13001	Site address			Settlemen		Size (ha)
13001	39 Abbey Road			Torquay		0.02
Stationery Office - C Suitability summ This site has had p expired. From the i urban site that, give development and v Availability sum	revious planning permiss nformation available, it is en its town centre locatio vould contribute to the cre	reserved. Torbay sion for the rede considered tha n in close proxi eation of sustai	er Brett Associates with the council. 2013. evelopment and renovat at the site remains suital mity to the services and nable, mixed communiti	ion to provide 1: ble for developn facilities within es.	2 additional units, wh nent; it is a sustainab Torquay, is a suitable	ich has now le, brownfield, e location for
Achievability su	mmary					
From the information	on available, it is conside e within the plan period.	red that there is	a reasonable prospect	that developme	ent of additional flats	could be
Conclusion						
	has previously had planr vithin the plan period.	ning permission	for development, it is c	onsidered that th	he site is suitable for	development and
		0	2018 - 2023	0	2023 - 2032	12

<b>Site ref</b> 13003	Site address Roebuck House, Abbey R	Road	Settleme Torquay		<b>Size (ha)</b> .06
This map is ref	produced from the Ordnance Sur		ates with the permission of	the Controller of Her Ma	ijesty's
site and its sur services and fa communities.	ummary mation available, the site is co rrounding area. It is a sustaina acilities within Torquay, is a su The building is within a conse on area and development cou	ble, brownfield, urban site th uitable location for developm rvation area and attached to	at, given its town centre ent and would contribute a listed building. Howeve	location in close proxime to the creation of susta	nity to the ainable, mixed
Availability	•				
	rently being promoted for deve	elopment, and it is therefore	considered that there are	e no constraints to the a	availability of the
Achievabilit	y summarv				
There is a pen the addition of	ding application on this site fo two floors. It is unlikely that th his site within the short term.				
Conclusion					
	plication for residential redevel	opment on this site is curren	tly being considered. It is	s suitable in principle bu	ut design issues
	elivery of 20 - 25 dwellings.				
		20 <b>2018 - 20</b> 2	<b>23</b> 0	2023 - 2032	0

Site ref	Site address	Settlement	Size (ha)
13004	Land off Alfriston Road	Paignton	1.80
	Land off Alfriston Road	Paignton	Size (na) 1.80

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## Suitability summary

The site is allocated for development in the Adopted Torbay Local Plan and considered suitable for housing development in principle. Masterplanning is underway to ensure that wildlife and access issues are addressed.

## Availability summary

The site is currently being promoted for development, and it is therefore considered that there are no constraints to the availability of the site.

## Achievability summary

There is a pending application on this site for development to provide 98 dwellings and associated works. It is considered that a scheme for 84 dwellings, however, is achievable and likely to be delivered on this site within the short to medium term.

#### Conclusion

A planning application for residential development on this site is currently being considered. It is considered suitable in principle and 84 dwellings are likely to be delivered within the short term.

Total yield	2042 2040	84	204.0 2022	0	2022 2022	0
i otal yleiu	2013 - 2018	04	2018 - 2023	0	2023 - 2032	0



Site ref	Site address			Settlemen	t	Size (ha)
13011	Barclay Court Hotel, 29 0	Castle Road		Torquay		0.40
			200 38			
					w	
Stationery Office -	uced from the Ordnance Su Crown Copyright. All rights			ne permission of t	he Controller of Her	Majesty's
Suitability sum		tion for Quality	which has now owning a	From the inform	ation available it i	is considered that
the site remains s	previous planning permiss uitable for development. If d facilities within Torquay, ss.	t is a sustainabl	e, brownfield, urban site	e that, given its to	own centre location	n in close proximity
Availability sun	-					
Given the previous future, and there is	s promotion of the site for s therefore a reasonable p	development, it	is considered that there site will come forward	e are no constrai within the plan p	nts to the availabil eriod.	lity of the site in the
Achievability s	•			· · · · · · · · · · · · · · · · · · ·		
From the informatic considered that, g	ion available, it is conside iven current and probable veloper to complete and s	future sales pri	ces, and alternative lan	d values, the site	is economically v	iable and the
Conclusion						
	e has previously had planr within the plan period with			onsidered that th	e site is suitable fo	or development and
Total yield	2013 - 2018	0	2018 - 2023	8	2023 - 2032	0

Site ref	Site address			Settlemen	t	Size (ha)
13020	Quintaville Junction Redo	Jenhill Road		Torquay		0.10
	uced from the Ordnance Sur Crown Copyright. All rights		The second	repermission of t	he Controller of Her	Majesty's
Suitability sum	rnary previous planning permiss	ion for 15 units	which has now expired	I but the site rem	nains suitable in pri	nciple for
development.						
Availability sum						
	as been previous promotic considered available.	on of the site for	development, and that	it is known to be	e being actively pro	moted for
Achievability su						
From the informati considered that, gi capacity of the dev	ion available, it is consider iven current and probable veloper to complete and se o known that a developme	future sales price ell the housing in	ces, and alternative land in the medium term in th	d values, the site	e is economically vi despite the curren	iable and the teconomic
will come forward	e has previously had plann within the plan period. It is pproximately 10 dwellings i	s also known to l	be being actively promo			
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10
			1	1		

13024 La l	Rosaire, Livermead H	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Torquay		0.11
	2 [] . [] . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) . (2) .	0 2000 0 2 2 2000 0 2 2 2 2 2 2 2 2 2 2				
				B	A A A A A A A A A A A A A A A A A A A	
					W	
This map is reproduced Stationery Office - Crow			er Brett Associates with th y Council. 2013.	e permission of t	the Controller of Her M	ajesty's
site and its surrounding a final development sc	vailable, the site is co g area. However, there heme.		ble for housing developn vildlife site to the rear, an			
Availability summa						
			n submitted. Considering ble constraints to the ava			oted for
Achievability sumn				.,		
-	lication on this site fo	r development	to provide 8 apartments	. This is achiev	able and likely to be o	lelivered on this
				·		
Conclusion A planning application dwellings are likely to b			s site is currently being c net increase of 7).	onsidered. It is	considered suitable	n principle and 8

	Site ref	Site address	Settlement	Size (ha)
the table to development. The Torbay Local Plan 1985-96 (which was adopted in 1991). It is considered that is the order present of the Great Parks to the the table to development.	13028	Great Parks: adj Kings Aish House, Luscombe Road	Paignton	
is site has had previous planning permission for 47 units, which has now expired. The site is part of the phase 1 of the Great Parks velopment that was proposed for development in the Torbay Local Plan 1985-96 (which was adopted in 1991). It is considered that a site remains suitable for development.	This map is re	<complex-block></complex-block>		
is site has had previous planning permission for 47 units, which has now expired. The site is part of the phase 1 of the Great Parks velopment that was proposed for development in the Torbay Local Plan 1985-96 (which was adopted in 1991). It is considered that a site remains suitable for development.	_			
railability summary	This site has development	had previous planning permission for 47 units, which has now expi that was proposed for development in the Torbay Local Plan 1985		
	Availability	summary		

This site has been promoted to the 2013 SHLAA refresh by the Council, who are landowner and involved in preapplication discussions in regard of the site. Therefore, it is considered that the site is likely to be developed in the early part of the plan period, subject to the Great Parks masterplanning, which is currently underway.

# Achievability summary

This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term.

#### Conclusion

This site has been promoted to the 2013 SHLAA by Torbay Council, and a current pre-app on the site. Therefore it is considered that this site could come forward within the period 2013 - 2018, for a development of up to 47 units as per the previous planning permission.

Total yield	2013 - 2018	47	2018 - 2023	0	2023 - 2032	0

Site ref	Site address			Settleme	ent	Size (ha)
13045	40-44 Swan Street			Torquay		0.05
This map is re	produced from the Ordnance ce - Crown Copyright. All right		ter Brett Associates wit		the Controller of Her	
Suitability s	ummary					
previous planr Forum. The si	ed is within the town centre ning permission for 10 units te is considered suitable fo haracter of the conservatio	, which has now r housing develo	expired. Furthermore	this site has also	been suggested by	the Neighbourhood
Availability	summary					
Given the prev	vious promotion of the site t the availability of the site in		and a recent pre-app	ication on the site	, it is considered tha	t there are no
Achievabilit			-			
could be delive	mation available, it is consi ered within the plan period. ically viable and developm	Furthermore, du	e to the location of thi			
Conclusion						
Furthermore, o	site has previously had pla due to the location of this si vithin the short term is likel	te in Torquay tov				
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0
-						

13048	Site address			Settlemen	nt	Size (ha)
	The Strand	Thur In	NEW YANG W	Torquay	1 Lul Hor	0.16
	ced from the Ordnance Su rown Copyright. All rights					i majooty o
Suitability sumn	narv					
This site has been i town centre conservice to the conservice of t	identified by the commu vation area, but this is n ent views as well as serv is retained and developr	ot a constraint vices. Apartme nent conserved	to development in princ nts on this site are cons d and enhanced the cha	iple. It is located idered suitable, p racter of the cons	on the sea front in provided ground flo servation area.	a sustainable por retail or
	elopment had taken plac					
Achievability su	mmary					
	uggests a limit of 3 store units per floor. A conserv					
Conclusion						
The relocation of De	ebenhams with the rege	neration of The	e Strand to create 30 ap	artments is consi	dered developable	e within the plan
period.						

	Site address Silverlawns Nursing Ho	me, 31 Totnes F	Road	Settleme Paignton	ent	<b>Size (ha)</b> 0.24
						0.24
<b>Suitability sur</b> Previous planning	permission for 21 units			suitable for redev	velopment.	
Availability sur Given the previou	<b>nmary</b> s promotion of the site fo constraints to the availab	r development,	and that there have be	en recent pre-ap	plication discussion	s, it is considered
Achievability s						
From the informative site within the plan period.	tion available, it is consid plan period. However, th	ered that there i e existing use v	s a reasonable prospe alue is likely to mean t	ct that residentia hat the site will r	Il development could not come forward in t	be delivered on the early part of the
nan penuu.						
				a sur state as all the st		
Conclusion Given that this sit	e has previously had plar come forward within the p		i for development, it is	considered that	the site is suitable for	or redevelopment in

13053	22-28 Union Street	Torquay	0.06
		Man and Man	
		North Contraction of the second	
This map is repro Stationery Office Suitability sui	oduced from the Ordnance Survey map by Peter Brett Associates wi - Crown Copyright. All rights reserved. Torbay Council. 2013.	ith the permission of the Controlle	r of Her Majesty's

creation of sustainable, mixed communities.

#### Availability summary

Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.

# Achievability summary

From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.

#### Conclusion

Given that this site has previously had planning permission for development, it is considered that the site is suitable for residential development in principle, and will come forward within the plan period.

	Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	13
--	-------------	-------------	---	-------------	---	-------------	----

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In the state of	In the state of	In the state of		Vacant Land, Warefie			Paignton		
his site has had planning permission for 18 dwellings, which has since expired, but does establish the site's suitability for residential evelopment. There has since been another application for 9 dwellings, 8 of which are likely to be agreed, subject to S106.  vailability summary ven that the site has an application pending, it is considered that there are no constraints to the availability of the site.  chievability summary mere is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is the value and likely to be delivered on this site within the short term.  onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and vellings are likely to be delivered within the short term.	his site has had planning permission for 18 dwellings, which has since expired, but does establish the site's suitability for residentiae evelopment. There has since been another application for 9 dwellings, 8 of which are likely to be agreed, subject to S106. <b>vailability summary</b> ven that the site has an application pending, it is considered that there are no constraints to the availability of the site. <b>chievability summary</b> mere is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is thievable and likely to be delivered on this site within the short term. <b>onclusion</b> planning application for residential development on this site is currently being considered. It is considered suitable in principle and vellings are likely to be delivered within the short term.	his site has had planning permission for 18 dwellings, which has since expired, but does establish the site's suitability for residential evelopment. There has since been another application for 9 dwellings, 8 of which are likely to be agreed, subject to S106.  vailability summary ven that the site has an application pending, it is considered that there are no constraints to the availability of the site.  chievability summary mere is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is the value and likely to be delivered on this site within the short term.  onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and is vellings are likely to be delivered within the short term.	tationery Offic	e - Crown Copyright. All righ	nts reserved. Torba	y Council. 2013.			
iven that the site has an application pending, it is considered that there are no constraints to the availability of the site. chievability summary here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. conclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	iven that the site has an application pending, it is considered that there are no constraints to the availability of the site. chievability summary here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. conclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	iven that the site has an application pending, it is considered that there are no constraints to the availability of the site.  chievability summary  here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term.  conclusion  planning application for residential development on this site is currently being considered. It is considered suitable in principle and is wellings are likely to be delivered within the short term.	his site has ha evelopment. T	ad planning permission fo There has since been anot	r 18 dwellings, wh ther application fo	ich has since expired, r 9 dwellings, 8 of whic	but does establish ch are likely to be a	n the site's suitabil agreed, subject to	ity for residential S106.
<ul> <li>chievability summary</li> <li>here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term.</li> <li>onclusion</li> <li>planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.</li> </ul>	chievability summary here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	chievability summary here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and a wellings are likely to be delivered within the short term.			ndina it is conside	red that there are no	constraints to the a	wailability of the s	ite
here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. <b>onclusion</b> planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. <b>onclusion</b> planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	here is a pending application on this site that would provide 9 new dwellings. It is considered that a development of 8 units is chievable and likely to be delivered on this site within the short term. <b>Onclusion</b> planning application for residential development on this site is currently being considered. It is considered suitable in principle and a wellings are likely to be delivered within the short term.							
chievable and likely to be delivered on this site within the short term. onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	chievable and likely to be delivered on this site within the short term. onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	chievable and likely to be delivered on this site within the short term. onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and a wellings are likely to be delivered within the short term.							<u> </u>
onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and wellings are likely to be delivered within the short term.	onclusion planning application for residential development on this site is currently being considered. It is considered suitable in principle and swellings are likely to be delivered within the short term.	nere is a pend	ling application on this site	a that would provid his site within the	de 9 new dwellings. It short term.	is considered that	a development of	8 units is
wellings are likely to be delivered within the short term.	wellings are likely to be delivered within the short term.	wellings are likely to be delivered within the short term.	chievable and						
						site is currently being o	considered. It is co	nsidered suitable	in principle and 8
otal yield 2013 - 2018 8 2018 - 2023 0 2023 - 2032 0	otal yield 2013 - 2018 8 2018 - 2023 0 2023 - 2032 0	otal yield 2013 - 2018 8 2018 - 2023 0 2023 - 2032 0	onclusion	koly to be delivered with it.	the short term.				
			onclusion	kely to be delivered within					

13060	Site address			Settlemen	t	Size (ha)
10000	Foxlands, York Road			Torquay		0.23
						0.23
	xisting apartments on this s	ite are restricted to holid	2013. ay use, however, that so other apartment	nere is a plan	ning application c	urrently pending for
Twelve of the ex their change of as permanent a	ccommodation, it is consid	ered that residential apar	tments are likely to	be achieved	through the char	ge of use of the
Twelve of the extension the the text their change of	ccommodation, it is consid apartments.	ered that residential apar	tments are likely to	be achieved	through the char	ge of use of the
Twelve of the extheir change of as permanent a existing holiday	ccommodation, it is consid apartments.					ge of use of the
Twelve of the extheir change of as permanent a existing holiday	ccommodation, it is consid apartments. ummary ite has an application pend					ge of use of the
Twelve of the extension	ccommodation, it is consid apartments. ummary ite has an application pend summary ing application on this site t	ing, it is considered that	here are no constr	raints to the a	availability of the s	ge of use of the ite.
Twelve of the exheir change of as permanent a existing holiday Availability subject of the subj	ccommodation, it is consid apartments. ummary ite has an application pend summary	ing, it is considered that	here are no constr	raints to the a	availability of the s	ge of use of the ite.
Twelve of the ex- their change of as permanent a existing holiday Availability sr Given that the sr Achievability There is a pend delivered on this Conclusion A planning appl	ccommodation, it is consid apartments. ummary ite has an application pend summary ing application on this site t s site within the short term.	ing, it is considered that hat would provide an add	here are no constr litional 12 resident l apartments on th	raints to the a	availability of the s This is achievable	ge of use of the ite.
Twelve of the extension	ccommodation, it is consid apartments. ummary ite has an application pend summary ing application on this site t s site within the short term.	ing, it is considered that hat would provide an add	here are no constr litional 12 resident l apartments on th	raints to the a	availability of the s This is achievable	ge of use of the ite.

13069	Site address Lyndhurst Hotel, Lower	Polsham Road		Settlement Paignton		<b>Size (ha)</b> 0.03
tationery Offic	produced from the Ordnance S ce - Crown Copyright. All right	urvey map by Peter Bre s reserved. Torbay Cour	et Associates with the	e permission of the C	Controller of Her	' Majesty's
	ummary					
uitability su		idered to be suitable ir	principle for rede	velopment.		
	existing noter, which is cons					
he site is an e <b>vailability s</b>	summary					
he site is an e <b>vailability s</b>		t by the landowner.				
The site is an e Availability s The site is bein Achievability	summary ng promoted for developmer y summary					
The site is an e <b>Availability s</b> the site is bein <b>Achievability</b> rom the inform	summary ng promoted for developmer y summary mation available, it is consid		asonable prospect	that residential dev	elopment could	d be delivered on
The site is an e Availability s The site is bein Achievability From the inform the site within t	summary ng promoted for developmer y summary		asonable prospect	that residential dev	elopment could	d be delivered on
The site is an e <b>Availability s</b> The site is bein <b>Achievability</b> from the inform the site within t <b>Conclusion</b>	summary ng promoted for developmer y summary mation available, it is consid the plan period.	ered that there is a rea				
The site is an e <b>Availability s</b> The site is bein <b>Achievability</b> from the inform the site within t <b>Conclusion</b> The site is know	summary ng promoted for developmer y summary mation available, it is consid the plan period. wn to be being actively pron	ered that there is a rea				
The site is an e <b>Availability</b> since the site is bein <b>Achievability</b> from the inform the site within the <b>Conclusion</b> The site is known hay be suitable	summary ng promoted for developmer y summary mation available, it is consid the plan period. wn to be being actively pron	ered that there is a rea		ed that a developme		
Availability s The site is bein Achievability From the inform the site within t Conclusion	summary ng promoted for developmer y summary mation available, it is consid the plan period. wun to be being actively prom e.	ered that there is a rea	and it is considered	ed that a developme	ent of approxim	ately 12 dwelling
The site is an e Availability s The site is bein Achievability From the inform the site within t Conclusion The site is known hay be suitable	summary ng promoted for developmer y summary mation available, it is consid the plan period. wun to be being actively prom e.	ered that there is a rea	and it is considered	ed that a developme	ent of approxim	ately 12 dwelling
The site is an e Availability s The site is bein Achievability From the inform the site within t Conclusion The site is known hay be suitable	summary ng promoted for developmer y summary mation available, it is consid the plan period. wun to be being actively prom e.	ered that there is a rea	and it is considered	ed that a developme	ent of approxim	ately 12 dwelling

Site ref	Site address			Settlemen	nt	Size (ha)
13100	8-9 Braddons Hill Road V	/est		Torquay		0.03
This map is reprod Stationery Office - 1	uced from the Ordnance Sur	vey map by Pete	r Brett Associates with the		<ul> <li>2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2</li></ul>	Majesty's
site and its surrou	mary ion available, the site is co nding area. The site locate s development were to co	d is within the t	own centre conservation	n area, but this		
Availability sun						
i ne site is being p	romoted for development	by the landowne	er.			
period. Furthermo	ummary at there is a reasonable pro- re, due to the location of th d occur within the short ter	is site in Torqu				
Conclusion						
	to be being actively promond deliverable in the short		ment, and it is considere	ed that a develo	opment of approxim	nately 8 dwellings
Total yield	2013 - 2018	8	2018 - 2023	0	2023 - 2032	0
	, , , , , , , , , , , , , , , , , , ,		·			

Site ref	Site address	Settlement	Size (ha)
13105	Alan Kerr Garage, Brixham Road	Paignton	0.37
This map is re	produced from the Ordnance Survey map by Peter Brett Associ	ates with the permission of the Controller	
	ce - Crown Copyright. All rights reserved. Torbay Council. 2013	•	
Suitability s From the infor site and its su	ummary mation available, the site is considered suitable for housing rrounding area.	g development in principle because of	the characteristics of the
Availability			
	ing actively promoted by the landowner.		

Achievability summary It is likely that development of this site will occur later in the plan period, due to its current established use.

Conclusion						
From the inform	In to be being actively promo ation available, it is conside aly the market will bring form	red that there	is a reasonable prospec	t that housing	ximately 10 dwellings may will be delivered on the si	/ be suitable. te in the future,
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	10

	Site address Land at 4-6 Eugene Roa	ad	Settlement Paignton	<b>Size (ha)</b> 0.10
	A CANER		w	
		rvey map by Peter Brett Associates w reserved. Torbay Council. 2013.		er of Her Majesty's
Stationery Offic	e - Crown Copyright. All rights			er of Her Majesty's
Stationery Office Suitability su From the inform	e - Crown Copyright. All rights ummary nation available, the site is c	reserved. Torbay Council. 2013.	vith the permission of the Controlle	
Stationery Office Suitability su From the inforr	e - Crown Copyright. All rights ummary nation available, the site is c rounding area. There are no	reserved. Torbay Council. 2013.	vith the permission of the Controlle	
Stationery Offic Suitability su From the inform site and its sur Availability s	e - Crown Copyright. All rights ummary nation available, the site is c rounding area. There are no	reserved. Torbay Council. 2013. onsidered suitable for housing dev known policy or physical constrain	vith the permission of the Controlle	
Stationery Offic Suitability su From the inforr site and its sur Availability s The site is beir	e - Crown Copyright. All rights ummary nation available, the site is c rounding area. There are no summary ng promoted for development	reserved. Torbay Council. 2013. onsidered suitable for housing dev known policy or physical constrain	vith the permission of the Controlle	
Stationery Offic Suitability su From the inform site and its sur Availability s The site is bein Achievability Fhis cleared sit	e - Crown Copyright. All rights ummary nation available, the site is c rounding area. There are no summary ng promoted for development / summary te within the urban area is in	reserved. Torbay Council. 2013. onsidered suitable for housing dev known policy or physical constrain t by the landowner. a location that developers find attra	vith the permission of the Controlle relopment in principle, because of ts preventing development.	of the characteristics of the
Stationery Offic Suitability su From the inform site and its sur Availability s The site is bein Achievability This cleared sit also of a suffici	e - Crown Copyright. All rights ummary nation available, the site is c rounding area. There are no summary ng promoted for development / summary te within the urban area is in	reserved. Torbay Council. 2013. onsidered suitable for housing dev known policy or physical constrain t by the landowner.	vith the permission of the Controlle relopment in principle, because of ts preventing development.	of the characteristics of the
Stationery Offic Suitability su From the inform site and its sur Availability s The site is bein Achievability This cleared sit also of a suffici Conclusion	e - Crown Copyright. All rights ummary nation available, the site is o rounding area. There are no summary ng promoted for development / summary te within the urban area is in ient scale that a house builde wn to be being actively prom	reserved. Torbay Council. 2013. onsidered suitable for housing dev known policy or physical constrain t by the landowner. a location that developers find attra	vith the permission of the Controlle relopment in principle, because of ts preventing development.	of the characteristics of the

13148	Site address			Settleme	nt	Size (ha)
	63 Manor Road			Paignton		0.15
Suitability sum	many					
	red to be suitable in prin	ciple for develo	oment.			
Availability sum						
The site has been	promoted for developme	nt by the landow	vner, and it is therefore	e considered that	there are no constrai	nts to the
availability of the s						
Achievability su	<b>Immary</b> on available, it is conside	and that there :	a a roacanable press	of that davalance	ont of this site for re-	idential use sould
From the information be delivered within		ered that there is	s a reasonable prospe	ci inal developm	ent of this site for res	idential use could
Conclusion						
Conclusion	o have been promoted f	or development,	and it is considered th	nat a developmer	nt of approximately 8	dwellings may be
The site is known	vable within the plan peri	00.				

Site ref	Site address			Settlement		Size (ha)
13160	Richwood Hotel, 20 Newt	on Road		Torquay		0.09
This map is reprod	uced from the Ordnance Sur	vey map by Pete				
From the informati	on available, the site is conding area. The site is with	nsidered suitab	le for housing developme	nt in principle, be	cause of the cha	racteristics of the
guidance.	ושווים מוסמ. דווב אופ וא שונו		io nuopicu i oibay Lucal	i iari, but it is Will	mine greenzor	
Availability sum						
The site has been availability of the s	promoted for developmen ite in the future.	t by the landow	ner, and it is therefore cor	nsidered that the	e are no constra	ints to the
Achievability su From the informati could be delivered developer interest		rthermore, due d, even in the cu	to the location of this site urrent market, and it is co	close to Torquay nsidered econom	town centre, the ically viable and	re would be therefore
Conclusion						
The site is known the may be suitable.	to be being actively promo	ted for develop	ment and it is considered	that a developme	ent of approximat	ely 8 dwellings
Total yield	2013 - 2018	8	2018 - 2023	0 2	023 - 2032	0
			N			

Site ref	Site address	Settlement	Size (ha)
13162	4 Palace Avenue	Paignton	0.04
This map is rep Stationery Offic	produced from the Ordnance Survey map by Peter Brett Associates wi ce - Crown Copyright. All rights reserved. Torbay Council. 2013.	ith the permission of the Controlle	r of Her Majesty's
Suitability s			
site and its sur	mation available, the site is considered suitable for housing deve rounding area.	elopment in principle, because o	f the characteristics of the
Availability		and the state of the second	
availability of t	een promoted for development by the landowner, and it is therefore site in the future.	ore considered that there are no	constraints to the
Achievabilit			
From the inform the site within	nation available, it is considered that there is a reasonable prosp the plan period.	pect that residential developmer	nt could be delivered on
Conclusion			

The site is known to be being actively promoted for development and it is considered that a development of approximately 6 dwellings may be suitable.

Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0



<b>Site ref</b> 13168	Site address			Settlement	S	ize (ha)
	Brixham Police Station	Rea Barn Close		Brixham		.15
					HI B LOO BOOM OF THE BOARD OF T	.13
	oduced from the Ordnance S - Crown Copyright. All right			ne permission of the C	ontroller of Her Ma	jesty's
	- Crown Copyright. All right			ne permission of the C	524	jesty's
Stationery Office Suitability sur From the inform	- Crown Copyright. All right mmary ation available, the site is	s reserved. Torbay Co	ouncil. 2013.		ontroller of Her Ma	
Stationery Office Suitability suit From the inform site and its surro	- Crown Copyright. All right mmary ation available, the site is bunding area.	s reserved. Torbay Co	ouncil. 2013.		ontroller of Her Ma	
Stationery Office Suitability sur From the inform site and its surro Availability su	- Crown Copyright. All right mmary ation available, the site is bunding area. Immary	s reserved. Torbay Co considered suitable	for housing develop	ment in principle, bea	ontroller of Her Ma	
Stationery Office Suitability sur From the inform site and its surro Availability su	- Crown Copyright. All right mmary ation available, the site is bunding area.	s reserved. Torbay Co considered suitable	for housing develop	ment in principle, bea	ontroller of Her Ma	
Stationery Office Suitability sur From the inform site and its surro Availability su	- Crown Copyright. All right mmary ation available, the site is bunding area. Immary I promoted for developmer	s reserved. Torbay Co considered suitable	for housing develop	ment in principle, bea	ontroller of Her Ma	
Stationery Office Suitability sufference From the inform site and its surro Availability sufference The site is being Achievability	- Crown Copyright. All right mmary ation available, the site is bunding area. Immary I promoted for developmer summary ation available, it is consid	s reserved. Torbay Co considered suitable It by the landowner,	for housing develop although the pre ap	ment in principle, bea	ontroller of Her Ma	acteristics of the
Stationery Office Suitability suffice From the inform site and its surro Availability suffice The site is being Achievability From the inform	- Crown Copyright. All right mmary ation available, the site is bunding area. Immary I promoted for developmer summary ation available, it is consid	s reserved. Torbay Co considered suitable It by the landowner,	for housing develop although the pre ap	ment in principle, bea	ontroller of Her Ma	acteristics of the
Stationery Office Suitability sur- From the inform site and its surro Availability su The site is being Achievability From the inform he site within th Conclusion	- Crown Copyright. All right mmary ation available, the site is bunding area. Immary promoted for developmer summary ation available, it is consid e plan period.	t by the landowner,	for housing develops although the pre ap reasonable prospect	ment in principle, bea plication has been w that residential deve	ontroller of Her Ma cause of the chara ithdrawn.	acteristics of the

Site ref	Site address			Settlemer	nt	Size (ha)
13176	Brampton Court Hotel, S	t Lukes Road Se	outh	Torquay		0.11
Stationery Office - 0	uced from the Ordnance Su Crown Copyright. All rights					
Suitability sum						
From the informati site and its surrour	ion available, the site is co nding area.	onsidered suitab	le for housing develop	pment in principle	e, because of the cr	naracteristics of the
Availability sum						
The site has been availability of the s	promoted for developmer site in the future.	it by the landow	ner, and it is therefore	e considered that	there are no constr	aints to the
Achievability su						
could be delivered	ion available, it is conside I within the plan period. Th liverable within the short to	nere would be de	eveloper interest in bri	ct that the conversinging the site for	sion of this site for ward, even in the c	residential use urrent market, and
Conclusion						
The site is known the may be suitable.	to be being actively promo	oted for develop	ment and it is conside	ered that a develo	pment of approxim	ately 10 dwellings
Total yield	2013 - 2018	10	2018 - 2023	0	2023 - 2032	0
				<u>.</u>		

13189	Site address		Settleme		ze (ha)
3109	Modern Motoring, Torquay	Road	Paignton		04
ationery Office		erved. Torbay Council. 2013		f the Controller of Her Maj	
rom the informa te and its surro <b>vailability su</b>		idered suitable for housing	g development in princip	le, because of the chara	cteristics of th
he site has been vailability of the	n promoted for development b site in the future.	y the landowner, and it is	therefore considered that	t there are no constraint	s to the
chievability s	-				
rom the information the	tion available, it is considered plan period.	that there is a reasonable	prospect that residentia	al development could be	delivered on
		d for development, and it i	s considered that a deve	elopment of approximate	ly 6 dwellings
conclusion	to be being actively promote				
Conclusion	a to be being actively promote	0 2018 - 202	3 6	2023 - 2032	0

<b>Site ref</b> 13221	Site address Lower Union Lane Office Block	<b>T</b>	Size (ha)
		Torquay	0.23
This map is re Stationery Offi Suitability s	produced from the Ordnance Survey map by Peter Brett Associ ce - Crown Copyright. All rights reserved. Torbay Council. 2013		
	existing semi-vacant office building which is located close	to the town control It therefore represe	onte o cuetoinable location
	evisting semi-vacant office building which is located close	to the town centre. It therefore represe	ents a sustainable locatio

# Availability summary

The site is being considered as part of a wider redevelopment by the TDA.

# Achievability summary

At present the site houses telecoms equipment which would require relocation as part of any redevelopment. This would make redevelopment in the short term unviable. However, in the longer term it is considered that the redevelopment would be viable.

## Conclusion

The site is a sustainable location for development and is likely to be identified as part of the emerging Neighbourhood Plan. It is considered that in the longer term the site will be developable, probably as part of a wider town centre scheme.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	30

	ite address			Settlemer	nt	Size (ha)
I	dns Palace Hotel, Babb	acombe Road		Torquay		0.64
Stationery Office - Cro Suitability summa Although this site ha been established as	ed from the Ordnance Surrown Copyright. All rights restricted as had planning permise a different scheme that	vey map by Peter Breaserved. Torbay Counts.	wildlife Site and U The site is therefor	e permission of PLPA, the princi	ple of developmen	Majesty's
availability.						
Achievability sum Due to current negot the next 5-10 years.	imary ations, it is anticipated t	hat around 40 dwel	lings can be achieve	ed on this site,	which are likely to	be implemented in
the next of to years.						
Conclusion	ha haing activaly promo			d that a develo	pment of approxim	ately 30-40
The site is known to townhouses may be	appropriate on the site.		y of a higher density			

13229       Pimlico       Torquay       0.35	Site ref	Site address	Settlement	Size (ha)
The map is reproduced from the Ordnance Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's	13229	Pimlico	Torquay	0.35
Suitability summary The site located in the town centre with a mix of existing uses. Residential development as part of a mixed use scheme would b suitable in this location and has been promoted by the Neighbourhood Forum as part of the Neighbourhood Plan.	Stationery Office - O Suitability summ The site located in	<image/> <caption></caption>	the spart of a mixed use scher	
Availability summary				
The land is in various landownerships.				

# Achievability summary

The redevelopment of the area is unlikely to be viable in the current market due to the low returns and existing use values. However, it is considered that within the plan period the returns will recover to a point where a scheme becomes viable.

# Conclusion

It is considered that, during the plan period, the redevelopment of the area could result in an additional provision of housing.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50

13237       Site opposite Market Market St (Blockbusters)       Torquay       0.25         13237       Site opposite Market Market St (Blockbusters)       Torquay       0.25         13237       Site opposite Market St (Blockbusters)       Torquay       0.25		Site address			Settleme	nt	Size (ha)
This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.  Suitability summary This site is currently in single-storey retail use within the town centre, representing a sustainable location for development.  Avialability summary The Neighbourhood Forum have identified the site as part of the Neighbourhood Plan process and it is understood that the site is available for redevelopment.  Achievability summary There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment including commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment functioning commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment functioning commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment functioning commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment functioning commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment functioning commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that a redevelopment for the short on medium term. It is considered that a redevelopment for the short on medium term. It is considered that a redevelopment for the short on medium term. It is considered that an enditive term the short on medium term. It is considered that a redevelopment for the short on medium term. It is considered that an enditive term term term term term term term ter	13237	Site opposite Market, Ma	arket St (Blockbuste	ers)	Torquay		0.25
This site is currently in single-storey retail use within the town centre, representing a sustainable location for development.  Availability summary The Neighbourhood Forum have identified the site as part of the Neighbourhood Plan process and it is understood that the site is available for redevelopment.  Achievability summary There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment nocluding commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that an entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit.  Conclusion	This map is repi	roduced from the Ordnance Su	rvey map by Peter Br	rett Associates with th			
The Neighbourhood Forum have identified the site as part of the Neighbourhood Plan process and it is understood that the site is available for redevelopment. Achievability summary There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment nocluding commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that intirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit. Conclusion			se within the town c	centre, representing	a sustainable lo	ocation for developr	nent.
Achievability summary There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment ncluding commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit. Conclusion	-		La alta an an Art	- Matalia - 1 - 1 - 1 - 1 - 1 - 1 - 1		1905 and a state	- 1 de 11 - 1
There would be developer interest in bringing the site forward, even in the current market. It is considered that a redevelopment ncluding commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit. Conclusion			ne site as part of th	e Neighbourhood Pl	an process and	a it is understood the	at the site is
ncluding commercial on the ground floor with residential above is deliverable within the short to medium term. It is considered that entirely residential redevelopment could be deliverable in the longer term due to the existing use value of the retail unit. Conclusion		-					
	-	doveloper interest in bringin		is deliverable within	n the short to m	edium term. It is co	nsidered that an
It is considered that the site could deliver up to 30 dwellings as part of a mixed use scheme.	There would be including comm	ercial on the ground floor with	deliverable in the lo	nger term due to the	e existing use v	alue of the retail un	it.
	There would be ncluding commentirely residen	ercial on the ground floor with	deliverable in the lo	inger term due to the	e existing use v	alue of the retail un	it
Total yield 2013 - 2018 0 2018 - 2023 0 2023 - 2032 3	There would be including comm entirely residen Conclusion	ercial on the ground floor wit tial redevelopment could be	deliverable in the lo			alue of the retail un	it.

Site ref	Site address			Settlement	t	Size (ha)
13240	Crossways shopping cen	itre		Paignton		0.90
Stationery Office - 0	reced from the Ordnance Sur Crown Copyright. All rights		Prett Associates with th	e permission of the		Majesty's
Suitability sum	expanded area of a prev	iously allocated	site (TM006). The shor	poina centre is lo	cated within a key	/ town centre area
of Paignton, in a hi supermarkets. The (town centres) whi redevelopment of t	ghly sustainable location; site is covered by a towr ch prohibits the loss of ret his site as a mixed use d r ground floor retail / com	; it is close local o centre redevelo tail, leisure or cu evelopment wou	services and facilities, opment policy in the Loo Itural facilities that cont Id not contravene these	in proximity to ra cal Plan already, ribute to the town policies. Theref	il and bus stations and is protected n centre. Howeve ore, residential de	s and under policy S1 r, the evelopment could
have taken place r not been viable or	mary tails of the ownership on egarding the potential for deliverable. Nonetheless, s part of the wider mix.	development. Th	he site has been promo	ted previously fo	or development, b	ut schemes have
Achievability su	Immary					
There are understo Furthermore, this s Therefore, it is con	bood to be telecommunicat ite has a high existing us sidered an option for late ents over retail units, prov	e value and the r in the plan peri	market is such that it is od as part of a wider m	unlikely to delive	er in the short to r	medium term.
Conclusion						
considered an opti	n existing use value and t on for later in the plan per as a longer term developa	riod as there wou				
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	150
		I	L			1

Site ref	Site address			Settlement		Size (ha)
13242	Corner of Hyde Rd and T	orbay Rd		Paignton		0.32
	uced from the Ordnance Su		The sociates with the			Majesty's
Suitability sum						
an under-utilised r communities. It is	tre site is in a good, susta etail unit that offers a suita therefore considered suita There is a Local Wildlife \$	able location for able for housing	development and would development in principle	contribute to the because of the	e creation of susta characteristics of	inable, mixed the site and its
Availability sun						
This site has been	identified by the Prince's	Foundation as	an opportunity for further	town centre res	idential developm	ent.
Achiovachility						
Achievability su		ity for further to	up contro regidential and	could provide 2	000 cg m ratail -	luc 50 i floto cuor 4
floors. From the in	identified as an opportun formation available, it is c te later in the plan period.	onsidered that t	here is a reasonable pros	spect that reside	ential developmen	t could be
Conclusion						
Due to the nature	of the site it is thought pro	bable that resid	lential development could	l be delivered or	n the site later in tl	ne plan period.
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	50
	-					



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# Suitability summary

The site is a previously developed workshop and stores site within the village of Galmpton. There are no know constraints to development, though there may be considerations with regard to protected species given the character and age of buildings on the site.

#### Availability summary

The owner of this site confirms that it is likely to be available towards the end of the plan period.

## Achievability summary

The site is within a village location where the developer panel consider there to be a decent market for housing, but development in the short term will be inhibited by the existing use value of the site.

#### Conclusion

The site is within a suitable location for development. Subject to detailed design, the site could deliver approximately 8 - 10 dwellings. Though this is likely to be delivered towards the end of the plan period to reflect landowner expectations and market realities.

