



South Hams District Council & West Devon Borough Council

Strategic Housing Land Availability Assessment

Final Report – March 2017



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SECTION 1. Introduction

What is a Land Availability Assessment?

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a technical exercise to help identify possible land that could be used to provide new homes. It aims to ensure there is sufficient land to meet the development needs of communities in the future by looking at the potential supply of sites to be considered primarily for housing. It considers land and policy constraints and development viability. This assessment has also considered the potential suitability of some sites for employment uses although the deliverability of these is not fully tested in this SHLAA.
- 1.2 The SHLAA is a key part of the Council's evidence base to inform the plan making process and to ensure that the Council maintains a five year supply of land for housing but it is not a policy making document. It will be used to inform future plans and the identification of the most appropriate sites for development, but will not in itself determine whether a site should be allocated for development. The decisions about how many new homes are allocated and where will be made through the local plan preparation process. Therefore, whilst the assessment will help inform future plans, it will not determine whether a site should be allocated for future development.
- 1.3 A partnership approach to the preparation of Land Availability Assessments across Housing Market Areas (HMA) is important to ensure a joined up and robust approach. The SHLAA has been prepared by officers of South Hams & West Devon Councils and has been prepared together with a SHLAA for Plymouth. This ensures that the future housing supply across the Plymouth HMA can be fully understood in the context of meeting the national planning policy requirement to meet in full the housing needs of the Plymouth HMA. The Joint Local Plan (JLP) boundary and SHLAA boundaries for the South Hams/West Devon and Plymouth assessments are identified below (Figure 1).
- 1.4 The SHLAA has been prepared by the Councils in consultation with a panel of developers, agents and public bodies. Planning consultants Peter Brett Associates have carried out the Market and Viability Assessment of the sites considered available, developable and suitable for both the South Hams, West Devon and Plymouth SHLAA's in liaison with the combined SHLAA panel across the three authority areas.
- 1.5 Although this assessment primarily considers the results of the South Hams & West Devon SHLAA, at the end of the report it also considers the results of the Plymouth SHLAA and whether by combining the two SHLAAs, a sufficient deliverable supply of sites to meet the future needs of the Plymouth HMA can be identified.



Figure 1: Plymouth and Southwest Devon Joint Local Plan area.

SECTION 2. Policy Framework

- 2.1 This assessment is required by national planning policy as set out in the National Planning Policy Framework¹ (NPPF) in order to “*establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period*” (NPPF Para 159). The National Planning Practice Guidance² (NPPG) provides further details and a suggested methodology for the preparation of such assessments. The NPPF suggests that the SHLAA is an ideal process to also consider the potential of employment sites. As such, the 2017 South Hams & West Devon SHLAA also assesses the potential of sites for employment use although the primary focus is on residential use. More information on the site assessments can be found in the Parish Site Information Packs on the Joint Local Plan website.
- 2.2 This assessment replaces the previous South Hams Housing Land Availability Assessment carried out in 2008/09. Since that time, new policies and guidance have been prepared to inform the preparation of Land Availability Assessments. It also replaces the previous West Devon SHLAA dated December 2014.
- 2.3 The purpose of the Land Availability Assessment is to:
- Identify sites and broad locations with the potential for development;
 - Assess the sites potential for development; and
 - Assess the sites suitability for development and the likelihood of development coming forward (i.e. the achievability and availability of the sites).
- 2.4 The SHLAA is a key piece of evidence to inform the plan preparation process. In South Hams and West Devon, this is the joint local plan process with Plymouth. However, it is important to note that it is not the role of the SHLAA to allocate land for development. This will be done in the Plymouth & South West Devon Joint Local Plan (JLP), through any Neighbourhood Plans prepared by local communities, or in subsequent Development Plan Documents (DPDs) as appropriate.
- 2.5 The JLP is being produced by Plymouth City Council, West Devon Borough Council and South Hams District Council following formal decisions taken by the three authorities to roll their existing Local Plan processes into a single Joint Local Plan. These decisions were taken between December 2015 and February 2016. Before moving to the JLP, South Hams and West Devon Councils were working on their respective ‘Our Plan’ – a single integrated strategy combining all the Council’s strategic plans into one. The local plan element passed several consultation and engagement periods and had reached the statutory Regulation 19 stage in West Devon. Therefore, its development plan framework had been formally approved by West Devon Borough Council.
- 2.6 The Plymouth Plan set out a number of development plan policies and the overarching development strategy for the city and its urban fringe. It had been formally approved by the City Council as its single policy framework.
- 2.7 The development plan policies contained in West Devon and South Hams plans have been refreshed in the light of up to date evidence and will be carried forward into the pre submission draft of the JLP. For the purposes of the SHLAA analysis, the SHLAA assessment of sites took place before the JLP policies were finalised. The SHLAA site assessment has, however, referred to and applied policies that were set out in the West Devon and South Hams plans when assessing suitability.

¹ [National Planning Policy Framework 2012](#)

² National Planning Practice Guidance

2.8 In addition, the viability assessment undertaken by PBA has also used policies set out in the West Devon and South Hams plans when making viability assumptions which have underpinned the assessment of achievability. It is therefore considered that these assessments align well with the policy framework set out in the JLP as it applies to the Thriving Towns and Villages including West Devon and the majority of South Hams, but excludes the Plymouth Urban Fringe. The emerging JLP has been formulated using an approach that divides the plan area into two distinct “Policy Areas” – the Plymouth Policy Area (including the urban fringe which is within South Hams) and the Thriving Towns and Villages Policy Area (covering South Hams outside the Plymouth urban fringe and West Devon, excluding the areas of both Councils that are within the Dartmoor National Park. This concept was first consulted upon in July 2016 as part of the wider JLP sites engagement and then as part of the ‘Distribution Topic Paper’ in November 2016.

2.9 Consequently, the assessment of the suitability of sites in the Plymouth urban fringe has been carried out by officers of South Hams/West Devon and Plymouth Councils and PBA have used both South Hams/West Devon’s policies and Plymouth’s policies when making viability assumptions in this area.

2.10 The base date of this assessment is 1st April 2016 and provides a cut-off for those sites with planning consent. However, it includes sites that were submitted to the Councils for consideration from 2013 to 2016.

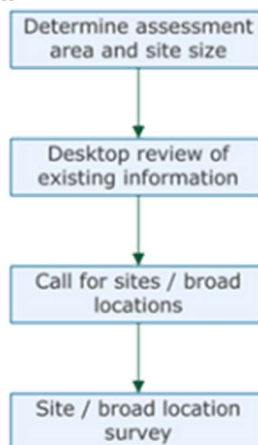
SECTION 3. Methodology

What is the process for preparing a Land Availability Assessment?

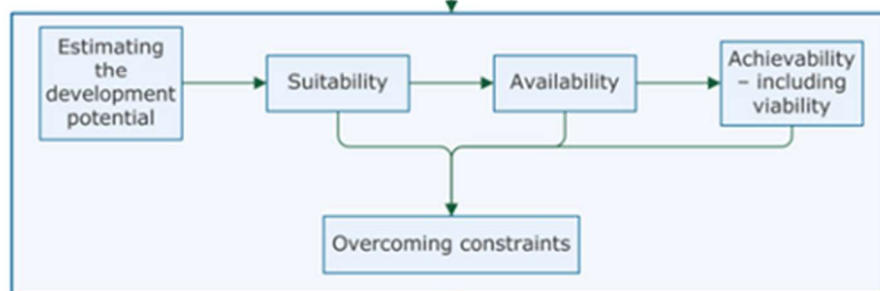
- 3.1 South Hams District Council and West Devon Borough Council have worked in partnership to prepare Land Availability Assessments for their respective areas for a number of years. The Councils have worked jointly on key elements of the exercise, including several ‘Call for Sites’, Panel sessions and consultations. However, previously the preparation of the final reports has been carried out independently due to the differing timetables for each of the Council’s Local Plans. This is the first joint SHLAA report and provides important evidence underpinning the JLP and in particular, the Thriving Towns and Villages area (including South Hams & West Devon outside the Dartmoor National Park).
- 3.2 At the start of the partnership approach to the preparation of the SHLAA, South Hams & West Devon produced a shared methodology to ensure a joined-up and robust approach. The SHLAA has been carried out in line with the requirements and guidance of the NPPF and NPPG and in line with recommended methodology (Figure 2).
- 3.3 This Assessment;
- is not a statement of policy nor does it set new policy.
 - does not outweigh or over-ride existing policies or designations or new policies contained in the Plymouth & South West Devon Joint Local Plan;
 - does not decide where new development will take place.

The decisions about how much new development is needed and where it should go will be made through the preparation of the joint local plan. Therefore, whilst the assessment will form a valuable part of the evidence, it will not determine whether a site should be allocated.

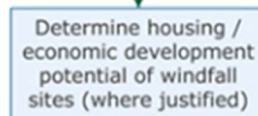
Stage 1- Site / broad location identification



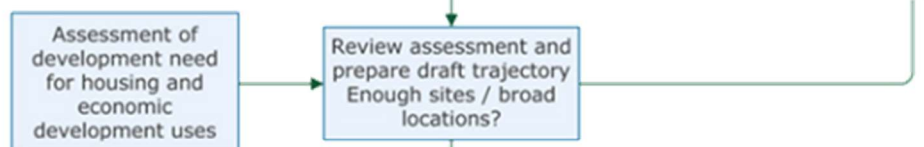
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Figure 2: Methodology.

- 3.4 This study follows the steps outlined in the guidance and identifies a wide range of sites from a range of sources. All of the sites have then been assessed to determine their suitability, availability and achievability. This last element (a sites viability) has been assessed through the use of a viability model informed by previous work undertaken for Plymouth Council and aided by a joint Plymouth & South Hams/West Devon Panel of developers, house builders and agents experienced in the development process in the area.
- 3.5 The SHLAA results are expressed, in terms of an “unconstrained” yield and a “constrained” yield. The “unconstrained sites” are those which are considered to be available, suitable and achievable now. They have either limited constraints to development or constraints that can be easily overcome. These provide a supply of specific developable sites for housing for years 1 to 5, 6 to 10 and 11 to 15. The “constrained” sites are available and potentially achievable but are currently contrary to policy. These sites have significant constraints that will be very difficult or impossible to overcome.
- 3.6 The SHLAA is based on the most up to date information available at the time of publication. If a site has not been submitted through this SHLAA process, it does not mean that the land cannot be progressed for development. Where communities are preparing Neighbourhood Plans, land owners/agents are encouraged to engage constructively in this process. The Councils also offer a formal pre-application service prior to the submission of a formal planning application.

What area does this Land Availability Assessment cover?

- 3.7 This Land Availability Assessment covers the area of South Hams and West Devon outside of the Dartmoor National Park. The National Park is its own planning authority and as such is required to carry out its own Land Availability Assessment. Visit www.dartmoor-npa.gov.uk to find out more information about the process in the Park.

How has this Assessment been carried out?

- 3.8 This Assessment has been carried out in accordance with the requirements of the NPPF and the National Planning Practice Guidance (NPPG) and the methodology summarised in Figure 2. A wide range of sources for sites has been considered in order to provide a robust evidence base. Sites from the following sources have been included in the study:

Type of Site	Data Source
Existing planning consents for housing. N.B. Large sites (10+ units) form part of the supply unless evidence suggests non-delivery. Lapse rate applied to small sites (9 units or less) not yet implemented	South Hams & West Devon planning application database
Existing development plan allocations not yet implemented	South Hams: 2011 Site Allocations DPDs for Dartmouth, Ivybridge, Kingsbridge, Totnes & the Rural Areas 2006 Core Strategy West Devon: 2005 Local Plan 2011 Core strategy
Land in Local Authority Ownership	South Hams & West Devon asset records
'Call for Sites' exercises	2013-2016

Additional opportunities	Desktop ordnance survey/aerial photography/site survey
Potential urban extensions	Call for sites, community consultation

- 3.9 The assessment has considered all sites capable of delivering 5 or more dwellings on sites of 0.25 hectares and above as advised in the DCLG guidance. Therefore, this study adopts the threshold of 0.25 hectares or 5 units. However, sites with planning permission for less than 5 dwellings have been included in the potential supply and a lapse rate has been applied. The assessment has not included a search for 'small sites' as the identification and consideration of every individual site would be unrealistic. However, a small site windfall allowance has been applied based on historical data from this source in line with DCLG guidance (see section on windfall allowance).
- 3.10 The Council published interim consultation on the site assessments in June 2014, during the summer 2016 'crunch' consultation stage and the Winter 2016 'considerations' stage. It was important to ascertain feedback from communities and stakeholders on whether there were any constraints affecting sites that had not been identified or whether constraints had inappropriately been identified. These consultation exercises helped informed the assessment process.

Site assessment and calculating the potential yield

- 3.11 All sites were mapped and assessed by Council officers using various sources of desk top information on constraints and consultation was undertaken with key organisations, such as the Highways Authority, Education Authority, Environment Agency and Historic England. Site surveys were also carried out for the majority of sites, including all of those that were considered suitable for development.

Assessment of Suitability

- 3.12 The SHLAA assessment initially assessed sites against a number of criteria that determined how suitable a site is for residential development. Criteria mainly covered physical and environmental considerations that could act as a significant constraint on the delivery of residential development. The criteria used to assess the suitability of a site included the following:

Table 1: Criteria for assessing the suitability of sites.

Criteria	Factors to consider
Access	Is the site well related to a settlement with access to a good range of services and facilities? Is there safe pedestrian, cycle and vehicular access to the site or can this be achieved? Can acceptable site access/egress be achieved?
Landscape & ecology	How well does the site relate to the surrounding landscape and within the wider setting? Is the site well contained or is it exposed to open views and visually sensitive? Is the site in or have impact on the AONB, SSSI or any other landscape designation?
Heritage & archaeology	Would development of the site potentially have a detrimental impact on any Listed Buildings and other heritage assets,

	Conservation Area, Ancient Monument or other sites of archaeological importance?
Flood risk, water quality & critical drainage	Is the site or part of the site within a flood zone? Is the site with a critical drainage area?
Contamination & environmental health	Is the site possibly contaminated? Are there any potential conflicts with neighbouring uses, i.e. noise, odour etc.?

3.13 The process of assessing the suitability of sites sought to:

- Identify sites that accord with the principles of sustainable development, sustainable linked neighbourhoods and sustainable communities.
- Safeguard the special environmental qualities of the study area, including its landscape and historic environment and its marine environment.
- Respond positively to site constraints and development site capacity.

3.14 As per the Methodology, the final site assessment has categorised the sites in the following way:

SUITABLE SITES

Sites with limited constraints and/or constraints which can be overcome but which are not currently in the planning system. The principle of development on these sites is not yet established through an adopted Development Plan or Neighbourhood Plan.

SITES WITH SIGNIFICANT CONSTRAINTS

Sites with significant constraints which will be more difficult to overcome, particularly in the short term. The principle of development on these sites is not yet established through an adopted Development Plan or Neighbourhood Plan.

REJECTED SITES

Sites which have significant constraints which cannot be overcome or are likely to make development unviable and/or sites which are in unsuitable locations.

Actions for overcoming constraints, including through development funded mitigation, were considered when assessing a site's suitability. Where it was believed that a particular constraint would be difficult to mitigate entirely, the criteria was given a 'red' rating in the assessment. The existence of a red rating (or orange), for the suitability criteria does not however mean a site is automatically considered to be not deliverable.

