

SITE OVERVIEW: Amber – significant constraints	
Town	Paignton
Site Name	Buildings opposite Paignton Train Station 62-70 Victoria Street
HELAA Reference no.	21P048
Approx. yield	10



Suitable	Would be suitable – centrally located town centre brownfield site.
Available	Unclear if the site is available. However, it appears to be vacant and is a suitable building for conversion in a very central location. The building is of architectural merit, within Old Paignton Conservation Area No recent planning history.
Achievable	Viability is an issue.
Customer Ref no.	
Source of Site (call for sites, Local Plan allocation etc.).	Knowledge site
Current use	Vacant- former bar/ nightclub
Site Description	Upper floors (former night club) Victoria Street/Great Western Road
Total site area (ha)	0.02
Developable site area (ha)	

SUITABILITY ASSESSMENT: STAGE A	
Strategic potential	No
Housing?	Yes
Employment?	Town centre uses
Other Use?	Leisure
Biodiversity- Within SAC/SSSI	No- town centre building
Flood Zone 3b	Flood Zone 3 but is an existing building in the town centre.

Other NPPF Showstoppers (not policy constraints)	No
Conclusion	Highly sustainable town centre location, fully occupied by an

SUITABILITY ASSESSMENT: STAGE B	
Access	Existing building with rear access of Gerston Road.
Flood risk, water quality and drainage	Flood Zone 3, but existing building.
Heritage and Archaeology (including distance from assets).	Archaeology: Within Old Paignton Conservation Area . The buildings are not listed but are late Victorian and retain most of their character on the upper floors despite unsympathetic ground floor frontages -identified as 'key buildings' in the CAA. Conversion of the existing building likely to be preferable to redevelopment.
Infrastructure	Town centre site. Very close to train and bus stations.
Landscape	No- urban site
Ecology	No-urban site
Safety related constraints	No
Soils (Agricultural Land classification) and contamination	No-urban site
Local Plan	Paignton Town Centre. Edge of secondary shopping frontage. SDP2.
Neighbourhood Plan	PNP6 "Station Square", PNP13 "Housing Opportunities in the Town Centre".
Development progress (where relevant)	No
Other	
HELAA Panel Summary	Viability of town centre apartments.
Site potential	Circa 10 dwellings through conversion.

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
Unlikely to come forward	
The next 5 years	0
A 6-10 year period	10
An 11-15 year period	
Later than 15 years	