</p>						
Conclusion						
<p>The site has been identified by the Neighbourhood Forum as a potential site for development to meet local housing need. There are no practical constraints to development and, subject to sensitive landscape treatment, it is considered that the site could be developable.</p>						
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13252	Land north of Blagdon Road	Paignton	1.31			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan. The land is on the north side of Blagdon Road and is identified by the local community through its work with the Princes Foundation. There is a primary school, pub, and Community Hall close to the site, but other facilities are some distance away. The site is within the GHB sustenance zone and there is a strategic flyway corridor. Therefore, any impacts on biodiversity will need to be assessed and mitigated. There are also potential flooding issues that need to be addressed. The site is located outside the built up area, but may be part of a wider extension of the built area and is at the centre of the Broad Location identified in the 2008 SHLAA. Development would only be sustainable if brought forward as part of a wider planned development. In the context of wider development, the site may be considered suitable.</p>						
Availability summary						
<p>The site is identified by the community as part of the Neighbourhood Plan process and it is understood there is support from the landowner to the release of the site in the longer term.</p>						
Achievability summary						
<p>The site is greenfield without any known insurmountable constraints which would preclude delivery. It is in an attractive location from a market perspective and there are considered to be no constraints to the delivery of the site should it come forward.</p>						
Conclusion						
<p>The site might deliver up to 70 dwellings (assuming a density of 25 dwellings per gross hectare) if developed in isolation. However, if the site is to be acceptable it is likely that it should come forward as part of a wider development providing a range of services and facilities as well as housing.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	70

Site ref	Site address	Settlement	Size (ha)
13259	Mathill Road	Brixham	0.78



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Suitability summary

This site is on the boundary of the AONB and is a level field bounded by a strong hedgeline. The land to the north slopes down to the A3022 but is screened from views by the hedgeline. This is a somewhat sensitive site within the AONB, although its landscape prominence is largely localised to the Monksbridge area. The site is within the GHB sustenance zone with curlew within 2km and bat flyways and recorded flightpaths from Berry Head. However, it is considered that, subject to appropriate landscape mitigation, the land might be suited to a single row of properties fronting onto Mathill Road.

Availability summary

The Neighbourhood Forum has identified the site and it was promoted to the Local Plan Inquiry in 2001, but it is not known if the landowner or a developer is still actively promoting it.

Achievability summary

This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.

Conclusion

The site could potentially accommodate development and has been identified through the neighbourhood planning process. However, there is no confirmation that the site is available and without landowner support the site cannot be included in the SHLAA as deliverable at this stage. However, it may be developable towards the end of the plan period if it were to continue to be promoted by the community as part of the Neighbourhood Plan.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	20

Site ref	Site address	Settlement	Size (ha)			
13260	Alston Lane/ A3022, Churston	Brixham	1.46			
						
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Suitability summary						
<p>Site appears to be a previous orchard and lies within the AONB and County Wildlife Site to the south. It is within the Lupton Park Historic Park and Garden, the Conservation Area and the Coastal Preservation Area. There are also several listed buildings nearby. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are cirl buntings nearby. It is poorly related to the village on the opposite side of the main road and presents a potentially unsustainable form of development.</p>						
Availability summary						
<p>The site is identified by the Neighbourhood Forum but is not being promoted by the landowner.</p>						
Achievability summary						
<p>The site would be deliverable by the market should it become available.</p>						
Conclusion						
<p>The site is covered by a plethora of designation, including AONB that would preclude development. Furthermore, it is divorced from any services and facilities and as such it is considered to represent an unsustainable form of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13261	Alston Lane	Brixham	0.55			
						
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Suitability summary						
<p>The site is a field accessed by a poor country lane. It abuts the AONB, County Wildlife Site, the Lupton Park Historic Park and Garden, the Conservation Area and the Coastal Preservation Area to the south. It is also within the (former) AGLV. There are also several listed buildings nearby. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are curlew nearby. It is poorly related to the village and therefore divorced from any services and facilities and presents a potentially unsustainable form of development.</p>						
Availability summary						
<p>Site is not being actively developed by the landowner.</p>						
Achievability summary						
<p>The site would be viable by the market should it become available.</p>						
Conclusion						
<p>The site is identified by the Neighbourhood Forum but is not promoted by the landowner and as such cannot be considered to be deliverable. It is poorly related to services and facilities and therefore is likely to represent an unsustainable form of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
13262	A3022/ Elberry Lane, Churston	Brixham	1.26			
						
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Suitability summary						
<p>The site is dominated by Flood Zone 3, which precludes the majority of the site from development. Furthermore, the site is in a conservation area, but it is not covered by other landscape constraints. Furthermore, it is within the GHB sustenance zone and recorded flightpath, and there are cirl buntings nearby.</p>						
Availability summary						
<p>The site has been identified as a potential site by the Neighbourhood Forum. However, there is no promotion of the site by the landowner.</p>						
Achievability summary						
<p>The site would be deliverable by the market if it were to be made available.</p>						
Conclusion						
<p>The site is dominated by Flood Zone 3 and as such is not considered suitable for development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T704	Land between Mathill Road and Laywell Lane	Brixham	1.22			
						
