

Sustainability Threshold Assessment			Sustainability Objectives													Balanced and Healthy Communities		
			Environmental Constraints							Development Opportunities								
Site Number	Site Name	Site area (ha)	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	Sustainability Summary
											Walking	Cycling	Public Transport	Private Car				
Ivybridge																		
1	Town centre	4.54	PDL	3		CGS										Attributes - Previously developed land - Regeneration potential - Improve linkages and public realm along River Erme - Accessible to key services and facilities Constraints - Potential land contamination - Flood risk - Vehicular access		
2	Mill Meadow	0.8	PDL	1		CGS										Attributes - Previously developed land - Accessible to key services and facilities Constraints - Potential land contamination		
3	Rutt Lane	3.32	Grade 3	1												Attributes - Accessible to key services and facilities via public transport Constraints - Impact on DNP - Pedestrian/cycle access		
4	Park & Ride Site, Exeter Road	1.8	PDL	1												Attributes - Previously developed land - Accessible to key services and facilities via public transport Constraints - Pedestrian/cycle access		
5	Exeter Road, west of Park & Ride	4.45	Grade 3	1												Attributes - Accessible to key services and facilities via public transport Constraints - Pedestrian/cycle access		

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6	Exeter Road, north of Rugby Ground	2.18	Grade 3	1												Attributes - Relatively accessible to key services and facilities via public transport Constraints - Poor integration and relation to adjacent land uses - Pedestrian/cycle access	
7	Rugby Football Ground and land east of Godwell Lane	8.7	Grade 3	1												Attributes - Accessible to key services and facilities via public transport Constraints - Pedestrian access - Poor integration and relation to adjacent land uses - Would displace current rugby ground provision	
8	Land North of Woodland Rd	2.8	Grade 3	1												Attributes - Relatively accessible to key services and facilities Constraints - Steep topography	
9	Depot site and adjoining land, south of A38	1.42	PDL													Attributes - Previously developed land - Accessible to key services and facilities Constraints - Flood risk	
10	Sunnydale	0.77	Grade 3	1												Attributes - Relatively accessible to key services and facilities by cycling and public transport - Topography Constraints - Proximity to the A38	

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11	Paramount Farm	5.58	Grade 3	1													Attributes - Relatively accessible to key services and facilities by cycling and public transport Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
12	Blachford Road	1.16		1													Attributes - Relatively accessible to key services and facilities by walking and public transport Constraints - Would displace current open space provision - Adverse visual impact
13	Stowford Lodge	0.66		1		CGS											Attributes - Previously developed land - Accessible to key services and facilities
14	Land to the west of Stibb Lane	7.68	Grade 3	1													Attributes - Relatively accessible to basic range of services and facilities by cycling and public transport Constraints - Impact on DNP - Adverse visual Impact - Poor integration and relation to adjoining land uses

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15	Land to the south of Stibb Farm	5.66	Grade 3	1												Attributes - Relatively accessible to a basic range of services and facilities Constraints - Impact on DNP - Adverse visual Impact	
16	Land to the north of Stibb Farm	5.96	Grade 3	1												Attributes - Relatively accessible to a basic range of services and facilities Constraints - Impact on DNP - Adverse visual Impact - Poor integration and relation to adjacent land uses	
17	Land north of Yeo Farm, south of the A38	23.97	Grade 3	1												Constraints - Adverse visual Impact - Poor integration and relation to adjacent land uses	
18	Land south of Torrhill Farm	7.82	Grade 3	1		CGS										Constraints - Adverse visual Impact - Isolated from key services and facilities by walking - Poor integration and relation to adjacent land uses - Steep topography	
19	Land to the east of Filham	10.89	Grade 3	1												Constraints - Impact on DNP - Adverse visual Impact - Isolated from key services and facilities - Pedestrian access - Poor integration and relation to adjacent land uses	

