

South Hams and West Devon

Strategic Housing Land Availability Assessment

- Appendix 1:
South Hams Site Assessment
Spreadsheets

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Dartington	SH_14_01_08	Bidwell, land west of the A384, Dartington	8.7	346		x		Watercourse across the site - Bidwell Brook at the south of the site. Small flood risk. Infrastructure required could affect timescale for development. Could be viewed with 14_04 and 14_03
y		SH_14_02_08	Broom Park, Dartington	0.2	6		x		Potential access issues will need to be resolved.
y		SH_14_03_08	Huxhams Cross & Woodlands Yard, Dartington	1.7	66		x		Extension on remote settlement but could be developed. Should be viewed with 14_01 & 14_04 to improve sustainability
y		SH_14_04_08	Field opposite Huxhams Cross Estate, Dartington	3.5	139		x		Extension on remote settlement but could be developed. Should be viewed with 14_01 & 14_03 to improve sustainability
y		SH_14_05_08	Sawmill Field opp. Webbers Yard, Dartington	3.2	126		x		Good access and could easily be developed.
y		SH_14_06_08	Webbers Yard & Higher Tweed Mill, Dartington	2.6	103			x	Housing may be viable in the longer term but commercial value of the existing site may make development unviable at this time.
y		SH_14_07_08	Staples Field, Dartington	0.3	6		x		Reduced yield due to access issues
y		SH_14_08_08	Vineyard Hill, Dartington	0.7	6		x		Reduced yield due to access issues
y		SH_14_09_08	Land at Droridge Lane, Dartington	2.4	94		x		Access improvements would be required with possible ransom of land fronting A386
y		SH_14_10_08	Ashmoor Field, Dartington	1.3	50		x		Site could easily be developed although infrastructure requirements may affect viability.
n		SH_14_11_08	Hunters Moon House, Dartington	0.7					Site is unviable due to existing value of property on site
y		SH_14_12_08	Hunters Moon Allotments, Sawpit Lane, Dartington	1.9	76		x		Site suitable subject to an appropriate alternative allotment site being found
y		SH_14_13_08	Land at Puddaven & Spring House, Dartington	3	121		x	x	Requires link road to enable development. Sites SH_14_13_08 - SH_14_16_08 to be grouped together. See Highways comments from 2002. May require some land from site SH_14_18_08 to deliver a roundabout.
y		SH_14_14_08	Longcause, north of Sproutcrag, Barracks Hill, Totnes	1.1	43		x	x	
y		SH_14_15_08	Longcause, opposite Longcause Lodge, Dartington	4.8	190		x	x	
y		SH_14_16_08	Land at Puddavine, south of Laburnham Grove, Dartington	2.8	112		x	x	

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_14_17_08	Puddavine Hollow, between Puddavine Cottage & Puddavine Tce, Dartington	0.6					Site not viable due to flood risk - likely to deliver less than 5 units and therefore below SHLAA threshold.
y		SH_14_18_08	Land Opposite Puddavine House, Dartington	2.6	80		x		Yield reduced due to floodplain
y		SH_14_19_08	Dartington Lane Plantation, Dartington	1.9	35		x		Yield reduced due to flood zone and woodland
n		SH_14_20_08	Copland Lane, Totnes	6.5					Site is the flood storage area for the Malt Mill Lake Stream and some of site is functional floodplain. Development unviable due to flood risk.
y		SH_14_21_08	Land off Barracks Hill, Totnes	5.2	208		x		Highway improvements likely to be required.
y	Totnes	SH_56_01_08	Bourton Lane, Totnes	10.7	250		x		Reduced yield due to flood zone.
y		SH_56_02_08	Bridgetown Riverside, Totnes	6.8	273		x		Yield reduced due to flood plain
y		SH_56_02b_08	Culverdale, Parkers Way, Bridgetown, Totnes	1.5	58		x		An estimated net gain of 15 (existing housing on site).
n		SH_56_03_08	Steamer Quay, Totnes	1.7					Site not viable due to flood zone 3 - fluvial and tidal
y		SH_56_04_08	Baltic Wharf St Peter's Quay, Totnes	8.2	250		x		Yield reduced due to flooding issues and site characteristics (steep in parts).
n		SH_56_05_06	Land to rear of 3/4 Bridgetown, Totnes	0.1					Site size is below SHLAA threshold
y		SH_56_06_08	Market Square, Totnes	0.3	24			x	Mix of uses to be accommodated on the site
		SH_56_07_08	Totnes southern area , Totnes	3.5					Part of site has planning permission, part of site is under construction - totalling 54 dwellings. There are parts of the site which may be suitable for further development. Possible contamination on site - former gas works site. As it stands this site is not suitable for consideration in the SHLAA due to multiple ownership and the number of sites with planning permission. Thorough review of the site is required.
n		SH_56_08_08	Broomborough, Totnes	8.7					Site too steep for development to be viable.
y		SH_56_09_08	Follaton Bungalows, Totnes	2.6	70		x		Topographical constraints will reduce yield. Ransom strip of land.

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_56_10_08	Follaton House, Totnes	4					Site is not confirmed as available.
y		SH_56_11_08	Follaton Farm, Totnes	1.7	67		x		Topographical constraints may reduce yield.
y		SH_56_12_08	Sheepfield, Totnes	0.8	33		x		Could be easily developed
y		SH_56_13_08	Lane End Field, Dartington	0.4	10		x		Yield reduced due to flood risk
y		SH_56_14_08	KEVICC Lower School, Ashburton Road, Totnes	5.4	216		x		Development subject to the relocation of the secondary school. Reduced yield due to flood zone.
n		SH_56_15_08	Byway Wayside and Quarrenden, Weirfields, Totnes	0.3					Site not viable due to the existing value of properties on the site and poor access.
y		SH_56_16_08	Dairy Crest Site, Totnes	4	50		x		Yield limited due to flood zone and listed building
n		SH_56_17_08	Borough Park, Totnes	3.7					Site is not confirmed as available. Loss of sports provision.
		SH_56_18_08	Smugglers Inn, Steamer Quay, Totnes	0.2					PP 2007 - 12 dwellings remaining Despite FZ 4
		SH_56_19_08	Redworth Cottage, Ashberton Road, Totnes	0.1					PP 2007 - 6 dwellings remaining
		SH_56_20_08	Raygram Welding, Malt Mill, Lower Collins Road, Totnes	0.1					PP2003 - 9 dwellings under construction
		SH_56_21_08	Redhill, Jubilee Road, Totnes	0.3					PP 2003 - 9 dwellings under construction
		SH_56_22_08	Elwell House, Plymouth Road, Totnes	0.2					PP 2007 - 5 dwellings remaining
n	Ashprington	SH_01_01_08	Field to west of Higher Dunstone, Ashprington	0.5					Site is not confirmed as available. Poor access.
n		SH_01_02_08	Field to east of Holly Villas, Ashprington	0.8					Site not developable unless road infrastructure is improved. Site is not confirmed as available.
n	Blackawton	SH_06_01_08	Two Gates, Blackawton	0.2					Site is too small to be considered for SHLAA purposes
y		SH_06_02_08	Town Farm, Blackawton	3.3	50		x		Yield reduced due to access into village - yield likely to be subject to Highways requirements
y		SH_06_03_08	Land south of Cheavestone Lea, Blackawton	0.3	10		x		Developable subject to access being improved. Access likely to reduce yield.

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_06_04_08	Higher Cotterbury, Blackawton	0.4					Site unviable due to restricted access and need to provide supporting infrastructure to service site.
y		SH_06_05_08	Fields adj & opposite Myrtle Cottage, Blackawton	1	40		x		Access improvements required which will limit yield.
y	Cornworthy	SH_13_01_08	Field adj Carpenter Oak Ltd	2	80		x		Access improvements required which will limit yield.
n		SH_13_02_08	Field at Abbey Road, Cornworthy	2					Site is not confirmed as available.
y	Dartmouth	SH_15_01_08	Land adj Archway Drive, nr Naval College, Dartmouth	1.3	30		x		Topographical constraints reduce yield.
n		SH_15_02_08	Land between Townstal Hill Wood and Nelson Road Industrial Estate, Dartmouth	3					Topographical constraints make development unsuitable.
y		SH_15_03_08	The Works Site at Collingwood Road, Dartmouth	0.7	50		x		For site to be viable density needs to be increased - suggested yield of 50.
n		SH_15_04_08	Tennis court, off Rock Park, Dartmouth	0.1					Site is not confirmed as available.
		SH_15_05_08	Land at Beacon Parks, Jawbone Hill, Dartmouth	4					Remote, topographical constraints. Poor access.
		SH_15_06_08	Dartmouth Pottery Ltd, Warfleet, Dartmouth	0.2					PP 2003 - 7 dwellings remaining
		SH_15_07_08	Tower House, Townstal Road, Dartmouth	0.1					PP 2007 - 5 dwellings remaining
y		SH_15_08_08	Dartmouth Park and Ride, Townstal Road, Dartmouth	1.7	68		x		Availability needs to be confirmed. Topography would support development.
n		SH_15_09_08	Coronation Park, Dartmouth	2.2					Site is all in flood zone 3. Site is not confirmed as available. Loss of amenity.
n		SH_15_10_08	M&S Car Park, Mayors Avenue, Dartmouth	0.1					Site is not confirmed as available. Site is all in flood zone 3. Too small to be considered for SHLAA purposes.
n		SH_15_11_08	Long Cross, Milton Lane, Dartmouth	0.7					Site is not confirmed as available.

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_15_12_08	Land between Ridge Hill and College Way, Dartmouth	1.3					Site is not confirmed as available. Community orchard on site?
n		SH_15_13_08	Land off Rock Park, Dartmouth	1					Site is not confirmed as available.
y		SH_15_14_08	Depot, Mayors Avenue, Dartmouth	0.1	8		x		Site is in tidal flood zone 3. Viable if density is increased (town centre - site surrounded by flats).
n		SH_15_15_08	New Milton, Milton Farm, Milton Lane, Dartmouth	4.6					Site is not confirmed as available.
n		SH_15_16_08	Boat store, Collingwood Close, Dartmouth	0.2					Recent planning application on SH_15_16_08. Yield approx 10. Site is likely to be viable if combined with SH_15_17_08.
n		SH_15_17_08	Land on corner of Collingwood Road and Collingwood Close, Dartmouth	0.1					Site is likely to be viable if combined with SH_15_16_08. Yield approx 10.
n		SH_15_18_08	Weeke Hill, Dartmouth	0.1					Site is too small to be considered for SHLAA purposes.
n		SH_15_19_08	Laura Cottage, Crowthers Hill, Dartmouth	0.4					Site unviable due to access and slope.
n		SH_15_20_08	Rosehill Villa, Southford Road, Dartmouth	0.1					Site unviable due to value of existing use and access.
n	Dittisham	SH_18_01_08	Field adj Tel. Exchange, Dittisham	1.5					Site is not confirmed as available.
n		SH_18_02_08	Field opposite Tel. Exchange, Dittisham	0.9					Site is not confirmed as available.
y	Kingswear	SH_30_01_08	Field NW of Waterhead Close, Kingswear	0.3	6		x		Frontage development only
n		SH_30_02_08	Playing Field, Mount Ridley Road, Kingswear	0.7					Site is not confirmed as available.
y		SH_30_03_08	Noss Marina, Bridge Road, Kingswear	4.8	130		x		Reduced yield due to flooding - sequential test required.
y	Stoke Fleming	SH_51_01_08	Land opp Primary School, School Road, Stoke Fleming	1.4	56		x		Easily developable land.

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_51_02_08	Cricket Ground, School Road, Stoke Fleming	1.2	46			x	Could be developed after SH_51_01_08
y		SH_51_03_08	Land at Great Cotton Farm, Dartmouth	2.1	84		x		Infrastructure would be required but would yield sufficient.
y	Strete	SH_54_01_08	Village Centre Site, Strete	2.5	99		x		Multiple access points available could easily be developed.
n	Berry Pomeroy	SH_03_01_08	Longcombe Cross, Longcombe, Totnes	0.2					Site size is below SHLAA threshold
y		SH_03_02_08	Marlands Farm, Totnes	3.8	75		x		Reduced yield by approx 50% due to flood zone 3A
y		SH_03_03_08	Blackpost Lane, Totnes	4	159		x		Easily accessible and adjacent to development boundary.
y		SH_03_04_08	Great Court, Totnes	2.3	90		x		Easily accessible and adjacent to existing residential properties.
y	Marldon	SH_34_01_08	Land at Five Lanes, Marldon	3.8	150		x		Minor watercourse and ponds on site.
		SH_34_02_08	Lower Westerland Farm, Marldon	0.5					PP 2005 - 5 dwellings remaining
y		SH_34_03_08	Westerland Green, Marldon	1.3	51		x		Relatively level site with good access.
n		SH_34_04_08	Pembroke Park, Marldon	0.4					Site is not confirmed as available.
n		SH_34_05_08	Field opposite Home Field, Vicarage Hill, Marldon	1.6					Site is not confirmed as available.
y		SH_34_06_08	Land at Ocombe, Cockington Road, Marldon	1.6	62		x		Infrastructure required to enable development which may affect timescale.
y	Staverton	SH_50_01_08	Land beyond Sherwell Close off Sandy Lane, Staverton	1.5	20		x		Topographical constraints reduce yield.
y		SH_50_02_08	Dodbrooks & Blindwell Holdings, Staverton	0.8	25		x		Access constraints reduce yield.
n		SH_50_03_08	Land adj to Nelson Coach House, Staverton	0.9					Site is not confirmed as available.
n		SH_50_04_08	Logic Group Joinery, Staverton	1.2					All of the site is in flood zone 3 - functional floodplain
		SH_50_05_08	Staverton Bridge Mill, Staverton	0.6	16				PP 2005 - 6 dwellings under construction and 10 dwellings remaining

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_50_06_08	Whiteway Farm, Staverton	0.4	16		x		Infrastructure improvements would be necessary.
y		SH_50_07_08	Land opposite Woolston Green Farmhouse, Woolston Green, Staverton	0.5	20		x		
n		SH_50_08_08	Land at Pennywell Orchard, Woolston Green, Staverton	0.5					Unsuitable due to access
n		SH_50_09_08	Land at Bakers Orchard, Woolston Green, Staverton	0.9					Unsuitable due to access
y		SH_50_10_08	Beara Lane, Woolston Green, Staverton	0.5	18		x		
y	Stoke Gabriel	SH_52_01_08	Field at Rowes Farm, Ash Road, Stoke Gabriel	1	38		x		Access could reduce yield.
n		SH_52_02_08	Duncannon Lane, Stoke Gabriel	1.1					Unsuitable due to very poor access
n		SH_52_03_08	Land adj to Coombe Shute, Stoke Gabriel	0.3					Unsuitable due to poor access and all of the site is in flood zone 3.
y		SH_52_04_08	Field off Paignton Road, Stoke Gabriel	2	78		x		
n		SH_52_05_08	Land east of Lower Broad Path, Stoke Gabriel	0.8					Unsuitable due to very poor access and topographical constraints.
n		SH_52_06_08	The Sandridge Barton Estate, Stoke Gabriel	145.6					Site is too large for development to be viable given associated infrastructure required. Small-scale development(s) on part of the site could be viable but this would need to be assessed in subsequent reviews.
y		SH_52_07_08	Stoke Gabriel Nursery, Paignton Road, Stoke Gabriel	1.7	66		x		Infrastructure improvements required.
y	Diptford	SH_17_01_08	Wheatpark, Diptford	0.3	12		x		Good access. Logical extension to residential development.
y		SH_17_02_08	Diptford Glebe	0.2	9		x		
y	Halwell & Moreleigh	SH_22_01_08	Morleigh Cross Farm, Morleigh	0.7	26		x		Level site with good access.
n		SH_22_02_08	Site A Island Farm	0.1					Expensive demolition process due to asbestos. Development likely to be below threshold therefore site is unviable.
y		SH_22_03_08	Field adj Island Farm, Morleigh	0.8	24		x		Reduced yield to general site area

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_22_04_08	Morleigh Green Cross, Morleigh	0.8	24		x		Reduced yield to general site area
y		SH_22_05_08	Field east of playground, Moreleigh	1.8	54		x		Reduced yield to general site area
n		SH_22_06_08	Land between Luss Cottage & The New Inn, Morleigh	0.1					Site is not confirmed as available. Too small to be considered.
n		SH_22_07_08	Land adj to White Park, Morleigh	1.5					Site is not confirmed as available.
n		SH_22_08_08	Land east of Underwood, Rose & Rosemary Cottages, Halwell	0.1					Site size is below SHLAA threshold.
n		SH_22_09_08	Land north of Gripstone Cottages, Halwell	0.1					Site is too small to be considered for SHLAA purposes. Poor access.
n	Harberton	SH_23_01_08	Harbourne Filling Station, Harbertonford	0.1					3/5 of site in flood plain. Insufficient access. Site is too small for development to be viable.
y		SH_23_02_08	Land opposite Harbourne Filling Station, Harbertonford	0.8	15		x		1/10 of site in flood plain, including access. Need to check recently revised flood maps. Limited yield to 15 subject to checking the flood zone.
		SH_23_03_08	Harbertonford Mills, Harbertonford	0.3	7				PP 1998 - 7 dwellings remaining
n		SH_23_04_08	Land south of Pipers Moon & west of Hernafor Road, Harbertonford	0.4					SH_23_06_08 - site is landlocked, no access available. SH_23_07_08 - unsuitable due to slope. Sites to be considered together. Poor access.
		SH_23_05_08	Land north of Hernafor Cottages & west of Hernafor Road, Harbertonford	0.4					
		SH_23_06_08	Land east of Morleigh Road & west of Hernafor Road, Harbertonford	0.6					
		SH_23_07_08	Land south of Blacklands Farm Cottage, Harbertonford	0.5					

Panel Assessment of Sites - East Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_23_08_08	Land between Morleigh Road & Hernafor Road, Harbertonford	1.9	10		x		Yield limited due to steep slope - frontage development may be possible.
n		SH_23_09_08	Land north of Wilma off Woodcourt Road, Harbertonford	0.9					Site unsuitable due to flood risk.
n		SH_23_10_08	Tristford Road, Harberton	0.2					Site too small to be considered for SHLAA purposes - yield likely to be below SHLAA threshold.
n		SH_23_11_08	Land north of the village hall, Harberton	0.8					Site is not confirmed as available.
n		SH_23_12_08	Land south of Tristford Farm, Harberton	0.8					Site is not confirmed as available.
		SH_23_13_08	Dundridge House, Harberton	1.7	6				PP 2004 - 6 dwellings remaining
		SH_23_14_08	Blakemore Farm, Harberton	0.3	6				PP 1999 - 6 dwellings under construction
y		SH_23_15_08	Winsland House, Totnes	5.3	150		x		Reduced yield due to existing use of area and railway and steepness of slope. Listed building in centre of site.
y		SH_23_16_08	Land off Harberton Road, Totnes	5.4	200		x		Reduced yield due to slope and railway.
y	North Huish	SH_38_01_08	Land west of Avonwick, Avonwick	1	40		x		Relatively level site and could be developed.
y	Rattery	SH_39_01_08	Land adj to the Village Hall, Rattery	0.3	10		x		Relatively level site and could be developed.
y		SH_39_02_08	Land to rear of Garden Close, Rattery	1.4	15		x		Yield reduced due to Highway constraints
n		SH_39_03_08	Land to east adj to Old Smithy, Rattery	0.5					Poor access.
n		SH_39_04_08	Land adj to Ferndale, Rattery	0.3					Site is not confirmed as available. Poor access.

