

| 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 | | | | |
| Totnes and Dartington | | | | | | | | | | | | | | | | | | |
| 1 | Steamer Quay | 1.69 | PDL | 3 | | | | | | | | | | | | Attributes - Part previously developed land - Accessible to key services and facilities Constraints - Flood risk - Would displace public car park - Vehicular access | | |
| 2 | Baltic Wharf | 8.18 | PDL | 1/2/3 | | | | | | | | | | | | Attributes - Part previously developed land - Accessible to key services and facilities Constraints - Flood risk on part of site - Current marine employment uses - Vehicular access | | |
| 3 | Follaton House | 6.84 | PDL | 1 | | | | | | | | | | | | Attributes - Part previously developed land Constraints - Poor integration and relation to adjacent land use: | | |
| 4 | KEVICC Lower School | 5.42 | PDL | 1/3 | | | | | | | | | | | | Attributes - Part previously developed land - Accessible to key services and facilities Constraints - Would displace sports pitches | | |
| 5 | Dairy Crest | 2.98 | PDL | 1/2/3b | | | | | | | | | | | | Attributes - Part previously developed land - Accessible to key services and facilities - Regeneration potential Constraints - Flood risk on part of site - Vehicular access | | |
| 6 | Sheepfield | 0.83 | | 1 | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Vehicular access - Topography | | |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | | |
| 7 | Market Square | 0.35 | PDL | 1 | | | | | | | | | | | | Attributes - Previously developed land - Accessible to key services and facilities - Good integration and relation to adjacent land uses - Regeneration potential Constraints - Vehicular access - Could impact on current Market Square | | |
| 8 | Borough Park | 3.19 | | 1 | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Would displace sports provision | | |
| 9 | Marlands Farm | 3.84 | Grade 2/4 | 1/2/3 | | | | | | | | | | | | Constraints - Flood risk on part of site - Vehicular access - Poor integration and relation to adjacent land uses | | |
| 10 | Bourton Lane | 10.73 | Grade 2/4 | 1/2/3 | | | | | | | | | | | | Constraints - Flood risk on part of site - Adverse visual impact - Pedestrian/cycle access | | |
| 11 | Land north of Bridgetown | 17.04 | Grade 2 | 1 | | | | | | | | | | | | Constraints - Adverse visual impact - Pedestrian/cycle access - Poor integration and relation to adjacent land uses - Steep topography | | |
| 12 | Blackpost Lane | 3.99 | Grade 2 | 1 | | | | | | | | | | | | Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land use: | | |
| 13 | Great Court | 2.27 | Grade 2 | 1 | | | | | | | | | | | | Constraints - Pedestrian access | | |
| 14 | Bridgetown Riverside | 6.84 | PDL / Grade 4 | 1/2/3 | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Vehicular access | | |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | |
| 15 | Land south of Bridgetown | 11.68 | Grade 3 | 1/2 | | | | | | | | | | | | | Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land use: |
| 16 | Land west of Kingsbridge Hill | 9.40 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Isolated from key services and facilities - Poor integration and relation to adjacent land uses - Steep topography |
| 17 | Broomborough | 8.61 | | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Steep topography |
| 18 | Follaton Bungalows | 2.58 | | 1 | | | | | | | | | | | | | Constraints - Poor integration and relation to adjacent land uses - Steep topography |
| 19 | Follaton Farm | 1.68 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Pedestrian/cycle access - Poor integration and relation to adjacent land uses - Steep topography |
| 20 | Winslade House Farm | 5.31 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Pedestrian/cycle/vehicular access - Poor integration and relation to adjacent land uses - Topography |
| 21 | Land west of Winslade House Farm | 5.70 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Pedestrian/cycle/vehicular access - Poor integration and relation to adjacent land uses - Topography |
| 22 | Copland Lane | 6.55 | PDL / Grade 3 | | | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Flood risk on part of site |