Assessment of Availability

3.15 As a detailed assessment of legal and ownership issues is outside the scope of this SHLAA, availability has been assessed on the basis of two key factors, namely market interest and site ownership. Sites have received a favourable assessment where market interest in new housing development can clearly be demonstrated. Vacant sites, such as 'greenfield' sites and sites subject to low intensity and uses that can easily be relocated performed well in the assessment. Sites in multi ownership were expected to take longer to assemble and unless there is clear evidence that a site was progressing, it is anticipated that delivery would occur in the medium to long-term.

Assessment of Achievability

- 3.16 A potential housing yield for each site was arrived at based on the findings of the analysis of the proportion of net developable areas of a sample of recent implemented planning consents for large sites. This analysis showed that the average net developable area of sites was 80% of the gross area. However, this method for estimating the yield was overridden by any extra intelligence available for a site, for example if a landowner or developer provided an assessment of the potential yield for a site.
- 3.17 In the absence of any details on yield, once establishing the net developable area a density multiplier was simply applied to calculate the potential yield of a site. The multiplier was set at 35 dwellings per hectare which was arrived at through consideration of council records of delivery of housing which indicated a variety of densities delivered in different parts of the study area.
- 3.18 The Viability Studies undertaken by Peter Brett Associates assessed the economic viability of the scale and location of development and of the policies in the Joint Local Plan at a strategic level and the viability of the SHLAA sites. In terms of the latter, it tests the likely viability of sites against the emerging JLP policy framework based on five geographical viability zones within West Devon, South Hams and the Plymouth fringe reflecting variations in housing market strength. Only where a site was deemed to have met both the suitability and availability criteria, was it assessed on its achievability. A total of 130 sites that hadn't already attained consent as at 1st April 2016 were identified in the assessment as being suitable and available and were carried forward to the achievability test.
- 3.19 The three Joint Local Plan authorities commissioned consultants Peter Brett Associates to carry out the high level viability assessment for both SHLAA's. The development of the viability assessment involved a joint SHLAA/stakeholder panel to ascertain the appropriate assumptions required to assess viability. The SHLAA panel consisted of representatives from the following organisations:
- Barratt David Wilson Homes
 - Barratt Homes
 - Spectrum Housing Group
 - Persimmon Homes
 - McCarthy and Stone
 - Cavanna Homes
 - Linden Homes
 - Atwell Martin
 - March & Petit
 - RIBA
 - Bailey Partnership
 - William Lean Commercial & Property Development
 - Wainhomes
 - Peter Brett Associated
 - MAZE
 - CPRE Devon
 - EFJP Planning
 - Ashfords
 - Architects Design Group

- Plymouth City Council
- South Hams District Council
- West Devon Borough Council

3.20 PBA's full viability assessment report explaining the process and methodology undertaken can be found on the JLP website. The extract of the viability results for each of the 130 sites tested at the full policy requirements is shown below.

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
SH_02_04_16	Land North of Village Centre, Aveton Gifford	South Hams - South	40	1.14	Yes
WD_48_04_08/13	Woolacombe Road, Bere Alston	West Devon - South	15	0.43	Yes
WD_48_11_08/13	Land at Long Orchard, Bere Alston	West Devon - South	30	0.86	Yes
WD_48_08_08/13	Land at Broad Park Road, Bere Alston	West Devon - South	10	0.29	Yes
WD_48_19_14	Land to north of Woolacombe Road, Bere Alston	West Devon - South	25	0.71	Yes
SH_04_04_08/13/16 and SH_04_03_08/13/16 Partial resubmission	Woolwell Extension	City of Plymouth - East	2,000	57.14	Yes
SH_04_12_14	Land at West Trehills	South Hams - North	130	3.70	Yes
SH_04_03_08/13	Land at Towerfield Drive, Woolwell	City of Plymouth - East	200	3.92	Yes
SH_04_06_13	Dark Lake Farm, Woolwell	South Hams - North	28	0.80	Yes
SH_05_12_16	Part Field behind Bigbury Memorial Hall, St Ann's Chapel	South Hams - South	35	1.00	Yes
SH_05_13_16	Fields 5227 and 6131 Chapel Farm, St Anns Chapel, Bigbury, TQ7 4HQ	South Hams - South	84	2.39	Yes
SH_05_08_14	Land at St. Ann's Chapel, Bigbury	South Hams - South	37	1.05	Yes
SH_05_09_14	Holwell Farm, St. Ann's Chapel	South Hams - South	53	1.52	Yes
SH_06_03_16	Land South of Blackawton adjacent to Greenslade House, Blackawton, Totnes, TQ9 7BP	South Hams - South	66	1.87	Yes

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
WD_21_09_16	Land to the East of Bratton Clovelly	West Devon - North	36	1.02	Yes
WD_27_05_08/13	Land to rear of Town Meadow, Bridestowe	West Devon - North	15	0.43	Yes
WD_27_01_08/13	Pigs Leg Lane, Bridestowe	West Devon - North	15	0.43	Yes
SH_07_13_16	Land at Stamps Hill, Brixton	South Hams - North	70	2.00	Yes
SH_07_09_14/16	Land to the East of Winstone Lane, Brixton	South Hams - North	70	2.00	Yes
SH_07_10_14/16	Land to the South of The Crescent, Brixton	South Hams - North	39	1.10	Yes
SH_07_08_14	Land to the East of Lodge Lane/West of Stamps Hill, Brixton	South Hams - North	90	2.57	Yes
SH_07_14_16	Land at Elbridge House, Brixton	South Hams - North	40	1.14	Yes
SH_14_09_08/13	Land at Droridge Lane, Dartington (Southern)	South Hams - South	50	1.43	Yes
SH_14_07_08/13	Staple Field, Dartington	South Hams - South	25	0.71	Yes
SH_14_01_08/13 Broom Park	Land at Broom Park, West of the A384, Dartington	South Hams - South	80	2.29	Yes
SH_14_04_13	Western part of Sawmills Field, Dartington	South Hams - South	40	1.14	Yes
SH_14_27_16	Foxhole Complex and Shops, Dartington, Totnes TQ9 6QT	South Hams - South	130	3.71	Yes
SH_15_22_16	DPD D3 Allocation	South Hams - South	30	0.86	Yes
SH_15_23_16	DPD Allocation D2	South Hams - South	80	2.29	Yes
SH_15_06_13	Longcross Reservoir, Townstal Road, Dartmouth	South Hams - South	10	0.29	Yes
SH_15_07_13	Guttery Reservoir, Lower Broad Park, Dartmouth	South Hams - South	5	0.14	Yes
SH_18_01_13/16	Land at Cott Farm, Dittisham - Site 1 SX861547	South Hams - South	15	0.43	Yes
WD_08_13_16	Great Rookery Orchard, Exbourne, EX20 3SG	West Devon - North	10	0.28	Marginal
WD_08_02_08/13	Workshop rear of Meadows Edge, Exbourne	West Devon - North	10	0.29	No
SH_23_17_16	Land east of Harberton	South Hams - South	24	0.69	Yes
SH_23_18_16	DPD RA17 Allocation	South Hams - South	35	1.00	Yes
SH_23_11_08/13	Land at Tristford Road, Harberton, Totnes	South Hams - South	5	0.14	Yes
WD_06_02_08/13	Land adjacent to Grove Cottage, Hatherleigh	West Devon - North	40	1.14	Yes
WD_06_01_08/13	Oak Tree Cottage, Holsworthy Road, Hatherleigh	West Devon - North	25	0.71	Yes
WD_06_03_08/13	Hilsmoor, Holsworthy Road, Hatherleigh	West Devon - North	50	1.43	Yes
WD_05_08_13	Land adjacent to Lyndhurst, Highampton	West Devon - North	30	0.86	Yes
SH_25_01_13	The Dartmoor Union Public House, Holbeton, Devon	South Hams - South	5	0.14	Yes
WD_11_08_08/13/16	Land at Folly Gate Cross, Folly Gate	West Devon - North	10	0.29	No
WD_11_11_13	Former garage site, Folly Gate	West Devon - North	8	0.21	No

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
SH_27_04_16	Leonards Road Car Park and surrounding land, Ivybridge, PL21	South Hams - North	50	1.43	Yes
SH_28_34_16	88-90 Fore Street Car Park, Kingsbridge, TQ7 1PP	South Hams - South	21	0.61	Yes
SH_28_35_16	Kingsbridge DPD K2 Allocation - Quayside	South Hams - South	100	2.86	Yes
SH_28_37_16	DPD K6 Allocation	South Hams - South	10	0.29	Yes
SH_28_32_14	Land off Culver Park Close, Kingsbridge	South Hams - South	16	0.46	Yes
SH_28_07_08/13	Belle Hill, Land to North of Buckwell Close	South Hams - South	100	2.86	Yes
SH_28_18_08/13	Land North East of Woodhouse Farm, Kingsbridge	South Hams - South	50	1.43	Yes
SH_30_01_08/13	Land off Brixham Road, Waterhead Brake, Kingswear	South Hams - South	31	0.89	Yes
WD_44_15_13	Land at Hurditch Farm, Lamerton, PL19 8QE	West Devon - South	15	0.43	Yes
WD_44_02_08/13	Kooshti-Bok, Lower Widslade, Rushford, Lamerton	West Devon - South	5	0.14	Yes
WD_44_03_08/13	St John's, Lamerton	West Devon - South	10	0.29	Yes
WD_44_08_08/13	Land behind Trenance Drive, Lamerton	West Devon - South	10	0.29	Yes
WD_32_11_13	Jethro's Motel, Lewdown, EX20 4DS	West Devon - North	30	0.86	Yes
WD_32_10_08/13	Part of Field 8087, Crossroads Farm, Lewdown	West Devon - North	10	0.29	No
WD_32_04_08/13	Land adjacent to Rowan Cottages, Lewdown	West Devon - North	12	0.34	No
WD_32_13_13	H16, Land at Rowan Cottages, Lewdown	West Devon - North	15	0.43	Yes
WD_35_05_08/13	Land at Glenhaven, Lifton	West Devon - North	100	2.86	Yes
WD_35_14_13	Lifton Strawberry Farm Fields, Lifton	West Devon - North	100	4.37	Marginal
WD_35_16_13	Borough House, Fore Street, Lifton	West Devon - North	10	0.29	No
SH_32_02_08/13	Loddiswell School Playing Field, Village Cross Road, Loddiswell	South Hams - South	20	0.57	Yes
SH_33_04_08/13	Alston Gate Nursery, Malborough, TQ7 3BT	South Hams - South	15	0.43	Yes
SH_33_09_14	Portlemore Lane, Malborough Park	South Hams - South	68	1.94	Yes
SH_34_10_16	Former Glendinning Site, Torhil, Ipplepen Road, Marldon, TQ3 1SE	South Hams - South	24	0.68	Yes
SH_34_02_13	Land east of Vicarage Road, Marldon	South Hams - South	16	0.46	Yes
WD_42_05_08/13	Allotment Gardens, Fore Street, Milton Abbot	West Devon - South	5	0.14	Yes
SH_35_14_16	Field 2 - Land Part Pennpark Farm, Modbury, Ivybridge, Devon PL21 0TB	South Hams - North	35	0.95	Yes
SH_35_03_08/13/16 Partial resub	Land Part Park Farm, Modbury	South Hams - North	100	2.86	Yes
SH_35_16_16	DPD RA2 Allocation	South Hams - North	20	0.57	Yes

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
SH_35_02_08/13	Land to the West of Palm Cross Green, off the A379, Modbury	South Hams - North	93	2.66	Yes
SH_35_13_16	Penn Park	South Hams - North	25	0.71	Yes
SH_37_09_16	Land at Butts Park, Newton Ferrers	South Hams - South	70	2.00	Yes
SH_37_02_13	Parsonage Farm, Parsonage Road, Newton Ferrers	South Hams - South	20	0.57	Yes
WD_13_14_14	Land at Letherens Lane, North Tawton	West Devon - North	40	1.14	Yes
WD_13_13_14	Land south of Exeter Street, North Tawton	West Devon - North	15	0.43	Yes
WD_20_03_14	Land to the rear of Kimberlands, Northlew	West Devon - North	30	0.86	Yes
WD_20_04_14	Land to the west of The Meadows, Northlew	West Devon - North	25	0.71	Yes
WD_20_02_14	Land to the north of The Meadows, Northlew	West Devon - North	30	0.86	Yes
WD_15_43_13/16	Wonnacotts, Okehampton	West Devon - North	40	1.14	Yes
WD_15_42_13/15	15 Exeter Road, Okehampton	West Devon - North	10	0.29	No
WD_15_22_08/14	Rondor and Gunns, Yard, North Street, Okehampton	West Devon - North	10	0.29	No
WD_15_26_08/14	Darkey Lane, Okehampton	West Devon - North	20	0.57	Yes
WD_23_01_08	Franklyn Stockley Hamlets, Okehampton	West Devon - North	20	0.57	Yes
SH_39_02_08/13	Land to rear of Garden Close, Rattery	South Hams - North	15	0.43	Yes
SH_41_06_16	Land adjacent to West End Garage, Main Road, Salcombe	South Hams - South	20	0.57	Yes
SH_41_07_16	Shadycombe Car Park, Salcombe	South Hams - South	15	0.34	Yes
SH_42_01_14	Lee Moor Refinery, Lee Moor (Site A)	South Hams - North	130	3.71	Yes
SH_42_02_14	Lee Moor Refinery, Lee Moor (Site B)	South Hams - North	282	8.06	Yes
WD_25_01_14	Land adjacent to Highwayman Inn, Sourton	West Devon - North	10	0.30	No
SH_49_07_13	Marquis Motorhomes Site, Lee Mill	South Hams - North	30	0.81	Yes
SH_49_04_13	Land at Birchland Farm, Sparkwell	South Hams - North	20	0.57	Yes
SH_49_09_14	Land East of Stoggy Lane, South of West Park Hill	City of Plymouth - East	400	11.43	Yes
WD_27_05_16	Land to the West of Coffyns Farmhouse, Spreyton EX17 5AQ (nearest).	West Devon - North	15	0.43	Yes
WD_27_06_16	Land North of Spreyton Wood road, Spreyton EX17 5DY (nearest). Parcel A.	West Devon - North	20	0.57	Yes
WD_27_03_14/16	Land opposite Cross Meadow, Spreyton WD_27_03_14	West Devon - North	18	0.51	Yes
SH_50_10_08/13	Land adjacent to Beare Farm, Landscope	South Hams - South	15	0.43	Yes
SH_51_16_16	Dartmouth Camping and Caravanning Club, Stoke Fleming, Dartmouth TQ6 0RF	South Hams - South	70	1.99	Yes