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											Walking	Cycling	Public Transport	Private Car			
20	Land to west of Palace Lane	1.96	Grade 3	1												Constraints - Impact on DNP - Adverse visual Impact - Pedestrian access - Poor integration and relation to adjacent land uses - Would displace current sports provision	
21	Land to east of Palace Lane	5.98	Grade 3	1												Constraints - Impact on DNP - Adverse visual Impact - Isolated from key services and facilities - Pedestrian access - Poor integration and relation to adjacent land uses	
22	Disused Station, Blachford Rd	1.19		1												Attributes - Previously developed land Constraints - Poor integration and relation to adjacent land uses - Could impact on car sales garage	
23	Stowford Mill	2.14		1, 2		CGS										Attributes - Previously developed land - Accessible to key services and facilities Constraints - Flood risk on part of site	
24	Godwell Lane, adj Torre Hill Cottages	0.41		1		CGS											
25	North Filham	9.24	Grade 3	1												Constraints - Impact on DNP - Adverse visual Impact - Isolated access from services and facilities - Pedestrian access - Poor integration and relation to adjacent land uses	

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Modbury																		
1	Fields west of Palm Cross Green, Plymouth Road	5.24	Grade 3	1												Attributes - Relatively accessible to a key services and facilities by public transport Constraints - Adverse visual Impact		
2	Land part of Old Traine Farm, east of Modbury	5.66	Grade 3	1												Constraints - Vehicular access		
3	Field adjoining Modbury car park, south of Poundwell Street	1.47	Grade 4	1			AONB									Attributes - Relatively accessible to services and facilities by walking and public transport Constraints - Vehicular access		
4	Park Farm, Barracks Hill	5.89	Grade 3	1												Attributes - Relatively accessible to services and facilities by public transport Constraints - Adverse visual Impact - Pedestrian access - Poor integration and relation to adjacent land uses		
5	Land at Old Traine Farm	7.20	Grade 3	1												Attributes - Relatively accessible to services and facilities by public transport Constraints - Adverse visual Impact - Poor access to a range of services and facilities by walking - Poor integration and relation to adjacent land uses		
6	Friday Hill, Galpin Street, Modbury	0.80	Grade 4	1												Constraints - Adverse visual Impact - Vehicular access - Poor integration and relation to adjacent land uses		

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											Walking	Cycling	Public Transport	Private Car				
7	Top of Galpin Street, Modbury	2.00	Grade 3	1												Constraints - Adverse visual Impact - Vehicular access - Poor integration and relation to adjacent land uses		
8	Bailey Park, Field opposite Modbury Car Park, Modbury	0.26	Grade 4	1			AONB									Attributes - Relatively accessible to services and facilities by public transport Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses		
9	Memorial Hall	0.27	PDL	1												Attributes - Previously developed land - Relatively accessible to key services and facilities Constraints - Could impact on current Memorial Hall		
10	Modbury Primary School	1.33	PDL	1												Attributes - Previously developed land - Relatively accessible to services and facilities by walking and public transport Constraints - Could impact on current Primary School		
11	Land to west of Old Vicarage	5.77	Grade 4	1			AONB									Attributes - Relatively accessible to services and facilities by public transport Constraints - Adverse visual impact		
12	Land to west of Church Lane	5.88	Grade 4	1			AONB									Attributes - Relatively accessible to services and facilities by public transport Constraints - Adverse visual impact		

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Yealmpton																		
1	Land north and east of Milizac Close	10.06	Grade 2	1												Attributes - Relatively accessible to a range of services and facilities - Good integration and relation to adjacent land uses Constraints - Vehicular access		
2	Land north of Bowden Hill	1.32	Grade 3	1												Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land uses - Adverse visual impact		
3	North of Market Street and east of Elm Tree Park	1.38	Grade 3	1												Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land uses - Steep topography - Adverse visual impact		
4	South of Market Street, adj to the woods	0.43	Grade 3	1			AONB									Constraints - Poor integration and relation with adjacent land uses - Adverse visual impact		
5	Recreation Ground and field to the west, Yealmpton	7.07	Grade 2	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Would displace recreation ground - Adverse visual impact		
6	Riverford site and field to the rear, west of Yealmpton	0.98	Grade 2	1												Constraints - Poor integration and relation to adjacent land uses		

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7	Land at Torre, Yealmpton	0.29	Grade 4	1			AONB									Constraints - Isolated from services and facilities - Poor integration and relation to adjacent land uses		
8	Land to north of Bowden Farm	5.98	Grade 3	1												Attributes - Relatively accessible to services and facilities Constraints - Poor integration and relation to adjacent land uses - Vehicular access		
9	Land to west of Yealmbury Hill	3.21	Grade 3	1												Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Vehicular access		
10	Land to north of Elmtree Park	5.32	Grade 3	1												Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Vehicular access		

