

SITE OVERVIEW - GREEN	
Town	Paignton
Site Name	Crossways Shopping Centre
HELAA Reference no.	21P025
Approx. yield	89
Suitable: How the principle of development is established	The site has planning permission for a mixed use redevelopment scheme including, inter alia, 89 flats (13 sheltered flats and 76 extra care flats) – see P/2020/0731.
Available: Any change in circumstances since principle established	Yes – Torbay Council has successfully completed a Compulsory Purchase Order for the site.
Achievable	Yes.
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	Local Plan sites / planning permission Local Plan PNP H11 & PNPE 1 (identified as a suitable site for housing and employment in the Neighbourhood Plan) PNP Policy PNP8 &18 (not allocated as such)
Current use	Vacant shopping centre.
Site description	The site comprises a vacant 1960s shopping centre and multi-storey car park in a post-war Brutalist architectural style, located between Torquay Road (which forms the western site boundary) and Hyde Road (which forms the eastern site boundary) in Paignton’s town centre.
Total site area (ha)	Approximately 0.47ha.

AVAILABILITY ASSESSMENT

Reasonable prospect of delivery (timescale):

The next 5 years	89
A 6-10 year period	
An 11-15 year period	
Later than 15 years	