	T					
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8

Site ref	Site address			Settleme	nt	Size (ha)
AI H1:018	Town Centre Car Park	:		Brixham	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.61
AI H1:018	Town Centre Car Park			Brixham		0.61
Suitability sun The site is locate location adjacent which prohibits th promoted as part	crown Copyright. All righ mmary d within the Town Centre to the main shopping ar he loss of retail, leisure o t of the S5-4 Local Plan I 14 dwellings has been s	e Conservation A ea and is allocate r cultural facilities Policy which iden	rea, but this is not a ed for a mix of uses. s that contribute to th tifies areas for new R	The site is protect e diversity and att Retail Developmen	ed under the Town ractiveness of the te t. A planning applic	Centre (S1) policy own centre, but also ation for a new
Availability su				5 - F		
Given that this sit Achievability s	te is being actively prom	106 Agreement o				
delivered on this						
delivered on this Conclusion The site is subjec	t to development propos the short term; therefore	sals, which are co e the site is not co	onsidered suitable in onsidered for longer	principle. A mix of term development	uses to include 14 of car parks as par	dwellings are likely t of Appendix I.

Site ref	Site address			Settlemer		Size (ha)
AI H1:021	St Mary's - Industrial Est	ate near to.		Brixham		0.75
This map is repro	oduced from the Ordnance Su	rvey map by Po	eter Brett Associates with t	he permission of	the Controller of Her N	lajesty's
	- Crown Copyright. All rights					
for development	e end of the settlement and in the adopted Local Plan. noe Bat flight path and suste	Therefore, the	e site is considered suital	ble for developm	ent. The site is, how	ever, within the
This site is alloc	ated in the Local Plan for 25 going to come forward.	5 dwellings, bu	ut it is currently in employ	ment use, and it	is unclear whether r	residential
Achievability						
viable for resider	ite with an established use ntial development, including thin the plan period.					
Conclusion						
	evelopment of this site will c ocated in the Local Plan, co			current establish	ed use, but it is cons	sidered that 25
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	25
		1				

Site ref	Site address			Settlement		Size (ha)
H1:011	Great Parks- Phase 2: Al	location H1:11		Paignton		4.85
This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's						
Suitability sum		·	· Di	1. Companyitable i	i sista Maa	· • • • • • • • • •
currently underway	ed for housing in the Adop y to address highway and Local Plan for a school site	wildlife issues. (	On the basis of the existi	ng 1995 S106 Agre	ement, it is like	ly that the land
Availability sum	imary					
the lower half of th		an, and is curren	itly being promoted. A br	ief is being prepare	ed that would pro	vide 92 units on
residential develop	Immary e is adjacent to the urban oment. It is also of a suffic levelopment of the whole	ient scale that a	a house builder would find			
Conclusion						
sought. This green	vellings proposed in the Lo field site is adjacent to the oment. It is also of a suffic	e urban area and	d therefore is in a locatio	n that developers fi	ind attractive to	bring forward for
Total yield	2013 - 2018	185	2018 - 2023	0 20	23 - 2032	0

Site ref	Site address	Settlement	Size (ha)
11:012	Great Parks- Phase 2: Allocation H1:12	Paignton	4.58

The site is allocated in the Adopted Torbay Local Plan 1995-2011 and is therefore suitable for housing in principle. Wildlife and transport mitigation will need to be addressed through the masterplanning of the site, which is currently underway. From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development.

## Availability summary

The land is allocated in the Torbay Local Plan, however it appears the site can provide a higher yield than stated in the Adopted Local Plan, and is currently being promoted; a brief is being prepared for residential development on this site.

## Achievability summary

This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. Furthermore, the development of the whole site is likely to achieve 120 units, deliverable within the short to medium term.

## Conclusion

It is proposed that the site might deliver 120 dwellings, with 30% affordable dwellings sought. 90 of these are expected to be deliverable in the next 5 years. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term. The whole development is expected to be completed within the next 10 years.

Total yield	2013 - 2018	90	2018 - 2023	30	2023 - 2032	0


#### Suitability summary

From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area. There are no policy or physical constraints on the site that could restrict residential development, although drainage and landscaping issues will need to be considered as part of the sites development.

### Availability summary

The land is allocated the in the Torbay Local Plan for 65 dwellings. The owner has confirmed that development on this site is likely to occur later in the plan period.

### Achievability summary

This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, even in the short term, although the owner has shown the intention to develop the site over the long term.

#### Conclusion

There were 65 dwellings proposed in Local Plan and allocated in Adopted Local Plan for housing, with 30% affordable dwellings sought. This greenfield site is adjacent to the urban area and therefore is in a location that developers find attractive to bring forward for residential development. It is also of a sufficient scale that a house builder would find viable to deliver, though this is likely to be delivered towards the end of the plan period to reflect landowner expectations.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	65
-						

HC213       9 Broadsands Road       Pagnton       0.30         HC213       B Broadsands Road       Image: Control of the Control	Site ref	Site address			Settlemen	t	Size (ha)
The state is corrected for the officiance suitable for housing development in principle. because of the characteristics is and its suitability of the site. The site is considered suitable for housing development in principle. because of the characteristics statelity of the site. The site is is considered that there are no constraints availability of the site. The site is not provide of the development and it is considered that a development of approximatively 8 development. The site is income to be being actively promoted for development and it is considered that a development of approximatively 8 development. The site is not the being actively promoted for development and it is considered that a development of approximatively 8 development. The site is not the being actively promoted for development and it is considered that a development of approximatively 8 development. The site is not the being actively promoted for development and it is considered that a development of approximatively 8 development. The site is not to be being actively promoted for development and it is considered that a development of approximatively 8 development. The site is not to be being actively promoted for development and it is considered that a development of approximatively 8 development the site is not to be being actively promoted for development and it is considered that a development of approximatively 8 development the site is not to be being actively promoted for development and it is considered that a development of approximatively 8 development development for word in the site is not approximatively 8 development and it is considered that a development of approximatively 8 development development for word in the site is not approximatively 8 development for word in the site is not approximatively 8 development development and it is considered that a development of approximatively 8 development development and it is considered that a development of approximatively 8 development development for approximatively 8 developmen	HC213	5 Broadsands Road			Paignton	(	0.30
This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.						0000000 B B B C C C C C C C C C C C C C	
Availability summary The site is currently being promoted for development by the landowner, and it is therefore considered that there are no constraints availability of the site. Achievability summary The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellin nay be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing v lelivered on the site in the future, and that it is likely the market will bring development forward in the short to medium term. Conclusion The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellin	Stationery Office - Suitability sum From the informat site and its surrou	Crown Copyright. All rights mary ion available, the site is o nding area. The site is w	considered suit	ay Council. 2013. able for housing develop area, close to services, a	oment in principle	because of the char	acteristics of the
The site is currently being promoted for development by the landowner, and it is therefore considered that there are no constraints availability of the site. Achievability summary The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling have be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing we believe on the site in the future, and that it is likely the market will bring development forward in the short to medium term. Conclusion The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is the short to medium term.		creation of sustainable,	mixea commu	nities. There are no know	vn policy or physic	cai constraints preve	nting
Achievability of the site. Achievability summary The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling may be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing velopment on the site in the future, and that it is likely the market will bring development forward in the short to medium term. Conclusion The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and the site is a the site				ha landaring of the state			and a first of the state
The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling well in the supported by the council. From the information available, it is considered that there is a reasonable prospect that housing well is elivered on the site in the future, and that it is likely the market will bring development forward in the short to medium term. <b>Conclusion</b> The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwelling the site is known to be being actively promoted for development and the site is known to be being actively promoted for development and the site is known to be being actively promoted for development and the site is known to be being actively promoted for development and the site is known to be being acti			velopment by t	ne landowner, and it is th	herefore consider	ea that there are no (	constraints to the
nay be supported by the council. From the information available, it is considered that there is a reasonable prospect that housing valerivered on the site in the future, and that it is likely the market will bring development forward in the short to medium term. Conclusion The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellir							
The site is known to be being actively promoted for development and it is considered that a development of approximately 8 dwellir	may be supported	by the council. From the	information av	vailable, it is considered	that there is a rea	sonable prospect that	at housing will be
	Conclusion						
					red that a develop	oment of approximate	ely 8 dwellings
Total yield 2013 - 2018 8 2018 - 2023 0 2023 - 2032 0							

Site ref S HC233 F	Site address			Settlemen	t	Size (ha)
10200	Paignton Library, Courtla	and Road		Paignton		0.36
This map is reproduc Stationery Office - Cr Suitability summ This site was home	to Paignton Library, wh	rvey map by Peter reserved. Torbay	Present Associates with the council. 2013.	e permission of the	he Controller of Her	Majesty's area, including
Availability sumr			raints on the site which			
		Torbay Council.	and therefore can be co	onsidered availa	ble for residential	development.
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	, <u>, , , , , , , , , , , , , , , , , , </u>				
Achievability sur						
There is currently de	eveloper interest in bring	ging the site forv	vard, even in the curren	t market, and it i	s considered deliv	erable within the
	m for a yield of up to 45					
Conclusion			is anticipated that this	site will come for	rward for developn	nent within 5 years
Given that this site h and will achieve app	ioxinatory to anominge					

Site ref	Site address			Settlement		Size (ha)
R149	Adjacent to Abbey Hall	, Rock Road		Torquay		0.09
R149	Adjacent to Abbey Hall.	Rock Road		Torquay	CONTRACTOR OF CONT	0.09
	oduced from the Ordnance S e - Crown Copyright. All right			the permission of the	Controller of Her Ma	ajesty's
within Torquay, is therefore con character of the Availability s	sustainable, brownfield, url is a suitable location for de sidered suitable for housin e Conservation Area.	evelopment and wou g development in pr	ld contribute to the nciple, although de	creation of sustainavelopment would no	able, mixed commu	inities. The site
deliverable. The and this is cons development, is	summary site has previously had plar e site is constrained by a re idered achievable. It is a hi s suitable for a high density association, and is delivera	taining wall and poo ghly sustainable sit development. It is o	r frontage, however that, taking accou urrently being prom	r, 30 dwellings are b nt of the character of	being considered in of the area and sur	a new scheme rounding
6						
Conclusion	e site is considered suitable t in conjunction with a hous				ly being promoted	by the Council

Site ref	Site address			Settlemen	t	Size (ha)
R232	Melville Street Joinery V	Vorks		Torquay		0.04
	uced from the Ordnance S					
Stationery Office -	Crown Copyright. All rights	s reserved. Torbay	/ Council. 2013.			
Suitability sum	mary					
development and development in pr development that uses, but it remain	d urban site that, given the would contribute to the c inciple, although the rela could be achieved. There is suitable in principle.	reation of sustain tionship with pro	nable, mixed communition perties on Warren Road	es. The site is co to the rear of th	onsidered suitable f le site limits the hei	or housing ght of
Availability sun						
no constraints to t	has a planning application he availability of the site.	on pending for 6	units, which has been a	greed subject to	o s106, it is conside	red that there are
Achievability s						
	nieve high density housin opment. Given the pendi m.					
Conclusion						
Furthermore, given	stainable urban site, when its planning history, this bring forward high densit	s site is consider	ed likely to deliver reside	ential developme	ent within the study	period. The
Total yield	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0
			1	L	1	



character of the area and surrounding development. From the information available that residential development could be delivered on the site within the plan period.

### Conclusion

Given the location and proximity to existing 3 storey developments, the site could achieve a yield of 12 dwellings and the principle of development for conversion to housing is considered acceptable. The site would ideally be considered alongside the adjacent depot, although this does not preclude it being developed as a standalone site.

Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

Site ref	Site address			Settleme	nt	Size (ha)
T709	Vauxhall Garage on Tore	quay Road		Paignton		0.17
				18 84		0.17
	2 30		511		W	
Stationery Office -	uced from the Ordnance Su Crown Copyright. All rights			e permission of	the Controller of Her	Majesty's
Suitability sum						
offset by a reducti close proximity to	•	nprovement in r of the District ce	esidential amenity. It is in entre and also an area of	n a very sustai f small scale e	inable location on Temployment uses, the	orquay Road, in erefore residential
	promotion of the site for	development, it	is considered that there	is a reasonab	le prospect that the	site will come
Achievability su						
	elopment of this site will c	ccur later in the	plan period due to its cu	urrent establish	ned use.	
Conclusion						
Development at th available, it is cons	is site is suitable and it is sidered that there is a rea ng development forward la	sonable prospe	ct that housing will be de			
Total yield	2013 - 2018	0	2018 - 2023	20	2023 - 2032	0
		1				

Site ref	Site address		Settlement		ize (ha)
T718	Angleside House, Paignton		Paignton	0	.24
	luced from the Ordnance Survey map by Pete Crown Copyright. All rights reserved. Torbay				Jobly C
-					
close to associate the form of the div the access road, for housing develo <b>Availability sur</b>	the Roundham Conservation Area, which d town centre services and facilities. The vision of larger houses into flats and redev which should be taken into consideration opment in principle.	e site is in an area which have velopment of large hotels. when designing a possible	as seen a rapid rise The site is also loca e scheme. This site i	in new develop ted on a slight s s, however, cor	ment, mainly in slope, down to sloped suitable
The sile is in a SI	igie ownersnip and initial approaches hav			eveloping the Si	te for nousing.
Achievability s	ummary				
This site could be development. Dis- would, in the curre may contribute me	suitable for medium to high density hous cussions between the owner and develop ent economic climate, be unviable, howev ore to the creation of a mixed community.	er have shown that 37 apa ver. A lower yield could be	artments could be ad	chievable. This o	development
might apply. A hig	e for redevelopment in principle, subject t h density development would be feasible e likely to be fewer than this, and develop	here, and discussions wit			
Total yield	<b>2013 - 2018</b> 0	2018 - 2023	24 202	3 - 2032	0
	2013-2010 0	2010-2023	202	J - 2UJ2	Ŭ,

Site ref	Site address			Settleme	nt	Size (ha)
T721	Transport Yard, Berachal	h Road		Torquay		0.18
	uced from the Ordnance Sur		r Brett Associates with			Majesty's
Suitability sum	mary					
residential amenity small number of re	d within the urban area with y for neighbouring properti esidential properties would Therefore, this site is con	ies, and as sucl d alleviate possi	h potentially constitutes ible misuse, whilst only	s a bad neighbou resulting in the	ur. The redevelopme	ent of the yard for a
Availability sun The site has been	nmary actively promoted by the o	owner, who also	o owns the industrial ur	nits adjacent to t	he Transport yard.	
Achievability s	ummary					
From the information the site within the	ion available, it is consider plan period. If the site was lelivered. However, the ow	s to go forward f	for development, the ad	djacent land wou	Ild also come forwar	d, allowing a
Conclusion						
be scope for redev	use of low density employ velopment on the site. High prefore approximately 8 units units of the second	h density is ach	nievable here due to the	e central location		
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	8
			1		1	1

Site ref	Site address	Settlement	Size (ha)
T726	Braddons Street Disused Playground, Stentiford Hil	Torquay	0.22
	roduced from the Ordnance Survey map by Peter Brett Associates with e - Crown Copyright. All rights reserved. Torbay Council. 2013.		Her Majesty's
Suitability su			
The previous us	ted within the urban area, close to a range of services, and as successed as a play area has ceased and the land is unkempt. Constraint and addressing prior to development. However, redevelopment would only a succession of homes.	ts such as ground stability, landsca	ape and local wildlife
Availability s	•		
now to be dispo	ncil owned, but has recently been subject to a planned assessme osed of by the Council and will be made available to the open mar site, and the site was promoted to 2013 SHLAA refresh.		
Achievability	summary		
short to medium dwellings.	e developer interest in bringing the site forward, even in the curren n term. It is thought that a medium to high density development co		
Conclusion			
potential to achi	located and it is considered that constraints could be overcome a ieve a medium to high density yield figure, due to the surrounding town centre. Therefore, approximately 9 units are likely to come fi	g character already being at a high	

Total yield	2013 - 2018	9	2018 - 2023	0	2023 - 2032	0

Site ref	Site address		Settlement	Size (ha)
T748	Land off Plantation Wa	ау	Torquay	0.25
			Torquay	
Suitability s		-		
The site is a g	reenfield location within the	urban area of Torquay. It is a	djacent to the site known as Scotts M	leadow and close to The
Willows Distri	ct Centre. There are no kno	wn constraints to developmen	t.	
Availability				
he site has b	een promoted for developm	nent by the landowner and is i	n an area of high demand for housing	<b>j</b> .
	v summarv			
Achievabilit		elopment and there are no kn	own abnormal costs which would ren	der development unviable.
	in alliabline looallon for acr	-		
The site is in a				
The site is in a				
Conclusion		development in the short term.		
The site is in a		development in the short term.	F	<b>2032</b> 0

T753	300-302 Union Street			Settleme	ent	Size (ha)
	300-302 Union Street			Torquay		0.10
	duced from the Ordnance Storeown Copyright. All right				the Controller of He	
residential uses v	entral location and surrou vould be acceptable.					buildings for
Availability su						
This site is being	promoted by Cavanna H	omes, and is there	fore considered ava	ilable.		
could be delivered site is economica Conclusion Given the central development here	tion available, it is consid d within the plan period. I lly viable and developme location of this site in To e would be most appropri erefore, approximately 6	Furthermore, due t nt could occur with rquay town centre ate. Local services	o the location of this hin the short term. , plus the surroundin s and amenities cou	s site in Torquay t g character, it is ld support this de	own centre, it is consumed as a construction of the second structure of the second suggested that high	nsidered that the
nurastructure. The	2013 - 2018	6	2018 - 2023	0	2023 - 2032	0
Total yield		, v	2010 - 2020	U V	2020 - 2002	v

Site ref	Site address			Settleme	nt	Size (ha)
T754	Tor House and Gospel H	Hall - Former B a	Ind Q	Torquay		0.16
	luced from the Ordnance Su Crown Copyright. All rights			e permission of	the Controller of Her	Majesty's
Suitability sum	mary					
within Torquay, is Furthermore, it is located within a co	stainable, brownfield, urb a suitable location for dev surrounded by residential onservation area, the curr . Therefore, redevelopme	velopment and w I units and thereforment building (a fo	vould contribute to the cr fore the site is considere prmer B&Q store) detrac	reation of susta d suitable for l ts from the cha	ainable, mixed comr nousing developmer aracter and appeara	nunities. nt. Whilst it is ince of the
Availability sur	nmary		· · · · · · · · · · · · · · · · · · ·			
The TDA have ac	quired this site to develop	, and it is therefo	ore considered available.	•		
Achievability s						
this site. The deve well as a doctor's	ion available, it is conside elopers have suggested a surgery. Furthermore, due le and development could	n affordable hous e to the location	sing scheme of this site of this site in Torquay to	is likely, includ	ding apartments and	l townhouses, as
Conclusion						
at this site. Local	town location and the surn services and amenities co and is now vacant, and th	ould support this	development as could the	he existing infr	astructure. The site	used to be a B&Q,
Total yield	2013 - 2018	25	2018 - 2023	0	2023 - 2032	0
	I	1	<u> </u>			]

Site ref	Site address			Settleme	nt	Size (ha)
T756a	White Rock			Paignton		38.15
T756a	White Rock			Paignton		38.15
Stationery Offic		ghts reserved. Torba	ay Council. 2013.			
urban develop centre(P/2011	allocated for devleopment ment boundary. It is curre /0197) which is minded to	ently subject of a p	lanning application for	350 dwellings plu	s therefore considere is employment area	ed to be within the and local
Availability and is being	summary actively promoted for deve					
-		siopinoni.				
Achievabilit	<b>y summary</b> ng actively promoted and	considered to be	deliverable in the char	t term		
			o hoing populated by	the equipal and it	in datarmined to an	
	for a main of some of the "		s noing considered hi	The council and it	is determined to an	
An application	for a mix of uses, includir bject to a sc106 agreeme		s being considered by		is determined to ap	prove the
			2018 - 2023	150	2023 - 2032	prove the

Site ref	Site address			Settlement		ze (ha)
T766	Fleet Walk shopping ce	ntre		Torquay	0.8	0
Stationery Office -	Crown Copyright. All rights	reserved. Torbay	Council. 2013.			
Suitability sum	mary					
site and its surrou Flood Zones 2 and the street levels a currently unoccup	•	known policy co be addressed. H	onstraints preventing deve lowever, housing would l	elopment, although the likely only be on upper le	Fleet Street fro evels of develo	ntage is in pment, with
Availability sun The site has been availability of the s	promoted for developme	nt by the landow	ner, and it is therefore co	onsidered that there are	no constraints	to the
Achievability s	ummary					
	ion available, it is conside I within the plan period.	ered that there is	a reasonable prospect t	hat the conversion of thi	is site for resid	ential use
Conclusion						
development here	location of this site in Tor- would be most appropria prefore, approximately 25	ite. Local service	es and amenities could s	upport this development	that high dens , as could the	sity existing
Total yield	2013 - 2018	0	2018 - 2023	0 <b>2023 -</b>	2032	25
	II	1	•N			1



appropriate and achievable here on upper floors. Given the location and the existing multi storey car park already being 3 /4 storeys in that location- high density development will be achievable. Given the multiple ownerships involved, location and the large scale and nature of the site, it is anticipated that the site could come forward for development, subject to the availability of the building, and loss of parking, within the 2028-2032 timeframe.

	Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	60
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Site ref	Site address		Settlement	Size (ha)
T794	Garage Premises, Laburnum Stre	eet	Torquay	0.05
	CODE DE CONTRACTOR DE LA CONTRACTOR DE CONTRACTOR DE LA CONTRACTÓN DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTÓN DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTÓN DE LA CONTRACTÓN DE LA C			
	luced from the Ordnance Survey map Crown Copyright. All rights reserved.			Majesty s
Suitability sum	mary			
This site is within a permission for 8 u development. It is	a conservation area, but the princip inits, which has now expired. From a sustainable, brownfield, urban s ment would contribute to the creati	n the information available, it is consiste that, given its location in close	posidered that the site remains superior proximity to the services and factors are superior as the services and factors are superior as the services are superior as	uitable for
Availability sum	-			
Given the previous future.	s promotion of the site for developr	ment, it is considered that there are	re no constraints to the availabili	ty of the site in the
Achievability su	ummarv			
This is a small site	e with an established use value (alt is site will be viable for residential of			
Conclusion				
come forward with	e has previously had planning perm in the plan period. Furthermore, co ent would be most appropriate at th ture.	considering the location and the su	urrounding character, it is sugges	sted that high
Total yield	2013 - 2018	0 <b>2018 - 2023</b>	0 <b>2023 - 2032</b>	8
		l	I	

Site ref	Site address	Settlement	Size (ha)
T795	Municipal Chambers, Union Street	Torquay	0.02
Site ref T795			Size (ha) 0.02

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## Suitability summary

This site has had previous planning permission for 12 units, which has now expired. From the information available, it is considered that the site remains suitable for development.

## Availability summary

Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.

## Achievability summary

From the information available, it is considered that there is a reasonable prospect that residential development could be delivered on the site within the plan period.

### Conclusion

Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	12

The map is reproduced in the Ordnance Survey map by Pater Bent Associates with the permission of the Controller of Her Majesty's Editionary Office - Crown Copyright. All rights reserved. To they Council. 2013. Suitability summary The site is located in the contral area of the torwn, in relatively close proximity to services, facilities and the train station. The site is a bas providely that planning permission for 12 units, which has now expired, but the site remains suitable for development. Availability summary Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and the train state or the usual billity of the site in a traitor. Active Site is the previous permitted and small place of development. Given this, and the previous permission for 10 units, it is considered a high density development could be activeable here in the medium term. Conclusion Councils of the site has previously had planning permission for development. It is considered that the site is suitable for development and the development. The site is a site has a service and small place of development. Given this, and the previous permission for 10 units, it is considered a high density development to the site in the development. Given this, and the previous permission for 10 units, it is considered a high density development and the development. The development are and the development and the development. The site is a suitable for development and the development are and the development. The development are and the development are a suitable for development. Site is the site is suitable for development. Site is is considered that the site is a unit of low and high density development are and the development. The site is a suitable for development. Given this, and the previous permission for 10 units, it is considered a high density development are the medium term.	The rate is reproduced from the Ordanice Storey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Subablify Summary The site is considered in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also these previously brate planes in the surrounding character is a mix of low and high density development Analysis of the surrounding statistical development. Bits considered that the site is suitable for development and <b>Actionations</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>Conclusion</b> <b>C</b>	Site ref	Site address		Settlement		Size (ha)
This map is reproduced from the Ordnance Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Statement of the Associates with the permission of the Controller of Her Majesty's Statement of the Controller of the Controller of the Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Statement of the Controller of the Controller of the Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Statement of the Controller of the Controller of the Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Statement of the Control Controller All in ghts reserved. To they Council. 2013. Statement of the Control Controller All in ghts reserved. To they Council a thes previously the the coasilities, which has now expired, but the state means station. The site is a schement. There are no policy constraints to residential development on this site. The suitability of this site has also been established at the previously her application of the site for development, it is considered that there are no constraints to the availability of the site in all former the previous promotion of the site for development. Can this, and the previous permission for 10 units, it is considered a high density development could be accurately all by the medium term. Conclusion Shown that the issite has previously had planning permission for development, it is considered that the site is usuable for development and with a mixture of large and small picts of development. Green the medium term. Conclusion Shown that the site has previously had planning permission for development, it is considered that the site is usuable for development and with a mixture of large and small picts of development. Green the medium term. Conclusion Shown that this is the previously had planning permission for development, it is considered that the site is suitable for development and with a	The reproduced from the Orchance Survey map by Peter Brett Associates with the parmission of the Controller of Her Majers's action of the Control of the Controller of Her Majers's action of the Control of the Con	T797	20 Roundham Road	4.01	Paignton	C	0.04
This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013. Suitability summary The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development. Availability summary Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in th future. Achievability summary This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term. Conclusion Given that this site has previously had planning permission for development, it is considered that the site is suitable for development a will come forward within the plan period.	This map is reproduced from the Ordnance Survey map by Peter Brett Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.           Suitability summary           The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as it has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.           Availability summary           Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.           Achievability summary           This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.           Conclusion         Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.					w	
The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.  Availability summary  Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.  Achievability summary  This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.  Conclusion  Given that this site has previously had planning permission for development, it is considered that the site is suitable for development a will come forward within the plan period.	The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as it has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.  Availability summary  Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.  Achievability summary  This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.  Conclusion  Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.				ith the permission of th	e Controller of Her Ma	ijesty's
The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.  Availability summary  Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.  Achievability summary  This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.  Conclusion  Given that this site has previously had planning permission for development, it is considered that the site is suitable for development a will come forward within the plan period.	The site is located in the central area of the town, in relatively close proximity to services, facilities and the train station. The site is also in close proximity to the coastline, and as such the surrounding topography should be considered in the preparation of any design scheme. There are no policy constraints to residential development on this site. The suitability of this site has also been established as it has previously had planning permission for 12 units, which has now expired, but the site remains suitable for development.  Availability summary  Given the previous promotion of the site for development, it is considered that there are no constraints to the availability of the site in the future.  Achievability summary  This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term.  Conclusion  Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.	Suitability s	ummary	-			
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future. Achievability summary This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density developmen with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term. Conclusion Given that this site has previously had planning permission for development, it is considered that the site is suitable for development a will come forward within the plan period.	future. Achievability summary This site is currently used as a car sales and repair garage, and the surrounding character is a mix of low and high density development with a mixture of large and small plots of development. Given this, and the previous permission for 10 units, it is considered a high density development could be achievable here in the medium term. Conclusion Given that this site has previously had planning permission for development, it is considered that the site is suitable for development and will come forward within the plan period.		-	t it is someidered the f	horo oro no constra	to to the evel-bille	of the alta in the
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will come forward within the plan period.	will come forward within the plan period.						
	Total yield         2013 - 2018         0         2018 - 2023         0         2023 - 2032         10			ion for development, it	is considered that the	e site is suitable for o	development and
$\begin{array}{c c c c c c c c c c c c c c c c c c c $		Total yield	<b>2013 - 2018</b> 0	2018 - 2023	0	2023 - 2032	10