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Suitability summary						
Development would impact upon the AONB as it would be highly visible from the surrounding countryside to the north, which forms an important gateway into the town. Furthermore, the site is within the GHB sustenance zone with ciril buntings within 2km and a bat flyway.						
Availability summary						
Site is promoted by the landowner.						
Achievability summary						
The site would be attractive to the market if it were to be made available.						
Conclusion						
Land is not considered suitable for development given the impact that this would have on the landscape and AONB.						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T707	Land adjacent to Broadly Drive, Livermead	Torquay	3.19
			
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Suitability summary			
<p>The site is within the AGLV in the Adopted Torbay Local Plan. It is located on the edge of the settlement and there is a local centre within walking distance of the area, while three general practitioners are accessible by bicycle. However, although there is good accessibility to two primary schools, no secondary school or colleges are found within suitable walking and cycling distances. The land is Grade 2 Agricultural land and though not designated for any ecological interest itself, the adjacent land is of wildlife interest and subject to Tree Preservation Orders relating to Ten Acre Brake and Manscombe Plantation.</p>			
Availability summary			
<p>It is understood that the land has been promoted for development by the landowners.</p>			
Achievability summary			
<p>The land is greenfield and there appear to be no constraints to development which would impact on viability. The land has access and discussions during the developer panel in 2013 indicated that such a site would be delivered by the market even in the short term.</p>			
Conclusion			
<p>The land forms a potential extension to the existing urban area and the extent of the Countryside Zone in the location may be reconsidered as part of the Local Plan. If the land were to come forward without the wider Broad Location, a density of 30 dph might be reasonably achieved on part of the site. Given topography, it is unlikely that more than half of the land might be developed. Therefore, potentially 50 dwellings might be delivered.</p>			
Total yield	2013 - 2018	0	2018 - 2023
		0	2023 - 2032
			50

Site ref	Site address	Settlement	Size (ha)			
T710	Torbay Motel, Totnes Road	Paignton	1.35			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan, although it contains buildings. Although on a bus route, the site is located outside the built up area and away from most services. At the 2008 SHLAA, the site was in tourism use. However, the motel has subsequently become vacant. Given its brownfield nature, it is considered that the site could be redeveloped for housing. However, the most sustainable outcome could be achieved if the site were considered alongside others within the Totnes Road corridor in order to create a sustainable community, rather than a standalone car-dependant housing estate.</p>						
Availability summary						
<p>Given the promotion on this site, it is considered that it will be available for development within the plan period.</p>						
Achievability summary						
<p>Suitable development here could include low to medium density development, which would take account of the character of the area and surrounding development. Discussions have taken place, which would suggest 42 dwellings could be developed on this site within the plan period.</p>						
Conclusion						
<p>If the land meets the requirements for change of use from a holiday accommodation, it would be suitable for development, and as there has been preapplication discussions on this site, it is considered that it will be available for development within the next 10 years.</p>						
Total yield	2013 - 2018	0	2018 - 2023	42	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T711	Land adjacent to Kings Ash Road	Paignton	3.23			
						
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Suitability summary						
<p>The site is on the edge of the settlement, bounded to the west by Kings Ash Road. The site slopes steeply towards the Westerland Valley and it is (former) AGLV. It is Grade 4 Agricultural Land, within the GHB sustenance zone with a 250m strategic bat flyway corridor. There are also cirl buntings and great crested newts within 2km. Development might form an extension of the built up area, however, it is difficult to see how highway access to the site might be successfully achieved. Until this is resolved, the site cannot be relied upon to be delivered.</p>						
Availability summary						
<p>The site has been promoted by the landowner for development and is considered to be available.</p>						
Achievability summary						
<p>The site is in a location where the market would bring forward development and there would appear to be no constraints on the site which would impact on viability. However, the costs associated with creating an access to the site may impact on delivery and may preclude delivery altogether.</p>						
Conclusion						
<p>The site may be suitable in principle for development and the market would wish to bring forward dwellings in this location. However, it is currently not clear that a suitable access to the site can be delivered and as such the site could not be considered developable.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T715	Beechdown Court	Paignton	3.54			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and outside of the existing urban area, but is located within a Broad Location as identified in the 2008 SHLAA. It is currently sloping pasture land adjacent to a local wildlife site (to the south), it is within the GHB sustenance zone and there are curlew buntings nearby. Therefore any impacts on biodiversity would need to be assessed and mitigated. The site is located in a rural area away from the town centre and other facilities. Therefore, development would only be sustainable if brought forward as part of a wider masterplan that addressed infrastructure and community facility issues.</p>						
Availability summary						
<p>The land has been promoted by the landowner for development</p>						
Achievability summary						
<p>There are considered to be no constraints to the delivery of this site.</p>						
Conclusion						
<p>The 3.5 ha site could deliver 90 dwellings based on an average of 25 dwellings per gross hectare but this should come forward in conjunction with adjacent land in order to provide a mixed use urban extension providing a range of services.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	90

Site ref	Site address	Settlement	Size (ha)			
T717	Land at Churston	Brixham	13.07			
						
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<p>Suitability summary</p> <p>The site is outside of the urban area and dominated by a pitch and putt course and pasture. It is divorced from any services and facilities and is a focus for cirl bunting activity and sustenance zone for Greater Horseshoe Bats. It is not subject to landscape designation but has a strong relationship with the nearby AONB.</p>						
<p>Availability summary</p> <p>Promoted by the landowner for development.</p>						
<p>Achievability summary</p> <p>The site is in a location and of a scale and character that would be viable should it be available.</p>						
<p>Conclusion</p> <p>The site is distant from services and facilities and poorly related to the urban area. Development would have significant landscape impact on the nearby AONB and result in the reduction of the gap between settlements. It would have a negative impact on the character and setting of Churston and was discounted as part of the Broad Location in the 2008 SHLAA. It is therefore not considered suitable for large scale residential development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

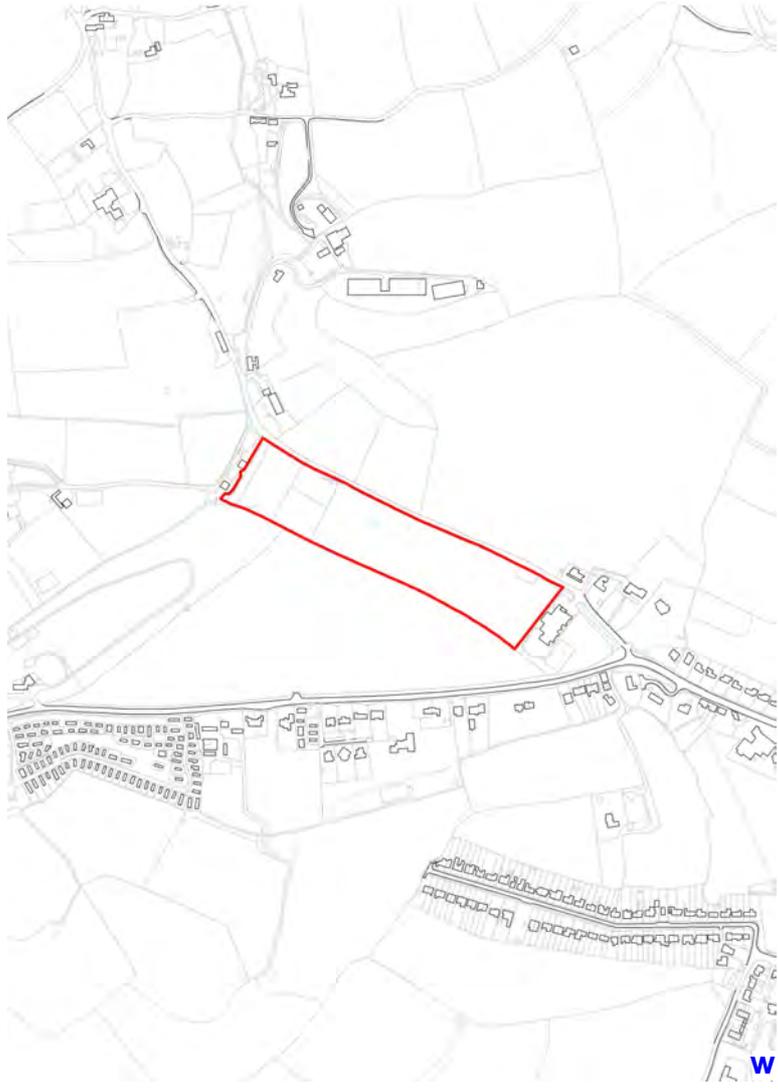
Site ref	Site address	Settlement	Size (ha)			
T719a	Lupton Park Estate	Brixham	38.29			
						
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Suitability summary						
<p>The land is on the edge of the settlement and has reasonably good access to services and schools. However, links to the town centre are poor and the land provides part of the landscape setting of the town. It is located within the AONB and is bounded to the north by ancient woodland and a county wildlife site, plus there is a Historic Park and Garden adjacent. The eastern side of the land is subject to flooding and there would appear to be no direct means of linking into the existing highway network. The site is Grade 3 Agricultural Land within the GHB sustenance zone with curl buntings within 2km and bat flyways and recorded flightpaths.</p>						
Availability summary						
<p>The landowner has promoted the site.</p>						
Achievability summary						
<p>The site is greenfield and there would appear to be issues in regard to achieving access to the site which may result in ransom strips or significant additional costs of development.</p>						
Conclusion						
<p>The land is not considered to be suitable for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

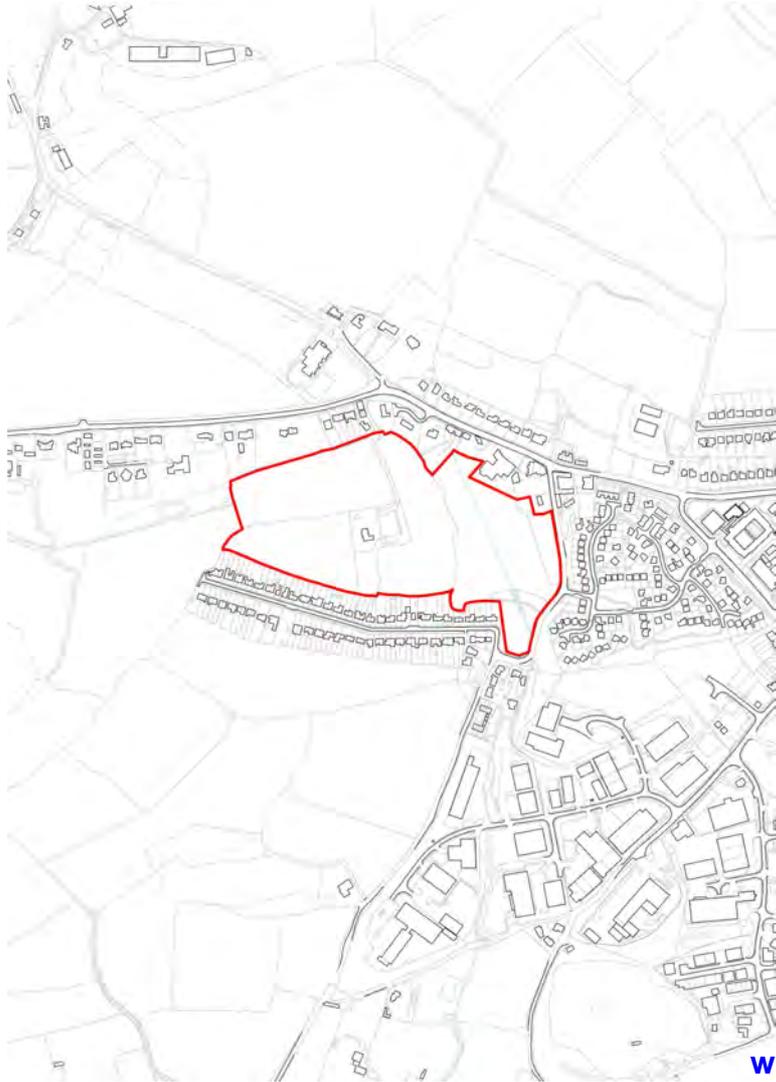
Site ref	Site address	Settlement	Size (ha)			
T720	Land off Totnes Road	Paignton	7.23			
						
<p>This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Borough Council. 2013.</p>						
Suitability summary						
<p>The site is located within a Broad Location as defined in the 2008 SHLAA, and has been subject of an application (P/2012/1037/MPA) for development to include 197 residential units, a local centre and shops, which has been refused. A further (outline) application for 175 dwellings was submitted to the Council in June 2013. The site is Grade 2 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there may be curl buntings. Therefore, any impacts on biodiversity would need to be assessed and mitigated. The site is within the AGLV in the Adopted Torbay Local Plan. Moreover, there are flooding issues that need to be resolved. Although it is close to a primary school, Community Hall and pub, the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
Site is being actively promoted by developers.						
Achievability summary						
It is considered that the site is deliverable even in the current market.						
Conclusion						
<p>The site is being actively promoted and though a recent planning application was refused, it is considered that the site lies within an area where development might be accommodated. However, it would be preferable if that development came forward as part of a wider masterplan in order that the opportunities arising from the area can be maximised and a sustainable urban extension created.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	150

Site ref	Site address	Settlement	Size (ha)			
T722	Land off Follafield Park	Brixham	1.05			
						
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Suitability summary						
<p>Although it is not within the AONB, the site is a field on a steep slope on the edge of the settlement and in the former AGLV and a County Wildlife Site. It is within the GHB sustenance zone with curlew buntings within 2km and bat flyways and recorded flightpaths. It is important in landscape terms for the setting of the urban area. Furthermore, there appears to be no vehicular access to the site.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>If the site were to be available and access achievable, the site may be viable.</p>						
Conclusion						
<p>Land is not considered suitable for development within the plan period due to environmental constraints. The landscape impacts of any development are likely to be significant and there appears to be no highway access to the site without the purchase of a property.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T728	Fruit Farm and Lands near Nutbush Lane	Torquay	2.00
			
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Suitability summary			
<p>The site has good accessibility to a range of key facilities; for example three retail facilities are accessible by bicycle. One secondary and two primary schools, and healthcare facilities are accessible by bicycle. The land is Grade 2 Agricultural land and though not designated for ecological value, the land to the south and west are of County and Local Wildlife interest. The site is within the AGLV in the Adopted Torbay Local Plan. Also it is a Country Park, and there are curlew bunting nearby with breeding grounds adjacent. Access could be achieved from Nut Bush Lane.</p>			
Availability summary			
Torbay Council owned and promoted to 2013 SHLAA.			
Achievability summary			
medium to high density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing, possibly town houses on mainly 2-storeys, taking account of the character of the area and surrounding development.			
Conclusion			
The site is not within a wider Broad Location as identified in the 2008 SHLAA due to the presence to the west of the Country Park, which is not considered to be available for development. However, this small parcel of land is not constrained in the same way and could be delivered independently. It is a 2ha site and could deliver up to 50 dwellings.			
Total yield	2013 - 2018	0	2018 - 2023
		0	2023 - 2032
			50

