|  |  |
| --- | --- |
| **SITE OVERVIEW: Yellow site – minor constraints** | |
| **Town** | **TORQUAY** |
| **Site Name** | Bancourt Hotel, Avenue Road |
| **HELAA Reference no.** | 21T054,  NP04 |
| **Approx. yield** | 10 |
| **Suitable** | Yes |
| **Available** | Appears available – recent sale, allocated in NP |
| **Achievable** | Yes |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | **NP Allocation** |
| **Current use** | Vacant hotel |
| **Site descriptions** | Vacant hotel located on south east side of Avenue Road to the south of Vine Road. |
| **Total site area (ha)** | 0.23 |
| **Gross site area (ha)** | 0.23 |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: No** | |
| **Housing?** | Yes |
| **Employment?** | No |
| **Other Use?** | Yes – Class E |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No – front of site (car park) in SW flooding area |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Suitable if available |
|  |  |

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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Avenue Road |
| **Flood risk, water quality and drainage** | Part of site falls within surface water flooding area |
| **Heritage and Archaeology (including distance from assets).** | Torre Conservation Area |
| **Infrastructure** | N/A |
| **Landscape** | N/A |
| **Ecology** | N/A |
| **Safety related constraints** | N/A |
| **Soils  (Agricultural Land classification) and contamination** | N/A |
| **Local Plan** | Surface Water Flooding |
| **Neighbourhood Plan** | housing sites NP4 |
| **Development progress (where relevant)** | No |
| **Other** |  |
| **HELAA Panel Summary** |  |
| **Site potential** |  |

|  |  |
| --- | --- |
| **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 |  |