	Site considered unsuitable for residential development primarily due to its location or existing use
	Site with planning permission - no further assessment required. Approved dwellings will be included in the final housing trajectory.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Charleton	SH_09_01_08	Land to north of Charleton Way, West Charleton	0.68	27		x		Logical extension of settlement with limited impact on surrounding area. Could yield sufficient to be viable. Relatively steep. Possible ransom strip.
y	Charleton	SH_09_02_08	Land opposite junction with Church Lane, West Charleton	0.62	25		x		Would complete building line entering settlement. Should be allocated with 09_03_08. Could yield sufficient to be viable. New junction required to main road.
y	Charleton	SH_09_03_08	Land to west of Sicklemans Close, off A379, West Charleton	0.61	27		x		Would complete building line entering settlement. Should be allocated with 09_02_08. Could yield sufficient to be viable. New junction required to main road.
y	Charleton	SH_09_04_08	Site to west of Church Lane, West Charleton	0.77	23		x		Slope of land likely to reduce numbers. Could yield sufficient to be suitable. New junction required to main road.
	Chivelstone	SH_10_01_08	Woodcombe Farm, East Prawle	0.0091	6				Planning permission granted for 6 residential units
y	Chivelstone	SH_10_02_08	Land to south and west of Higher Park, East Prawle	1.03	41		x		Site is suitable subject to development being in scale with the rest of the village
y	Chivelstone	SH_10_03_08	Disused RAF camp, east of village, East Prawle	1.03	40		x		Principle of development potential on the site is agreed
y	Churchstow	SH_11_01_08	Fields to west of Pulleyblanks Farm, Churchstow	6.80	30		x		Reduced yield due to topographical constraints and potential access issues.
y	Churchstow	SH_11_02_08	Land formerly part of Combe Royal Estate, Churchstow (north of Stentiford Hill, Kingsbridge)	7.14	50		x		Development likely to require infrastructure improvements, e.g. access.
y	East Allington	SH_19_01_08	Land to rear of Townsend Terrace and Dartmouth Road, East Allington	0.62	24		x	x	Requires development of SH_19_02_08 prior to the development of this site to enable access.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	East Allington	SH_19_02_08	North of Dartmouth Road, opposite playing field, East Allington	1.84	72		x		Development would be after other sites within the village. Improvement in amenity provision would need to be provided in order to support numbers.
y	East Allington	SH_19_03_08	Site east of Lister Way, East Allington	2.49	99		x		Development would be after other sites within the village. Improvement in amenity provision would need to be provided in order to support numbers.
y	East Allington	SH_19_04_08	South of Lister Way, East Allington	0.39	11		x		Good residential site. Natural infill; will provide access for 19_04_09
y	East Allington	SH_19_05_08	Site east of Burleys, East Allington	0.84	33		x		Would need to be an extension from 19_04_05 as part of a larger allocation.
y	East Allington	SH_19_06_08	Land to rear of Churchill, East Allington	1.48	10		x		Although access is difficult the site could be developed but yield would be limited.
	East Allington	SH_19_07_08	Mount Pleasant Works, The Mounts, East Allington	1.40					Remote & poorly related to service & facilities.
	East Allington	SH_19_08_08	Fallapit House, East Allington	9.86	5				Planning permission granted for 5 residential units and 27 holiday units
	East Allington	SH_19_09_08	Lower Coombe Farm, East Allington	0.47	5				Planning permission granted for 5 residential units
y	East Portlemouth	SH_20_01_08	Field adj to The Spinney, East Portlemouth	0.43	17			x	SWW - STW can support infill development only. 1-3 dwellings). Development suitable subject to appropriate infrastructure being made available. Potential topographical and access constraints.
y	East Portlemouth	SH_20_02_08	Baker's Piece, East Portlemouth	0.32	6	x			SWW - STW can support infill development only. 1-3 dwellings). Development suitable subject to appropriate infrastructure being made available. There is a current planning application on this site for the development of 6 affordable housing units (CLT).
	East Portlemouth	SH_20_03_08	Gara Rock Hotel, East Portlemouth	1.46					Planning permission granted for holiday units and no residential use
y	Kingsbridge	SH_28_01_08	Site adj Plymouth Road (and hospital), Kingsbridge	2.21	15		x		Parts of site undevelopable due to topography. Site to be considered in relation to SH_28_24_08. Watercourse passes across the site (FZ 2 and 3) which is likely to affect yield.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n	Kingsbridge	SH_28_02_08	Coombe Lane, Kingsbridge	1.08	44				Topographical constraints maked development unsuitable.
n	Kingsbridge	SH_28_03_08	Wallingford Road, Kingsbridge	0.34	20				Poor access.
n	Kingsbridge	SH_28_04_08	Duncombe Road (Car park and fire station), Kingsbridge	0.09					Majority of site in FZ3 (EA) which will reduce yield significantly. Main river culvert passing through site. Site discounted due to flooding issues.
y	Kingsbridge	SH_28_05_08	The Avon Centre, Wallingford Road, Kingsbridge	0.34	10		x		Western edge of the site non-developable due to flooding issues. Access required from the east. Limited yield due to flooding constraints.
n	Kingsbridge	SH_28_06_08	Hill View, Wallingford Road, Kingsbridge	0.19					Site non-developable due to flooding constraints and access issues.
y	Kingsbridge	SH_28_07_08	Belle Hill, land to north of Buckwell Close, Kingsbridge	3.86	100		x		Logical extension of housing estate. Site very visible but could be accessed hence developable.
y	Kingsbridge	SH_28_08_08	Higher Rack Park, Kingsbridge	0.25	3				Outline planning permission granted for 3 residential units on approximately half of the site
y	Kingsbridge	SH_28_09_08	Garden Mill Industrial Estate, Kingsbridge	0.89	20			x	Complex ownership/business interests. Site is likely to be unviable in the current market and access issues may constrain development. However, site should not be discounted in the long-term. Small flood issue in the south-western corner of the site which may affect access to the site.
n	Kingsbridge	SH_28_10_08	Lock's Hill, Kingsbridge	1.45					Topographical and access constraints make development impractical.
y	Kingsbridge	SH_28_11_08	The Bond Store, Embankment Road, Kingsbridge	0.12	16				Planning permission granted for 16 residential units
y	Kingsbridge	SH_28_12_08	Embankment Road Depot (Jewsons), Kingsbridge	0.31	20		x		Parts of site in FZ3 creating potential access issues. Good site but existing employment use value may prohibit development.
y	Kingsbridge	SH_28_13_08	Land off Culver Park Close, Kingsbridge	0.46	18		x		Logical extension of housing estate.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Kingsbridge	SH_28_14_08	Land at Warren Road, Kingsbridge	0.31	12		x		Logical extension of housing estate.
y	Kingsbridge	SH_28_15_08	Quayside Car Park, Kingsbridge	1.07	35			x	All of site in FZ3 (tidal flooding) which may reduce viability of the site. May be deliverable in the long-term but significant flood defences required. Sequential testing will be required. Loss of car parking likely to limit development on site.
n	Kingsbridge	SH_28_16_08	Quay House, Kingsbridge	0.15					Majority of site is in FZ3 - safe access/egress? Existing use too high a value.
y	Kingsbridge	SH_28_17_08	Former Cattle Market, Rope Walk, Kingsbridge	0.39	32		x		Replacement car parking facilities would need to be provided.
y	Kingsbridge	SH_28_18_08	Land at Woodhouse Farm, Kingsbridge	0.96	40			x	Site unlikely to be delivered in the short-term to access constraints etc. Development should be combined with 59_03_08 for a comprehensive scheme.
n	Kingsbridge	SH_28_19_08	Land at corner of Kingsway Park and Rope Walk, Kingsbridge	0.37					Inadequate access to site.
y	Kingsbridge	SH_28_20_08	Land adj Station Yard Industrial Estate and West Alvington Hill, Kingsbridge	1.19	30		x		Yield likely to be limited due to topography of site
y	Kingsbridge	SH_28_20a_08	Land adj West Alvington Hill, Kingsbridge	1.19	60		x		Yield likely to be limited due to topography of site. Should be brought forward with SH_28_20_08.
y	Kingsbridge	SH_28_21_08	Hurrell Road, Kingsbridge	3.54	142		x		Yield may be limited due to access (County Highways - site can accommodate up to 100 dwellings (2002)).
n	Kingsbridge	SH_28_22_08	St Edmund's Walk, Kingsbridge	0.15					Site not in accordance with national policy and therefore must be discounted. Retain existing open space provision.
y	Kingsbridge	SH_28_23_08	Depot Site, Higher Union Road, Kingsbridge	0.31	12			x	Exsiting use value is high. Would need relocating.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Kingsbridge	SH_28_24_08	Treble Park, Kingsbridge	1.60	50		x		Site developable but limited yield.
n	Kingsbridge	SH_28_25_08	Land off St Edmunds Road, Kingsbridge	0.11					Development would result in significant loss of amenity.
n	Kingsbridge	SH_28_26_08	The Post Office, Lower Union Road, Kingsbridge	0.04					Whole site lies in FZ3, including one of the access points. In isolation the site would not be viable - site should be considered in association with SH_28_27_08. Site is unviable unless circumstances change.
n	Kingsbridge	SH_28_27_08	Lower Union (part 1), Orchard Industrial Estate (south), Kingsbridge	2.44					Multiple ownership. Site has not been confirmed as available therefore may not be viable for development. Flood issues
	Kingsbridge	SH_28_28_08	Lower Union (part 2) including Orchard Industrial Estate (north), Kingsbridge	1.29					28/2685/07/RM - Reserved Matters application for the erection of 3,716sqm Food Retail Store plus car parking, service access & pedestrian links to Fore Street (Outline approval 28/2431/06/O)
n	Kingsbridge	SH_28_29_08	Fore Street Car Park, Kingsbridge	0.52					Panel is unsure of the sites availability. Part of site is in FZ3 and there is a main watercourse running through the centre of the site. Replacement parking facilities would need to be located.
y	Kingsbridge	SH_28_30_08	Site at Plymouth Road, Kingsbridge	3.53	100		x		Topographical constraints make development of whole site unsuitable. Infrastructure improvements to access is needed.
y	Loddiswell	SH_32_01_08	Land to north of Loddiswell, behind cemetery, Loddiswell	2.01	80		x		
y	Loddiswell	SH_32_02_08	School Playing Field, Loddiswell	0.78	31		x		Development would be subject to the replacement of the school playing field in an alternative location.
y	Loddiswell	SH_32_03_08	Land at Village Cross, Loddiswell	1.29	15		x		Yield subject to access issues - minimum 12, maximum 40 dwellings
y	Loddiswell	SH_32_04_08	Land at Towns Lane, Loddiswell	1.28	15		x		Reduced yield due to pylons on site
y	Malborough	SH_33_01_08	Allotment Gardens, Adj Charnwood, Malborough	0.86	15	x			Development likely to require relocation of allotments. Council is negotiating with Housing Association for use of the site as an Exception Site (15 units).

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n	Malborough	SH_33_02_08	Site south of The Vicarage, Malborough	1.01					Access constraints are so significant that site is likely to be undevelopable.
y	Malborough	SH_33_03_08	Alston Gate, Malborough	0.57	23		x		33_03_08, 33_04_08. 33_04a_08 should be viewed together as extension of settlement. Adjacent plots; part brownfield; extension of existing development boundary along main road. Good location. Would come after sites located next to residential.
y	Malborough	SH_33_04_08	Alston Nursery, Malborough	0.81	32		x		33_03_08, 33_04_08. 33_04a_08 should be viewed together as extension of settlement. Adjacent plots; part brownfield; extension of existing development boundary along main road. Should come forward with rest of Nursery sites.
y	Malborough	SH_33_04a_08	Alston Gate and Nursery, Malborough	0.99	40		x		33_03_08, 33_04_08. 33_04a_08 should be viewed together as extension of settlement. Adjacent plots; part brownfield; extension of development boundary along main road. Should come forward with rest of Nursery sites.
y	Malborough	SH_33_05_08	Land to west of Alston Gate, Malborough	3.47	136			x	Only viable following completion of 33_04_08 and 33_04a_08
y	Malborough	SH_33_06_08	Land to north of Alston Nursery	5.999	150			x	Scheduled Ancient Monument adjacent to the site - may reduce yield and appropriate design will be essential.
n	Malborough	SH_33_07_08	Land at Witheymore Farm, Malborough	1.98					Standard of access is poor which may significantly limit the potential of the site for development. Panel has been unable to draw firm conclusion on the deliverability of the site due to the access issues. To be reviewed in subsequent SHLAAs.
n	Malborough	SH_33_08_08	Portlemorre Barton, Malborough	1.78					Access constraints are so significant that site is likely to be undevelopable.
y	Salcombe	SH_41_01_08	Batson Cross, Bonfire Hill, Salcombe	3.40	50			x	Topography will affect the yield of the site but too little development may make the site unviable. Development will require associated infrastructure improvements. Difficult site to develop.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Salcombe	SH_41_02_08	Land at Batson Hall Farm, Bonfire Hill, Salcombe	7.33	12		x		Requires SH_41_01_08 to enable access. Limited yield due to topography. Development of the site is likely to be beyond the current lifetime of the SHLAA and after the development of SH 41 01 08.
y	Salcombe	SH_41_03_08	Land at Bonfire Hill, south of cemetery, Salcombe	0.80	10	x			Planning permission for 43 units - 33 complete
y	Salcombe	SH_41_04_08	Shadycombe, Salcombe	5.20	208		x		Requires SH_41_01_08 to enable access. Limited yield due to topography. Development of the site is likely to be beyond the current lifetime of the SHLAA and after the development of SH 41 01 08.
n	Salcombe	SH_41_05_08	Shadycombe car/boat park, Salcombe	1.66					Panel is uncertain of the sites availability. All of the site is in FZ3 - safe access/egress?
n	Salcombe	SH_41_06_08	Former Gas site, Gould Road, Salcombe	0.11				x	All of the site is in FZ3. Flood and contamination issues are major constraints. Site to be reviews in future SHLAA if more information becomes available.
n	Salcombe	SH_41_07_08	Croft Road/Shadycombe Road, Salcombe	0.01					Potential yield below SHLAA threshold
n	Salcombe	SH_41_08_08	Gould Road Car Park, Salcombe	0.24					Site not confirmed as available. Existing high value use as a car park.
n	Salcombe	SH_41_09_08	Adj Landing Stage, Fore Street, Salcombe	0.12					Unknown availability, contamination issues, multiple ownership.
N	Salcombe	SH_41_10_08	Cross Garden Cottage, Church Street, Salcombe	0.12					Public open space - development would be contrary to national policy. No evidence of availability.
n	Salcombe	SH_41_11_08	Bonaventure Road, Salcombe	0.26					Topographical constraints.
n	Salcombe	SH_41_12_08	Tennis Court, Bonaventure Road, Salcombe	0.38					Access issues. Loss of leisure provision.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n	Salcombe	SH_41_13_08	Twomeads Rugby Football Ground, Camperdown Road, Salcombe	0.98					Site is not confirmed as available. Loss of sports amenity as potential issue.
n	Salcombe	SH_41_14_08	Richsand Hockey Ground, St Dunstons Road, Salcombe	0.68					No evidence of availability Loss of sports amenity provision is an issue.
n	Salcombe	SH_41_15_08	Playing Fields, Fortescue Road, Salcombe	2.95					
y	Salcombe	SH_41_16_08	Beadon Farmhouse, Salcombe	1.07	10		x		Planning permission granted for 1 residential unit on south eastern corner of site
n	Salcombe	SH_41_17_08	Round Berry Drive, Salcombe	0.35					Public open space - development would be contrary to national policy. No evidence of availability.
y	Frogmore	SH_43_01_08	Pool Meadow, Frogmore	0.69	27	x	x		Council negotiating to bring forward site as an exception site (8 affordable units). Remainder of site could be developed in 6-10 year period.
y	Frogmore	SH_43_02_08	Land to east and south of Frogmore	4.06	40		x		Site suitable for development, but scale of development to be considered.
y	Slapton	SH_44_01_08	North of Town's End Cross, Slapton	0.40	16		x		Access issues.
y	Slapton	SH_44_02_08	West of Town's End Cross, Slapton	1.01	20		x		Access issues restrict development. 12 units minimum to be viable.
n	Slapton	SH_44_03_08	East of Green Banks Close, Slapton	0.37					Access will need to be significantly improved to enable development. Site discounted due to access issues making development unviable.
N	Slapton	SH_44_04_08	Field south of Ley Cottage, east of village, Slapton	0.05			x		Site discounted due to size as below SHLAA Threshold.
y	Slapton	SH_44_05_08	Field east of Field Study Centre, Slapton	1.75	70		x		Complete development line through to caravan park.
n	Slapton	SH_44_06_08	South west of Green Banks Close, Slapton	0.71					Access and topographical constraints.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Slapton	SH_44_07_08	Poole Farm, Slapton	0.50	5				Planning permission granted for 5 residential units
y	Slapton	SH_44_08_08	Blacklands Farm, Slapton	0.47	7				Planning permission granted for 7 residential units
n	Slapton	SH_44_09_08	North of village, Prospect Hill, Slapton	0.99					Access constraints.
y	Slapton	SH_44_10_08	North of Greenways, Slapton	0.43	8		x		Yield likely to be reduced due to topography (suggested 8 dwellings)
n	South Huish	SH_46_01_08	Land off Bolberry Lane, Hope Cove, South Huish	0.21					Site discounted - blanket TPO and site will not yield 5 dwellings therefore below SHLAA threshold.
n	South Huish	SH_46_02_08	Meadow View, Outer Hope, Hope Cove	0.15					All of the site in FZ3 and is unlikely to accommodate 5 dwellings and therefore be below SHLAA threshold.
N	South Huish	SH_46_03_08	Field adj Thornlea Mews, Hope Cove, South Huish	2.59					Yield limited due to flooding issues. No evidence of availability.
y	South Milton	SH_47_01_08	South Milton Glebe, South Milton	0.39	12		x		Good road frontage. Gently sloping. Access will reduce yield with minimum 12 units to be viable.
n	South Milton	SH_47_02_08	The Orchard, South Milton	0.16					Site may not be viable due to size and access.
n	South Milton	SH_47_03_08	Field at Valley View, South Milton	1.88					Site is not developable due to access.
	South Milton	SH_47_04_08	South Milton Fruit Farm (site 1), South Milton	1.30					
	South Milton	SH_47_05_08	South Milton Fruit Farm (site 2), South Milton	0.63					
n	Stokenham	SH_53_01_08	Land at Brooklea and Old Grist Mill House, Chillington	0.33					Site discounted due to access, flooding - unviable. Would require new entrance onto busy road.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Stokenham	SH_53_02_08	Rear of Penn Cottage, Shindle Park, Chillington	0.35					Outline planning permission granted for 13 residential units
y	Stokenham	SH_53_03_08	Site to rear of Green Park Way, Chillington	3.01	120		x		Access from residential estate preferable.
y	Stokenham	SH_53_04_08	Land between Shorneywell and Orchard Way, Chillington	1.47					Outline planning permission granted for 45 residential units (44 new and 1 conversion)
n	Stokenham	SH_53_05_08	Bincleaves Meadow, Oddicombe Farm, Chillington	0.55					Site discounted due to isolated location and very poor access.
y	Stokenham	SH_53_06_08	Oddicombe Meadow, west of Primrose Close, Chillington	0.55	15		x		Developable subject to improved access. Access issues likely to reduce yield (approx 15 dwellings).
y	Stokenham	SH_53_07_08	Kingsfield, Coombe Park Farm, Chillington	1.43	30			x	Access difficult but site could be delivered in the mid-long term subject to access issues being resolved.
y	Stokenham	SH_53_08_08	Hallsands Hotel	0.39					Planning permission granted for 5 residential units
y	Stokenham	SH_53_09_08	Torcross Apartment Hotel, Torcross	0.06					Planning permission granted for 16 apartments for holiday use
n	Stokenham	SH_53_10_08	Stokenham Cross, to west of Church, Stokenham	1.17					Site discounted due to site being village green. No evidence of availability.
y	Stokenham	SH_53_11_08	Field adj Start View, Beesands	1.36	20		x		Yield likely to be reduced due to access.
y	Stokenham	SH_53_12_08	Land off Chestnut Park, Beeson, Stokenham	0.71	14		x		Yield likely to be reduced due to access.
n	Stokenham	SH_53_13_08	Stokeley Lodge, Kiln Lane, Stokenham	0.38					

