

| Sustainability Threshold Assessment |                             |                | Sustainability Objectives |                         |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Sustainability Summary   |
|-------------------------------------|-----------------------------|----------------|---------------------------|-------------------------|----------------------|--------------------------------------|---|-------------------------------------|--|---------------------------|----------------------------|------------------|-------------|--|----------------------------------|--|
| Site Number                         | Site Name                   | Site area (ha) | Environmental Constraints |                         |                      |                                      |   |                                     |  | Development Opportunities |                            |                  |             |  | Balanced and Healthy Communities |  |
|                                     |                             |                | Land Quality (PDL / ALC)  | Flood Risk (Flood zone) | Contamination (land) | Biodiversity (affect on designation) | Protected Landscapes (affect on AONB / DNP) | Visual Impact & Landscape Character | Historic Environment & Cultural Heritage (affect on designation) | Air Quality (AQMA)        | Movement and accessibility |                  |             |  | Quality of built environment     | Energy Use   |
| Dartmouth                           |                             |                |                           |                         |                      |                                      |   |                                     |  | Walking                   | Cycling                    | Public Transport | Private Car |  |                                  |  |
| 1                                   | Milton Farm                 | 14.3           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Large site<br>- Well contained within the landscape<br>- Accessible to key services and facilities   |
| 2                                   | Dartmouth Community College | 6.57           |                           | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Would displace secondary school<br>- Adverse visual impact                             |
| 3                                   | Park & Ride Site            | 1.71           | PDL                       | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Previously developed land<br>- Accessible to key services and facilities<br>Constraints<br>- Would displace current public parking                   |
| 4                                   | Playing Field, Norton       | 4.70           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Would displace sports pitches  |
| 5                                   | Football Ground, Norton     | 1.29           |                           | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Good integration and relation to adjacent land uses<br>- Accessible to key services and facilities<br>Constraints<br>- Would displace a sports pitch |
| 6                                   | Little Cotton Caravan Park  | 4.52           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses                                    |
| 7                                   | Land at Great Cotton Farm   | 2.12           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |                  |             |  |                                  | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses                         |

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|                                     |  |                | Land Quality (PDL / ALC)  | Flood Risk (Flood zone) | Contamination (land) | Biodiversity (affect on designation) | Protected Landscapes (affect on AONB / DNP) | Visual Impact & Landscape Character | Historic Environment & Cultural Heritage (affect on designation) | Air Quality (AQMA) | Movement and accessibility |                  |             |  | Quality of built environment     | Energy Use             | Key Site Attributes & Constraints   |
|                                     |  |                |                           |                         |                      |                                      |   |                                     |  | Walking            | Cycling                    | Public Transport | Private Car |  |                                  |                        |   |
| 8                                   | Land East of Venn Lane                 | 4.89           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses                                  |
| 9                                   | Land at Great Cotton and Little Cotton | 9.23           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Steep topography<br>- Adverse visual impact<br>- Isolated from key services and facilities<br>- Poor integration and relation to adjacent land uses          |
| 10                                  | Land west of Admiral Court             | 1.47           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Poor integration and relation to adjacent land uses  |
| 11                                  | Land south east of Norton Park Farm    | 4.8            |                           | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Adverse visual impact<br>- Steep topography<br>- Isolated from key services and facilities<br>- Poor integration and relation to adjacent land uses          |
| 12                                  | Collingwood Road Estate                | 2.70           | PDL                       | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Attributes<br>- Previously developed land<br>- Accessible to key services and facilities<br>- Regeneration potential<br>- Good integration and relation to adjacent land uses |
| 13                                  | Land off Rock Park                     | 1.00           |                           | 1                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Attributes<br>- Relatively accessible to key services and facilities  |
| 14                                  | Land to west of Archway Drive          | 1.27           | Grade 4                   | 1                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Steep topography<br>- Adverse visual impact<br>- Isolated from key services and facilities<br>- Poor integration and relation to adjacent land uses          |
| 15                                  | Land North of Nelson Road              | 5.72           | Grade 4                   | 1                       |                      |                                      |   |                                     |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Steep topography<br>- Adverse visual impact<br>- Isolated from key services and facilities<br>- Poor integration and relation to adjacent land uses          |

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| Site Number                         | Site Name                             | Site area (ha) | Environmental Constraints |                         |                      |                                      |   |                                     |  |                    | Development Opportunities  |                  |             |  | Balanced and Healthy Communities |                        |   |
|                                     |                                       |                | Land Quality (PDL / ALC)  | Flood Risk (Flood zone) | Contamination (land) | Biodiversity (affect on designation) | Protected Landscapes (affect on AONB / DNP) | Visual Impact & Landscape Character | Historic Environment & Cultural Heritage (affect on designation) | Air Quality (AQMA) | Movement and accessibility |                  |             |  | Quality of built environment     | Energy Use             | Key Site Attributes & Constraints   |
|                                     |                                       |                |                           |                         |                      |                                      |   |                                     |  | Walking            | Cycling                    | Public Transport | Private Car |  |                                  |                        |   |
| 16                                  | Land east of The Ridges, Jawbone Hill | 5.20           | Grade 3                   | 1                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Pedestrian/cycle access<br>- Adverse visual impact<br>- Poor integration and relation to adjacent land uses  |
| 17                                  | Jawbones                              | 3.63           | PDL                       | 1                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Attributes<br>- Previously developed land<br>Constraints<br>- Adverse visual impact<br>- Pedestrian/cycle access<br>- Poor integration and relation to adjacent land uses |
| 18                                  | Land at Beacon Parks, Jawbone Hill    | 4.04           | Grade 4                   | 1                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Constraints<br>- Adverse visual impact<br>- Pedestrian/cycle access<br>- Poor integration and relation to adjacent land uses<br>- Steep topography                        |
| 19                                  | Former Gas Depot, Mayors Avenue       | 0.06           | PDL                       | 3                       |                      |                                      |   | AONB                                |  |                    |                            |                  |             |  |                                  |                        | Attributes<br>- Previously developed land<br>- Public transport access<br>- Good integration and relation to adjacent land uses<br>Constraints<br>- Flood risk            |

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|                                     |  |                | Land Quality (PDL / ALC)  | Flood Risk (Flood zone) | Contamination (land) | Biodiversity (affect on designation) | Protected Landscapes (affect on AONB / DNP) | Visual Impact & Landscape Character | Historic Environment & Cultural Heritage (affect on designation) | Air Quality (AQMA)        | Movement and accessibility |  |  |  | Quality of built environment     |  |
| Blackawton                          |  |                |                           |                         |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  |  |
| 1                                   | Town Farm (excluding western half)                   | 3.27           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Adverse visual impact<br>- Vehicular access                                  |
| 2                                   | Fields adj & opp Myrtle Cottage (land south of road) | 1.00           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Adverse visual impact  |
| 3                                   | Land east of Higher Island                           | 1.30           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Vehicular access<br>- Poor integration and relation to adjacent land uses    |
| 4                                   | Land south of Town Farm, west of School Lane         | 1.12           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Opportunities<br>- Accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses<br>- Vehicular access |
| 5                                   | New Park Farm, east of Cheavestone Lea               | 0.65           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Opportunities<br>- Accessible to key services and facilities<br>Constraints<br>- Vehicular access  |
| 6                                   | Two Gates  | 0.21           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses               |
| 7                                   | Land south of Cheavestone Lea                        | 0.31           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |  |  |  |                                  | Opportunities<br>- Accessible to key services and facilities<br>Constraints<br>- Vehicular access  |

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|                                     |   |                | Land Quality (PDL / ALC)  | Flood Risk (Flood zone) | Contamination (land) | Biodiversity (affect on designation) | Protected Landscapes (affect on AONB / DNP) | Visual Impact & Landscape Character | Historic Environment & Cultural Heritage (affect on designation) | Air Quality (AQMA)        | Movement and accessibility |             |  |  | Quality of built environment     | Energy Use  |
|                                     |   |                |                           |                         |                      |                                      |   |                                     | Walking  | Cycling                   | Public Transport           | Private Car |  |  |                                  |   |
| <b>Kingswear</b>                    |   |                |                           |                         |                      |                                      |   |                                     |  |                           |                            |             |  |  |                                  |   |
| 1                                   | Waterhead Brake                             | 0.25           | Grade 3                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Constraints<br>- Pedestrian/cycle access<br>- Poor integration and relation to adjacent land uses<br>- Adverse visual impact  |
| 2                                   | Playing Field, Mount Ridley Road, Kingswear | 0.73           | Grade 3                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Constraints<br>- Adverse visual impact<br>- Isolated from key services and facilities<br>- Poor integration and relation to adjacent land uses<br>- Steep topography    |
| 3                                   | Land north of Higher Contour Road           | 1.32           | Grade 3                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses<br>- Steep topography      |
| <b>Stoke Fleming</b>                |   |                |                           |                         |                      |                                      |   |                                     |  |                           |                            |             |  |  |                                  |   |
| 1                                   | Land opp Primary School, School Road        | 1.41           | Grade 2                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Attributes<br>- Relatively accessible to key services and facilities  |
| 2                                   | Land east of Village Hall, Dartmouth Road   | 1.19           | Grade 3                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Attributes<br>- Level south facing site favours energy efficiency<br>Constraints<br>- Adverse visual impact<br>- Poor integration and relation to adjacent land uses    |
| 3                                   | Cricket Ground, School Road, Stoke Fleming  | 1.17           | Grade 2                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Adverse visual impact<br>- Poor integration and relation to adjacent land uses |
| 4                                   | Land north of the Rectory                   | 1.79           | Grade 2                   | 1                       |                      |                                      |   | AONB                                |  |                           |                            |             |  |  |                                  | Attributes<br>- Relatively accessible to key services and facilities<br>Constraints<br>- Poor integration and relation to adjacent land uses                            |