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| **SITE OVERVIEW: Yellow site – minor constraints** |
| **Town**  | **Torquay** |
| **Site Name** | Imperial Hotel, Park Hill Road |
| **Allocation or HELAA Reference no.**  | 21T093Planning application P/2021/0120 |
| **Approx. yield** | 50 |
| **Suitable: How the principle of development is established**  | Suitable in principle: brownfield site close to town centre. Conservation and coastal ecology issues. 51 apartments are being promoted as part of refurbishment of hotel. There are objections on amenity grounds and hence the site cannot be “green” until these are properly considered through the planning application.  |
| **Available: Any change in circumstances since principle established**  | Application being pursued (P/2021/0120) so good evidence of availability.  |
| **Achievable** | Yes- being promoted by the owner. Part of a scheme to renovate the hotel.  |
| **Customer Reference no.** | P/2021/0120  |
| **Current use** | Hotel  |
| **Site description** | Imperial Hotel |
| **Total site area (ha)**  | 2.47ha |
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| **AVAILABILITY ASSESSMENT** Reasonable prospect of delivery (timescale):Confirmation of availability needed from owners.  |
| The next 5 years |  |
| A 6-10 year period | 50 |
| An 11-15 year period |  |
| Later than 15 years |  |