Site ref	Site address	Settlement	Size (ha)			
T733	'Woodlands' and associated land	Paignton	1.50			
						
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Suitability summary						
<p>The site is a large house and gardens with access to Totnes Road, within the AGLV in the Adopted Torbay Local Plan. The site would now be classed as greenfield land, and there are flooding issues to the rear that would need to be resolved. It is within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there are cirl buntings nearby. Therefore, any impacts on biodiversity would need to be assessed and mitigated.</p>						
Availability summary						
<p>The land has been promoted by the landowner for development.</p>						
Achievability summary						
<p>The existing dwelling has a high existing use value which may mean that redevelopment is unviable. However, the land to the south might be developed in conjunction with adjacent parcels of land.</p>						
Conclusion						
<p>Site could come forward on its own but this is unlikely to be viable though given current use value. If land to the south were to be developed, the garden land of this dwelling could be part of a wider urban extension.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address	Settlement	Size (ha)			
T734	Land at Long Meadow, Collaton St Mary	Paignton	3.82			
						
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Suitability summary						
<p>The site is Grade 3 Agricultural Land and the northern portion of the site is dominated by Flood Zone 3, and it is within the AGLV in the Adopted Torbay Local Plan. It is within the GHB sustenance zone and there is a 250m strategic flyway corridor, with cirl buntings nearby. Therefore, any impacts on biodiversity would need to be assessed and mitigated. Although it is generally well located in regard of local facilities (it is close to a primary school, Community Hall and pub), the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>Previously promoted for development, although currently has permission for poultry sheds. However, residential use is likely to be significantly higher than agricultural and would therefore not rule out longer term development as part of a sustainable urban extension in the area.</p>						
Achievability summary						
<p>The site is in a location where the market would bring forward the site. However, the impact of potential flooding would restrict the level of development which might come forward on this site.</p>						
Conclusion						
<p>The site may be deliverable as part of a wider urban extension of the settlement. The watercourse that runs through the site would restrict development on part of the site and would provide part of the Green Infrastructure required for the development of the wider area.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
T737	Land at Collaton St Mary	Paignton	8.81			
						
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Suitability summary						
<p>The eastern half of the land is dominated by Flood Zone 3 and may be impacted by landfill consultation area to the east. It is a Countryside Zone in the Adopted Torbay Local Plan and within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus cirl buntings within 2km. However, the western half of the site, although within the AGLV in the Adopted Torbay Local Plan, is not affected by such constraints and may be considered for development as part of a wider urban extension. It is considered that development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>Site has been promoted by the landowner for development.</p>						
Achievability summary						
<p>Some of the land will be precluded from development by flood risk but this may provide public open space opportunities for existing and future residents. The remainder of the site is considered to be in an attractive location for development and it is considered that the site would be viable in the short to medium term.</p>						
Conclusion						
<p>The site is within a wider Broad Location which the 2008 SHLAA identified as having potential for development. This site should be part of any wider masterplan, providing dwellings on approximately half of the land and open space on the remainder.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	135

Site ref	Site address	Settlement	Size (ha)			
T739	Manor Farm, Galmpton	Brixham	42.59			
						
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Suitability summary						
<p>The land bounds the A3022 and the northern edges of Galmpton and is a mix of Grade 1, 3a and 3b Agricultural land. It is within the AGLV in the Adopted Torbay Local Plan. It is generally countryside which is not subject to wildlife constraints or flooding but does provide an important part of the wider landscape and has strong links with the AONB to the south and west.</p>						
Availability summary						
<p>Promoted by the landowner for development</p>						
Achievability summary						
<p>The site is generally greenfield and there are no known practical constraints that might prevent delivery.</p>						
Conclusion						
<p>The site is included in a Broad Location identified in the 2008 SHLAA, which concluded that much of the land would not be suitable for development. However, it did comment that parcels of land at the northern boundary of Galmpton may provide opportunities for development without significant landscape impacts. This has not been tested but in principle there may be opportunities for additional development on land in extension to the existing settlement.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	100

Site ref	Site address	Settlement	Size (ha)			
T741	Land at Brookfield, Totnes Road	Paignton	4.18			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and the land is Agricultural Grade 2 and occupied by grazing land with cirl buntings within 2km. It is outside of the settlement and crossed by HV electricity cables. It is distant from services and steeply sloping, notably at the southern end. It is outside of the Broad Location identified in the 2008 SHLAA.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land is considered to be deliverable if it were to be made available, though HV cables do cut across the site, which will impact on the amount of dwellings that might be delivered.</p>						
Conclusion						
<p>The site is outside of the urban area and was not considered as part of the Broad Location in the 2008 SHLAA. It possibly could provide some of the green infrastructure associated with a development to the east, if this was to come forward as part of a masterplanned development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
T746	Land at Paignton West	Paignton	38.35



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Suitability summary

The land is outside of the council's administrative area.

Availability summary

The site has been promoted to the SHLAA process by the landowner.

Achievability summary

Conclusion

The land is located outside of the Council's administrative area and as such has not been considered in any detail as part of this study.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0
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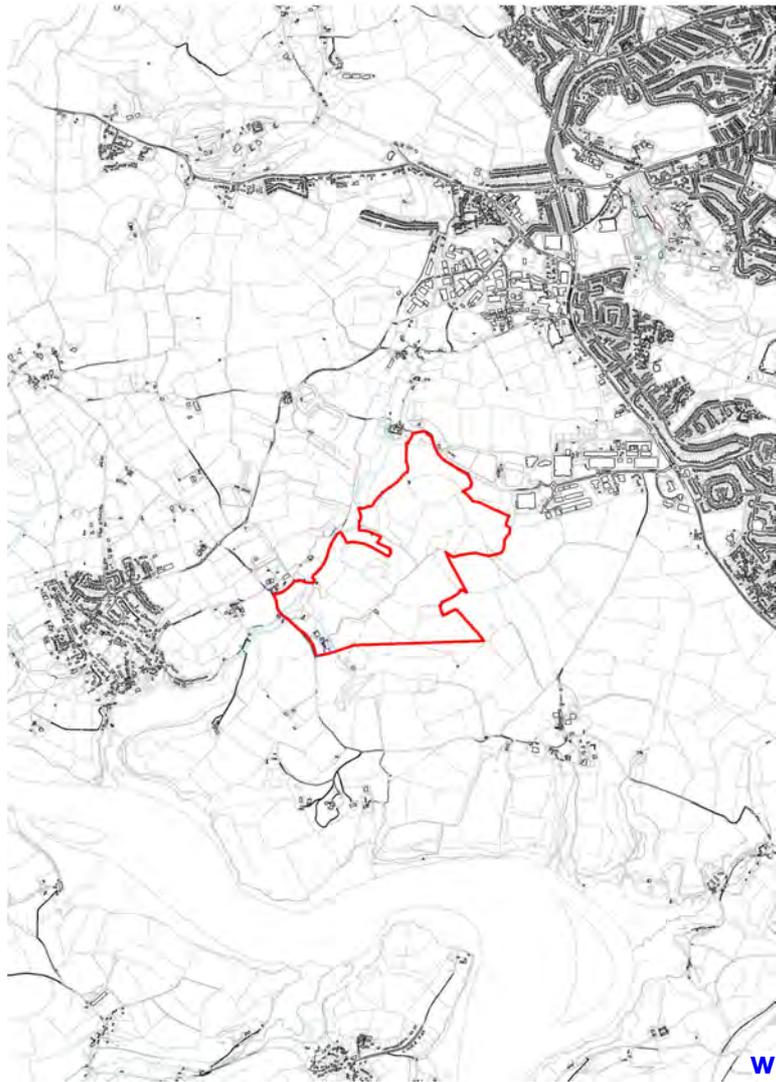
Site ref	Site address	Settlement	Size (ha)			
T756b	Land on the edge of Goodrington, Goodrington	Brixham	39.24			
						
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Suitability summary						
<p>The land lies immediately south of the proposed development at White Rock and potentially could provide an extension of this developed area. The land was considered for development in the 1990s and supported by the council at the time. However, the application was called in by the Secretary of State and he concluded against development. Any future development will be limited by the landscape impacts of proposals, as the AONB lies to the west. The site is within the AGLV in the Adopted Torbay Local Plan and it is a mix of Grade 1 and 2 Agricultural Land, within the GHB sustenance zone with curl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. However, a limited development may be applicable.</p>						
Availability summary						
<p>The land is promoted to the SHLAA process.</p>						
Achievability summary						
<p>It is considered that the land would be deliverable.</p>						
Conclusion						
<p>The large area of land will not be appropriate for development as a whole. However, parcels of land to the north may provide an extension to the White Rock area at the end of the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	250

Site ref	Site address	Settlement	Size (ha)			
T768	Lower Ya berton Holiday Park, Long Road	Paignton	4.71			
						
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Suitability summary						
<p>The site is not in agricultural use, but is Grade 1 and 3b Agricultural Land that is generally level and accessed directly from Long Road. It is an existing touring caravan park and is located adjacent to an industrial estate and the South Devon College. It is also within the GHB sustenance zone with curl buntings within 2km, and therefore any impacts on biodiversity would need to be assessed and mitigated. There are no practical constraints to development, however great care will be needed to ensure that development does not spill over into Ya berton Valley and thereby harm the character of the wider countryside.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process and the emerging Local Plan.</p>						
Achievability summary						
<p>The site is greenfield and there are no constraints that would render the site unviable.</p>						
Conclusion						
<p>The site is located on the edge of the urban area in a location considered suitable as a Broad Location for development in the 2008 SHLAA. The site is nearly 5 ha and it is considered that a total of 125 dwellings might be delivered if the site were to come forward for housing alone. However, it should be considered in the context of the wider area as part of a sustainable urban extension.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	125

Site ref	Site address	Settlement	Size (ha)			
T769	Lower Yalberton Holiday Park, Long Road	Paignton	7.49			
						
