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| **SITE OVERVIEW: Yellow site – minor constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Adjacent to Abbey Hall, Rock Road |
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| **Allocation or HELAA Reference no.**  | 21T043Map Site Label: TNPH37Neighbourhood Plan Reference: TNPH33SHLAA/Housing Land Monitor Reference: R149Planning Application Reference: P/1986/2635 (29 flats, approved), P/1998/1891 (29 flats, approved) |
| **Approx. yield** | 15 |
| **Suitable: How the principle of development is established**  | The site has had planning permission (P/1986/2635 and P/1998/1891) for 29 flats, however the permissions have since expired. The site is allocated for 30 dwellings in the Torquay Neighbourhood Plan (reference TNPH33). The site is in a highly sustainable location close to the town centre and is suitable for redevelopment subject to a design that conserves and enhances the character of the Abbey Road Conservation Area. In the interests of ensuring a good standard of development amenity with a positive contribution to the creation of mixed and balanced communities within the Community Investment Area, the yield has been reduced to reflect an expectation for a smaller number of larger flats compared to the previous permission for the site. |
| **Available: Any change in circumstances since principle established**  | Given the number of years the previous permissions, it is important to confirm whether or not the site remains available for development. Contact landowner to enquire. |
| **Achievable** | Yes if available, although the timescale will depend on viability and market demand. |
| **Customer Reference no.** |   |
| **Current use** | Vacant plot. |
| **Site description** | The site comprises a vacant plot of previously developed land sited between Melville Street (which forms the western boundary) and Rock Road (which forms the eastern boundary. Melville Street is at a much higher level than Rock Road, and there is a fairly steep vehicular access leading up to the plot from Rock Road supported by a stone retaining wall.  |
| **Total site area (ha)**  | Approximately 0.09ha. |

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|  **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale): Confirmation of availability needed from owners. Planning permission would need to be sought given that the previous permission has lapsed. |
| The next 5 years |   |
| A 6-10 year period |   |
| An 11-15 year period | 15 |
| Later than 15 years |   |