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| **SITE OVERVIEW: Yellow site – minor constraints** | |
| **Town: Torquay** | |
| **Site Name: Sheddon Hall Hotel** | |
| **HELAA Reference no.** | **Torquay NP allocated site TNP32**  **DE/2020/0079** |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Pre app for 35 apartments |
| **Current use** | *Partly vacant site following destruction of derelict Victorian building in a fire in 2019.* |
| **Site descriptions** | *Former Victorian Villa and hotel on west side of Sheddon Hill.* |
| **Total site area (ha)** |  |
| **Gross site area (ha)** |  |
| **Approx. yield** | *14* |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential: 50+ dwellings** | |
| **Housing?** | Housing or hotel/leisure |
| **Employment?** |  |
| **Other Use?** | Leisure/hotel |
| **Biodiversity- Within SAC/SSSI** |  |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | No |
| **Conclusion** | Sustainable urban brownfield site. Should permission require reinstatement of historic building form; or could a larger building be developed circa 35 apartments? |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Access from Sheddon Hill Road, or limited pedestrian access from rear lane |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | Belgravia Conservation Area. Former Victorian Villa that became vacant and derelict circa 2012 and derelict and seriously fire damaged in 2019. |
| **Infrastructure** | No significant issues –urban site |
| **Landscape** | Significant site within CA |
| **Ecology** | Turkey Oak on site |
| **Safety related constraints** |  |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural land |
| **Local Plan** | TNPH36 |
| **Neighbourhood Plan** | TNP32 – allocated for 14 dwellings |
| **Development progress (where relevant)** | P/2016/0305- demolition of later additions and 11 dwellings, approved 31 May 2017  P/2011/0227 – 7 flats and 7 apartments in new build block. Approved 3 May 2013.  DE/2020/0079 -35 apartments |
| **Other** |  |
| **HELAA Panel Summary** |  |
| **Site potential** |  |

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