Site ref	Site address			Settlemen	nt	Size (ha	a)
T801	3-9 Pimlico			Torquay		0.08	
	3-9 Pimlico						
Stationery Office -	Crown Copyright. All rights	reserved. Torbay	Council. 2013.				
Suitability sum	mary						
This site has had	previous planning permiss uitable for development.	sion for 11 units	, which has now expired	d. From the info	rmation available, i	t is conside	ered that
Availability sun							
	s promotion of the site for tly being marketed as a de			e are no constra	aints to the availabi	lity of the s	ite in the
Achievability s	ummary						
could be delivered	ion available, it is conside I within the plan period. Fu Iy viable and development	urthermore, due	to the location of this si	ite in Torquay to			
Conclusion						-	
Given that this site	e has previously had planr within the plan period.	ning permission	for development, it is c	onsidered that t	he site is suitable f	or developr	ment and
Total yield	2013 - 2018	0	2018 - 2023	10	2023 - 2032		0
		·					

	Site address			Settleme	nt	Size (ha)
T802	Ingoldsby House, Chel	ston Road		Torquay		0.15
						0.13
	oduced from the Ordnance S			the permission of	W the Controller of Her	Majesty's
Stationery Office	oduced from the Ordnance S - Crown Copyright. All right			the permission of		Majesty's
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Stationery Office Suitability sui This site has had	oduced from the Ordnance S - Crown Copyright. All right	s reserved. Torba	ay Council. 2013.	I. From the inform	the Controller of Her	
Stationery Office Suitability sur This site has had he site remains Availability su	bouced from the Ordnance S - Crown Copyright. All right mmary d previous planning permi suitable for development, immary	s reserved. Torba ssion for 7 units so long as deve	ay Council. 2013.	I. From the informer the content of	the Controller of Her nation available, it i nservation Area.	s considered that
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Stationery Office Suitability sur This site has has he site remains Availability su Given the previo uture.	bduced from the Ordnance S - Crown Copyright. All right mmary d previous planning permi suitable for development, immary us promotion of the site for	s reserved. Torba ssion for 7 units so long as deve	ay Council. 2013.	I. From the informer the content of	the Controller of Her nation available, it i nservation Area.	s considered that
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Stationery Office Suitability sur This site has had he site remains Availability su Given the previouture. Achievability From the information the site within the site within the site site site site site site site sit	bduced from the Ordnance S - Crown Copyright. All right mmary d previous planning permi suitable for development, immary us promotion of the site for summary ation available, it is consid	s reserved. Torba ssion for 7 units so long as devo or development,	ay Council. 2013.	I. From the informer the informer the content of th	the Controller of Her mation available, it i inservation Area. aints to the availabi	s considered that ity of the site in the
Stationery Office Suitability sui This site has had he site remains Availability su Given the previouture. Achievability From the information the site within th Conclusion Given that this s	bduced from the Ordnance S - Crown Copyright. All right mmary d previous planning permi suitable for development, immary us promotion of the site for summary ation available, it is consid	s reserved. Torba ssion for 7 units so long as deve or development, lered that there	ay Council. 2013.	I. From the informer the informer that the Contract of the Con	the Controller of Her mation available, it i onservation Area. aints to the availabil development could	s considered that ity of the site in the l be delivered on
Stationery Office Suitability sui This site has had the site remains Availability su Given the previo tuture. Achievability From the informa- the site within th Conclusion Given that this s	Deduced from the Ordnance S - Crown Copyright. All right mmary d previous planning permi suitable for development, immary us promotion of the site for summary ation available, it is consid e plan period.	s reserved. Torba ssion for 7 units so long as deve or development, lered that there	ay Council. 2013.	I. From the informer the informer that the Contract of the Con	the Controller of Her mation available, it i onservation Area. aints to the availabil development could	s considered that ity of the site in the

Site ref	Site address			Settlement		Size (ha)
T818	Starpitten Lane			Torquay		0.30
	used from the Ordnance Sur Crown Copyright. All rights r		Brett Associates with the			fajesty's
contribute to the L	ined as some areas are w ILPA, and that a scheme of and RIGs will also need to	could be arrived	at that protects the wide	er landscape and		
Availability sun						
The owner has con the plan period.	nfirmed that the site is ava	ilable for develo	ppment, however, they h	ave stated that it	will not come forv	vard until later in
Achievability su						
From the informat	ion available, it is consider plan period, provided that					
Conclusion						
Development of th development giver	is site is possibly limited a n the location and surround at the site could come forw	ding densities of	f existing residential. Giv	en the location a		
Total yield	2013 - 2018	0	2018 - 2023	15	2023 - 2032	0
			I			

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Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013. Suitability summary The previous hotel that was on this site has been cleared and current use of the majority of the site is as allotments. These are well used and are owned by a charity and managed by the Council. The allotments are not suitable for development; however, the former hotel, which is relatively central in regards to access to local services and facilities within Brixham, could be suitable. There do not appear to be any policy or topographical constraints on the site which would restrict residential development here, although adjacent is Battery Gardens, which has a Scheduled Ancient Monument. This would need to be considered in any development proposals. Availability summary We do not have details of the ownership on this site, however the site was identified by the Council as they are aware that discussions have taken place regarding the potential for development. However, covenants on the allotments may preclude some development poptions. This site has also been identified by the Neighbourhood Forum. Achievability summary This is a clean site and it is considered that the market could bring forward development. The site enjoys spectacular views, which will enhance its value and a such, there would be developer interest in bringing the site forward, even in the current market. It is considered deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments. Conclusion This is a clean site and it is considered that the market could bring forward development. Given the value in the spectacular views, there would be developer interest in bringing the site forward. It is deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.	Stationery Office - Crown Copyright. All rights reserved. Torbay Council. 2013.  Suitability summary  The previous hotel that was on this site has been cleared and current use of the majority of the site is as allotments. These are used and are owned by a charity and managed by the Council. The allotments are not suitable for development; however, the fe hotel, which is relatively central in regards to access to local services and facilities within Brixham, could be suitable. There do r appear to be any policy or topographical constraints on the site which would restrict residential development here, although adja Battery Gardens, which has a Scheduled Ancient Monument. This would need to be considered in any development proposals.  Availability summary  We do not have details of the ownership on this site, however the site was identified by the Council as they are aware that discu have taken place regarding the potential for development. However, covenants on the allotments may preclude some developm options. This site has also been identified by the Neighbourhood Forum.  Achievability summary  This is a clean site and it is considered that the market could bring forward development. The site enjoys spectacular views, wh enhance its value and a such, there would be developer interest in bringing the site forward, even in the current market. It is cor deliverable within the short to medium term, but likely to be for approximately 15 units so as to not build on the allotments.  Conclusion  This is a clean site and it is considered that the market could bring forward development. Given the value in the spectacular view ovuld be developer interest in bringing the site forward. It is deliverable within the short to medium term, but likely to be for approximately 15 units oa as to not build on the allotments.	
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T824	Site address Land off Grange Road			Settleme Paignton	ent	<b>Size (ha)</b>
1824	Land of Grange Road	21	<b>H</b> 77	Paignton		1.08
Stationery Office - C Suitability summ There do not appea a Flood Zone, whice be potential for a jo main number 12 bu Availability sum	ar to be any policy or top th would need to be cons bint scheme on the sites. us route, surrounded by la mary	reserved. Torbay ographical cons idered further. T The site is adjo arge open areas	Council. 2013. traints on the site that The site is located adja ins existing residentia s comprising of mainly	could restrict re acent to the golf I dwellings and is r caravan/ holida	sidential developm driving range and a s located close to a	ent. It is, however, in as such there could
This site is owned	and has been promoted b	by the Council to	o the 2013 SHLAA ref	resh.		
Achievability su						
	is adjacent to the urban ment. It is also of a suffic					
Conclusion						
<b>T</b> I I	urrounding character wou	ped which has	65 units and this woul	d appear to be a	reasonable level o	
scheme for the site	f proposals, it is anticipat	ed that this site	could come forward w	ithin the period	2013 - 2018.	

Site ref	Site address			Settlement	Size (ha)
T825	Golf Driving range			Paignton	4.16
This map is reprod Stationery Office -	uced from the Ordnance St	urvey map by Peter	r Brett Associates with the pr	ermission of the Controller of H	ler Majesty's
Suitability sum					
sites. The site is w large open areas of However, there ar the site is subject	vell situated in regards to comprising of mainly cara e possible covenants with to Flood Zone 2 and 3 de	proximity to loca wan/ holiday parl issues of conta	I services but is situated or ks. It adjoins existing reside mination and landfill as the	re could be potential for a join in the southern edge of Paign ential dwellings and the main site was a quarry that has b along one boundary of the sit	ton, surrounded by No12 bus route. een filled in. Part of
Availability sun The council is free	nmary holder and looking to cur	tail lease.			
Achievability s	_				
This greenfield site	e is adjacent to the local			ind attractive to bring forward	
				of the site should be considered viable to deliver, even in the	
Conclusion	of the site that adjains T	221 should be as	nsidered for residential dev	velopment, and this is likely t	o come forward
within the plan per	riod. However, the site is	subject of consid		considered that only a small	
Total yield	2013 - 2018	0	2018 - 2023	50 <b>2023 - 2032</b>	0
	<u>II</u>	1	<u> </u>	I	I



# Suitability summary

There have been preliminary discussions regarding the relocation and disposal of the site and a potential new depot at Aspen Way. There do not appear to be any policy or topographical constraints on the site which could restrict residential development, however, it may be subject of contamination from previous uses which will need to be assessed and remediated prior to any development. The site is located on the western edge of Paignton, and is not in close proximity to the main service and facility areas of the town. However, there are local services in proximity of the site which could be enhanced if the development were to go ahead. The mixed use character of the area would suggest that a mixed residential and mixed use development would be appropriate here.

### Availability summary

The site is owned by the Council.

#### Achievability summary

Despite the existing use as a council depot, discussions with developers indicated that the market is such that half of this site is viable, and likely to come forward in the short term to achieve approximately 40 dwellings. This would leave the other half remaining in its current use.

### Conclusion

Despite the existing use as a council depot, the market is such that the eastern half of this site, without the depot building, is viable, and likely to come forward in the short term to achieve approximately 40 dwellings.

Total yield	2013 - 2018	40	2018 - 2023	0	2023 - 2032	0
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Site ref	Site address			Settlemen	t	Size (ha)	
T833	Marina Car Park- Pavilio	ns		Torquay		0.34	
This page reproduced from the Ordenane Survey map by Peter Bett Associates with the parentiasion of the Constroller of Hardjest desired. To first Council. 2013.							
Stationery Office -	Crown Copyright. All rights						
Suitability sum		ar Darle Llaws		alanment fer	vomplo with flata		
Given its town cer	tly in use as the Marina Ca atre location, in close prox the creation of sustainab	imity to the serv	vices and facilities within				
Availability sun	-						
	owned car park that has r I as a site for developmen			s, and therefore	the site can be co	nsidered available.	
Achievability s							
There is a current	discussion with the landor site in Torquay town cent						
Conclusion							
The site is located	within a sustainable locat fore, it is concluded that t					element of	
Total yield	2013 - 2018	45	2018 - 2023	0	2023 - 2032	0	
			·				

Site ref	Site address			Settlemen	t	Size (ha)		
T834	Cary Parade- The Golden I	Palms		Torquay		0.18		
	uced from the Ordnance Surve							
	Crown Copyright. All rights rea							
From the informat site and its surrou preventing develop development prop	Suitability summary From the information available, the site is considered suitable for housing development in principle, because of the characteristics of the site and its surrounding area; it is located within Torquay town centre. Furthermore, there are no known policy or physical constraints preventing development, though the site is located within Flood Zone 2 and 3 in part and this will need to be considered as part of any development proposals.							
Availability sun	-		the second se		• ••			
	etails of the ownership on th regarding the potential for de					that discussions		
Achievability su	5 5 I		· ·					
It is considered that there is a reasonable prospect that the conversion or redevelopment of this site for residential use could be delivered within the plan period. Furthermore, due to the location of this site in Torquay town centre, it is considered that the site is economically viable and development could occur within the short term.								
Conclusion								
residential use cou considered that the	ion available, it is considered uld be delivered within the pl e site is economically viable any redevelopment of this s	lan period. Fur and developn	rthermore, due to the loca	ation of this site	e in Torquay town c	entre, it is		
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0		
					<u></u>			

T841 Sherw	ell Valley Garage	A Contraction of the second of		Torquay		0.27
			Sal Davi		BSB E	
		000			and a construction of the second seco	
This map is reproduced fro				ith the permission of	f the Controller of Her	r Majesty's
Stationery Office - Crown C	opyright. All rights reserv	ved. Torbay C	ouncii. 2013.			
Suitability summary						
This site should be consid is located on a residentia application dismissed at a be acceptable in principle Availability summary	street, which is centrall appeal due to affordable and this would provide	lly located an e housing rec	nd close to Torre s quirements, howev	station, on previous	ly developed land.	This site has had an
It is considered that in tim		oped, as peri	mission previously	y agreed but did no	ot proceed due to aff	fordable housing
requirements.						
Achievability summa	-					
From the information avai the site within the plan pe		hat there is a	reasonable prosp	pect that residential	I development could	d be delivered on
Conclusion						
The principle of developm	ent has been establishe	ed and it is c	onsidered that a s	suitable scheme wi	ill come forward late	er in the plan period.
Total yield 20 <sup>4</sup>	13 - 2018	0	2018 - 2023	20	2023 - 2032	0

Site ref	Site address	Settlem	nent	Size (ha)
T843	Land at West Paignton	Paignton		8.49
	uced from the Ordnance Survey map by Peter Br Crown Copyright. All rights reserved. Torbay Cou Marv		of the Controller of Her	Majesty's
The land is previou Agricultural Land,	usly allocated for employment development a within the GHB sustenance zone with Cirl Bu e, any impacts on biodiversity would need to b	intings within 2km and there is pa		
Availability sun Promoted for mix				
Achievability su It is considered that	ummary at the site is viable for a mix of uses even in t	he current market.		
Conclusion				
	Isly allocated for development and it is considered site is currently subject of preapplication dis			
Total yield	<b>2013 - 2018</b> 0 <b>2</b> 0	<b>018 - 2023</b> 250	2023 - 2032	0

	Site address			Settlemen	t	Size (ha)
T852 S	Site 1 Higher Cadewell La	ane		Torquay		0.44
This man is reprodue	ced from the Ordnance Sur	vev man by Peter	r Brett Associates with t	the nermission of t	M W	Majostv's
	rown Copyright. All rights r					majesty s
Suitability summ	nary					
The site offers a sui there are current ph	table location for develop ysical constraints which also fairly steep and a vis	need to be over	come before developr	nent can be prog	ressed. The access	s to this site is
Availability sum	nary					
The site is owned a	nd has been promoted by SHLAA for consideration	/ Sanctuary Ho	using, and it has been	confirmed by the	TDA that Sanctua	ry would like this
Achievability sur						
As the site is owned and mainly for rent l	I by a housing associatio but with a proportion for sould come forward in the	shared ownersh				
Conclusion						
This site is being pro	omoted by Sanctuary Ho	using for afford	able housing, and as s	such is likely to co	ome forward in the	short term.
<b>T</b> - ( - 1 - 2 - 1 - 1		40				
Total yield	2013 - 2018	18	2018 - 2023	0	2023 - 2032	0

Site ref	Site address			Settlemen	nt	Size (ha)
T853	Site 2 Higher Cadewell L	ane		Torquay		0.29
This map is reprod	uced from the Ordnance Su		r Brett Associates with the			
Suitability sum	mary					
area and in close There is a small a	site is restricted as there proximity to a range of ser mount of scope for possib ad character of surroundin	vices and it cou ly a terrace of 2	ld provide a potentially s /3 storey houses or block	ustainable loca	ation for residential	development.
The site is owned	and has been promoted b uld like this site included i			ary Housing, ar	nd it has been confi	rmed by the TDA
Achievability su	ummary					
and mainly for ren	ed by a housing association t but with a proportion for account of the character o	shared ownersh	ip. Medium density deve	lopment could		
Conclusion						
	promoted by Sanctuary Ho	ousing for afford	able housing, and as suc	ch is likely to co	ome forward in the	short term.
Total yield	2013 - 2018	12	2018 - 2023	0	2023 - 2032	0

T856a	Site address			Settleme	nt	Size (ha)
	Torre Station			Torquay		0.21
This map is reprodu	reced from the Ordnance Su	The second	The second s		the Controller of Hereit	
Suitability sum	nary					
The site is centrall	y located, close to the sta , the land is within an allo					
Availability sum	mary					
	wnership, and is currently	/ being promot	ed for development. The	herefore, it is con	sidered that there	are no constraints to
the availability of the Achievability su						
	itable for a mix of housin	g and other us	es, and is considered of	deliverable within	the short term. Ta	king account of the
character of the ar	ea and surrounding devel ket, the location adjacent	opment, it is m	nost likely to provide a	high density deve	lopment of flats. E	
		· · · · · ·		for all and the second		
Conclusion		tion, and as su	ICN IS AN Attractive site	tor development,	even in the short	
Conclusion This site is central	y located close to the states and as part of a mixed use					term, and is most

Site ref	Site address			Settleme	nt	Size (ha)
T864	Ansteys Lea Hotel, Ba	bbacombe Road,	Torquay	Torquay		0.23
This map is reprodu		A H C C C C C C C C C C C C C C C C C C	The sociates with the social sector sec			
Suitability sum		ing and ratail are	an of control Torquer h	ut atill in provinci	the the merine on	d the east front
			eas of central Torquay be cess from the existing e			
Availability sum						
Given the previous future.	s promotion of the site for	or development, it	t is considered that there	e are no constra	aints to the availabi	ity of the site in the
Achievability su						
dwellings, often se of the area and su conversion of this	t in substantial grounds rrounding development, site for residential use c	. Medium density could be achieva could be delivered	a, an area that is charac development consisting able on this site. It is cor within the plan period. tite is economically viab	g of a mix of hou nsidered that the Furthermore, du	using, taking accou ere is a reasonable ue to the location of	nt of the character prospect that the this site in close
nearby many large		ubdivided or have	its location within Torque been redeveloped. Giv			
Total yield	2013 - 2018	0	2018 - 2023	9	2023 - 2032	0

Site ref	Site address			Settleme	ent	Size (ha)
T872	Zion Methodist Church, Zio	on Road, Torqu	ay	Torquay		0.04
Stationery Office Suitability su his is a highly	oduced from the Ordnance Surv e - Crown Copyright. All rights re mmary sustainable, brownfield, urban is a suitable location for devel	served. Torbay ( site that, giver	o its town centre loca	ation in close pro	ximity to the servic	es and facilities
lanning permis	is surrounded by residential un ssion for 8 units has now expir				housing developm	ent. Previous
vailability s liven the previo uture.	ummary ous promotion of the site for de	evelopment, it i	s considered that th	ere are no const	raints to the availab	pility of the site in th
Achievability	summary					
aking account	of the character of the area ar prospect that residential deve sidered that the site is econom	lopment could I	be delivered on this	site. Given the lo	ocation of this site i	n Torquay town
s a reasonable						
s a reasonable entre, it is cons conclusion						
s a reasonable entre, it is cons <b>Conclusion</b> here is definite igh density cha	e scope for development on the aracter would be achievable he the site is suitable for develop	ere. Given that	this site has previou	isly had planning		
s a reasonable entre, it is cons Conclusion here is definite igh density cha		ere. Given that	this site has previou	isly had planning		

Site ref	Site address			Settleme	nt	Size (ha)
T876	16/18 Lower Thurlow	Road, Torquay		Torquay		0.09
Stationery Offic Suitability so From the inform site and its sur	roduced from the Ordnance ce - Crown Copyright. All right ummary mation available, the site is rounding area. The access services that Torquay has	nts reserved. Torbay s considered suita s to the site is goo	y Council. 2013. ble for housing deve	opment in principle	e because of the ch	aracteristics of the
Availability s	summary promotion, it is considere	d that this site way	uld be available for d	ovolopmont with :	the plan period	
2ivon provious	promotion, it is considere	u mai mis sile wo	uiu de avaliable IOF O	evelopment within	ine platt periou.	
Achievability		urrounding charac	ter it is suggested t	at high density de	velopment would be	most appropriate
Achievability Given the cent	<b>y summary</b> ral town location and the s cal services and amenities					e most appropriate
Achievability Biven the cent It this site. Loc Conclusion	ral town location and the s cal services and amenities	could support this	s development as cou	Ild the existing infr	astructure.	
Achievability Biven the cent It this site. Loc Conclusion There is limited	ral town location and the s	could support this n the site given th	e surrounding uses a	Ild the existing infr	astructure. ng. Because of the	
Achievability Given the cent at this site. Loc Conclusion There is limited	ral town location and the s cal services and amenities d scope for development o	could support this n the site given th	e surrounding uses a	Ild the existing infr	astructure. ng. Because of the	

T877	Site address			Settlement		Size (ha)
	Hermosa, Higher Woo	field Road, Torquay		Torquay		).12
					The call of the ca	
	oduced from the Ordnance S e - Crown Copyright. All right			permission of the	Controller of Her Ma	ajesty's
	e - Crown Copyright. All right			permission of the	Controller of Her Ma	ajesty's
Stationery Office Suitability su The site is cons Development co good, there are	e - Crown Copyright. All right	s reserved. Torbay Council development in principle etracting from the Consets all within proximity, and	2013. because of the c vation Area. The	haracteristics of access off High	the site and its sur	rrounding area. to the site is
Stationery Office Suitability su The site is cons Development c good, there are town centre. Th	Crown Copyright. All right mmary idered suitable for housing ould be achieved without d local facilities and service e site remains suitable for	s reserved. Torbay Council development in principle etracting from the Consets all within proximity, and	2013. because of the c vation Area. The	haracteristics of access off High	the site and its sur	rrounding area. to the site is
Stationery Office Suitability su The site is cons Development c good, there are own centre. Th Availability s Given the previo	Crown Copyright. All right mmary idered suitable for housing ould be achieved without d local facilities and service e site remains suitable for	s reserved. Torbay Council development in principle etracting from the Conser s all within proximity, and development.	2013. because of the c vation Area. The it is not far from th	haracteristics of access off High e main service:	the site and its su er Woodfield Road s that Torquay has	rrounding area. to the site is to offer in the
Stationery Office Suitability su The site is cons Development c good, there are town centre. Th Availability s Given the previouture.	e - Crown Copyright. All right mmary bidered suitable for housing buld be achieved without d local facilities and service e site remains suitable for ummary bus promotion of the site for	s reserved. Torbay Council development in principle etracting from the Conser s all within proximity, and development.	2013. because of the c vation Area. The it is not far from th	haracteristics of access off High e main service:	the site and its su er Woodfield Road s that Torquay has	rrounding area. to the site is to offer in the
Stationery Office Suitability su The site is cons Development of good, there are town centre. The Availability s Given the previou uture. Achievability From the inform Development of surrounding development of surrounding development of	e - Crown Copyright. All right mmary bidered suitable for housing buld be achieved without d local facilities and service e site remains suitable for ummary bus promotion of the site for	s reserved. Torbay Council development in principle etracting from the Conser- s all within proximity, and development. or development, it is consi ered that there is a reaso ousing consisting mainly ue to the location of this s	2013. because of the c vation Area. The it is not far from the dered that there a nable prospect th of 1 and 2-bed fla ite close to Torqu	haracteristics of access off High ne main services are no constrain at housing will b ts, taking accou	the site and its sur er Woodfield Road s that Torquay has s to the availability e delivered on the nt of the character	rrounding area. to the site is to offer in the of the site in the site. of the area and
Stationery Office Suitability su The site is cons Development of good, there are town centre. The Availability s Given the previous for the previous for the previous for the previous for the previous for the previous for the previous for the previous for the previous for the pr	Crown Copyright. All right     mmary     idered suitable for housing     buld be achieved without d     local facilities and service     e site remains suitable for     ummary     bus promotion of the site for     summary     ration available, it is consid     buld achieve high density f     relopment. Furthermore, d	s reserved. Torbay Council development in principle etracting from the Conser- s all within proximity, and development. or development, it is consi ered that there is a reaso ousing consisting mainly ue to the location of this s	2013. because of the c vation Area. The it is not far from the dered that there a nable prospect th of 1 and 2-bed fla ite close to Torqu	haracteristics of access off High ne main services are no constrain at housing will b ts, taking accou	the site and its sur er Woodfield Road s that Torquay has s to the availability e delivered on the nt of the character	rrounding area. to the site is to offer in the of the site in the site.
Stationery Office Suitability su The site is cons Development of good, there are town centre. Th Availability s Given the previou uture. Achievability From the inform Development of surrounding deve economically vi Conclusion There is scope hat this site has	Crown Copyright. All right     mmary     idered suitable for housing     buld be achieved without d     local facilities and service     e site remains suitable for     ummary     bus promotion of the site for     summary     ration available, it is consid     buld achieve high density f     relopment. Furthermore, d	s reserved. Torbay Council development in principle etracting from the Conser- s all within proximity, and development. r development, it is cons- ered that there is a reaso ousing consisting mainly ue to the location of this s d occur within the short to ite given the surrounding	2013. because of the c vation Area. The it is not far from the dered that there a nable prospect the of 1 and 2-bed fla ite close to Torqu o medium term. uses and adjoinir	haracteristics of access off High ne main services are no constraint at housing will b ts, taking accou ay town centre, ng high density u	the site and its sure or Woodfield Road s that Torquay has s to the availability e delivered on the nt of the character it is considered that	rrounding area. to the site is to offer in the of the site in the site. of the area and tt the site is g plots. Given

Site ref	Site address			Settlement	Size (ha)
T879	Spa View, Stitchill Road,	, Torquay		Torquay	0.30
1879			0 000 m) 50/9		
This map is reprod Stationery Office - Suitability sum	Crown Copyright. All rights	rvey map by Pete reserved. Torbay	er Brett Associates with the Council. 2013.	permission of the Controlle	er of Her Majesty's
		s area of Torqu	ay and is situated just off	the main road that leads	down into the marina and
harbour-front area	of the town and the facili	ties and service		s previously had planning	permission, which is now
Availability sun					
The owner of this	site is currently seeking p	lanning permiss	ion for residential develop	oment, and therefore it is	considered available.
Achievability s	ummarv				
Taking account of medium density de	the character of the area evelopment of approximat	tely 8 units. Furt	g development, plus the to hermore, due to the locat ment could occur within th	ion of this site close to Te	
Conclusion				-	
From the informat Development coul	d achieve medium density hermore, due to the locat	y housing, which	a reasonable prospect th n would take account of th nd the current planning a	e character of the area a	and surrounding
Total yield	2013 - 2018	8	2018 - 2023	0 <b>2023 - 2</b>	032 0
	<u>I</u>	<u> </u>			

Site ref	Site address		Settlement	Size (ha)
T881	Lansdowne Hotel, Old Torwood Road, To	orquay	Torquay	0.24
This map is reprod Stationery Office - ( Suitability sum The site is conside	the of the of the action of th	There is a social to the provide the providet	ermission of the Site and	Her Majesty's
Availability sum	Imary			
The owner of this	site is currently seeking planning permissi	on for residential developr	nent, and therefore it is con	sidered available.
Achievability su From the informati	ummary ion available, it is considered that there is	a reasonable prospect the	t housing will be delivered	on the site. It would be
suitable for relative the area and surro	ely medium to high density for mainly 2-3 unding development. Furthermore, due to ically viable and development could occur	storey flats and townhouse the location of this site cle	es, which would take accou	nt of the character of
redevelopment. Be	cope for redevelopment on the site, either ecause of the high density nature of the ar ion discussions would suggest that 8 dwe	ea and the relatively centr	al location, development we	ould be achievable
Total yield	<b>2013 - 2018</b> 8	2018 - 2023	0 <b>2023 - 203</b>	2 0
	II	I L		

Site ref	Site address			Settlemen	t	Size (ha)
T884	Shedden Hall Hotel, She	dden Hill Road,	Torquay	Torquay		).25
This map is reprod	uced from the Ordnance Sur	rvey map by Peter	Brett Associates with th			
Suitability sum	mary					
There is good acc	ered suitable for housing d ess to this site, which is si ties and services of Torqu	ituated just off th				
	nmary preapplication discussions availability of the site in the		development of this site	e, and therefore	it is considered that	there are no
Achievability su		<u> </u>				
of the area and su considered that de	e for high density housing rrounding development. F evelopment could occur wi	urthermore, due	to the location of this s			
Conclusion	los considered es a promit	nont hotal with in	Dringing Holidov Acco	mmodation Are-		oforo it was
considered that re which allows a red development of 14	ras considered as a promit development for housing v luction in the quantity of P 4 units will occur on this sit	was not suitable. HAAs. There is a	However, there has sin an application for 14 un	nce been Revise	ed Guidance as part ending and, provide	of the LDF,
Total yield	2013 - 2018	14	2018 - 2023	0	2023 - 2032	0
1						

Site ref	Site address	Settlement	Size (ha)	
T886	King's Barton, Summer Lane, Brixham	Brixham 0.20		
T886	King's Barton, Summer Lane, Brixham		0.20	
This map is re	produced from the Ordnance Survey map by Peter Brett Associat	W es with the permission of the Controlle	r of Her Majestv's	
	ce - Crown Copyright. All rights reserved. Torbay Council. 2013.	-		
Suitability s				
The site is coi The access is	nsidered suitable for housing development in principle becau relatively good, but narrow along Summer Lane. The site is	se of the characteristics of the site a also within good proximity of local s	and its surrounding area. ervices within Brixham.	
vailability	summary			
he site is as	sumed to be available as the site has been subject to pre-ap	blication discussions and enquiry. T	he landowner in this case	
owever, is ur				
	<b>y summary</b> ne location and the scale of this site, it is considered that a m	edium density development could b	e delivered on the site	
ithin the plar				

# Conclusion

Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 7 dwellings.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	7

Site ref	Site address		Settlement	Size (ha)
T887	Land R/O Market Street, Torquay		Torquay	0.24
Stationery Office -	uced from the Ordnance Survey map by Peter Bret Crown Copyright. All rights reserved. Torbay Coun			Majesty s
Suitability sum				
centre. As such, the location for reside	aced to access the town centre services and fac he site is close to public transport and fulfils sus ntial development.			
Availability sun	<b>nmary</b> ly being promoted for development, so it is con	sidered that there is a	reasonable prospect that the	site is available
Achievability su				
From the informatic could be delivered	ion available, it is considered that there is a rea I. Furthermore, due to the location of this site in			
•	oment could occur within the short term.			
Conclusion				
diminishes resider such could come f	te looks unused and is in a good location for re ntial amenity for neighbouring properties. The s forward for development in the a 5 year timefrand due to the ground levels, it is suggested that ap	ite is available and ha me. Given the need fo	s a pre-application enquiry in p or improved access and possibl	rogress and as
Total yield	<b>2013 - 2018</b> 59 <b>201</b>	8 - 2023	0 <b>2023 - 2032</b>	0
	I I	I		

Site ref	Site address			Settleme	nt S	ize (ha)
T888	Beacon House, Parkhill	Road, Torquay	1	Torquay		.20
		Total, Forquay			0	
	oduced from the Ordnance Su - Crown Copyright. All rights mmary			the permission of	W the Controller of Her Ma	jesty's
	ocated, and has good acce he seafront. Previous planr					
Availability su	•					
	us promotion of the site for	development,	it is considered that th	ere are no constra	aints to the availability	of the site in the
Achievability	summary					
character of the a	e suitable for high density l area and surrounding deve conomically viable and dev	lopment. Furth	ermore, due to the loc	ation of this site in		
Conclusion						
	rea for high density develop the location and the scale a	and nature of th	e site, and that this sit	e has previously h	nad planning permissio	
It is a suitable an Torquay. Given t	is considered that the site is			6	2022 2022	0
It is a suitable ar Torquay. Given t	is considered that the site is 2013 - 2018	0	2018 - 2023	6	2023 - 2032	0
It is a suitable an Torquay. Given t development, it is		0	2018 - 2023	6	2023 - 2032	0
It is a suitable an Torquay. Given t development, it is		0	2018 - 2023	0	2023 - 2032	0
It is a suitable an Torquay. Given t development, it is		0	2018 - 2023	6	2023 - 2032	

Site ref	Site address	Settlement	Size (ha)
T894	Beverley Court, Upton Manor Road, Brixham	Brixham	0.20
This map is re Stationery Offi		s with the permission of the Controller	er of Her Majesty's
Suitability s	ummary		
The site is wit	hin a residential area within Brixham and as such offers a suita	able location for development and	would contribute to the
creation of sus access to tow	stainable, mixed communities. Existing access is off Upton Ma n centre services within Brixham.	anor Road and it is within proximity	to local facilities and good

# Availability summary

Given the previous promotion of the site for development, it is considered that the site would be available for development within the plan period.

## Achievability summary

From the information available, it is considered that there is a reasonable prospect that a medium density residential development could be delivered on the site within the plan period.

## Conclusion

Given the location and the scale and nature of the site, and previous pre-application enquiries regarding the site, it is anticipated that the site could come forward for development in the longer term. Taking into account the suggested medium density for the site, it would be reasonable to assume that the site could achieve 9 dwellings.

Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	9

The set is concilend at the urban area and therefore is a location that development as a to deliver, even in the short demending the set is being considered to a planet descent as a part of an asset release programme. The site is concilend will be made available to the open market. Subject to Member agreement. The site is is own the urban area and therefore is a location that development find attractive to bring forward for residential elementment. The site is concilend and the market and the market and the market asset release programme. The site is not colliciant and the market and the market and the market asset methers. Subject to Member agreement. The site is is own and the market and the market and the market asset methers. The site is concilend of the concil and will be made available to the open market. Subject to Member agreement. The site is concil and the market and therefore is no a location that development in principle because of the development. The site is concil and the market and therefore is no asset release programme. The site is not to be disposed of by the concil and will be made available to the open market. Subject to Member agreement. The site is concil and will be made available to the open market. Subject to Member agreement. The site is a difficient scale that a house builder would find viable to deliver, even in the short forward for residential elemptone. The site is a difficient scale that a house builder would find viable to deliver, even in the site is currently the provide agreement in principle because and because the ease approximate the site or the site and the active to a planet data scale that a house builder would find viable to deliver, even in the site is currently the site is currently be and resident and the conclusions avoid agreement to the deliver exert. The site is currently is a possible of the market is a provide agreement. The site is a prominent hilds because and layed agreement to market the active to a planet data scale that a house builder would find viable	The state is considered subtable for housing development in principle because of the characteristics of the site and its surrounding are its considered subtable for housing development in principle because of the caper market, subject to Member agreement. Housing control while here some should be market would find value to the its and the site and the si	This map is reprodued from the Ordnane Survey map by Peter Bret Associates with the permission of the Controller of Her Majesty's Stationery Office - Crown Copyright All rights reserved. To have Compared to the Controller of the Majesty's Stationery Office - Crown Copyright All rights reserved. To have Compared to the open market, subject to Member a presented to be a being considered on the area and therefore is no a location that development. It is an existing Public open space and Ufban Landaceape Protection of the site is Council and Number 1 is an existing Public open space and Ufban Landaceape Protection the site of to an Impared to the state and thes subject to a planned assessment as part of an asset release programme. The site is so to be disposed of by the council and the market. Subject to bring forward for residential evolutions.	In the set of the s	T926	Site address			Settlement	5	Size (ha)
The sties is conclusioned for thousing development in principle because of the characteristics of the site and its surrounding area; is conclude within the urban area and therefore is na location that developers find attractive to bring forward for residential elevelopment. The site is conclude that research appropriate lise is using the conclusions would suggest to vito medium development could be explicited.	The state is considered subtain the urban area and therefore is na location that developers find attractive to bring forward for residential development. In this conclude that redevelopment is not be open market.	The stel is considered subject to Member agreement. In principle because of the characteristics of the site and its surrounding area is located within the urban area and therefore is in a location that developers find attractive to bring forward for residential excited by the characteristic solution to the solution to the characteristic solution to the solution the solution to the solution the solution the solution to the solution the solution the solution to the sol	The stip is concidered subject to a planned assessment as part of an asset release programme. The stip is council of which the dress and therefore is a location that developers find attractive to bring forward for residential to the spen market. Subject to Member agreement. The step is council on will be made available to the open market. Subject to Member agreement. The step is council on the theorem and therefore is a location that developers find attractive to bring forward for residential support f		Land to the r/o Lichfield A	venue		Torquay	C	).55
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Site ref	Site address			Settlemen	t	Size (ha)
TM003	Land adjacent to Union	Street Car Park		Torquay		0.20
This map is reproc	Luced from the Ordnance St Crown Copyright. All rights				he Controller of Her M	
Suitability sum	mary					
The site is well loo	ered suitable for housing cated, close to town centr y however be subject to c	e services in Tor	rquay, benefiting from th	ne amenities, se	rvices and infrastrue	
Availability sur	nmary					
This is a Council of	owned site, and is part of	a longer term co	mprehensive redevelop	ment of other si	tes on Temperance	Street.
Achievability s						
	ion available, it is conside plan period and that cost					
Conclusion						
density developme 2/3 storey building the location, the s	ble town centre area, which ent would be appropriate gs on the other side. Surro cale and nature of the site prward for development in	here due to the s ounding uses and e, and the curren	site being significantly so d new developments in at use on the site which	et down from roa the area would a	ad level, and backin also support this co	g onto existing nclusion. Given
Total yield	2013 - 2018	0	2018 - 2023	0	2023 - 2032	15
			I			I