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Brixton																		
1	Land north of Venn Farm	4.70	Grade 2	1												Attributes -Relatively accessible to services and facilities by walking and public transport Constraints - Vehicular access - Poor integration and relation to adjacent land uses		
2	Land at Red Lion Hill	2.33	Grade 2	1												Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses		
3	Land to east of Winstone Lane	2.53	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses		
4	Land south of The Crescent	3.13	Grade 3	1			AONB									Attributes -Relatively accessible to services and facilities by walking and public transport		
5	Land south of Holmbush Way	4.25	Grade 2/3	1			AONB									Attributes -Relatively accessible to key services and facilities		
6	Land to east of Venn Farm, Brixton	1.63	Grade 2	1												Attributes - Relatively accessible to key services and facilities Constraints - Would displace current parkland		
7	Land west of The Crescent, Brixton	0.68	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities		
8	Land at Cofflete Park, Brixton	1.32	Grade 3	1			AONB									Constraints - Poor integration and relation to adjacent land uses		

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9	Land between Brixton and Elburton	53.04	Grade 2/3	1												Constraints - Adverse visual impact - Isolated from key services and facilities - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography	
10	The Camp Site, Brixton	1.51	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Could impact on current camp site provision	
Holbeton																	
1	Land west of Brent Hill and north of village hall	0.6	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities by walking Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses	
2	Land north of Church Hill	2.09	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities by walking Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses	

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Newton Ferrers																		
1	Briar Hill Camp site	1.68	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities by walking and cycling Constraints - Could impact on current camp site provision		
2	Land adj The Fairway	1.08	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities		
3	Land north of The Fairways	0.91	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses		
4	Land north east of Briar Hill Camp site	1.27	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Vehicular access		
5	Land north east of village	2.26	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact		
6	Site adj to Archers Court, Newton Ferrers	1.94	Grade 3/4	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact		
7	Butts Park	1.81	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities		

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											Walking	Cycling	Public Transport	Private Car			
8	Land south of Butts Park	1.76	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities	
9	Collaton	18.03	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	
10	Land at Hannaford Lane, Noss Mayo	1.10	Grade 4	1			AONB									Constraints - Adverse visual impact - Isolated from services and facilities - Vehicular access - Poor integration and relation to adjacent land uses	
11	Land at Stoke Road, Noss Mayo	0.44	Grade 4	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities - Vehicular access - Poor integration and relation to adjacent land uses	

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Ugborough																		
1	Rock Park, Bittaford Hill	0.47	Grade 3	1												Attributes - Accessible to key services and facilities by walking and cycling Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses		
2	Ryders Close, Bittaford Road	0.70	Grade 3	1												Attributes - Accessible to key services and facilities by walking and cycling Constraints - Adverse visual impact - Vehicular access - Poor integration and relation with adjacent land uses		
3	Land to east of Primary School	0.89	Grade 3	1												Attributes - Accessible to key services and facilities by walking and cycling Constraints - Vehicular access		

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4	Land at Dennis Hill	0.34	Grade 3	2												Attributes - Accessible to key services and facilities by walking and cycling Constraints - Flood risk - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses		
5	Land to east of Undertown	0.49	Grade 3	1, 2												Attributes - Accessible to key services and facilities Constraints - Flood risk on part of site - Adverse visual impact - Vehicular access - Poor integration and relation with adjacent land uses		
Wembury																		
1	Land north of the Odd Wheel	0.36	Grade 3	1			AONB									Attributes - Accessible to key services and facilities by walking and cycling Constraints - Vehicular access		
2	Land south of Knighton Rd	0.81	Grade 3	1			AONB									Attributes - Accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses		

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3	Land south of Recreation Ground	1.49	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities by public transport		
4	Land south of Brownhill Lane	0.75	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities by public transport		
5	Land south of St Werburgh Close	1.11	Grade 3	1			AONB									Constraints - Isolated from key services and facilities - Impact on AONB - Adverse visual impact - Pedestrian/cycle access - Poor integration and relation to adjacent land uses		
6	Land south of Clover Cottage	0.71	Grade 3	1			AONB									Constraints - Adverse visual impact - Pedestrian/cycle access - Isolated from key services and facilities - Poor integration and relation to adjacent land uses		
7	10 Ford Rd, Wembury	1.29	Grade 4	1			AONB									Attributes - Accessible to key services and facilities Constraints - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography		