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| **SITE OVERVIEW: Red rejected site** | |
| **Town** | **Torquay** |
| **Site Name** | Seascape Hotel 8 - 10 Tor Church Road Torquay TQ2 5UT |
| **HELAA Reference no.** | 21T077  P/2018/0910 |
| **Approx. yield** |  |
| **Suitable** | Yes |
| **Available** | Not known |
| **Achievable** |  |
| **Customer Reference no.** | Leave Blank for now |
| **Source of Site (call for sites, Local Plan allocation etc.).** | Withdrawn Application P/2018/0910 |
| **Current use** | Hotel |
| **Site descriptions** | Three storey hotel on south side of Tor Church Road. Adjacent to Majestic Templestowe Hotel. |
| **Total site area (ha)** | 0.2ha |
| **Gross site area (ha)** |  |
|  | |
| **SUITABILITY ASSESSMENT: STAGE A** | |
| **Strategic potential:** | **No** |
| **Housing?** | Yes |
| **Employment?** | No (other than Hotel or leisure use) |
| **Other Use?** | Hotel, leisure |
| **Biodiversity- Within SAC/SSSI** | Not significant |
| **Flood Zone 3b** | No |
| **Other NPPF Showstoppers (not policy constraints)** | None |
| **Conclusion** | Likely to be suitable for conversion into apartments if available; but does not appear to be available (in current hotel use) |
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| **SUITABILITY ASSESSMENT: STAGE B** | |
| **Access** | Existing building with access/court yard onto Tor Church Road |
| **Flood risk, water quality and drainage** | No |
| **Heritage and Archaeology (including distance from assets).** | Abbey Road CA. Historic building of merit within the CA.  Archaeology: Historic core of Torre. May require programme of archaeological mitigation. |
| **Infrastructure** | Within built up area |
| **Landscape** | No |
| **Ecology** | Not significant |
| **Safety related constraints** | No |
| **Soils (Agricultural Land classification) and contamination** | Not agricultural |
| **Local Plan** | Not Core Tourism Investment Area |
| **Neighbourhood Plan** | Policy TT1 requires evidence of marketting prior to change of use being allowed. |
| **Development progress (where relevant)** | No – application withdrawn, IUn use as a hotel. |
| **Other** |  |
| **HELAA Panel Summary** | To be completed later |
| **Site potential** | Leave blank until after HELAA Panel |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale):  Does not appear to be available | |
| The next 5 years |  |
| A 6-10 year period |  |
| An 11-15 year period | 15 |
| Later than 15 years |  |