

**SITE OVERVIEW – GREEN (site of former Bishop’s Palace only).**

<b>Town</b>	<b>Torquay</b>
<b>Site Name</b>	Former Palace Hotel, Babbacombe Road
<b>HELAA Reference no.</b>	23T008
<b>Approx. yield</b>	70



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<p><b>Suitable: How the principle of development is established</b></p>	<p>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.</p> <p>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.</p> <p>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.</p>
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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.

<b>Available: Any change in circumstances since principle established</b>	Yes, the site is still available. Demolition and groundworks are being carried out pursuant to the granting of P/2019/0716 and P/2021/0181 (which was submitted on 13 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.
<b>Achievable</b>	Yes. The developer has expressed a desire for 67 dwellings on the site.  Access onto Babbacombe Road. Internal road stability issues.
<b>Customer Reference no.</b>	
<b>Current use</b>	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.
<b>Site description</b>	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.
<b>Total site area (ha)</b>	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	