| 23 | Barracks Hill | 5.22 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land use: |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | |
| 24 | Puddavine | 11.69 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities - Public transport access |
| 25 | Site opposite Longcause | 0.88 | Grade 3/4 | | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities - Public transport access Constraints - Poor integration and relation to adjacent land uses |
| 26 | Opposite Puddavine | 2.57 | Grade 3/4 | 1/2/3 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities - Public transport access |
| 27 | Dartington Lane Plantation | 1.90 | PDL / Grade 4 | 1/2/3 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities - Public transport access |
| 28 | Dartington Lane End Field | 0.39 | PDL | 1/3 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities - Public transport access |
| 29 | Webbers Yard | 2.59 | PDL | 1 | | | | | | | | | | | | | Attributes - Previously developed land - Reperation potential - Accessible to key services and facilities - Good integration and relation to adjacent land use: |
| 30 | Sawmills Field, opp Webbers Yard | 4.45 | Grade 4 | 1 | | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Adverse visual impact - Poorly integration and relation to adjacent land use: |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | |
| 31 | Bidwell | 7.07 | Grade 3 | 1/2/3 | | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Would need careful integration and relation to adjacent land uses |
| 32 | West of Droridge Lane | 3.45 | Grade 3/4 | 1 | | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Poor integration and relation to adjacent land use: |
| 33 | Land north of Clay Lane | 0.8 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities |
| 34 | Longcause | 9.29 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land use: |
| 35 | Hunters Moon Allotments, Sawpit Lane | 1.92 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities: |
| 36 | Land south of Sawpit Lane | 1.60 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land use: |
| 37 | Land at Crossing Cross, Sawpit Lane (Ashmoor Field) | 1.25 | Grade 3 | 1 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land use: |
| 38 | Field Opposite Huxhams Cross Estate | 3.48 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Relatively isolated and poor pedestrian access - Poorly integrated, poor relation to adjacent land uses |
| 39 | Huxhams Cross & Woodlands Yard | 1.67 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Pedestrian/cycle access - Poor integration and relation to adjacent land use: |
| 40 | Beacon Park | 10.42 | Grade 3 | 1 | | | | | | | | | | | | | Constraints - Adverse visual impact - Pedestrian/cycle access - Poor integration and relation to adjacent land use: |

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| Harbertonford | | | | | | | | | | | | | | | | | |
| 1 | Land north of Harbertonford Primary School | 1.17 | Grade 3/4 | 1 | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land use: | |
| 2 | Land opp Harbourne Filling Station | 0.78 | Grade 4 | | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Flood risk on part of site - Adverse visual impact - Vehicular access - Poor integration and relation to adjacent land uses - Steep topography | |
| 3 | Land at Mill Court, west of the Depot | 0.30 | PDL | | | | | | | | | | | | | Attributes - Previously developed land - Relatively accessible to key services and facilities Constraints - Flood risk on part of site | |
| 4 | Land north of Wilma, Woodcourt Road | 0.87 | Grade 4 | | | | | | | | | | | | | Constraints - Flood risk - Adverse visual impact - Poor integration and relation to adjacent land use: | |
| 5 | Land south of Blacklands Farm Cottage | 1.89 | Grade 3 | 1 | | | | | | | | | | | | Constraints - Steep topography - Poor integration and relation to adjacent land uses - Vehicular access | |
| 6 | Land between Morleigh Road & Hernaford Road, Harbertonford | 1.85 | Grade 4/3 | 1 | | | | | | | | | | | | Constraints - Steep topography - Adverse visual impact - Poor integration and relation to adjacent land use: | |