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
SH_51_17_16	Land at School Road, Stoke Fleming	South Hams - South	39	1.10	Yes
SH_51_01_08/13	Part Field No 0048, School Road, Stoke Fleming	South Hams - South	20	0.57	Yes
SH_51_02_08/13	Land at School Road, Stoke Fleming (East of Stoke Fleming Community Primary School)	South Hams - South	35	1.00	Yes
SH_51_11_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ8 0QF	South Hams - South	20	0.57	Yes
SH_51_12_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ8 0QF	South Hams - South	20	0.57	Yes
SH_52_09_16	Field at Crownley Lane, Stoke Gabriel	South Hams - South	42	1.20	Yes
SH_52_03_08/13	Victoria and Albert Inn Car Park, Coombe Shute, Stoke Gabriel	South Hams - South	10	0.26	Yes
SH_52_08_14	South Hams Garden Centre and Land at Yellands Farm, Paignton Road, Stoke Gabriel	South Hams - South	64	1.84	Yes
SH_53_03_08/13/16	Land at Green Park Way, Chillington	South Hams - South	65	1.86	Yes
SH_53_02_13	Old Playground, Carehouse Cross, Stokenham, Kingsbridge	South Hams - South	15	0.43	Yes
SH_53_21_16 Partial resub	Land to the South and West of Stokenham Barton Barns, Stokenham	South Hams - South	20	0.57	Yes
SH_54_01_08/13	Village Centre Site, Strete	South Hams - South	50	1.43	Yes
WD_45_05_08/13/16	Strawberry Fields/Land at Mill Hill Lane Tavistock	West Devon - South	80	2.29	Yes
WD_45_12_08/13	Land off St Andrews Road, Tavistock	West Devon - South	15	0.43	Yes
WD_45_70_13	Old Works Site, Stannary Bridge Road, Tavistock	West Devon - South	10	0.27	Yes
WD_45_01_08/13	New Launceston Road, Tavistock	West Devon - South	140	4.00	Yes
WD_45_07_08/13	Land west of Plymouth Road, Tavistock	West Devon - South	250	7.14	Yes
SH_56_12_08/13/16 Partial resubmission	Sheep Field, Magistrate's Court and Police Station	South Hams - South	20	0.57	Yes
SH_56_16_16	DPD T3 Allocation - Site 3	South Hams - South	50	1.43	Yes
SH_56_20_16	Totnes Steamer Quay	South Hams - South	100	2.86	Yes
SH_56_17_16	DPD T3 Allocation - Site 1	South Hams - South	20	0.35	Yes
KEVICC School site	KEVICC School site	South Hams - South	130	3.71	Yes
SH_56_13_08/13	Lane End Field, Dartington (T5)	South Hams - South	7	0.19	Yes
SH_57_08_08/13	Land South of Exeter Road, Ivybridge	South Hams - North	50	1.43	Yes
SH_57_06_08/13	Land North of Exeter Road, Ivybridge	South Hams - North	200	3.75	Yes
SH_57_07_08/13	Land North of Exeter Road, Ivybridge	South Hams - North	100	2.86	Yes
SH_57_14_14	Land at Filham (North Site), Ivybridge	South Hams - North	120	3.43	Yes
SH_57_15_14	Land at Filham (South Site), Ivybridge	South Hams - North	80	2.29	Yes

Site ID	Site name	Value area	Dwgs No.	Net Area ha	Viable?
SH_58_02_08/14	Land at Manor Farm, Down Thomas	South Hams - South	8	0.23	Yes
SH_59_04_08/13	Land at Home Field, West Alvington, Kingsbridge	South Hams - South	20	0.57	Yes

- 3.21 Figure 3 below summarises the viability results of the 130 SHLAA sites which were tested at full policy requirement. It shows that 119 (92%) of sites are considered to be achievable potentially generating 7,951 units from this supply of sites. Only a small number of sites (9%) are considered not achievable when tested against the full policy requirements, this equates to 90 units. Only 2 of the sites tested were considered to be marginal, these could potentially generate a further 110 units.

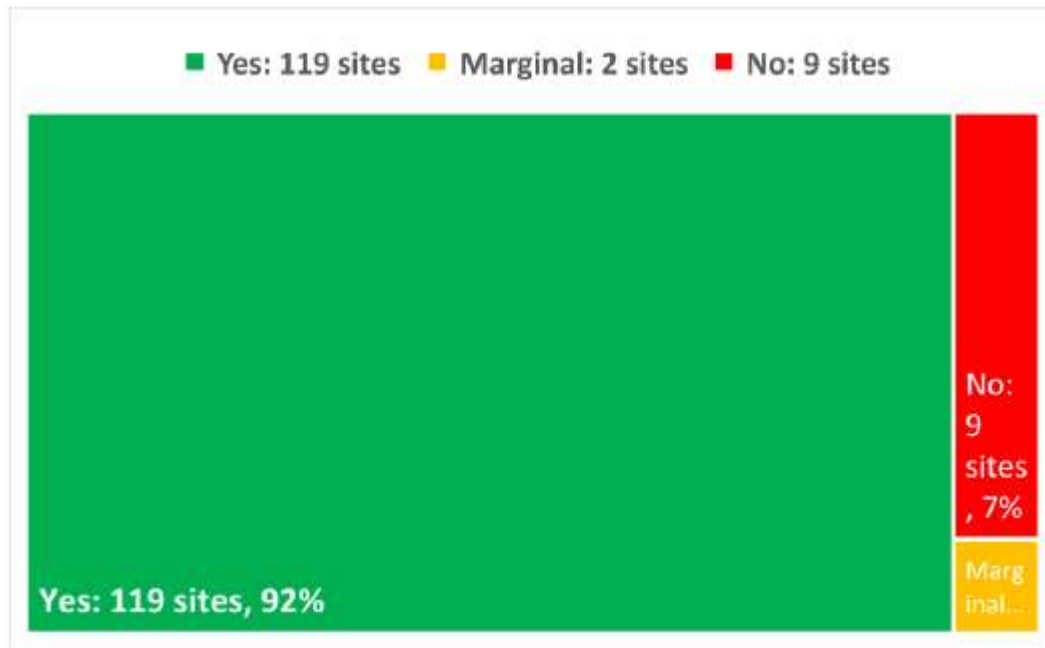


Figure 3: Overview of the sites viability results.

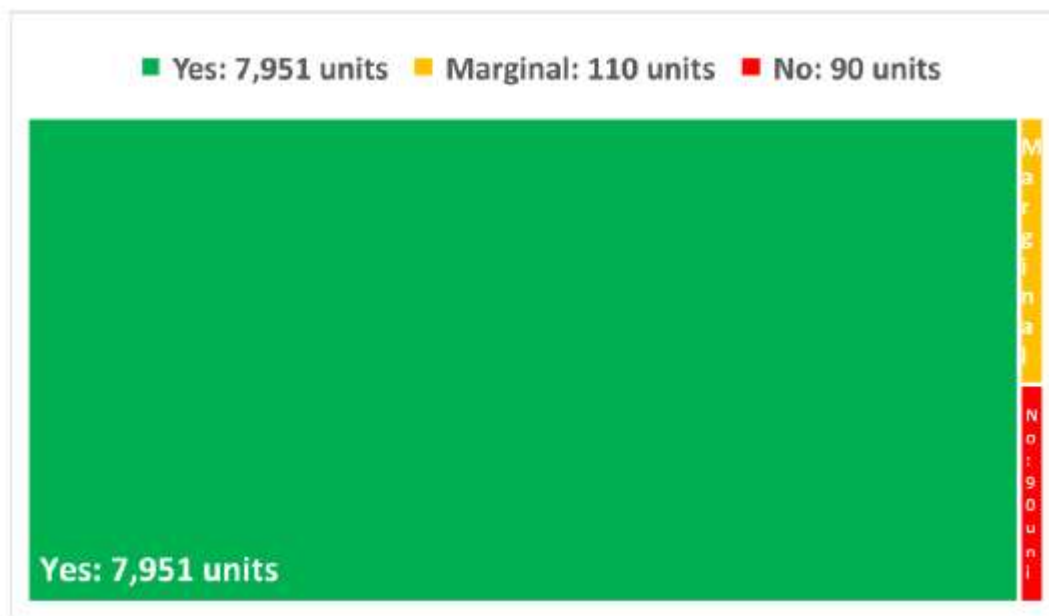


Figure 4: Overview of the housing viability assessment results.

- 3.22 PBA's findings are that based on the information presented in the SHLAA, it can be expected that unless any unknown significant abnormal costs occur on any sites, then over 90% of the suitable and available/developable South Hams & West Devon sites are achievable with the potential to deliver about 7,951 units. A further 2 sites (110 units) are considered to be on the margins of being achievable because their residual land values are either 10% above or below the benchmark land value.

SECTION 4. Assessment Results

Has the assessment identified sufficient land to meet the needs of the Housing Market Area?

4.1 This Land Availability Assessment aims to ensure that there is sufficient land available to meet the development needs of our communities both now and in the future. This section of the report draws together the results from the site assessments and other source of sites to assist with demonstrating that the Councils, together with Plymouth, have sufficient supply of housing land to meet the needs of the Plymouth HMA. These results should be read together with the Housing topic paper prepared as evidence to support the JLP. This topic paper includes the most up to date details of the housing trajectories and details of the Councils annual five year housing land supply. The Housing topic paper can be found on the JLP website under the evidence base section.

SHLAA Site assessments

4.2 The SHLAA 'call for sites' and other sites that were identified from other sources generated a total of 552 sites that were considered in the SHLAA process primarily for housing. The results of the site assessments to determine the suitability of a site are provided within individual Site Information Packs which are available on the JLP website, under the SHLAA section of the evidence base. Each site has been given a unique number for the purposes of the assessment which can be found in the Site Information Packs which are broken down by parish. Within each pack there is a map showing the location of the sites, a constraints map and a summary table of findings for each site within that area. The mapping is colour coded to reflect the different status of sites.

4.3 The levels of potential housing delivery from this source is drawn together and included in Appendix I and is summarised in Table 3 below. Appendix I includes two schedules of sites, one schedule contains the 'included' sites that were assessed as suitable and available and were passed to PBA for viability testing as part of the achievability test. However, it is important to note that since undertaking the original site assessments, some sites have been subject to more detailed landscape assessments which has raised potential adverse landscape impacts with some sites (these are indicated in the schedule). The schedule also identifies sites where the 'availability' of the site is less certain than was originally understood earlier in the assessment process. This schedule also includes details of the potential yield from these sites. The second schedule contains sites that were excluded from the process, largely because they were deemed unsustainable or have significant constraints that would be difficult to overcome.

4.4 A total of 7,748 dwellings could potentially be delivered from this source. However, 2,069 of these dwellings fall within sites that are subject to possible landscape or availability constraints.

Completions

4.5 In order to provide a complete record on delivery of dwellings for the plan period 2014-34, the SHLAA includes figures for the delivery of housing from all sources for the period from 01/04/2014 to 31/03/16. The figures are drawn from the Council's land availability monitoring records and show a net total of housing delivery of 876 dwellings.

Sites under construction at 1st April 2016

4.6 Sites where development is already underway provide the most immediate source of future housing supply. Generally sites, once commenced, will be completed within relatively short periods of time, determined by the size of the site and market conditions. Therefore it is considered that on these sites, delivery of housing is likely to be completed within 5 years except on very large sites where schemes are phased to deliver over a longer timeframe. There are a total of 448 dwellings under construction which are anticipated to be delivered in the next 5 years to 2021.

Sites with planning permission (not yet built) at 1st April 2016

4.7 Sites with planning consent provide a significant source of short-term housing supply. This includes sites with all types of permissions (Outline, Reserved Matters and Full consents). At the time of the annual housing land availability survey and update of commitments, the Council filters out all applications that have expired. A 15% lapse rate is also applied to the small site commitments, the figure which is generally accepted nationally as a reasonable assumption. Dwellings with consent are likely to be delivered within the next 5 years except on very large sites where schemes are phased to deliver over a longer timeframe. This is an accepted position particularly given that the permissions generally have a permission maximum of three years to be commenced.

4.8 There are a total of 8,658 dwellings (including 5,180 dwellings at Sherford) on sites with planning permission yet to commence.

Small site windfall allowance

4.9 In addition to the result of the site assessments, the Councils are also required to consider the impact of windfall development and take this into account when considering the amount of deliverable land.

4.10 The NPPF states that Local Authorities may make “an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.” (para 48).

4.11 Windfall development comprises those sites which have not been specifically identified as available in the development plan process – sites that have unexpectedly become available. The Councils monitor the level of small site windfall development in West Devon and South Hams by measuring all unallocated sites of either 9 or less dwellings. The recent changes to permitted development rights has increased the number of smaller windfall sites coming forward. The following table (Table 2) sets out the Councils previous rate of windfall delivery.

Table 2: Development on small windfall sites.

	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2011-16	Average 2011-16
South Hams							
Number of windfall units (sites of 9 or less)	111	65	70	62	63	371	74
Number of windfall units	30	23	15	18	16	102	20

that are Garden Development (sites of 9 or less)							
Total windfalls excluding Garden development	(81) 50#	42	55	44	47	238	47
West Devon							
Number of windfall units (sites of 9 or less)	42	28	33	26	51	180	36
Number of windfall units that are Garden Development (sites of 9 or less)	13	21	7	12	25	78	16
Total windfalls excluding Garden development	79	51	61	58	83	322	64

a reduced figure from the recorded total (figure in bracket) as it was likely that some completions recorded in the monitoring period 2011/12 occurred in the previous year (2010/11).

4.12 This evidence supports the forecast of housing supply from small windfall development (sites of 9 or less) in the future, consistent with the NPPF. The annual 'net' rate of windfalls (non-garden land and sites not permitted as at 2016) of 44 per annum is expected to be delivered in the future. This is lower than recent years to avoid possible double counting with supply from Neighbourhood Plan sites which could be progressed. Also to avoid double counting with supply from existing small site commitments the windfall rate is applied for 15 of the 18 years covered by the local plan.

4.13 Whilst there have been fluctuations in the rate of windfall delivery, it is clear that windfall development makes up part of the Council's housing supply. It is predicted that the level of windfall development is set to continue to rise in the next few years following the changes to permitted development rights and the prior notification process, allowing changes of use from agricultural buildings and retail units to dwellings. It is difficult to predict how long this trend will continue, but it is reasonable to assume that there will be an on-going proportion of windfall sites being delivered.

4.14 Taking all of the evidence and past trends into consideration, it can be concluded that windfall development is a reliable source of supply and that an appropriate proportion can therefore be factored into future housing supply. On this basis, an allowance of 44 units per year has been applied as an average across the whole of the plan period (2014-2034). A total of 664 dwellings from this source are included in the deliverable supply over the remainder of the plan period. This is reflected in Table 3 below.

Total deliverable housing supply

4.15 The following table summarises the housing potential within the South Hams and West Devon administrative area from sites both within and outside of the planning process. Sites which have been identified through the land availability assessment process. It demonstrates a

total net figure of 15,449 dwellings anticipated to come forward from deliverable sources over the remaining plan period.

- 4.16 A further 876 dwellings (net) have been delivered in the period 2014-2016, which brings the net deliverable supply total identified over the plan period to 16,325 dwellings.

Sites constrained by policy (unsuitable)

- 4.17 The assessment has identified sites that are considered available but are constrained by current/emerging development planning policy. If policy constraints were to be amended or removed through the development plan process sites in this category could conceivably be developed. This provides the council with an identified stock of sites which may be considered as part of plan making if there is a need to identify further dwellings to meet housing requirements.

- 4.18 There are over 400 sites in this category which have been assessed as contrary to current or emerging policy protection. These are generally either sites in unsustainable locations or in environmentally sensitive locations. Other reasons include, where land for is considered more appropriate for other uses such as employment. The assessment identifies a supply of over 40,000 dwellings from the c. 400 sites in this category. These sites cannot be relied upon to come forward, but if there is a need to identify additional housing land a decision could be taken to amend the policy framework through the development plan process.

Constrained and unconstrained supply total

- 4.19 The total constrained supply from the assessment over the plan period 2014-34 equals 16,325 dwellings. The total unconstrained supply from the assessment over the plan period 2014-34 equals 62,802 dwellings (sum of constrained & unconstrained).

Summary of findings

- 4.20 Table 3 below presents the summary of findings from all sources identified above.

Table 3: Housing potential from sites within and outside the planning process.

Source of supply	Anticipated yield		Total
	South Hams	West Devon	
Completions 2014-16	604	272	876
Planning permissions currently under construction	488		448
Unimplemented/outstanding planning permissions (includes 5,180 at Sherford)	8,658		8,658
Small sites windfall allowance	525	139	664
Additional housing opportunities identified through the SHLAA assessment process	3,279		3,279
Urban extensions in Plymouth fringe (<i>*Sherford is counted within the unimplemented/outstanding planning permissions</i>)	2400	0	2400
TOTAL DWELLING YIELD	16,325		16,325
Unconstrained supply – sites originally deemed suitable but revised in light of further evidence	2,069		2,069
Unconstrained supply –constrained by policy	44,408		44,408

Total number of dwellings (deliverable supply + unconstrained supply)	62,802	62,802
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****NB:** The supply recorded in the above table is based on the Site Potential which has been identified in the individual Site Information Packs. This may add up to a level of development which is greater than can realistically and reasonably be accommodated due to infrastructure constraints.*

SECTION 5. Conclusion

- 5.1 The findings of this assessment is a key piece of evidence to inform the preparation of the Joint Local Plan and any Neighbourhood Plans being prepared. The results, together with the findings of Plymouth's SHLAA, will assist in demonstrating that the Councils have sufficient deliverable supply to meet the housing need identified in the Plymouth Housing Market Area.
- 5.2 The Plymouth and South West Devon Joint Local Plan, Housing Topic Paper (Provision and supply), February 2017 concludes that sufficient supply has been identified to meet the housing needs of the Plymouth Housing Market Area over the JLP plan period 2014-34, and therefore a review of the Plymouth SHLAA is not warranted at this time.
- 5.3 The SHLAA will be regularly monitored and updated as required, although a full re-survey is not intended to be carried out until later in the plan period unless a five year supply of sites is not clearly identifiable.

Appendix I – Summary of Site Assessments

INCLUDED SITES (130 Sites)

Authority	Parish	Ref.	Site Information			Status for Housing				Yields			
			Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total
SHDC	Aveton Gifford	SH_02_04_16	Land North of Village Centre, Aveton Gifford	2.10 G		Y*	Y	Y	0	40	0	0	40
SHDC	Bickleigh	SH_04_03_08/13	Land at Towerfield Drive, Woolwell*	5.23 BG		Y	Y	Y	0	200*	0	0	200*
SHDC	Bickleigh	SH_04_04_08/13/16 and SH_04_03_08/13/16	Woolwell Extension	128.87 BG		Y	Y	Y	0	760	1120	120	2000
		Partial resubmission											
SHDC	Bickleigh	SH_04_06_13	Dark Lake Farm, Woolwell	1.50 B		Y	Y	Y	0	28	0	0	28
SHDC	Bickleigh	SH_04_12_14	Land at West Trehills	4.88 BG		Y	Y	Y	0	0	130	0	130
SHDC	Bigbury	SH_05_08_14	Land at St. Ann's Chapel, Bigbury	1.11 G		Y*	Y	Y	0	0	34	0	34
SHDC	Bigbury	SH_05_09_14	Holwell Farm, St. Ann's Chapel	1.68 G		Y*	Y	Y	0	0	53	0	53
SHDC	Bigbury	SH_05_12_16	Part Field behind Bigbury Memorial Hall, St Ann's Chapel	1.04 G		Y*	Y	Y	0	35	0	0	35
SHDC	Bigbury	SH_05_13_16	Fields 5227 and 6131 Chapel Farm, St Anns Chapel, Bigbury, TQ7 4HQ	2.82 G		Y*	Y	Y	0	84	0	0	84
SHDC	Blackawton	SH_06_03_16	Land South of Blackawton adjacent to Greenslade House, Blackawton, Totnes, TQ9 7BP	2.13 G		Y*	Y	Y	0	0	66	0	66
SHDC	Brixton	SH_07_08_14	Land to the East of Lodge Lane/West of Stamps Hill, Brixton	8.27 BG		Y*	Y	Y	0	0	90	0	90
SHDC	Brixton	SH_07_09_14/16	Land to the East of Winstone Lane, Brixton	3.95 G		Y*	Y	Y	0	0	70	0	70
SHDC	Brixton	SH_07_10_14/16	Land to the South of The Crescent, Brixton	1.17 G		Y	Y	Y	0	39	0	0	39
SHDC	Brixton	SH_07_13_16	Land at Stamps Hill, Brixton	3.37 G		Y*	Y	Y	0	0	70	0	70
SHDC	Brixton	SH_07_14_16	Land at Elbridge House, Brixton	3.11 G		Y	Y	Y	0	40	0	0	40
SHDC	Dartington	SH_14_01_08/13 Broom Park	Land at Broom Park, West of the A384, Dartington	7.08 G		Y	Y	Y	0	80	0	0	80
SHDC	Dartington	SH_14_04_13	Western part of Sawmills Field, Dartington	2.72 G		Y	Y	Y	0	40	0	0	40
SHDC	Dartington	SH_14_07_08/13	Staple Field, Dartington	1.22 G		Y	Y	Y	0	0	25	0	25
SHDC	Dartington	SH_14_09_08/13	Land at Droridge Lane, Dartington (Southern)	2.38 G		Y	Y	Y	0	0	50	0	50
SHDC	Dartington	SH_14_27_16	Foxhole Complex and Shops, Dartington, Totnes TQ9 6QT	6.22 BG		Y	Y	Y	0	20	110	0	130
SHDC	Dartmouth	SH_15_06_13	Longcross Reservoir, Townstal Road, Dartmouth	0.30 B		Y	Y	Y	0	0	10	0	10
SHDC	Dartmouth	SH_15_07_13	Guttery Reservoir, Lower Broad Park, Dartmouth	0.21 B		Y	Y	Y	0	0	5	0	5
SHDC	Dartmouth	SH_15_22_16	DPD D3 Allocation	1.05 G		Y	Y	Y	0	0	30	0	30
SHDC	Dartmouth	SH_15_23_16	DPD Allocation D2	2.99 B		Y	Y	Y	0	0	80	0	80
SHDC	Dittisham	SH_18_01_13/16	Land at Cott Farm, Dittisham - Site 1 SX861547	1.92 G		Y*	Y	Y	0	0	15	0	15
SHDC	Harberton	SH_23_11_08/13	Land at Tristford Road, Harberton, Totnes	0.23 G		Y*	Y	Y	0	0	5	0	5

Site Information						Status for Housing			Yields				
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total
SHDC	Harborton	SH_23_17_16	Land east of Harborton	0.69 G		Y*	Y	Y	0	0	24	0	24
SHDC	Harborton	SH_23_18_16	DPD RA17 Allocation	1.22 G		Y	Y*	Y	0	0	35	0	35
SHDC	Holbeton	SH_25_01_13	The Dartmoor Union Public House, Holbeton, Devon	0.19 G		Y	Y	Y	0	5	0	0	5
SHDC	Ivybridge	SH_27_04_16	Leonards Road Car Park and surrounding land, Ivybridge, PL21	2.02 B		Y	Y*	Y	0	0	50	0	50
SHDC	Kingsbridge	SH_28_07_08/13	Belle Hill, Land to North of Buckwell Close	3.86 G		Y	Y	Y	100	0	0	0	100
SHDC	Kingsbridge	SH_28_32_14	Land off Culver Park Close, Kingsbridge	0.46 BG		Y	Y	Y	0	0	16	0	16
SHDC	Kingsbridge	SH_28_34_16	88-90 Fore Street Car Park, Kingsbridge, TQ7 1PP	0.61 B		Y	Y*	Y	0	0	21	0	21
SHDC	Kingsbridge	SH_28_35_16	Kingsbridge DPD K2 Allocation - Quayside	4.64 B		Y	Y	Y	30	70	0	0	100
SHDC	Kingsbridge	SH_28_37_16	DPD K6 Allocation	0.34 B		Y	Y	Y	0	0	10	0	10
SHDC	Kingsbridge\West Alvington	SH_28_18_08/13	Land North East of Woodhouse Farm, Kingsbridge	4.08 G		Y	Y	Y	0	0	50	0	50
SHDC	Kingswear	SH_30_01_08/13	Land off Brixham Road, Waterhead Brake, Kingswear	0.92 G		Y	Y	Y	0	0	31	0	31
SHDC	Loddiswell	SH_32_02_08/13	Loddiswell School Playing Field, Village Cross Road, Loddiswell	0.78 G		Y	Y	Y	0	0	20	0	20
SHDC	Malborough	SH_33_04_08/13	Alston Gate Nursery, Malborough, TQ7 3BT	0.56 B		Y	Y	Y	0	0	15	0	15
SHDC	Malborough	SH_33_09_14	Portlemore Lane, Malborough Park	2.22 G		Y	Y	Y	0	0	68	0	68
SHDC	Marldon	SH_34_02_13	Land east of Vicarage Road, Marldon	0.46 G		Y	Y	Y	0	0	16	16	16
SHDC	Marldon	SH_34_10_16	Former Glendinning Site, Torhill, Ipplepen Road, Marldon, TQ3 1SE	0.68 B		Y	Y	Y	0	0	24	0	24
SHDC	Modbury	SH_35_02_08/13	Land to the West of Palm Cross Green, off the A379, Modbury	5.44 G		Y	Y	Y	0	0	93	0	93
SHDC	Modbury	SH_35_03_08/13/16 Partial resub	Land Part Park Farm, Modbury	7.12 G		Y	Y	Y	0	100	0	0	100
SHDC	Modbury	SH_35_13_16	Penn Park	0.72 G		Y	Y	Y	0	25	0	0	25
SHDC	Modbury	SH_35_14_16	Field 2 - Land Part Pennpark Farm, Modbury, Ivybridge, Devon PL21 0TB	0.99 B		Y	Y	Y	0	35	0	0	35
SHDC	Modbury	SH_35_16_16	DPD RA2 Allocation	1.39 G		Y	Y	Y	0	0	20	0	20
SHDC	Newton and Noss	SH_37_02_13	Parsonage Farm, Parsonage Road, Newton Ferrers	0.97 G		Y	Y	Y	0	0	20	0	20
SHDC	Newton and Noss	SH_37_09_16	Land at Butts Park, Newton Ferrers	4.49 G		Y*	Y	Y	0	0	70	0	70
SHDC	Rattery	SH_39_02_08/13	Land to rear of Garden Close, Rattery	0.68 G		Y	Y	Y	0	0	15	0	15
SHDC	Salcombe	SH_41_06_16	Land adjacent to West End Garage, Main Road, Salcombe	0.89 G		Y	Y	Y	0	0	20	0	20
SHDC	Salcombe	SH_41_07_16	Shadycombe Car Park, Salcombe	0.34 B		Y	Y	Y	0	15	0	0	15
SHDC	Shaugh Prior	SH_42_01_14	Lee Moor Refinery, Lee Moor (Site A)	4.56 B		Y*	Y	Y	0	0	130	0	130
SHDC	Shaugh Prior	SH_42_02_14	Lee Moor Refinery, Lee Moor (Site B)	12.12 B		Y*	Y	Y	0	0	282	0	282
SHDC	Sparkwell	SH_49_04_13	Land at Birchland Farm, Sparkwell	1.29 G		Y	Y	Y	0	20	0	0	20

Site Information														Status for Housing				Yields			
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total								
SHDC	Sparkwell	SH_49_07_13	Marquis Motorhomes Site, Lee Mill	0.82 BG		Y*	Y	Y	0	30	0	0	30								
SHDC	Sparkwell - PUF	SH_49_09_14	Land East of Stoggy Lane, South of West Park Hill	24.25 G		Y	Y	Y	25	250	125	0	400								
SHDC	Staverton	SH_50_10_08/13	Land adjacent to Beare Farm, Landscope	0.51 G		Y*	Y	Y	0	0	15	0	15								
SHDC	Stoke Fleming	SH_51_01_08/13	Part Field No 0048, School Road, Stoke Fleming	0.67 G		Y	Y	Y	0	20	0	0	20								
SHDC	Stoke Fleming	SH_51_02_08/13	Land at School Road, Stoke Fleming (East of Stoke Fleming Community Primary School)	1.17 G		Y*	Y	Y	0	0	35	0	35								
SHDC	Stoke Fleming	SH_51_11_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ6 0QF	2.13 G		Y*	Y	Y	0	0	20	0	20								
SHDC	Stoke Fleming	SH_51_12_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ6 0QF	0.68 G		Y*	Y	Y	0	0	20	0	20								
SHDC	Stoke Fleming	SH_51_16_16	Dartmouth Camping and Caravanning Club, Stoke Fleming, Dartmouth TQ6 0RF	2.29 G		Y*	Y	Y	0	0	70	0	70								
SHDC	Stoke Fleming	SH_51_17_16	Land at School Road, Stoke Fleming	1.17 G		Y	Y	Y	0	0	39	0	39								
SHDC	Stoke Gabriel	SH_52_03_08/13	Victoria and Albert Inn Car Park, Coombe Shute, Stoke Gabriel	0.26 G		Y	Y	Y	0	10	0	0	10								
SHDC	Stoke Gabriel	SH_52_08_14	South Hams Garden Centre and Land at Yellands Farm, Paignton Road, Stoke Gabriel	2.09 BG		Y	Y	Y	0	0	64	0	64								
SHDC	Stoke Gabriel	SH_52_09_16	Field at Crownley Lane, Stoke Gabriel	1.29 G		Y	Y	Y	0	0	42	0	42								
SHDC	Stokenham	SH_53_02_13	Old Playground, Carehouse Cross, Stokenham, Kingsbridge	0.54 G		Y	Y	Y	0	0	15	0	15								
SHDC	Stokenham	SH_53_03_08/13/16	Land at Green Park Way, Chillington	3.01 G		Significant constraints	Y	Y	40	25	0	0	65								
SHDC	Stokenham	SH_53_21_16 Partial resub	Land to the South and West of Stokenham Barton Barns, Stokenham	2.30 G		Significant constraints	Y	Y	0	0	20	0	20								
SHDC	Strete	SH_54_01_08/13	Village Centre Site, Strete	2.49 G		Y*	Y	Y	0	0	50	0	50								
SHDC	Totnes	KEVICC School site - partial	KEVICC School site	12.34 B		Y	Y	Y	0	60	70	0	130								
SHDC	Totnes	SH_56_12_08/13/16 Partial resubmission	Sheep Field, Magistrate's Court and Police Station	2.40 BG		Y	Y	Y	0	20	0	0	20								
SHDC	Totnes	SH_56_13_08/13	Lane End Field, Dartington (T5)	0.19 G		Y	Y	Y	7	0	0	0	7								
SHDC	Totnes	SH_56_16_16	DPD T3 Allocation - Site 3	1.53 B		Y	Y*	Y	0	0	50	0	50								
SHDC	Totnes	SH_56_17_16	DPD T3 Allocation - Site 1	0.35 B		Y	Y*	Y	0	0	20	0	20								
SHDC	Totnes	SH_56_20_16	Totnes Steamer Quay	9.07 B		Y	Y	Y	0	0	100	0	100								
SHDC	Ugborough	SH_57_06_08/13	Land North of Exeter Road, Ivybridge	4.96 G		Y	Y	Y	0	0	200	0	200								
SHDC	Ugborough	SH_57_07_08/13	Land North of Exeter Road, Ivybridge	3.32 G		Y	Y	Y	0	0	100	0	100								
SHDC	Ugborough	SH_57_08_08/13	Land South of Exeter Road, Ivybridge	1.64 G		Y	Y	Y	0	0	50	0	50								
SHDC	Ugborough	SH_57_14_14	Land at Filham (North Site), Ivybridge	4.10 G		Significant constraints	Y	Y	0	0	120	0	120								

Site Information													Status for Housing				Yields			
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total							
SHDC	Ugborough	SH_57_15_14	Land at Filham (South Site), Ivybridge	2.92 G		Significant constraints	Y	Y	0	0	80	0	80							
SHDC	Wembury	SH_58_02_08/14	Land at Manor Farm, Down Thomas	0.27 G		Y	Y	Y	0	0	8	0	8							
SHDC	West Alvington	SH_59_04_08/13	Land at Home Field, West Alvington, Kingsbridge	0.76 G		Y	Y	Y	0	0	20	0	20							
WDBC	Bere Ferrers	WD_48_04_08/13	Woolacombe Road, Bere Alston	0.67 G		Y	Y	Y	0	15	0	0	15							
WDBC	Bere Ferrers	WD_48_08_08/13	Land at Broad Park Road, Bere Alston	0.68 G		Y	Y	Y	0	0	10	0	10							
WDBC	Bere Ferrers	WD_48_11_08/13	Land at Long Orchard, Bere Alston	2.01 G		Y	Y	Y	0	0	30	0	30							
WDBC	Bere Ferrers	WD_48_19_14	Land to north of Woolacombe Road, Bere Alston	0.99 G		Y	Y	Y	25	0	0	0	25							
WDBC	Bratton Clovelly	WD_21_09_16	Land to the East of Bratton Clovelly	1.07 G		Y	Y	Y	0	0	36	0	36							
WDBC	Bridestowe	WD_27_01_08/13	Pigs Leg Lane, Bridestowe	1.15 G		Y*	Y	Y	0	0	15	0	15							
WDBC	Bridestowe	WD_27_05_08/13	Land to rear of Town Meadows, Bridestowe	1.38 G		Y	Y	Y	0	0	15	0	15							
WDBC	Exbourne	WD_08_02_08/13	Workshop rear of Meadows Edge, Exbourne	0.39 B		Y*	Y	N	0	0	10	0	10							
WDBC	Exbourne	WD_08_13_16	Great Rookery Orchard, Exbourne, EX20 3SG	0.28 G		Y	Y	N*	0	0	10	0	10							
WDBC	Hatherleigh	WD_06_01_08/13	Oak Tree Cottage, Holsworthy Road, Hatherleigh	1.39 G		Y	Y	Y	0	0	25	0	25							
WDBC	Hatherleigh	WD_06_02_08/13	Land adjacent to Grove Cottage, Hatherleigh	1.88 G		Y	Y	Y	0	0	40	0	40							
WDBC	Hatherleigh	WD_06_03_08/13	Hilsmoor, Holsworthy Road, Hatherleigh	1.66 G		Y	Y	Y	0	0	50	0	50							
WDBC	Highampton	WD_05_08_13	Land adjacent to Lyndhurst, Highampton	1.16 G		Y	Y	Y	0	0	30	0	30							
WDBC	Inwardleigh	WD_11_08_08/13/16	Land at Folly Gate Cross, Folly Gate	0.69 G		Y	Y	N	0	0	10	0	10							
WDBC	Inwardleigh	WD_11_11_13	Former garage site, Folly Gate	0.21 B		Y	Y	N	0	0	8	0	8							
WDBC	Lamerton	WD_44_02_08/13	Kooshti-Bok, Lower Widslade, Rushford, Lamerton	0.24 B		Y	Y	Y	0	0	5	0	5							
WDBC	Lamerton	WD_44_03_08/13	St John's, Lamerton	0.39 G		Y	Y	Y	0	0	10	0	10							
WDBC	Lamerton	WD_44_08_08/13	Land behind Trenance Drive, Lamerton	1.34 G		Y	Y	Y	0	0	10	0	10							
WDBC	Lamerton	WD_44_15_13	Land at Hurlditch Farm, Lamerton, PL19 8QE	0.74 G		Y*	Y	Y	0	0	15	0	15							
WDBC	Lewdown and Thrushelton (Lewtrenchard)	WD_32_10_08/13	Part of Field 8087, Crossroads Farm, Lewdown	0.55 G		Y	Y	N	0	0	10	0	10							
WDBC	Lewdown and Thrushelton (Lewtrenchard)	WD_32_11_13	Jethro's Motel, Lewdown, EX20 4DS	1.51 B		Y*	Y	Y	0	0	30	0	30							
WDBC	Lewdown and Thrushelton (Thrushelton)	WD_32_04_08/13	Land adjacent to Rowan Cottages, Lewdown	0.49 G		Y	Y	N	0	0	12	0	12							
WDBC	Lewdown and Thrushelton (Thrushelton)	WD_32_13_13	H16, Land at Rowan Cottages, Lewdown	0.59 BG		Y*	Y	Y	0	0	15	0	15							
WDBC	Lifton	WD_35_05_08/13	Land at Glenhaven, Lifton	3.38 G		Y	Y	Y	0	0	100	0	100							
WDBC	Lifton	WD_35_14_13	Lifton Strawberry Farm Fields, Lifton	4.37 G		Y	Y	Y*	0	0	100	0	100							
WDBC	Lifton	WD_35_16_13	Borough House, Fore Street, Lifton	0.38 B		Y	Y	N	0	0	10	0	10							

Site Information						Status for Housing			Yields				
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total
WDBC	Milton Abbot	WD_42_05_08/13	Allotment Gardens, Fore Street, Milton Abbot	0.53 G		Y	Y	Y	0	0	5	0	5
WDBC	North Tawton	WD_13_13_14	Land south of Exeter Street, North Tawton	1.11 G		Y	Y	Y	0	0	15	0	15
WDBC	North Tawton	WD_13_14_14	Land at Letherens Lane, North Tawton	2.69 G		Y	Y	Y	0	0	40	0	40
WDBC	Northlew	WD_20_02_14	Land to the north of The Meadows, Northlew	0.96 G		Y	Y	Y	0	0	30	0	30
WDBC	Northlew	WD_20_03_14	Land to the rear of Kimberlands, Northlew	1.63 G		Y	Y	Y	0	0	30	0	30
WDBC	Northlew	WD_20_04_14	Land to the west of The Meadows, Northlew	0.97 G		Y*	Y	Y	0	0	25	0	25
WDBC	Okehampton	WD_15_22_08/14	Rondor and Gunns, Yard, North Street, Okehampton	0.42 G		Y	Y	N	0	0	10	0	10
WDBC	Okehampton	WD_15_26_08/14	Darkey Lane, Okehampton	1.08 G		Y	Y	Y	0	0	20	0	20
WDBC	Okehampton	WD_15_42_13/15	15 Exeter Road, Okehampton	0.38 BG		Y	Y	N	0	0	10	0	10
WDBC	Okehampton	WD_15_43_13/16	Wonnacotts, Okehampton	1.94 B		Y	Y	Y	0	0	40	0	40
WDBC	Okehampton Hamlets	WD_23_01_08	Franklyn Stockley Hamlets, Okehampton	1.19 G		Y	Y	Y	0	0	20	0	20
WDBC	Sourton	WD_25_01_14	Land adjacent to Highwayman Inn, Sourton	0.30 G		Y	Y	N	0	0	10	0	10
WDBC	Spreyton	WD_27_03_14/16	Land opposite Cross Meadow, Spreyton WD_27_03_14	0.59 G		Y	Y	Y	0	0	18	0	18
WDBC	Spreyton	WD_27_05_16	Land to the West of Coffyns Farmhouse, Spreyton EX17 5AQ (nearest).	0.60 G		Y	Y	Y	0	15	0	0	15
WDBC	Spreyton	WD_27_06_16	Land North of Spreyton Wood road, Spreyton EX17 5DY (nearest). Parcel A.	0.71 G		Y	Y	Y	0	0	20	0	20
WDBC	Tavistock (Whitchurch)	WD_45_01_08/13	New Launceston Road, Tavistock	5.86 G		Y	Y	Y	70	70	0	0	140
WDBC	Tavistock	WD_45_05_08/13/16	Strawberry Fields/Land at Mill Hill Lane Tavistock WD_45_01_08 and WD_45_58_08	3.65 G		Y	Y	Y	0	0	80	0	80
WDBC	Tavistock (Whitchurch)	WD_45_07_08/13	Land west of Plymouth Road, Tavistock	14.82 G		Y	Y	Y	60	190	0	0	250
WDBC	Tavistock	WD_45_12_08/13	Land off St Andrews Road, Tavistock	0.92 G		Y	Y	Y	0	0	15	0	15
WDBC	Tavistock	WD_45_70_13	Old Works Site, Stannary Bridge Road, Tavistock	0.27 B		Y	Y	Y	0	0	10	0	10

Total Number of Sites	130	Totals:	357	2,141	5,330	136	7,948
							(-200)
							(-200)

*N.B. 200 units at Land at Towerfield Drive is also included in the Woolwell Extension, figure deducted from totals to avoid double counting.

Site Information - constrained supply (subset of sites above)														Status for Housing				Yields			
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N* denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total								
SHDC	Bickleigh	SH_04_03_08/13 SH_04_04_08/13/16 and SH_04_03_08/13/16 Partial resubmission	Land at Towerfield Drive, Woolwell*	5.23 BG		Y	Y	Y	0	200*	0	0	200*								
SHDC	Bickleigh		Woolwell Extension	128.87 BG		Y	Y	Y	0	760	1120	120	2000								
SHDC	Bickleigh	SH_04_06_13	Dark Lake Farm, Woolwell	1.50 B		Y	Y	Y	0	28	0	0	28								
SHDC	Bickleigh	SH_04_12_14	Land at West Trehills	4.88 BG		Y	Y	Y	0	0	130	0	130								
SHDC	Brixton	SH_07_10_14/16	Land to the South of The Crescent, Brixton	1.17 G		Y	Y	Y	0	39	0	0	39								
SHDC	Brixton	SH_07_14_16	Land at Elbridge House, Brixton	3.11 G		Y	Y	Y	0	40	0	0	40								
SHDC	Dartington	SH_14_01_08/13 Broom Park	Land at Broom Park, West of the A384, Dartington	7.08 G		Y	Y	Y	0	80	0	0	80								
SHDC	Dartington	SH_14_04_13	Western part of Sawmills Field, Dartington	2.72 G		Y	Y	Y	0	40	0	0	40								
SHDC	Dartington	SH_14_07_08/13	Staple Field, Dartington	1.22 G		Y	Y	Y	0	0	25	0	25								
SHDC	Dartington	SH_14_09_08/13	Land at Droridge Lane, Dartington (Southern)	2.38 G		Y	Y	Y	0	0	50	0	50								
SHDC	Dartington	SH_14_27_16	Foxhole Complex and Shops, Dartington, Totnes TQ9 6QT	6.22 BG		Y	Y	Y	0	20	110	0	130								
SHDC	Dartmouth	SH_15_06_13	Longcross Reservoir, Townstal Road, Dartmouth	0.30 B		Y	Y	Y	0	0	10	0	10								
SHDC	Dartmouth	SH_15_07_13	Guttery Reservoir, Lower Broad Park, Dartmouth	0.21 B		Y	Y	Y	0	0	5	0	5								
SHDC	Dartmouth	SH_15_22_16	DPD D3 Allocation	1.05 G		Y	Y	Y	0	0	30	0	30								
SHDC	Dartmouth	SH_15_23_16	DPD Allocation D2	2.99 B		Y	Y	Y	0	0	80	0	80								
SHDC	Holbeton	SH_25_01_13	The Dartmoor Union Public House, Holbeton, Devon	0.19 G		Y	Y	Y	0	5	0	0	5								
SHDC	Kingsbridge	SH_28_07_08/13	Belle Hill, Land to North of Buckwell Close	3.86 G		Y	Y	Y	100	0	0	0	100								
SHDC	Kingsbridge	SH_28_32_14	Land off Culver Park Close, Kingsbridge	0.46 BG		Y	Y	Y	0	0	16	0	16								
SHDC	Kingsbridge	SH_28_35_16	Kingsbridge DPD K2 Allocation - Quayside	4.64 B		Y	Y	Y	30	70	0	0	100								
SHDC	Kingsbridge	SH_28_37_16	DPD K6 Allocation	0.34 B		Y	Y	Y	0	0	10	0	10								
SHDC	Kingsbridge\ West Alvington	SH_28_18_08/13	Land North East of Woodhouse Farm, Kingsbridge	4.08 G		Y	Y	Y	0	0	50	0	50								
SHDC	Kingswear	SH_30_01_08/13	Land off Brixham Road, Waterhead Brake, Kingswear	0.92 G		Y	Y	Y	0	0	31	0	31								
SHDC	Loddiswell	SH_32_02_08/13	Loddiswell School Playing Field, Village Cross Road, Loddiswell	0.78 G		Y	Y	Y	0	0	20	0	20								
SHDC	Malborough	SH_33_04_08/13	Alston Gate Nursery, Malborough, TQ7 3BT	0.56 B		Y	Y	Y	0	0	15	0	15								
SHDC	Malborough	SH_33_09_14	Portlemore Lane, Malborough Park	2.22 G		Y	Y	Y	0	0	68	0	68								
SHDC	Marldon	SH_34_02_13	Land east of Vicarage Road, Marldon	0.46 G		Y	Y	Y	0	0	16	16	16								
SHDC	Marldon	SH_34_10_16	Former Glendinning Site, Torhill, Ipplepen Road, Marldon, TQ3 1SE	0.68 B		Y	Y	Y	0	0	24	0	24								
SHDC	Modbury	SH_35_02_08/13	Land to the West of Palm Cross Green, off the A379, Modbury	5.44 G		Y	Y	Y	0	0	93	0	93								

Site Information												Status for Housing				Yields			
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SHDC	Modbury	SH_35_03_08/13/16 Partial resub	Land Part Park Farm, Modbury	7.12 G		Y	Y	Y	0	100	0	0	100						
SHDC	Modbury	SH_35_13_16	Penn Park	0.72 G		Y	Y	Y	0	25	0	0	25						
SHDC	Modbury	SH_35_14_16	Field 2 - Land Part Pennpark Farm, Modbury, Ivybridge, Devon PL21 0TB	0.99 B		Y	Y	Y	0	35	0	0	35						
SHDC	Modbury	SH_35_16_16	DPD RA2 Allocation	1.39 G		Y	Y	Y	0	0	20	0	20						
SHDC	Newton and Noss	SH_37_02_13	Parsonage Farm, Parsonage Road, Newton Ferrers	0.97 G		Y	Y	Y	0	0	20	0	20						
SHDC	Rattery	SH_39_02_08/13	Land to rear of Garden Close, Rattery	0.68 G		Y	Y	Y	0	0	15	0	15						
SHDC	Salcombe	SH_41_06_16	Land adjacent to West End Garage, Main Road, Salcombe	0.89 G		Y	Y	Y	0	0	20	0	20						
SHDC	Salcombe	SH_41_07_16	Shadycombe Car Park, Salcombe	0.34 B		Y	Y	Y	0	15	0	0	15						
SHDC	Sparkwell	SH_49_04_13	Land at Birchland Farm, Sparkwell	1.29 G		Y	Y	Y	0	20	0	0	20						
SHDC	Sparkwell - PUF	SH_49_09_14	Land East of Stoggy Lane, South of West Park Hill	24.25 G		Y	Y	Y	25	250	125	0	400						
SHDC	Stoke Fleming	SH_51_01_08/13	Part Field No 0048, School Road, Stoke Fleming	0.67 G		Y	Y	Y	0	20	0	0	20						
SHDC	Stoke Fleming	SH_51_17_16	Land at School Road, Stoke Fleming	1.17 G		Y	Y	Y	0	0	39	0	39						
SHDC	Stoke Gabriel	SH_52_03_08/13	Victoria and Albert Inn Car Park, Coombe Shute, Stoke Gabriel	0.26 G		Y	Y	Y	0	10		0	10						
SHDC	Stoke Gabriel	SH_52_08_14	South Hams Garden Centre and Land at Yellands Farm, Paignton Road, Stoke Gabriel	2.09 BG		Y	Y	Y	0	0	64	0	64						
SHDC	Stoke Gabriel	SH_52_09_16	Field at Crownley Lane, Stoke Gabriel	1.29 G		Y	Y	Y	0	0	42	0	42						
SHDC	Stokenham	SH_53_02_13	Old Playground, Carehouse Cross, Stokenham, Kingsbridge	0.54 G		Y	Y	Y	0	0	15	0	15						
SHDC	Totnes	KEVICC School site - partial SH_56_14_08/13	KEVICC School site	12.34 B		Y	Y	Y	0	60	70	0	130						
SHDC	Totnes	SH_56_12_08/13/16 Partial resubmission	Sheep Field, Magistrate's Court and Police Station	2.40 BG		Y	Y	Y	0	20	0	0	20						
SHDC	Totnes	SH_56_13_08/13	Lane End Field, Dartington (T5)	0.19 G		Y	Y	Y	7	0	0	0	7						
SHDC	Totnes	SH_56_20_16	Totnes Steamer Quay	9.07 B		Y	Y	Y	0	0	100	0	100						
SHDC	Ugborough	SH_57_06_08/13	Land North of Exeter Road, Ivybridge	4.96 G		Y	Y	Y	0	0	200	0	200						
SHDC	Ugborough	SH_57_07_08/13	Land North of Exeter Road, Ivybridge	3.32 G		Y	Y	Y	0	0	100	0	100						
SHDC	Ugborough	SH_57_08_08/13	Land South of Exeter Road, Ivybridge	1.64 G		Y	Y	Y	0	0	50	0	50						
SHDC	Wembury	SH_58_02_08/14	Land at Manor Farm, Down Thomas	0.27 G		Y	Y	Y	0	0	8	0	8						
SHDC	West Alvington	SH_59_04_08/13	Land at Home Field, West Alvington, Kingsbridge	0.76 G		Y	Y	Y	0	0	20	0	20						
WDBC	Bere Ferrers	WD_48_04_08/13	Woolacombe Road, Bere Alston	0.67 G		Y	Y	Y	0	15	0	0	15						
WDBC	Bere Ferrers	WD_48_08_08/13	Land at Broad Park Road, Bere Alston	0.68 G		Y	Y	Y	0	0	10	0	10						
WDBC	Bere Ferrers	WD_48_11_08/13	Land at Long Orchard, Bere Alston	2.01 G		Y	Y	Y	0	0	30	0	30						

Site Information						Status for Housing			Yields				
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WDBC	Bere Ferrers	WD_48_19_14	Land to north of Woolacombe Road, Bere Alston	0.99 G		Y	Y	Y	25	0	0	0	25
WDBC	Bratton Clovelly	WD_21_09_16	Land to the East of Bratton Clovelly	1.07 G		Y	Y	Y	0	0	36	0	36
WDBC	Bridestowe	WD_27_05_08/13	Land to rear of Town Meadow, Bridestowe	1.38 G		Y	Y	Y	0	0	15	0	15
WDBC	Hatherleigh	WD_06_01_08/13	Oak Tree Cottage, Holsworthy Road, Hatherleigh	1.39 G		Y	Y	Y	0	0	25	0	25
WDBC	Hatherleigh	WD_06_02_08/13	Land adjacent to Grove Cottage, Hatherleigh	1.88 G		Y	Y	Y	0	0	40	0	40
WDBC	Hatherleigh	WD_06_03_08/13	Hilsmoor, Holsworthy Road, Hatherleigh	1.66 G		Y	Y	Y	0	0	50	0	50
WDBC	Highampton	WD_05_08_13	Land adjacent to Lyndhurst, Highampton	1.16 G		Y	Y	Y	0	0	30	0	30
WDBC	Lamerton	WD_44_02_08/13	Kooshti-Bok, Lower Widslade, Rushford, Lamerton	0.24 B		Y	Y	Y	0	0	5	0	5
WDBC	Lamerton	WD_44_03_08/13	St John's, Lamerton	0.39 G		Y	Y	Y	0	0	10	0	10
WDBC	Lamerton	WD_44_08_08/13	Land behind Trenance Drive, Lamerton	1.34 G		Y	Y	Y	0	0	10	0	10
WDBC	Lifton	WD_35_05_08/13	Land at Glenhaven, Lifton	3.38 G		Y	Y	Y	0	0	100	0	100
WDBC	Milton Abbot	WD_42_05_08/13	Allotment Gardens, Fore Street, Milton Abbot	0.53 G		Y	Y	Y	0	0	5	0	5
WDBC	North Tawton	WD_13_13_14	Land south of Exeter Street, North Tawton	1.11 G		Y	Y	Y	0	0	15	0	15
WDBC	North Tawton	WD_13_14_14	Land at Letherens Lane, North Tawton	2.69 G		Y	Y	Y	0	0	40	0	40
WDBC	Northlew	WD_20_02_14	Land to the north of The Meadows, Northlew	0.96 G		Y	Y	Y	0	0	30	0	30
WDBC	Northlew	WD_20_03_14	Land to the rear of Kimberlands, Northlew	1.63 G		Y	Y	Y	0	0	30	0	30
WDBC	Okehampton	WD_15_26_08/14	Darkey Lane, Okehampton	1.08 G		Y	Y	Y	0	0	20	0	20
WDBC	Okehampton	WD_15_43_13/16	Wonnacotts, Okehampton	1.94 B		Y	Y	Y	0	0	40	0	40
WDBC	Okehampton Hamlets	WD_23_01_08	Franklyn Stockley Hamlets, Okehampton	1.19 G		Y	Y	Y	0	0	20	0	20
WDBC	Spreyton	WD_27_03_14/16	Land opposite Cross Meadow, Spreyton WD_27_03_14	0.59 G		Y	Y	Y	0	0	18	0	18
WDBC	Spreyton	WD_27_05_16	Land to the West of Coffyns Farmhouse, Spreyton EX17 5AQ (nearest).	0.60 G		Y	Y	Y	0	15	0	0	15
WDBC	Spreyton	WD_27_06_16	Land North of Spreyton Wood road, Spreyton EX17 5DY (nearest). Parcel A.	0.71 G		Y	Y	Y	0	0	20	0	20
WDBC	Tavistock (Whitchurch)	WD_45_01_08/13	New Launceston Road, Tavistock	5.86 G		Y	Y	Y	70	70	0	0	140
WDBC	Tavistock	WD_45_05_08/13/16	Strawberry Fields/Land at Mill Hill Lane Tavistock WD_45_01_08 and WD_45_58_08	3.65 G		Y	Y	Y	0	0	80	0	80
WDBC	Tavistock (Whitchurch)	WD_45_07_08/13	Land west of Plymouth Road, Tavistock	14.82 G		Y	Y	Y	60	190	0	0	250
WDBC	Tavistock	WD_45_12_08/13	Land off St Andrews Road, Tavistock	0.92 G		Y	Y	Y	0	0	15	0	15
WDBC	Tavistock	WD_45_70_13	Old Works Site, Stannary Bridge Road, Tavistock	0.27 B		Y	Y	Y	0	0	10	0	10
Total Number of Sites		83				Totals:			317	1,927	3,515	136	5,879 (-200)

Site Information					Status for Housing			Yields					
Authority	Parish	Ref.	Address	Area (Ha)	Brownfield/ greenfield	Suitable (* denotes significant landscape constraints)	Available (* denotes there may be changes in the availability)	Achievable (N*) denotes marginal viability)	2016-21	2021-26	2026-34	Remainder	Total

*N.B. 200 units at Land at Towerfield Drive is also included in the Woolwell Extension, figure deducted from totals to avoid double counting.

EXCLUDED SITES (424 Sites)

South Hams and West Devon							Gross Area (Ha)	Brownfield/ Greenfield	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
Authority	Site Assessment	Parish	Ref.	Address					
SHDC	Significant constraints	Aveton Gifford	SH_02_01_13	Three Corners Field, Wakeham Lane, Aveton Gifford, TQ7, situated adjacent A379 at top of Aveton Gifford bypass			1.31 G		37
SHDC	Significant constraints	Aveton Gifford	SH_02_02_16	Land North of Mill Lane, Aveton Gifford, TQ4 4LT			1.77 G		50
SHDC	Significant constraints	Aveton Gifford	SH_02_03_16	Land South of Mill Lane, Aveton Gifford, TQ4 4LT			0.56 G		16
SHDC	Significant constraints	Aveton Gifford	SH_02_05_16	Field adjoining A379, Timbers Car Park, Aveton Gifford			0.78 G		22
SHDC	Significant constraints	Aveton Gifford	SH_02_06_16	Pittens Field, Field Number 2143, Aveton Gifford, Kingsbridge			0.65 G		18
SHDC	Significant constraints	Berry Pomeroy	SH_03_01_13	Land north of Marlands Farm, Newton Road, Totnes, TQ9 5DX			3.30 G		92
SHDC	Significant constraints	Berry Pomeroy	SH_03_02_08/13	Land at Marlands Farm, Newton Road, Totnes, TQ9 5DX			3.84 G		107
SHDC	Significant constraints	Berry Pomeroy	SH_03_05_16	Land at True Street House, Berry Pomeroy, Totnes, TQ9 6LE			0.65 G		18
SHDC	Significant constraints	Bickleigh	SH_04_01_08/13	Land off New Road, Bickleigh			1.02 G		28
SHDC	Significant constraints - red	Bickleigh	SH_04_16_16	Leigh Farm, Roborough.			10.68 G		299
SHDC	Significant constraints	Bigbury	SH_05_01_13	Field adjacent to Beachdown Bungalow, Challaborough			0.63 G		18
SHDC	Significant constraints	Bigbury	SH_05_02_13	Field in Bigbury-on-Sea			2.91 G		82
SHDC	Significant constraints	Bigbury	SH_05_03_13	Field in Bigbury-on-Sea behind Post Office & Shop			0.43 G		12
SHDC	Significant constraints	Bigbury	SH_05_04_13	Site 1, Houghton Farm, near St Ann's Chapel, Kingsbridge			1.14 G		32
SHDC	Significant constraints	Bigbury	SH_05_05_13	Site 2, Houghton Farm, near St Ann's Chapel, Kingsbridge			0.52 G		14
SHDC	Significant constraints	Bigbury	SH_05_06_13	Site 3, Houghton Farm, near St Ann's Chapel, Kingsbridge			0.39 G		11
SHDC	Significant constraints	Bigbury	SH_05_07_13	Land South West of Bigbury Court, Bigbury Village			0.15 G		4
SHDC	Significant constraints	Bigbury	SH_05_10_16	Part Field, Bigbury Green, Bigbury Village			0.85 G		24
SHDC	Significant constraints	Bigbury	SH_05_11_16	Part field, Bigbury Village			0.99 G		28

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Bigbury	SH_05_14_16	Field 2028 Chapel Farm, St Anns Chapel, Bigbury, TQ7 4HQ	2.70 G	76
SHDC	Significant constraints	Blackawton	SH_06_01_13	Town Farm, Blackawton, Town Farm, Blackawton,	1.12 G	31
SHDC	Significant constraints	Brixton	SH_07_11_14	Land West of The Crescent, Brixton	0.83 G	23
SHDC	Significant constraints	Brixton	SH_07_12_16	Land at Steer Point Road, Brixton	4.25 G	119
SHDC	Significant constraints	Brixton	SH_07_14_16	DN131865, Land at Spriddlestone, Brixton	2.58 G	72
SHDC	Significant constraints	Charleton	SH_09_01_13	Part SX 76424351, Springfield, East Charleton, South of Springfield Bungalow	3.49 G	98
SHDC	Significant constraints	Charleton	SH_09_02_13	Land East of Lyte Lane, West Charleton	2.95 G	83
SHDC	Significant constraints	Charleton	SH_09_03_13	Land Adjacent to Sicklemans Close, West Charleton	3.54 G	99
SHDC	Significant constraints	Charleton	SH_09_04_08/13	Land West of Church Lane, West Charleton	1.97 G	55
SHDC	Significant constraints - red	Charleton	SH_09_05_16	Land to the North East of Orchard House, East Charleton	2.49 G	70
SHDC	Significant constraints	Chivelstone	SH_10_01_13	Land adjacent to School House, East Prawle	1.03 G	29
SHDC	Significant constraints	Chivelstone	SH_10_02_13	The Camp Field, East Prawle	0.46 G	13
SHDC	Significant constraints	Chivelstone	SH_10_03_08/13	Town Park Field, East Prawle	0.56 G	16
SHDC	Significant constraints	Chivelstone	SH_10_04_13	Lower Farm Field, East Prawle	0.31 G	9
SHDC	Significant constraints	Chivelstone	SH_10_05_13	Stevens Field, East Prawle	1.45 G	41
SHDC	Significant constraints	Chivelstone	SH_10_07_13	Torrings Meadows, East Prawle, Kingsbridge	0.19 G	5
SHDC	Significant constraints	Chivelstone	SH_10_08_16	Land at Prawle	0.43 G	12
SHDC	Significant constraints	Chivelstone	SH_10_09_16	North of Broadhay Field, East Prawle, Kingsbridge	0.09 G	2
SHDC	Significant constraints	Churchstow	SH_11_01_13	Land at Higher Leigh Farm, Churchstow, Kingsbridge	2.37 G	66
SHDC	Significant constraints	Cornwood	SH_12_01_13	Land at Yondertown, Lutton, Nr. Ivybridge	0.36 G	10
SHDC	Significant constraints	Cornworthy	SH_13_01_08/13	Longland Cross, Cornworthy	2.00 G	56
SHDC	Significant constraints	Dartington	SH_14_13_08/13	Z Shaped Field, KEVICC Lower School, Ashburton Road, Totnes	2.62 G	73
SHDC	Significant constraints	Dartington	SH_14_15_08/13	Land between Barracks Hill and A385 (Ashburton Rd), Totnes	7.39 G	207
SHDC	Significant constraints	Dartington	SH_14_21_08/13	Land south of Barracks Hill, Totnes	1.83 G	51
SHDC	Significant constraints	Dartington	SH_14_22_13	Clay Park, Puddavine, Totnes	2.79 G	78
SHDC	Significant constraints	Dartington	SH_14_24_14	Yarner Hayloft, Dartington	0.39 G	11
SHDC	Significant constraints	Dartington	SH_14_25_14	Field at Huxham's Cross, Dartington	3.47 G	97
SHDC	Significant constraints	Dartington	SH_14_26_16	Hall, Barton Farm, Car Parks and Higher Close Area, Higher Close Dartington Hall TQ9 6EL	12.89 BG	361

South Hams and West Devon							Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 cph.
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Brownfield/ Greenfield	
SHDC	Significant constraints	Dartington	SH_14_29_16	Land south of Barracks Hill, Totnes, Devon SH_14_21_08	5.22 G		146
SHDC	Significant constraints	Dartington	SH_14_31_16	Barracks Hill, Totnes	1.05 G		29
SHDC	Significant constraints - red	Dartington	SH_14_28_16	The Old Postern, Dartington Hall, Totnes, TQ9 6EA	5.24 BG		147
SHDC	Significant constraints	Dartmouth	SH_15_01_08/13	Land at Hermitage Road, Townstal, Dartmouth	1.27 G		36
SHDC	Significant constraints	Dartmouth	SH_15_02_08/13	Land adjoining Old Mill Lane, Townstal, Dartmouth	5.51 G		154
SHDC	Significant constraints	Dartmouth	SH_15_04_13	Land to the East of Waterpool Road, Dartmouth, TQ6 0NJ & Land at Jawbones Hill, Dartmouth, TQ6 9RW	1.37 G		38
SHDC	Significant constraints	Dartmouth	SH_15_08_08/13	Land at Dartmouth Park and Ride, Townstal Road, Dartmouth	5.94 BG		166
SHDC	Significant constraints	Dartmouth	SH_15_08_08/13/16	Dartmouth - Norton - Car Parks and playing fields.	7.29 BG		204
SHDC	Significant constraints	Dartmouth	SH_15_15_08/13	Land at Milton Farm, Milton Lane, Dartmouth	7.44 BG		208
SHDC	Significant constraints	Dartmouth	SH_15_19_08/13	Laura Cottage, 41 Crowthers Hill, Dartmouth	0.43 G		12
SHDC	Significant constraints	Dartmouth	SH_15_20_14	Land off Victoria Road/Waterpool Road, Dartmouth	1.65 G		46
SHDC	Significant constraints	Dartmouth	SH_15_21_16	New Barn Farm, Norton, Dartmouth, TQ6 0NH	14.96 G		419
SHDC	Significant constraints	Dartmouth	SH_15_24_16	Land at Weeke Hill, Dartmouth	0.32 G		9
SHDC	Significant constraints	Dartmouth	SH_15_25_16	Land at SX878 500 Weeke Hill, Dartmouth	0.08 B		2
SHDC	Significant constraints	Diptford	SH_17_01_13	Gara Bridge, Totnes	0.90 G		25
SHDC	Significant constraints	Diptford	SH_17_03_13	Land at Frogwell Farm, Combeshead Cross, Diptford (Northern plot)	1.87 G		52
SHDC	Significant constraints	Diptford	SH_17_04_13	Land at Frogwell Farm, Combeshead Cross, Diptford (Southern plot)	0.55 G		15
SHDC	Significant constraints	Dittisham	SH_18_02_13	Land at Cott Farm, Dittisham - Site 2 SX860548	2.15 G		60
SHDC	Significant constraints	Dittisham	SH_18_02_13/16 (part of	Land at Cott Farm, Dittisham - Site 2 SX860548	1.46 G		41
SHDC	Significant constraints	Dittisham	SH_18_03_16	Land at Cott Farm, Dittisham - Site 3	2.32 G		65
SHDC	Significant constraints	Dittisham	SH_18_04_16	Hemborough Farm, Hemborough Park, Blackawton, Dartmouth, TQ9 7DF	17.09 G		479
SHDC	Significant constraints	East Allington	SH_19_01_08/13	Land Rear of Townsend Terrace and Dartmouth Road, East Allington	0.62 G		17
SHDC	Significant constraints	East Allington	SH_19_02_08/13	Rear of Dartmouth Road, East Allington	1.84 G		51
SHDC	Significant constraints	East Allington	SH_19_03_13	Land at the Mounts, East Allington	1.01 G		28

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	East Allington	SH_19_04_13	Land at Yetsonais Park Farm Buildings, East Allington, TQ9 7QE	0.53 B	15
SHDC	Significant constraints	East Allington	SH_19_06_08/13	Rear of Churchill, East Allington	1.49 BG	42
SHDC	Significant constraints	East Allington	SH_19_08_16	Land North West of the Fallapit Estate, East Allington, Totnes, TQ9 7QE	5.00 G	140
SHDC	Significant constraints	East Portlemouth	SH_20_01_08/13	Field no 8485 adjacent to The Spinney Tidal road, East Portlemouth	0.43 G	12
SHDC	Significant constraints	East Portlemouth	SH_20_02_16	Land at Waterhead, East Portlemouth, Salcombe, TQ8 8PA	3.25 G	91
SHDC	Significant constraints	Ermington	SH_21_01_13	Land at Cadleigh, Ivybridge	2.51 G	70
SHDC	Significant constraints	Ermington	SH_21_02_13	Land at Cadleigh, Ivybridge	1.25 G	35
SHDC	Significant constraints	Ermington	SH_21_03_08/13	Paramount Farm, Cadleigh, Ivybridge, PL21 9HW	13.27 G	372
SHDC	Significant constraints	Ermington	SH_21_04_13	St Austin's Priory, Cadleigh, Ivybridge, PL21 9HW	1.42 G	40
SHDC	Significant constraints	Ermington	SH_21_05_16	Land North of Ermington Village	1.28 G	36
SHDC	Significant constraints	Ermington	SH_21_06_16	Land north and south of New Park Road and the A38, Lee Mill.	12.48 G	349
SHDC	Significant constraints	Ermington	SH_21_07_16	Tesco Lee Mill	5.76 B	161
SHDC	Significant constraints	Ermington	SH_21_08_16	Land west of Ivybridge	21.20 G	593
SHDC	Significant constraints	Frogmore and Sherford	SH_43_01_13	Land to East of Frogmore Village	0.60 G	17
SHDC	Significant constraints	Frogmore and Sherford	SH_43_02_08/13	Land to South and East of Frogmore village	4.06 G	114
SHDC	Significant constraints	Frogmore and Sherford	SH_43_03_13	Site of Springfield Fruit & Veg, A379 at East Charleton	1.60 G	45
SHDC	Significant constraints	Frogmore and Sherford	SH_43_04_16	Land East of Vine House/Stable Cottage, Frogmore, Kingsbridge, TQ7 2PE	0.32 G	9
SHDC	Significant constraints	Frogmore and Sherford	SH_43_05_16	Site B - Frogmore, Kingsbridge	0.67 G	19
SHDC	Significant constraints	Frogmore and Sherford	SH_43_06_16	Site A - Frogmore, Kingsbridge	2.29 G	64
SHDC	Significant constraints	Halwell and Moreleigh	SH_22_01_13/16	Land East of Crocadon Meadows, Halwell	4.79 G	134
SHDC	Significant constraints	Halwell and Moreleigh	SH_22_08_08/13	Land North of Halwell	0.14 G	4
SHDC	Significant constraints	Halwell and Moreleigh	SH_22_09_08/13	Land West of Halwell	0.76 G	21
SHDC	Significant constraints	Halwell and Moreleigh	SH_22_10_16	Land North of Gripstone Cottages, Halwell - part land in SH_22_09_08	0.14 G	4
SHDC	Significant constraints	Harberton	SH_23_01_13	Old Allotment Field, Harbertonford, Totnes	0.51 G	14
SHDC	Significant constraints	Harberton	SH_23_02_13	Land off Harberton Road, Totnes (North of Plymouth Road)	2.52 G	71
SHDC	Significant constraints	Harberton	SH_23_03_13	Land East of Dundry House	1.75 G	49
SHDC	Significant constraints	Harberton	SH_23_15_08/13	Winsland House, Totnes	5.31 BG	149

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Brownfield/ Greenfield
SHDC	Significant constraints	Harberton	SH_23_15_08/13/16	Land at Dorsley and Windsland, Higher Plymouth Road, Totnes, TQ9 5FT	4.27 G	
SHDC	Significant constraints	Harberton	SH_23_16_08/13	Land off Harberton Road, Totnes (South of Plymouth Road)	3.08 BG	
SHDC	Significant constraints	Harberton	SH_23_20_16	West Quarry Park, East Quarry Park, Quarry Park Field and Jackmans Park - Higher Dorsley Barton, Totnes	16.96 G	
SHDC	Significant constraints	Harberton	SH_23_21_16 Partial res	Back Paddock, Hogdens and Cottage Field - Higher Dorsley Barton, Totnes	8.35 G	
SHDC	Significant constraints	Harberton	SH_23_22_16 Partial res	Cow Pasture and Railway Field - Higher Dorsley Barton, Totnes	8.27 G	
SHDC	Significant constraints	Harberton	SH_23_23_16	18 Acre Field, Lower Hyde Park, Upper Hyde Park and Blackshides - Higher Dorsley Barton, Totnes	18.54 G	
SHDC	Significant constraints	Harberton	SH_23_24_16	Pathfield, Coombe Park and East Down - Higher Dorsley Barton, Totnes	15.94 G	
SHDC	Significant constraints	Holbeton	SH_25_02_13	Land north of Church Hill, Holbeton	0.96 G	
SHDC	Significant constraints	Holbeton	SH_25_03_13	Land east of Vicarage Hill, Holbeton	1.11 G	
SHDC	Significant constraints	Holbeton	SH_25_04_13	Land East of Brent Hill, Holbeton	0.57 G	
SHDC	Significant constraints	Holbeton	SH_25_05_13	Land and buildings west of Brownswell Farm, Holbeton	0.73 G	
SHDC	Significant constraints	Holbeton	SH_25_06_13	Brownswell Farm, Holbeton	0.53 B	
SHDC	Significant constraints	Holbeton	SH_25_07_13	Land adjoining Higher Brownswell, Holbeton	0.49 G	
SHDC	Significant constraints	Holbeton	SH_25_08_13	Land south of Garden Close, Holbeton	0.98 G	
SHDC	Significant constraints	Ivybridge	SH_27_01_08/13	Land and Property at Sunnysdale, Cornwood Road, Ivybridge	1.02 G	
SHDC	Significant constraints	Ivybridge	SH_27_02_13/16	Land at Stibb Farm, Ivybridge	8.34 G	
SHDC	Significant constraints	Ivybridge	SH_27_02_13/16 Partial	Stibb Farm, Ivybridge	1.44 BG	
SHDC	Significant constraints	Ivybridge	SH_27_05_16	Land to northwest of Ivybridge	14.68 G	
SHDC	Significant constraints	Kingsbridge	SH_28_02_08/13	Land at Coombe Lane, Kingsbridge, Devon	1.14 G	
SHDC	Significant constraints	Kingsbridge	SH_28_03_13	Land to East of Belle Hill (and North of Belle Cross Road), comprising of eight fields	15.37 G	
SHDC	Significant constraints	Kingsbridge	SH_28_10_08/13	Lock's Hill, Derby Road, Kingsbridge	1.19 G	
SHDC	Significant constraints	Kingsbridge	SH_28_30_08/13/16	Land North West of Northville Park/Hospital Field, Kingsbridge	3.53 G	
SHDC	Significant constraints	Kingsbridge	SH_28_31_14	Denning's, Wallingford Road, Kingsbridge	1.90 G	
SHDC	Significant constraints	Kingsbridge	SH_28_33_16	Land off Warren Road, Southville, Kingsbridge	2.05 BG	

Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Brownfield/ Greenfield
SHDC	Significant constraints	Kingsbridge	SH_28_36_16	SPS K3 Allocation	3.90 B	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Kingsbridge	SH_28_38_16	Land adjoining Dodd Meadow, Kingsbridge	0.56 G	
SHDC	Significant constraints	Kingston	SH_29_01_14	Land to rear of Morgans Row and Westentown, Kingston	2.29 G	
SHDC	Significant constraints	Kingston	SH_29_02_16	Land Part Beech Torr Farm, Kingston	2.28 G	
SHDC	Significant constraints	Kingswear	SH_30_02_13	Wilful Murder Site, Kingswear	1.86 G	
SHDC	Significant constraints	Kingswear	SH_30_03_13	Putts Reservoir, Upper Wood Lane, Kingswear, Dartmouth, TQ6 0DQ	0.09 G	
SHDC	Significant constraints	Kingswear	SH_30_04_13	Land at Penhill Lane, Hillhead, TQ5 0EY	0.65 G	
SHDC	Significant constraints	Kingswear	SH_30_05_16	Noss Marina, Bridge Road, Kingswear, Dartmouth, TQ6 0EA - Site 1	14.91 B	
SHDC	Significant constraints	Kingswear	SH_30_06_16	DPD RA19 Allocation	0.22 B	
SHDC	Significant constraints	Loddiswell	SH_32_01_13	Well Street, Loddiswell, Kingsbridge, TQ7 4RR	0.09 G	
SHDC	Significant constraints	Loddiswell	SH_32_03_13	Loddiswell Primary School, Fore Street, Loddiswell	0.11 B	
SHDC	Significant constraints	Loddiswell	SH_32_04_14	Wyselands Farm, Loddiswell	0.25 G	
SHDC	Significant constraints	Loddiswell	SH_32_05_16	Land Part Wyselands Farm, Loddiswell	2.51 G	
SHDC	Significant constraints	Loddiswell	SH_32_06_16	Reservoir Field, Loddiswell	1.28 G	
SHDC	Significant constraints	Malborough	SH_33_02_08/13	Malborough Glebe, Malborough, Kingsbridge	1.01 G	
SHDC	Significant constraints	Malborough	SH_33_05_08/13	Eastercoombes Field, Malborough	3.47 G	
SHDC	Significant constraints	Malborough	SH_33_07_08/13	Withymore Farm, Malborough, SX7039 7096	1.97 G	
SHDC	Significant constraints	Malborough	SH_33_08_08/13	The Downs, Malborough, Kingsbridge	1.78 G	
SHDC	Significant constraints	Malborough	SH_33_10_16	Land at Moor Park, Malborough	2.94 G	
SHDC	Significant constraints	Marldon	SH_34_04_13	Land east of Singmore Road, off Vicarage Road, Marldon	0.38 G	
SHDC	Significant constraints	Marldon	SH_34_07_13	Land east of Kings Ash Road/Windmill Hill (north of B3060 on the map)	3.67 G	
SHDC	Significant constraints	Marldon	SH_34_08_13	Land East of Kings Ash Road/Windmill Hill (south of B3060 on the map)	6.85 G	
SHDC	Significant constraints	Marldon	SH_34_09_14	RMC Quarry Site, Marldon	0.52 B	
SHDC	Significant constraints	Marldon	SH_34_11_16	Land at Higher Compton Barton	18.33 G	
SHDC	Significant constraints	Modbury	SH_35_01_13/16	Land Off Scalders Lane, Modbury RESUBMISSION of SH_35_01_13 - customer wants the eastern part of this area reassessed - see customer email	4.71 G	
SHDC	Significant constraints	Modbury	SH_35_04_13	Park Farm Land to North of Modbury	7.85 G	
						220

