

SITE OVERVIEW: Amber – Significant constraints	
Town	Paignton
Site Name	Station Lane / Great Western Car Park
HELAA Reference no.	21P028
Approx. yield	30
Suitable	<p>Well-located town centre site in proximity to rail and bus links and taxi rank, but a small part of the site located closest to Station Lane is in Flood Zone 3.</p> <p>Proximity to railway station and bus station presents opportunities but also challenges in terms of logistics and residential amenity.</p> <p>The site was identified in the Torbay Local Plan as a potential Neighbourhood Plan site, and forms part of the Paignton Town Centre Masterplan with identified development opportunities including a multi-storey car park with residential accommodation on the upper floors on the land to the south of the Paignton Library and Information Centre, employment space on the Network Rail land adjacent to the railway line, and employment space within a redeveloped bus station area.</p>
Available	<p>Part of the site is owned by Torbay Council and part by Network Rail. The site includes bus and railway stations which would need to be accommodated within any scheme to develop the site.</p>
Achievable	<p>The site has been identified as having development potential for a number of years without having come forward due to challenges relating to site assembly and viability. Achievability would be subject to overcoming flooding issues and viability challenges (noting that apartments in town centre areas have limited viability in the present</p>

	market, albeit that apartments sited on upper storeys may be able to achieve sea views which would improve value).
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	LP PNP16 & PNPE4 identified site as a potential Neighbourhood Plan Site
Current use	Car parking, bus station, railway station, taxi rank, library.
Site descriptions	Large area within Paignton's town centre located between the railway line which forms the eastern part of the site and Station Lane which forms the western boundary. Great Western Road bisects the site into a western portion comprising the bus station and associated car park and an eastern portion comprising the railway station and car park, a taxi rank, and a recent contemporary building containing the Paignton Library and Information Centre.
Total site area (ha)	Approx. 2.55ha (however this includes the railway line itself and Great Western Road which runs through the site).
Developable site area (ha)	
SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	
Housing?	Yes
Employment?	Yes
Other Use?	Public transport hub, civic buildings.
Biodiversity- Within SAC/SSSI	No
Flood Zone 3b	The southwestern part of the site along Station Lane is in Flood Zone 3.
Other NPPF Showstoppers (not policy constraints)	No
Conclusion	

SUITABILITY ASSESSMENT: STAGE B	
Access	Highly accessible site with existing site accesses onto Station Lane and Great Western Road, and proximity to rail, bus and taxi infrastructure.
Flood risk, water quality and drainage	The southwestern part of the site along Station Lane is in Flood Zone 3. A significantly larger proportion of the site is subject to surface water flood risks.
Heritage and Archaeology (including distance from assets).	The site is outside of, but directly adjacent to the boundary of the Old Paignton Conservation Area. Nearby Grade II Listed Buildings: 4-16 Torbay Road, Parish Church of St Andrew incl. walls and gates, United Reformed Church and adjoining school, 6-16 Curledge Street. Nearby Grade II* Listed Building: Torbay Cinema
Infrastructure	Town centre site with existing infrastructure connections.
Landscape	No significant constraints. Proximity to Queens Park and Torbay Park.
Ecology	No significant constraints.

Safety related constraints	Highways safety (Great Western Road bisects the site), proximity to railway line and bus station.
Soils (Agricultural Land classification) and contamination	No significant constraints. Some minimal potential for land contamination?
Local Plan	Paignton Town Centre (Policy TC1) Primary Shopping Area (Policy TC2) – This relates to the northernmost part of the site only. Strategic Delivery Area (Policy SS1) Community Investment Area (Policy SS11) – Resistance to HMOs and over proliferation of small self-contained flats. Flood Risk Area (Policy ER1)
Neighbourhood Plan	Town Centre (Policy PNP2) - supports increased residential accommodation and retail growth, emphasizes issues such as design, greening, heritage, flood risk and sustainable transport. (PNP17) Torbay Road (Policy PNP5) - This relates to the northernmost part of the site only. Seeks enhancements to the railway crossing and promotes improved pedestrian links. Station Square Gateway (Policy PNP6): Seeks enhancements to public realm, the setting of the Picture House and Steam Railway, and transport interchange facilities; seeks highway safety (more pedestrian orientated) and amenity improvements, support additional transport modes (cycle parking, park-and-ride, car club).
Development progress (where relevant)	The site forms part of the Paignton Town Centre Masterplan.
Other	
HELAA Panel Summary	Drew attention to the following: <ul style="list-style-type: none"> • The presence of flood infrastructure beneath the Great Western car park which would be expensive to move. • A scheme having been drafted in 2014 with TDA for a flats and coach houses (100% affordable) • The potential for a taller building although questions of demand for town centre flats. Access to sea views on upper storeys would improve demand. Safety Bill would need to be considered w.r.t. a taller building. • Discussions regarding car free development, although parking may be required to make residential marketable.
Site potential	30

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	
A 6-10 year period	
An 11-15 year period	30 dwellings, potential for employment space
Later than 15 years	