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y	Stokenham	SH_53_14_08	Carehouse Cross, Stokenham	2.44	96		x		Would complete focused development around main junctio, but the "gap" between villages would be closed.
y	Stokenham	SH_53_15_08	Brooking Wood, Carehouse Cross, Stokenham	3.85	70		x		Yield limited due to woodland on the site. Some degree of clearance likely to be required.
y	Stokenham	SH_53_16_08	Land adj to Old Surgery, Chillington	1.82	72		x		
n	Stokenham	SH_53_17_08	Land to east of Old Grist Mill House, Chillington	0.99					Site discounted due to access issues.
n	Stokenham	SH_53_18_08	Well Farm, Chillington	0.20					Site discounted due to isolated location and very poor access. There is a spring and watercourse on the site.
n	Stokenham	SH_53_19_08	Land off Fairfield Estate, Chillington	4.67					Remote from the village
n	Stokenham	SH_53_20_08	Old Quarry Farm, Stokenham	0.73					Site discounted due to access issues.
n	Thurlestone	SH_55_01_08	West Buckland Glebe, West Buckland	0.27					Remote from the village. Flood issues.
y	Thurlestone	SH_55_02_08	Land adjoining The Mead, Thurlestone	3.61	26				Planning permission granted for 26 residential units
n	West Alvington	SH_59_01_08	West of village, adj Prospect House, West Alvington	0.45					Site discounted due to access issues.
y	West Alvington	SH_59_02_08	Land to south of Butts Cottage, Vicarage Lane, West Alvington	1.33	52		x		Site developable subject to improved access.
y	West Alvington	SH_59_03_08	West of Westville, north of Woodhouse Farm, West Alvington	3.12	75			x	Site unlikely to be delivered in the short-term to access constraints etc. Watercourse crosses the site with associated FZ3 which may affect the access.
y	West Alvington	SH_59_04_08	Site behind Ring 'O' Bells, West Alvington	0.54	20		x		Site developable subject to improved access.

