

Sustainability Threshold Assessment			Sustainability Objectives													Balanced and Healthy Communities	Sustainability Summary
			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
										Walking	Cycling	Public Transport	Private Car				
<b>Kingsbridge</b>																	
1	Quayside	1.07	PDL	3		SSSI	AONB									Attributes - Previously developed land - Accessible to key services & facilities - Good integration and relation to adjacent land uses - Regeneration potential Constraints - Flood risk - Would displace current public parking	
2	Former Cattle Market	0.39	PDL	1			AONB									Attributes - Previously developed land - Accessible to key services and facilities Constraints - Would displace current public parking	
3	Lower Union Road	4.25	PDL	1,3												Attributes - Previously developed land - Accessible to key services and facilities - Good integration and relation to adjacent land uses - Regeneration potential Constraints - Flood risk on part of site - Would displace current employment uses & public parking	
4	The Avon Centre, Wallingford Road	0.34	PDL	1,3												Attributes - Previously developed land - Accessible to key services and facilities Constraints - Flood risk on part of site - Would displace current employment uses	

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											Walking	Cycling	Public Transport	Private Car			
5	Garden Mill Industrial Estate	1.13	PDL	1												Attributes - Previously developed land - Accessible to key services and facilities Constraints - Would displace current employment uses	
6	Lock's Hill	1.45	Grade 3	1			AONB									Constraints - Poor integration and relation to adjacent land uses - Steep topography	
7	Land at corner of Kingsway Park & Rope Walk	0.37		1			AONB									Attributes - Accessible to key services and facilities Constraints - Steep topography - Vehicular access	
8	Coombe Lane & Wallingford Road	1.59	Grade 3	1												Constraints - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography	
9	West of Westville Road	4.08	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities	
10	Land adj West Alvington Hill	3.36	Grade 4	1			AONB									Attributes - Relatively accessible to key services and facilities Constraints - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography	

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											Walking	Cycling	Public Transport	Private Car			
11	West of Hurrell Road	5.28	Grade 3	1			AONB									Constraints - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography	
12	West of Trebble Park	2.67	Grade 3	1			AONB									Attributes - Relatively accessible to key services and facilities	
13	Site at Plymouth Road	3.53	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
14	North of Stentiford Hill	7.14	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Pedestrian access	
15	Belle Hill, land to north of Buckwell Close	3.86	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Isolated from key services & facilities	
16	Land off Culver Park Close	0.46	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	
17	Land at Warren Road	0.31	Grade 3	1			AONB									Constraints - Isolated from key services & facilities - Poor integration and relation to adjacent land uses	

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											Walking	Cycling	Public Transport	Private Car			
18	Torr Quarry	25.05	PDL	1												Attributes - Previously developed land Constraints - Adverse visual impact - Pedestrian / cycle access - Poor integration and relation to adjacent land uses	
19	Leigh Cross	6.21	Grade 3	1			AONB									Constraints - Adverse visual impact - Pedestrian / cycle access - Poor integration and relation to adjacent land uses	
20	Land to east of Plymouth Road	6.36	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	
21	Land to north of allotment gardens	2.37	Grade 3	1												Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses - Steep topography	
22	Land to east of Belle Hill	5.66	Grade 3	1												Constraints - Isolated from key services and facilities - Poor integration and relation to adjacent land uses - Steep topography	

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											Walking	Cycling	Public Transport	Private Car			
23	Land to east of Washbrook Lane	15.08	Grade 3	1													Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses - Steep topography
24	Land at Southville	1.4	Grade 3	1			AONB										Constraints - Isolated from key services and facilities - Poor integration and relation to adjacent land uses
25	Land north of museum court	1.24	PDL	1													Attributes - Previously developed land - Accessible to key services and facilities
26	Duncombe Park	0.11		1													Attributes - Previously developed land - Accessible to key services & facilities Constraints - Adverse visual impact - Would displace current open space
27	Land at Treble Park	0.33	PDL	1													Attributes - Previously developed land - Accessible to key services and facilities - Good integration and relation to adjacent land uses
28	Site behind Ring 'O' Bells, West Alvington	9	Grade 3	1			AONB										Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses

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										Walking	Cycling	Public Transport	Private Car				
29	Land south of Kingsway Park, Tacketwood	4.13	Grade 3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Steep topography
30	Land to east of Town Park	3.18	Grade 3	1			AONB										Constraints - Isolated from key services and facilities - Poor integration and relation to adjacent land uses
31	South of Plymouth Road	27.72	Grade 3	1			AONB										Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses
32	Embankment Road Depot	0.31	PDL	1			AONB										Attributes - Previously developed land - Good integration and relation to adjacent land uses - Would displace current employment uses

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											Walking	Cycling	Public Transport	Private Car			
<b>Salcombe</b>																	
1	Batson Cross, Bonfire Hill	3.40	Grade 3	1			AONB										Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
2	Land at Batson Hall Farm, Bonfire Hill	7.30	Grade3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
3	Shadycombe	5.20	Grade 3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
4	Shadycombe Car & Boat Storage	1.66	PDL	3		SSSI	AONB										Attributes - Relatively accessible to key services and facilities Constraints - Flood risk
5	Land south of Batson Cross, west of Main Road	4.00	Grade 3	1			AONB										Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses

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											Walking	Cycling	Public Transport	Private Car			
6	Beadon Farm and field to west	1.85		1			AONB										Attributes - Part previously developed land - Relatively accessible to key services and facilities
7	Former Gas site, Gould Road, Salcombe	0.11	PDL	3			AONB										Attributes - Previously developed land - Relatively accessible to key services and facilities - Good integration and relation to adjacent land uses Constraints - Flood risk
8	Park and Ride	0.66	Grade 3	1			AONB										Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Would displace current park & ride

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										Walking	Cycling	Public Transport	Private Car				
<b>Chillington/Stokenham</b>																	
1	Site to rear of Green Park Way, Chillington	3.00	Grade 3	1													Constraints - Pedestrian / cycle access
2	Kingsfield, Coombe park Field, Chillington	1.43	Grade 3	1													Constraints - Pedestrian / cycle access
3	Oddicombe Meadow, west of Primrose Close, Chillington	0.55	Grade 3	1													Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses
4	Well Farm & land to east, south of Tanpits Meadow, Chillington	1.15	Grade 3	1			AONB										Constraints - Isolated from key services and facilities - Poor integration and relation to adjacent land uses
5	Land to east of Old Grist Mill House, Chillington	1.00	Grade 3	1													Constraints - Vehicular / cycle access
6	Land adj to Old Surgery and land south of the A379	5.76	Grade 2/3	1			AONB										Constraints - Adverse visual impact - Vehicle / cycle access - Poor integration and relation to adjacent land uses
7	Land to the west of Stokenham Primary School Playing Field, Stokenham	2.40	Grade 3	1			AONB										Constraints - Vehicle / cycle access - Poor integration and relation to adjacent land uses

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											Walking	Cycling	Public Transport	Private Car			
8	Carehouse Cross, Stokenham	2.44	Grade 3	1			AONB									Constraints - Adverse visual impact - Cycle access - Poor integration and relation to adjacent land uses	
9	Land between Carehouse Cross and Stokenham Cross, Stokenham	1.97	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 Brooklea and Old Grist Mill House, Chillington	0.33	Grade 3	1												Constraints - Vehicular / cycle access	
11	Rear of Penn Cottage, Shindle Park, Chillington	0.35	Grade 3	1			AONB									Constraints - Pedestrian / cycle access	
12	Land between Shorneywell and Orchard Way, (village centre site), Chillington	1.47	Grade 3	1			AONB									Attributes - Good integration and relation to adjacent land uses Constraints - Pedestrian / cycle access	
13	Bincleaves Meadow, Oddicombe Farm, Chillington	0.55	Grade 3	1			AONB									Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	

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											Walking	Cycling	Public Transport	Private Car			
14	Brooking Wood, Carehouse Cross, Stokenham	3.85	Grade 3	1			AONB									Constraints - Adverse visual impact - Vehicular / cycle access - Poor integration and relation to adjacent land uses	
15	Old Quarry Farm, Stokenham	0.73	Grade 2	1			AONB									Constraints - Adverse visual impact - Vehicular / cycle access - Poor integration and relation to adjacent land uses	
16	Land to west of Playing Field, Stokenham	2.41	Grade 2	1			AONB									Constraints - Vehicular / cycle access - Poor integration and relation to adjacent land uses	
17	Land to north of Holbrook Farm, Stokenham	3.72	Grade 2	1			AONB									Constraints - Vehicular / cycle access - Poor integration and relation to adjacent land uses	

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Aveton Gifford										Walking	Cycling	Public Transport	Private Car			
1	Land north of village centre	1.31	Grade 4	1,2,3												Attributes - Relatively accessible to services and facilities Constraints - Steep topography - Flood risk on part of site
2	Land west of Court Barton	0.77	Grade 4	1,2,3												Attributes - Relatively accessible to services and facilities Constraints - Steep topography - Flood risk on part of site
3	Land south of Court Barton	1.73	Grade 3	1,2,3												Attributes - Relatively accessible to services and facilities Constraints - Flood risk on part of site
4	Land north of Mill Lane, south of (Rock Hill) village	1.77	Grade 3/4	1,2,3			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Flood risk on part of site - Poor integration and relation to adjacent land uses
5	Field at Stray Park	1.51	Grade 3	1												Attributes - Relatively accessible to services & facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Steep topography

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										Walking	Cycling	Public Transport	Private Car				
<b>Loddiswell</b>																	
1	Land North of Village	2.01	Grade 3	1			AONB									Attributes - Relatively accessible to services & facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
2	School Playing Field	0.78	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities - Good integration and relation to adjacent land uses Constraints - Would displace current playing field	
3	Land at Village Cross	1.30	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses	
4	Land at Towns Lane, Loddiswell	2.19	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses	
5	Land at Ham Butts	2.14	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	

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											Walking	Cycling	Public Transport	Private Car			
<b>Malborough</b>																	
1	Allotment Gardens, adj Charnwood	0.86	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
2	Land at Alston Gate	1.38	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities	
3	Land at Witheymore Farm	1.98	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Vehicular access	
4	Land north of Townsend Cross	1.18	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
5	Land east of village hall, south of Salcombe Road	2.37	Grade 3	1			AONB									Attributes - Relatively accessible to services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
6	Land west of Collaton Cross	0.78	Grade 3	1			AONB									Constraints - Pedestrian / vehicular access	

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7	Land south of the Vicarage and Portlemore Barton	2.79	Grade 3	1			AONB										Attributes - Relatively accessible to services and facilities Constraints - Vehicular access
8	Land to west of Alston Gate, Malborough	3.47	Grade 3	1			AONB										Constraints - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses
9	Land to north of Alston Nursery	6.00	Grade 3	1			AONB										Constraints - Adverse visual impact - Pedestrian access - Poor integration and relation to adjacent land uses
10	Land to the east of Alston Gate	5.71	Grade 3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
11	Land to the east of Mayfield	2.79	Grade 3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses
12	Land to north of Cumber Close	1.86	Grade 3	1			AONB										Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses

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Thurlestone																	
											Walking	Cycling	Public Transport	Private Car			
1	Land east of Seaview Road, Thurlestone	2.22	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
2	Land north of Parkfield	2.54	Grade 3	1			AONB									Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses	
3	Land at Court Park	2.78	Grade 3	3			AONB									Constraints - Flood risk - Adverse visual impact - Poor integration and relation to adjacent land uses	

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