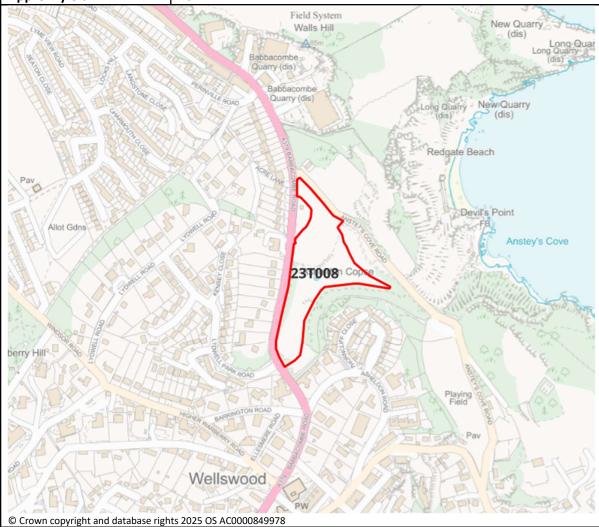
SITE OVERVIEW – GREEN (site of former Bishop's Palace only).				
Town	Torquay			
Site Name	Former Palace Hotel, Babbacombe Road			
HELAA Reference no.	23T008			
Approx. yield	70			



Suitable: How the principle of development is established

The site has planning permission for a hotel use as part of a planning permission which includes 38 dwellings on a separate site to the north – see P/2019/0716. The landowner has stated they are revising their plans in favour of a residential development, but no planning application has (currently) been submitted.

The footprint of the Palace Hotel is largely unconstrained, and is a cleared building site. Accordingly this part of the site is previously developed land where the principle of development is established.

However, the surrounding woodland is Urban Landscape Protection Area and OSWI. The trees on the site are covered by TPO 1973.015.

Deciduous mature woodland is a priority habitat of value. Dogs mercury (ancient woodland indicator) present. Many trees have bat roost potential and woodland edges for bat foraging. Broadleaved Woodland habitat will score highly on any BNG metric given it is priority habitat – habitat provision will therefore need to be like for like in order to be acceptable under BNG trading rules.

On that basis the surrounding woodland would be a greenfield site and likely to have significant constraints.

Torbay HELAA 2025 UPDATE: Site pro forma: N.B For assessment only. Does not reflect the planning status or view of the LPA on this site.

Available: Any change in	Yes, the site is still available. Demolition and groundworks are being carried out					
circumstances since	pursuant to the granting of P/2019/0716 and P/2021/0181 (which was submitted on 13					
principle established	February 2021 and approved on 1 October 2021). The developer has expressed a desire					
	for further residential development on the site instead of providing a hotel.					
Achievable	Yes. The developer has expressed a desire for 67 dwellings on the site.					
	Access onto Babbacombe Road. Internal road stability issues.					
Customer Reference no.						
Current use	Vacant/building site. The owner is promoting this site for redevelopment for residential					
	use. This is in addition to the houses already constructed under P/2019/0716. The last					
	lawful use was as a hotel, and the loss of the hotel will need to be considered in terms					
	of tourism policy.					
Site description	The site comprises part of the grounds of the Former Palace Hotel on the west of					
	Babbacombe Road and south of Ansteys Cove Road which forms the southwestern					
	boundary. The northern part of the site (previously ancillary building and tennis courts					
	associated with the former hotel) has been redeveloped as housing. The former					
	Bishop's Palace on the south of the site has been demolished. The northeastern,					
	northwestern, and southeastern edges of the site comprise of woodland.					
	The site contains limestone rock formations of geological importance. Whilst not an					
	obstacle to development, these need protection and curation in accordance with					
	Torbay's Geopark status.					
Total site area (ha)	2.7					

AVAILABILITY ASSESSMENT Reasonable prospect of delivery (timescale):					
The next 5 years					
A 6-10 year period	70				
An 11-15 year period					
Later than 15 years					