|  |  |
| --- | --- |
| **SITE OVERVIEW: Yellow site - minor constraints** | |
| **Town** | Torquay |
| **Site Name** | Conway Court Hotel |
| **HELAA Reference no.** | 21T060  CDST31 / T807 |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | NP Sites |
| **Current use** | Vacant land. Formerly a hotel. |
| **Site descriptions** | Site is vacant and overgrown following the demolition of the previous hotel after fire damage in 2011. |
| **Total site area (ha)** |  |
| **Gross site area (ha)** |  |
| **Approx. yield** | 14 |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: No** | |
| **Housing?** | 14 |
| **Employment?** | No |
| **Other Use?** |  |
| **Biodiversity- Within SAC/SSSI** | No |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** |  |
| **Conclusion** |  |
|  |  |

|  |  |
| --- | --- |
| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Good access onto Warren Road. The width of Warren Road is somewhat constrained by on-site parking along one side of Warren Road. |
| **Flood risk, water quality and drainage** | None. |
| **Heritage and Archaeology (including distance from assets).** | Located within Belgravia Conservation Area. Adjacent land to the southwest is Historic Park & Garden (Princess and Royal Terrace Gardens). |
| **Infrastructure** |  |
| **Landscape** | None. |
| **Ecology** | None. |
| **Safety related constraints** | None. |
| **Soils (Agricultural Land classification) and contamination** |  |
| **Local Plan** | Community Investment Area – see Policy SS11.  Site is located outside of, but adjacent to, the Core Tourism Investment Area which is to the southwest. |
| **Neighbourhood Plan** |  |
| **Development progress (where relevant)** | P/2020/0925 - Formation of 14 apartments with car parking and vehicular/pedestrian access (as revised by plans received 15.03.2021). Approved.  P/2010/1080 - Demolition of hotel and formation of 14 residential apartments with car parking and vehicular/ pedestrian access. Approved. |
| **Other** |  |
| **HELAA Panel Summary** |  |
| **Site potential** |  |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  The site promoter(s) has confirmed that the site will be available for development within: | |
| The next 5 years | 14 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |