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| **SITE OVERVIEW: Yellow site – minor constraints** | |
| **Town** | **Torquay** |
| **Site Name** | 50/54 Swan Street |
| **HELAA Reference no.** | 21T014, C287 (SHLAA ref) |
| **Approx. yield** | 10 |
| **Suitable** | Yes |
| **Available** | Yes – site appears vacant/derelict so assume available |
| **Achievable** | Yes |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Expired sites |
| **Current use** | Part of site in use as restaurant garden, unclear what the use of the remainder is. |
| **Site descriptions** | 50-54 Swan Street, Torquay |
| **Total site area (ha)** | 0.05 |
| **Gross site area (ha)** | 0.05 |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No** |
| **Housing?** | Yes- redevelopment as town houses and apartments. |
| **Employment?** | Within Class E |
| **Other Use?** | Yes – Class E |
| **Biodiversity- Within SAC/SSSI** | No –town centre site |
| **Flood Zone 3b** | Small section of the site within flood zone |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Suitable if available |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Rock Road or Swan Street |
| **Flood risk, water quality and drainage** | Small part of site in flood zone |
| **Heritage and Archaeology (including distance from assets).** | COBURG PLACE grade II listed – on rock road adjacent to the site  Within conservation area |
| **Infrastructure** | Within built up area. |
| **Landscape** | No – built up area. |
| **Ecology** | Urban brownfield site. |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | N/A |
| **Local Plan** | Torquay Town Centre, Torquay Harbour CA |
| **Neighbourhood Plan** | Torquay NP TS4 Support for brownfield sites |
| **Development progress (where relevant)** | P/2003/1002 – approved |
| **Other** |  |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

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