| 7 | Harbourne Filling Station, Harbertonford | 1.45 | Grade 4 | 1 | | | | | | | | | | | | Attributes - Part PDL - Relatively accessible to services and facilities Constraints - Could impact on local petrol station/shop - Vehicular access | |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | |
| Marldon | | | | | | | | | | | | | | | | | |
| 1 | Land at Five Lanes | 3.75 | Grade 2 | 1 | | | | | | | | | | | | Attributes - Relatively accessible to key services and facilities Constraints - Poor integration and relation to adjacent land uses | |
| 2 | Westerland Green | 1.29 | Grade 2 | 1 | | | | | | | | | | | | Attributes - Well contained within the townscape - Accessible to key services and facilities | |
| 3 | Field opp Home Field, Vicarage Hill | 1.64 | Grade 2 | 1 | | | | | | | | | | | | Attributes - Accessible to key services and facilities Constraints - Adverse visual impact - Poor integration and relation to adjacent land uses - Vehicular access | |
| 4 | Land at Ocombe, Cockington Road, Marldon | 1.56 | Grade 2 | 1 | | | | | | | | | | | | Constraints - Isolated from key services and facilities - Poor integration and relation to adjacent uses - Adverse visual impact | |
| 5 | Land south of Pembroke Park | 0.75 | Grade 2 | 1 | | | | | | | | | | | | Attributes - Well contained within the townscape Constraints - Isolated from key services and facilities - Adverse visual impact - The Parish Council has been granted planning permission for the informal recreational use of this site | |
| 6 | Land off Marldon Way | 0.51 | PDL | Grade 1 | | | | | | | | | | | | Attributes - Accessible to key services and facilities - Well contained within the townscape Constraints - Adverse visual impact | |
| 7 | Land off Westerland Lane | 2.50 | PDL / Grade 3 | Grade 1 | | | | | | | | | | | | Attributes - Well contained within the townscape/landscape - Relatively accessible to services and facilities | |
| 8 | Marldon Christmas Tree Farm | 5.26 | Grade 2 | Grade 1 | | | | | | | | | | | | Attributes - Accessible to key services and facilities - Well contained within the townscape Constraints - Adverse visual impact | |

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| | | | | | | | | | | | Walking | Cycling | Public Transport | Private Car | | | | |
| 9 | Land at Farthing Cross | 5.83 | Grade 2 | Grade 1 | | | | | | | | | | | | | Attributes - Accessible to key services and facilities - Well contained within the townscape Constraints - Adverse visual impact - Vehicular access | |
| 10 | Land to north and west of Love Lane | 1.51 | | Grade 1 | | | | | | | | | | | | | Constraints - Poor integration and relation to adjacent land uses | |
| Stoke Gabriel | | | | | | | | | | | | | | | | | | |
| 1 | Land at Rows Farm, Aish Road | 2.47 | Grade 3 | 1 | | | AONB | | | | | | | | | | Constraints - Vehicular access - Pedestrian access | |
| 2 | Stoke Gabriel Nursery, Paignton Road | 3.89 | Grade 3 | 1 | | | AONB | | | | | | | | | | Constraints - Pedestrian access - Vehicular access | |
| 3 | Land south of Paignton Road, east of Kings Rydon Close | 1.97 | Grade 3 | 1 | | | AONB | | | | | | | | | | Constraints - Adverse visual impact - Vehicular access - Pedestrian access - Poor integration and relation to adjacent land uses | |
| 4 | Duncannon Lane, Stoke Gabriel | 1.13 | Grade 2 | 1 | | | AONB | | | | | | | | | | Constraints - Isolated from key services and facilities - Adverse visual impact - Poor integration and relation to adjacent land uses | |
| 5 | Land adj to Coombe Shute, Stoke Gabriel | 0.26 | Grade 3 | 3 | | | AONB | | | | | | | | | | Constraints - Flood risk | |
| 6 | Land east of Lower Broad Path, Stoke Gabriel | 0.77 | Grade 3 | 1 | | | AONB | | | | | | | | | | Constraints - Isolated from key services and facilities - Adverse visual impact - Poor integration and relation to adjacent land uses | |
| 7 | Land north of Broad Path | 4.70 | Grade 3 | 1 | | | AONB | | | | | | | | | | Constraints - Isolated from key services and facilities - Adverse visual impact - Poor integration and relation to adjacent land uses | |