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| **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**  |  |

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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  |   |