Panel Assessment of Sites - South Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
									Site considered unsuitable for residential development primarily due to its location or existing use
									Site with planning permission - no further assessment required. Approved dwellings will be included in the final housing trajectory.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n	Ivybridge	SH_27_01_08	Land at Sunnydale, Cornwood Road, Ivybridge	0.7722					Highways Agency: proximity to trunk road may reduce yield. Consideration to drainage and air quality Insufficient access
n		SH_27_02_08	Mill Meadow, Ivybridge	0.8056					Net gain takes site below SHLAA threshold
y		SH_27_03_08	Land at western edge of town, north of Woodland Road, Ivybridge	2.8216	80		x		Yield reduced due to topographical constraints at the top of the site
n		SH_27_04_08	Disused Station/Observatory, off Blachford Road, Ivybridge	1.1845					Reduced viability due to existing use, access issues and railway constraints
n		SH_27_05_08	Blachford Road, Ivybridge	1.1581					Site not confirmed as available. Loss of amenity space
n		SH_27_06_08	Stowford Mill, Ivybridge	2.1404					Site not confirmed as available. Flooding issues. Yield would be limited
y		SH_27_07_08	Stowford Lodge, Ivybridge	0.6609	10		x		Yield reduced due to access issues. Difficult site to develop.
n		SH_27_08_08	Godwell Lane, adj Torre Hill Cottages, Ivybridge	0.412					Check planning permission and availability. Access is an issue and reduces yield below SHLAA threshold
n		SH_27_09_08	Glanvilles Mill, Ivybridge	0.4124					Site not confirmed as available. Flooding issues will reduce yield and potentially make development unviable. Could be developed as part of wider town centre regeneration scheme.
		SH_27_10_08	Plum Tree Close, Ivybridge	0.0569					PP 1831/05 for 7 dwellings and 3 commercial
y	Bickleigh	SH_04_01_08	Land west of Bickleigh Camp, Roborough	1.3377	53		x		Logical extension
n		SH_04_02_08	Land at Leat Walk, Roborough	0.4621					Access unavailable
y		SH_04_03_08	Land at Towerfield Drive, Roborough	5.2295	209	x	x		HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Some access issues may need to be resolved.
y		SH_04_04_08	Land off Dark Lane, Bickleigh Down	15.7788	231			x	HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Access will need to be acquired via 04_03_08 or Pickpie Drive. Part of yield will be beyond SHLAA period. Yield reduced in SHLAA period to 231.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_04_05_08	Field south of Darklake Farm, Woolwell	3.2997					HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Severe access and topographical constraints - unviable.
n		SH_04_06_08	Land east of Tavistock Road, Woolwell Roundabout	1.8402					Dismissed on grounds of access.
y		SH_04_07_08	Valley field east of Broadley Ind. Park, Rorborough	3.9241	100		x		HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Topographical constraints limit yield. Power lines across site. Watercourse flows across site.
y		SH_04_08_08	Field east of Haxter Lodge, Rorborough	1.4731	58		x		
y		SH_04_09_08	Field north of Rorborough Farm, Rorborough	2.6087	104			x	HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Requires development of 04_08_08 for access. Some sustianable considerations in terms of sustainable communities
y		SH_04_10_08	Field east of Rorborough Farm, Rorborough	1.1505	46		x		Some sustianable considerations in terms of sustainable communities
n		SH_04_11_08	West Trehills Farmhouse, Allern Lane, Tamerton Foliot	0.4228					Access reduces yield below SHLAA threshold
y		SH_04_12_08	Whitson Farm, Tamerton Foliot, Plymouth	9.1823	80		x		HA: Impacts on A38 Manadon Junction (already at capacity) - limited improvements possible. Requires stepped change in PT provision to remove existing trips on network also. Highway capacity through Tamerton village will reduce yield
n		SH_04_13_08	PUF Site 1, Bickleigh	252.387					HA: Substantial infrastructure improvements needed, likely to be dependent on central govt. funding to mitigate substantial impacts on A38 junctions (already at capacity). Development not suitable due to access constraints (ransom strip).
y		SH_04_14_08	PUF Site 3, Bickleigh	112.42	500		x		HA: Substantial infrastructure improvements needed, likely to be dependent on central govt. funding to mitigate substantial impacts on A38 junctions (already at capacity) Limited to 500 units based on current access.
y	Ermington	SH_21_01_08	Land west of New Mills Employment Estate, Ermington	2.6256	40	x			Site is under option by developer. Yield reduced due to flood risk.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_21_02_08	Land at Parsonage Farm, Ermington	1.7785	71		x		Confirm availability Reduced yield due to access and topographical constraints
y		SH_21_03_08	Paramount Farm, Adj A38/Hunting Lodge Pub, Ivybridge	5.5753	150		x		HA: Proximity to trunk road may reduce yield. Consideration to drainage and air quality Yield reduced due to proximity to A38
y	Shaugh Prior	SH_42_01_08	The Brake, Wotter	0.6956	18	x			Access from trunk road - landowners own right of way. Existing outline consent on site
y	Sparkwell	SH_49_01_08	Harris Way Development Site, Bottle Park, Lee Mill	0.7792	60	x			Reduced yield due to need to accommodate community space on site and difficulties with access.
y		SH_49_02_08	Land at Sparkwell Village	1.9986	79		x		Access through the village could affect the yield
n		SH_49_03_08	Land west of Sparkwell Farm, Sparkwell	0.2128					Unviable due to existing use of site
y		SH_49_04_08	Land east of Stoggy Lane, Newnham, Plymouth	24.2476	969		x	x	Without understanding spare capacity available at Deep Lane junction (post proposed improvements), difficult to anticipate whether development can be delivered. Also impacts at Marsh Lane junction. Flood risk along southern edge
n		SH_49_05_08	Elfordleigh Nursery, Larch Grove, Plympton	1.037					Isolated location. Existing use value. Infrastructure requirements limit viability of development.
y		SH_49_06_08	Land at Old Newnham Farm, Plympton	27.5127	700		x	x	HA: Without understanding spare capacity available at Deep Lane junction (post proposed improvements), difficult to anticipate whether development can be delivered. Also impacts at Marsh Lane junction. Flood risk along bottom of the site, including the access. Yield reduced to 700 due to flood risk and access.
n		SH_49_07_08	PUF Site 7, Sparkwell	63.5096					HA: Likely to have impacts on A38; however without understanding how the site will be accessed it is difficult to assess. Site not confirmed as available.
n	Ugborough	SH_57_01_08	Rock Park, Bittaford Hill, Ugborough	0.473					No access available
n		SH_57_02_08	Ryders Close, Bittaford Road, Ugborough	0.7024					No access available - topographical constraints
n		SH_57_03_08	Land to east of Undertown, Ugborough (forming part of Whitehouse Farm)	0.49					No sensible access Flood zone 2 across majority of site
		SH_57_04_08	The Coach House Inn, Wrangaton	0.1939					PP 0701/05 - Conversion of public house to 12 self contained dwellings, including affordable units.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
		SH_57_05_08	Wood Farm, Bittaford	0.1432					1121/03 - Conversion of two redundant barns to three dwellings.
y		SH_57_06_08	Exeter Road, east of Park and Ride, Ivybridge	4.4499	177		x		Good site, good access.
y		SH_57_07_08	Rutt Lane, Ivybridge	3.3228	132		x		Good site, good access.
y		SH_57_08_08	Exeter Road, north of rugby ground, Ivybridge	1.6425	65		x		
n		SH_57_09_08	RUFC Ground & Land east of Godwell Lane, Ivybridge	8.7145					Site not confirmed as available. Relocation of existing sports provision would be required. Access required through SH_57_08_08 which will affect timescale.
n		SH_57_10_08	Park and Ride Site, Exeter Road, Ivybridge	1.8021					Site not confirmed as available
n		SH_57_11_08	Land east of Primary School, Ugborough	0.8852					Site not confirmed as available. Access unlikely to be satisfactory for development.
n		SH_57_12_08	Land at Dennis Hill, Ugborough	0.3358					Flood zone Access issues. No confirmation of availability
y	Modbury	SH_35_01_08	Fields west of Palm Cro	0.2752	11		x	x	Individually unviable but could be viable if developed with 35_02_07
y		SH_35_02_08	Plymouth Road, Modbury	5.2383	160		x		Access potentially available via the main road. Topographical constraints will reduce yield.
y		SH_35_03_08	Park Farm, Barracks Road, Modbury	5.8856	180			x	Requires development of 35_02_08 to enable access
y		SH_35_04_08	Traine Fields, Modbury	6.2983	150		x		Yield reduced due to sports provision. Access to be taken from Brownston Street but second access could be available via Chatwell Lane. Two points of access are limited - third point of access onto Dark Lane.
y		SH_35_05_08	Land part of Old Traine Farm, east of town, Modbury	5.6584	150		x		Access available via Brownston Street but may limit yield.
y		SH_35_06_08	Friday Hill, Galpin Street, Modbury	0.8049	15		x		Roadside development only - yield reduced due to access. Area along Galpin Street constrained by access - max 15 on site (to be considered alongside 35_07_08)
y		SH_35_07_08	Top of Galpin Street, Modbury	1.9981	15		x		Area along Galpin Street constrained by access - max 15 on site (to be considered alongside 35_06_08)
n		SH_35_08_08	Bailey Park, Field opposite Modbury Car Park, Modbury	0.2618					Site not developable due to gradient and access - yield significantly reduced therefore affecting viability
n		SH_35_09_08	Field adjoining Modbury car park, south of Poundwell Street, Modbury	0.403					Yield reduced below SHLAA threshold. Access issues.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
y		SH_35_10_08	Old Farm House, Fancy Cross, Modbury	0.5088	10		x		Access likely to limit yield
y	Yealmpton	SH_62_01_08	Land to north and east of Milizac Close	10.0567	402		x	x	Drainage issues may need resolving - local drainage issues to the south of the site
n		SH_62_02_08	North of Market Street and east of Elm Tree Park, Yealmpton	1.378					Site is not confirmed as available
n		SH_62_03_08	South of Market Street, adjacent to the woods, Yealmpton	0.4294					Uncertain whether access constraints can be overcome
y		SH_62_04_08	Field to rear of Riverford site, Yealmpton	0.9814	39		x		
y		SH_62_05_08	Land at Torre, Yealmpton	0.2915	11		x		Possible highway issues
n		SH_62_06_08	Recreation Ground, Yealmpton	7.0668					Site is not confirmed as available. Sports facility likely to reduce yield. Replacement open space would be required.
n		SH_62_07_08	Land to north of Bowden Hill, Yealmpton	1.3199					Site is not confirmed as available. Access constraints would affect yield.
y	Aveton Gifford	SH_02_01_08	Land south of Court Barton, Aveton Gifford	0.4083	16		x		Only developable with SH_02_02_08. Potential access issues
n		SH_02_02_08	Field at Stray Park, Aveton Gifford	1.51					Restricted due to lack of suitable access. Only developable with SH_02_01_08
n		SH_02_03_08	Land south of Rock Hill, Aveton Gifford	1.7685					Gradient and access issues reduce yield and therefore reduces viability. Combination of constraints make site unviable.
n		SH_02_04_08	Land to west of Court Barton, Aveton Gifford	0.7736					Site is not confirmed as available Flooding and access issues reduce yield therefore making site unviable.
n		SH_02_05_08	Land north of village centre, Aveton Gifford	1.3102					Site is not confirmed as available
y	Brixton	SH_07_01_08	Land north of Venn Farm, Brixton	3.6778	147		x		Access potentially available via farm access from A379.
n		SH_07_02_08	Land to east of Winstone Lane, Brixton	2.5274					Site is not confirmed as available
y		SH_07_03_08	Land at Red Lion Hill, South of allotment gardens, Brixton	2.3322	93	x			Site being promoted by developer
n		SH_07_04_08	Land south of the Crescent, Brixton	3.1308					Site is not confirmed as available

