|  |  |
| --- | --- |
| **SITE OVERVIEW: Yellow site – minor constraints** | |
| **Town** | **Torquay** |
| **Site Name** | Land Rear Of Market Street |
| **Allocation or HELAA Reference no.** | 21T034  Housing proposal TNPH24  NP ref – TNPH22  T887  CDST26 |
| **Approx. yield** | 30 dwellings |
|  | |
| **Suitable: How the principle of development is established** | Yes - Allocated site |
| **Available: Any change in circumstances since principle established** | Old Morrison’s building appears to still be vacant – some of the retails units are in use including pet store. |
| **Achievable** | *Achievable subject to availability.* |
| **Customer Reference no.** |  |
| **Current use** | Two sites, one comprises a vacant building previously in use as Morrison’s/blockbuster and a row of A1 units – some in use and some vacant – likely rented so could become vacant with 15yrs    One a warehouse? – vacant shop / warehouse |
| **Site description** | Two sites, one is located at the southern end of Market street and includes a corner plot which adjoins Pimlico  The second site is located to the south of the Briary Lane and Ellacombe Rd junction to the rear of a terrace of buildings which front onto Market Street. |
| **Total site area (ha)** | 0.15 (blockbuster) and 0.07 (warehouse) |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):    Confirmation of availability needed from owners. | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period | 30– brownfield, no permission |
| Later than 15 years |  |