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Suitability summary						
<p>The site is within the AGLV in the Adopted Torbay Local Plan and distant from the urban edge. It is within Yalberton Valley, and is a highly valued local landscape. It is within Flood Zones 2 and 3, and as a result much of the land is subject to flooding and the base of the valley is designated for its wildlife value. It is Grade 3 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic flyway corridor, plus there are curlew buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. The remaining land is located to the west of the watercourse divided off from the urban area.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land to the west of the watercourse may be viable for development, subject to the provision of infrastructure.</p>						
Conclusion						
<p>The land is distant from the urban area and cut through by an area of flood risk and nature conservation value. As such it is not considered that the site should provide land for development. However, it may provide an important element of green infrastructure in the area.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T770	Lower Yalberton Holiday Park, Long Road	Paignton	9.30			
						
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Suitability summary						
<p>The site is distant from the urban edge and cut through by a watercourse, which is also an important wildlife corridor. It is within Yalberton Valley, and is a highly valued local landscape; it is within the AGLV in the Adopted Torbay Local Plan. It is within Flood Zones 2 and 3, and as a result much of the land is subject to flooding and the base of the valley is designated for its wildlife value. It is Grade 3 Agricultural Land, within the GHB sustenance zone with curlew within 2km and there is a 250m strategic flyway corridor. The eastern side of the wider site is not subject to such constraints and was included within the Broad Location defined in the 2008 SHLAA, but it is still very rural and, overall, development of this site is not considered suitable.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The site would be subject of significant constraints due to the danger of flooding and only a small part of the land might be viable for development in conjunction with wider development to the east.</p>						
Conclusion						
<p>The land is distant from the existing urban area and much is located west of the Yalberton Valley. Therefore, the land does not provide a suitable location for development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T771	Lower Ya berton Holiday Park, Long Road	Paignton	21.58			
						
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Suitability summary						
<p>The land is generally pasture land sloping up towards a highpoint at the north east corner. The land provides habitat for greater horseshoe bats and curl buntings. It was considered as part of a Broad Location for development in the 2008 SHLAA but generally discounted as an area providing for housing.</p>						
Availability summary						
<p>The land has been promoted by the landowner to the SHLAA process</p>						
Achievability summary						
<p>The land is generally greenfield and there are no practical site constraints to delivery. However, the whole area will need to be subject of investment to provide the wider strategic infrastructure to enable development.</p>						
Conclusion						
<p>The land stretches south from Long Road and is outside of the urban area but adjoins a mixed use area which provides employment along with the South Devon College. It is within an area defined as a Broad Location in the 2008 SHLAA but its development would have significant landscape impacts and as such it is considered unsuitable for large scale development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T792a	Land on edge of Goodrington	Paignton	80.10			
						
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Suitability summary						
<p>The large parcel of land lies mainly outside of the council's administrative boundary. The remaining land (circa 25ha) is bounded to the south by woodland subject of local wildlife designations. Land is sloping up to Kemmings Hill which is the local high point and development should consider this area sensitively as part of any wider masterplan.</p>						
Availability summary						
<p>The land has been promoted to the SHLAA process by the landowner</p>						
Achievability summary						
<p>In line with other locations in this vicinity, the site is not subject to constraints to development but the wider location will require further infrastructure enhancement in order to achieve development.</p>						
Conclusion						
<p>The large site could in principle deliver further development as part of the wider Broad Location.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	500

Site ref	Site address	Settlement	Size (ha)
T812	Land behind Golden Close	Brixham	1.23
			
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Suitability summary			
<p>The site is well served by local services and primary schools, there is potential for access from Chiseldon Hill, and the northern part of the site would be screened from views by existing development. The south end of the site is likely to be highly visible to wider views from the town, but the northern portion of the site is contained by the higher ground and woodland to the south. Therefore, it could be developed without significant impact on the wider landscape and AONB beyond. Although it is not within the AONB, it is part of the former AGLV and has a wider landscape impact. The site is within the designated County Wildlife Site and is likely to be crossed by greater horseshoe bats from the nearby Berry Head and there are cirr buntings within 2km.</p>			
Availability summary			
<p>Site has been promoted by the landowner and is considered to be available in the short term.</p>			
Achievability summary			
<p>If the site were to be available it is greenfield land which the market would be keen to promote and is likely to be viable for development.</p>			
Conclusion			
<p>The site is within a Broad Location as identified in the 2008 SHLAA but it was concluded in that analysis that there was no opportunities for development. The site is on the edge of the settlement and there may be opportunities for access but the landscape impact of proposals is likely to be significant and it is therefore considered that the site is not developable.</p>			
Total yield	2013 - 2018	0	2018 - 2023
		0	2023 - 2032
			0

Site ref	Site address	Settlement	Size (ha)			
T815	Little Blagdon Farm	Paignton	18.46			
						
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Suitability summary						
<p>The majority of the land is within the area of the Broad Location as defined in the 2008 SHLAA. The site is within the AGLV in the Adopted Torbay Local Plan. The site has access to Totnes Road, but is outside of the urban area and within the Countryside Zone. It is Grade 3 Agricultural Land, within the GHB sustenance zone and there is a 250m strategic bat flyway corridor, plus cirl buntings within 2km. Therefore, any impacts on biodiversity would need to be assessed and mitigated. There are also flooding issues that will need to be resolved. Although it is close to a primary school, Community Hall and pub, the site is located at some distance from other facilities, such as a local shop. Therefore, development would need to come forward as part of a wider masterplan that ensured the provision of community facilities and alleviation of infrastructure and other issues.</p>						
Availability summary						
<p>The site is all Council owned and is being considered for disposal.</p>						
Achievability summary						
<p>The land is generally greenfield and there are not considered to be any abnormal costs which will render the site undeliverable.</p>						
Conclusion						
<p>The site in total is 18ha but it stretches south beyond the area considered as the Broad Location in the 2008 SHLAA. It is therefore assumed that approximately 10ha of land (at an average density of 25 dph) might come forward as part of the wider development of the location. The wider area might be included for development if masterplanning provides further support for this, or alternatively might contribute to green infrastructure as part of the wider site.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	250

Site ref	Site address	Settlement	Size (ha)			
T817	Land at Edginswell, Hamelin Way	Torquay	3.93			
						
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Suitability summary						
<p>The site is on the edge of the Torquay urban area and is partly developed already. The site does not directly adjoin the existing urban edge but is located between Higher Edginswell Lane and the A380. access to the site is off Edginswell Lane at present. However, the land could form part of a wider urban extension for the town. The site is within the AGLV in the Adopted Torbay Local Plan and is mainly grade 4 Agricultural land. As with 13230, the site is part of the greater horseshoe bat sustenance zone, therefore any impacts on biodiversity will need to be assessed and mitigated.</p>						
Availability summary						
<p>The land has been previously promoted to the council for development and is considered to be available.</p>						
Achievability summary						
<p>There is the opportunity for infill development here, Torquay urban edge. Due to the slightly peripheral position, suitable development would comprise a mix of medium density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing on mainly 2-storeys and possibly some town houses, taking account of the character of the area and surrounding development.</p>						
Conclusion						
<p>The site is not considered suitable for development within the context of the existing development plan. However, it may provide an opportunity for development in a sustainable manner as part of a wider urban extension. It has been identified as such in work by the Princes Foundation. The Neighbourhood Forum generally considered that the sites should not be developed unless absolutely necessary to meet housing need and that if development in the wider area were to be promoted it should be part of a comprehensive masterplan including a new neighbourhood centre and employment. It is concluded that the land could come forward as part of a wider urban extension and is likely to do so simply for housing on approximately half of the site identified (reflecting the existing built development on the remainder). Therefore, if the site were to come forward it is likely to deliver approximately 50 dwellings.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

Site ref	Site address	Settlement	Size (ha)			
T831	Land at Preston Down Road	Paignton	7.74			
						
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Suitability summary						
<p>The site is made up of three fields on the edge of the built up area. It is understood that the land is currently farmed by Ocombe Farm and is Agricultural Grade 1. It is within an area where there may be great crested newts and the land to the north is an SSSI. The site is within the AGLV in the Adopted Torbay Local Plan. There is direct highway access from Preston Down Road including an existing access point. There are few local services within walking or cycle distances, though Preston Down Road is a bus route and there is a Farm Shop and other facilities at Ocombe Farm.</p>						
Availability summary						
<p>Owned by Council, the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development.</p>						
Achievability summary						
<p>The site is greenfield with no known constraints which would add abnormal costs of redevelopment. It is an area where the market would deliver dwellings and the land is considered suitable for medium to higher density development consisting of 2, 3 and 4 bed units of detached, semis and terraced housing and possibly some town houses, on mainly 2-storeys, taking account of the character of the area and surrounding development.</p>						
Conclusion						
<p>The site is a greenfield site which is currently in agricultural use, bounded to the north and south by environmental designations. The land holding is large in this vicinity but not of sufficient scale to create a self contained sustainable community. Therefore it is considered that the land is not suitable to meet housing need. However, a smaller portion of the land has been promoted to the SHLAA and is assessed separately as site 13195.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T849	Land at Laywell Road/Mathill Road	Brixham	1.43			
						
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Suitability summary						
<p>Land is sloping down away from the urban edge and is clearly visible to the surrounding countryside. It is within the AONB and forms an important part of the setting of the town. Furthermore, the site is within the GHB sustenance zone with curlew within 2km and a bat flyway.</p>						
Availability summary						
<p>Promoted by the landowner.</p>						
Achievability summary						
<p>The site would be attractive to developers if it were to be considered suitable.</p>						
Conclusion						
<p>Land is not considered suitable for development given the landscape impact of development.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)			
T880	Land R/O Falcon Park, Totnes Road, Paignton	Torquay	8.82			
						
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Suitability summary						
<p>The site is distant from the urban edge and from local services. It is pasture land which wraps around existing holiday accommodation and is very steep in parts. It is outside of any Broad Location identified in the 2008 SHLAA.</p>						
Availability summary						
<p>The site has been promoted to the SHLAA process by the landowner.</p>						
Achievability summary						
<p>The land is greenfield and it is not considered that there are abnormal costs which would preclude development.</p>						
Conclusion						
<p>The site is distant from the urban edge and from local services. It is also distant from the area considered as a potential Broad Location. As such it is not considered suitable for development within the plan period.</p>						
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	0