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_07_05_08	Land south of Holmbush Way, Brixton	4.2457					Site is not confirmed as available
n		SH_07_06_08	Land at Cofflete Park, Brixton	1.3518					Access uncertain - needs clarifying. Additional information required. Yield likely to be reduced due to the shape of the site and existing access.
y		SH_07_07_08	Land between Brixton & Elburton, Plymouth	53.0377	100		x		100 units deliverable in SHLAA period, remainder of site depends on integrated strategic infrastructure in eastern corridor which is considered by the panel to be long term and outside the SHLAA period for this site.
n		SH_07_08_08	Halwell/Coombe Farm, south of Elburton, Brixton	91.0013					Site is not confirmed as available. Access issues.
y		SH_07_09_08	Land at Staddiscombe, Brixton	4.4898	161	x			Site is under construction
y		SH_07_10_08	Sherford New Community	450.177	6250	2360	2853	1037	Remainder of yield to be delivered outside of SHLAA period. The Panel has severe reservations regarding the timing of the delivery of units. Details need to be reviewed in further reviews of the SHLAA. Evidence provided in Committee Report: Phase 1- 2010-2013: 700 units..see notes
n	Kingston	SH_29_01_08	Lower Gabberwell Field, Kingston	0.7061					Difficulties with achieving access
y	Newton and Noss	SH_37_01_08	The Fairway, west rectangle, Newton Ferrers	1.0758	43		x		Site is not confirmed as available
y		SH_37_02_08	Land north of The Fairways, Newton Ferrers	0.91	36		x		Site is not confirmed as available
n		SH_37_03_08	Land to south of Butts Park, Newton Ferrers	1.7621			x		Site not confirmed as available
n		SH_37_04_08	1 Newton Hill & Hill Top, Newton Ferrers	0.0571					Site below SHLAA threshold
y		SH_37_05_08	Briar Hill camp site, Newton Ferrers	1.6763	50	x			Site under option. Yield reduced due to access issues
y		SH_37_06_08	Land to west of Butts Park, Newton Ferrers	0.8442	33		x		likely to have impacts on A38; however without understanding how the site will be accessed it is difficult to assess.
n		SH_37_07_08	Collaton, Yealmpton	18.0285					Site is unviable due to its isolation from other services and infrastructure requirements to support development.

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
n		SH_37_08_08	Land at Hannaford Lane, Noss Mayo	1.1029					Poor access.
n		SH_37_09_08	Land at Stoke Road, Noss Mayo	0.4405					Access an issue
n		SH_37_10_08	Site adj to Archers Court, Newton Ferrers	1.9414					Site not confirmed as available
y		SH_37_11_08	Land to north east of village	2.2557	40		x		Yield reduced due to gradient
y		SH_37_12_08	Field to north west of Butts Park, Newton Ferrers	0.9741	38		x		
n		SH_37_13_08	Land northeast of Briar Hill Campsite, Newton Ferrers	1.2738					Site not confirmed as available
n	Wembury	SH_58_01_08	10 Ford Rd, Wembury	1.2879					Yield reduced due to access and topographical constraints. Property would have to be demolished therefore development is likely to be unviable. Highway capacity into the village will reduce the yield of all sites
y		SH_58_02_08	Manor Farm, Down Thomas, Wembury	1.1032	30		x		Access to village is limiting factor.
n		SH_58_03_08	Site Adjacent to Gabber Lane, Down Thomas	0.9451					Poor access.
y		SH_58_04_08	Land adj to Jubilee Hall, Down Thomas	0.7216	12		x		Access to village is limiting factor.
y		SH_58_05_08	Land at Renney Road, Down Thomas	6.5647	50		x		Reduced yield to 50 due to access constraints through village.
y		SH_58_06_08	Land at Heybrook Bay	1.2112	15			x	
n		SH_58_07_08	Andurn Estate, Manor Bourne, Down Thomas	1.6867					Unsuitable access

Panel Assessment of Sites - West Area

Site Potential	Parish	SHLAA Site Ref	Address	Site area (ha)	Potential Housing Yield	Period Available (no of units)			Summary of comments from assessment panel including application of the assumptions listed in the report
						0 to 5 years (2009 -2014)	6 to 10 years (2015 -2019)	11 to 15 years (2020 to 2024)	
									Site considered unsuitable for residential development primarily due to its location or existing use
									Site with planning permission - no further assessment required. Approved dwellings will be included in the final housing trajectory.