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Modbury	SH_35_05_08/13/16	(Land to the East of Brownstone Street and North of Traine Drive) Land at Traine, Modbury	9.68 G	271
SHDC	Significant constraints	Modbury	SH_35_06_08/13/16	Friday Hill, Galpin Street, Modbury	3.11 G	87
SHDC	Significant constraints	Modbury	SH_35_07_08/13	Top of Galpin Street, Modbury, Field behind Traine Terrace	2.00 G	56
SHDC	Significant constraints	Modbury	SH_35_08_08/13	South of Poundwell St. The field known as Bailey, near Modbury Health Centre across the stream from car park	0.41 G	11
SHDC	Significant constraints	Modbury	SH_35_09_08/13	South of Poundwell Street, Known as 'Oodles'	1.20 G	34
SHDC	Significant constraints	Modbury	SH_35_10_08/13	Old Farmhouse, Fancy Cross, Modbury, Devon, PL21 0DT	0.51 G	14
SHDC	Significant constraints	Modbury	SH_35_11_16	Land at Sheepham, Modbury	5.00 G	140
SHDC	Significant constraints	Modbury	SH_35_12_16	Field 3 - Land Part Pennpark Farm, Modbury, Ivybridge, Devon PL21 0TB	1.49 G	42
SHDC	Significant constraints	Modbury	SH_35_15_16	South of Plymouth Road, Modbury	6.88 G	193
SHDC	Significant constraints	Modbury	SH_35_17_16	Land at Park Farm, Parcel 1	1.05 G	29
SHDC	Significant constraints	Modbury	SH_35_18_16	Land at Park Farm, Parcel 2	3.58 G	100
SHDC	Significant constraints	Modbury	SH_35_19_16	Land at Sheepham	18.15 G	508
SHDC	Significant constraints	Newton and Noss	SH_37_01_13	Land at Netton Lane, Noss Mayo, Plymouth	1.26 G	35
SHDC	Significant constraints	Newton and Noss	SH_37_03_13	Hannaford Road, Noss Mayo, Devon	0.66 G	19
SHDC	Significant constraints	Newton and Noss	SH_37_08_08/13	Land adjoining Hannaford Road, Coombe Farm, Noss Mayo	1.16 G	32
SHDC	Significant constraints	Rattery	SH_39_01_13	Land adjacent to A384, opposite Lower Hood Barns, SX 77209 63461	0.46 BG	13
SHDC	Significant constraints	Rattery	SH_39_03_13	Glebe Farm, Rattery, South Brent	2.78 BG	78
SHDC	Significant constraints	Rattery	SH_39_04_14	Hollywood Barns, Cummings Pond Lane, Rattery	0.84 BG	23
SHDC	Significant constraints	Rattery	SH_39_05_14	Land East of Penswell Cross, Rattery	0.48 G	13
SHDC	Significant constraints	Rattery	SH_39_06_16	Ashbourne Farm Quarry (Sandpark Quarry), Rattery	3.61 B	101
SHDC	Significant constraints	Ringmore	SH_40_01_16	Land South of Westbury, Ringmore TQ7 4HN - Part 2 Maximum developable area	0.60 G	17
SHDC	Significant constraints	Salcombe	SH_41_01_08/13	Field on Batson Hill, Below Batson Cross Development site and behind properties in Shadycombe Lane	0.60 G	17

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Salcombe	SH_41_02_13	Car Park and Land at Batson end of Shadycombe Road, Salcombe	0.14 G	4
SHDC	Significant constraints	Salcombe	SH_41_03_13	Horsecombe Farm, Salcombe	6.81 G	191
SHDC	Significant constraints	Salcombe	SH_41_15_08/13	Salcombe Reservoir, St Dunstons Road, Salcombe	0.21 B	6
SHDC	Significant constraints - red	Salcombe	SH_41_05_16	Land North of Motherhill Farm, Main Road, Salcombe	4.67 G	131
SHDC	Significant constraints	Slapton	SH_44_01_16	Highclere, Slapton, TQ7 2PY	0.95 BG	26
SHDC	Significant constraints	South Huish	SH_46_01_16	Land at Thornlea, Hope Cove	0.37 G	10
SHDC	Significant constraints	South Huish	SH_46_02_16	Land at Thornlea Mews, Hope Bypass, Hope Cove, TQ7 3HB - SH_46_03_08	1.11 G	31
SHDC	Significant constraints	South Milton	SH_47_01_08/13	Part South Milton Glebe, South Milton, Kingsbridge	0.37 G	10
SHDC	Significant constraints	South Milton	SH_47_02_16	Land at Hillside, Sutton, South Milton, Kingsbridge, Devon TQ7 3JG - Site 3	1.08 G	30
SHDC	Significant constraints	South Milton	SH_47_03_16	Land at Hillside, Sutton, South Milton, Kingsbridge, Devon TQ7 3JG - Site 1	1.16 G	32
SHDC	Significant constraints	South Milton	SH_47_04_16	Land at Hillside, Sutton, South Milton, Kingsbridge, Devon TQ7 3JG - Site 2	0.93 B	26
SHDC	Significant constraints	South Milton	SH_47_05_16	Land to the South of South Milton	2.42 G	68
SHDC	Significant constraints	Sparkwell	SH_49_01_13	Field West of Seaton Orchard, Sparkwell	0.84 G	23
SHDC	Significant constraints	Sparkwell	SH_49_02_08/13	Fields 9286, 9689, 9796 at Sparkwell Village	2.00 G	56
SHDC	Significant constraints	Sparkwell	SH_49_03_08/13	Land West of Sparkwell Farm, Sparkwell	0.21 B	6
SHDC	Significant constraints	Sparkwell	SH_49_05_08/13	8 Larch Grove, Plympton	1.04 G	29
SHDC	Significant constraints	Sparkwell	SH_49_06_08/13	Land at Old Newnham, Plympton	17.63 G	494
SHDC	Significant constraints	Sparkwell	SH_49_10_16	Land north and south of New Park Road and the A38, Lee Mill.	0.46 G	13
SHDC	Significant constraints	Sparkwell	SH_49_11_16	Land north and south of New Park Road and the A38, Lee Mill.	0.34 G	9
SHDC	Significant constraints	Sparkwell	SH_49_13_16	Land north and south of New Park Road and the A38, Lee Mill.	7.95 G	223
SHDC	Significant constraints	Sparkwell	SH_49_15_16	Land north of New Park Road at A38 Bridge, Smithaleigh, PL7 5AX	1.69 BG	47
SHDC	Significant constraints	Sparkwell	SH_49_16_16	Land north and south of New Park Road and the A38, Lee Mill.	4.27 G	120
SHDC	Significant constraints	Sparkwell	SH_49_17_16	Land at Lee Mill	56.63 BG	1586
SHDC	Significant constraints	Sparkwell	SH_49_17_16 Partial resi	Land west of Lee Mill	6.53 G	183

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Staverton	SH_50_11_16	Field fronting Penhurst, Sparkwell Lane, Staverton, TQ9 6AW	3.28 G	92
SHDC	Significant constraints	Staverton	SH_50_12_16	Site behind Wolston Chapel and Live and Let Live Inn, Landscope	0.75 G	21
SHDC	Significant constraints	Staverton	SH_50_13_16	The Bungalow, Memory Cross, Landscope	0.70 G	20
SHDC	Significant constraints	Stoke Fleming	SH_51_05_13/16	Cotton Farms, West Dartmouth - SH_51_05_13	4.22 BG	118
SHDC	Significant constraints	Stoke Fleming	SH_51_06_13	Land at Little Cotton Farm, Townstal Road, Dartmouth	7.87 G	220
SHDC	Significant constraints	Stoke Fleming	SH_51_06_13/16	Cotton Farms, West Dartmouth - SH_51_06_13	4.57 G	128
SHDC	Significant constraints	Stoke Fleming	SH_51_08_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ6 OQF	1.79 G	50
SHDC	Significant constraints	Stoke Fleming	SH_51_09_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ6 OQF	0.48 BG	13
SHDC	Significant constraints	Stoke Fleming	SH_51_10_13	Land at Glebe Farm, Stoke Fleming, Dartmouth, TQ6 OQF	1.31 G	37
SHDC	Significant constraints	Stoke Fleming	SH_51_13_14	Sycamore Cottage, Hillfield, Dartmouth	0.21 G	6
SHDC	Significant constraints	Stoke Fleming	SH_51_14_16	Field in Bugford	0.27 G	7
SHDC	Significant constraints	Stoke Fleming	SH_51_18_16	Bidders Close, Stoke Fleming	1.73 G	48
SHDC	Significant constraints - red	Stoke Fleming	SH_51_15_16	Land at "Ten Acres", near Bugford	3.70 G	104
SHDC	Significant constraints	Stoke Gabriel	SH_52_01_13	Land to the Rear of Old Stoke Farm, Stoke Gabriel	0.42 G	12
SHDC	Significant constraints	Stoke Gabriel	SH_52_05_08/13	Land at Chestnut Hill, Stoke Gabriel	0.77 G	22
SHDC	Significant constraints	Stoke Gabriel	SH_52_07_08/14	Four Cross Units, Lembury Road & Paignton Road, Stoke Gabriel	2.06 BG	58
SHDC	Significant constraints	Stoke Gabriel	SH_52_10_16	Land to the South of Paignton Road, Stoke Gabriel	2.06 G	58
SHDC	Significant constraints	Stokenham	SH_53_01_13	Best Meadow, Stokenham. Adjacent A379 opposite the church	0.32 G	9
SHDC	Significant constraints	Stokenham	SH_53_03_08/13/16	Land at Green Park Way, Chillington	3.01 G	84
SHDC	Significant constraints	Stokenham	SH_53_04_13	Land adjacent to the NE of the village of Chillington, North of A379	6.57 G	184
SHDC	Significant constraints	Stokenham	SH_53_05_13	Land adjacent to the SE of the village of Chillington, South of A379	4.94 G	138
SHDC	Significant constraints	Stokenham	SH_53_06_13/16	Land at Holbrook, Stokenham	0.90 G	25
SHDC	Significant constraints	Stokenham	SH_53_07_08/13	Kings Field, Coombe Park Farm, Port Lane, Chillington	1.43 G	40

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Stokenham	SH_53_08_13/16	Land to the East of Stokenham Church	1.06 G	30
SHDC	Significant constraints	Stokenham	SH_53_09_13/16	Land to the South of Stokenham Church, adjoining the A379, Stokenham	0.41 BG	11
SHDC	Significant constraints	Stokenham	SH_53_10_13	Part Well Farm, Chillington	1.15 G	32
SHDC	Significant constraints	Stokenham	SH_53_11_08/13	Field to west of Start View, Beesands	1.09 G	30
SHDC	Significant constraints	Stokenham	SH_53_12_13	Meadow Field, Coleridge Lane, Chillington	0.98 G	27
SHDC	Significant constraints	Stokenham	SH_53_13_13	Meadow Field & Bulls Field, Coleridge Lane, Chillington	1.50 G	42
SHDC	Significant constraints	Stokenham	SH_53_14_08/13	Land at Carehouse Cross, Stokenham	2.54 G	71
SHDC	Significant constraints	Stokenham	SH_53_15_13	Land to the South and West of Stokenham Barton Barns, Stokenham	1.87 G	52
SHDC	Significant constraints	Stokenham	SH_53_17_08/14	Land East of Old Grist Mill House, Chillington	0.94 G	26
SHDC	Significant constraints	Stokenham	SH_53_18_13/14	Land between the White House and Hafod, East of Chillington and South of A379	2.27 G	63
SHDC	Significant constraints	Stokenham	SH_53_19_16	Land to the rear of Holbrook Terrace, Stokenham	2.79 G	78
SHDC	Significant constraints	Stokenham	SH_53_21_16 Partial res	Land to the South and West of Stokenham Barton Barns, Stokenham	3.06 G	86
SHDC	Significant constraints	Stokenham	SH_53_22_16	Land South of Holne Close, Chillington	2.69 G	75
SHDC	Significant constraints	Stokenham	SH_53_24_16	Land West of Beeson, Nr. Kingsbridge	0.67 G	19
SHDC	Significant constraints - red	Stokenham	SH_53_20_16	Brooking Wood, Stokenham	6.26 G	175
SHDC	Significant constraints - red	Stokenham	SH_53_25_16	Land West of Beeson, Nr. Kingsbridge	4.62 G	129
SHDC	Significant constraints - red	Stokenham	SH_53_26_16	Land East of Beeson, Nr. Kingsbridge	1.71 G	48
SHDC	Significant constraints - red	Stokenham	SH_53_27_16	Land South of Beeson, Nr. Kingsbridge	1.47 G	41
SHDC	Significant constraints	Totnes	SH_56_01_13	Land at Old Reservoir, Harper's Hill, Totnes	0.30 B	8
SHDC	Significant constraints	Totnes	SH_56_08_08/13	Broomborough, Totnes	7.21 G	202
SHDC	Significant constraints	Totnes	SH_56_09_08/13	Follaton Bungalows, Totnes	15.14 G	424
SHDC	Significant constraints	Totnes	SH_56_15_14	Follaton Bungalows, Plymouth Road, Totnes	1.34 G	38
SHDC	Significant constraints	Totnes	SH_56_18_16	Land to the west of the A381, accessed via Harpers Barn Harpers Hill Totnes, TQ9 5GG.	1.35 BG	38
SHDC	Significant constraints	Totnes	SH_56_19_16	Follaton House	10.27 B	287
SHDC	Significant constraints	Totnes	SH_56_20_16	DPD T8 Allocation	1.38 B	39
SHDC	Significant constraints	Ugborough	SH_57_01_08/13	Rock Park, Bittaford Hill, Ugborough, PL21 0HQ	0.49 G	14
SHDC	Significant constraints	Ugborough	SH_57_02_08/13	Ryder's Close, Bittaford Road, Ugborough, Devon	0.71 G	20
SHDC	Significant constraints	Ugborough	SH_57_03_08/13	Land East of Undertown, Ugborough	0.49 G	14
SHDC	Significant constraints	Ugborough	SH_57_04_13	Field at North Filham, Ivybridge	0.95 BG	27

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints	Ugborough	SH_57_05_13	Springfield, Exeter Road, Filham, Ivybridge, PL21 ODN	1.21 BG	34
SHDC	Significant constraints	Ugborough	SH_57_09_13	Land opposite Crossways, Filham Cottages, Ivybridge	0.55 G	15
SHDC	Significant constraints	Ugborough	SH_57_10_13	Lutterburn Street and White House Farm, Ugborough	1.27 G	36
SHDC	Significant constraints	Ugborough	SH_57_10_13	Lutterburn Street and White House Farm, Ugborough	0.25 G	7
SHDC	Significant constraints	Ugborough	SH_57_11_08/13	Lutterburn Street, Ugborough	0.65 G	18
SHDC	Significant constraints	Ugborough	SH_57_13_14	Workhouse Meadow, Fore Street, Ugborough	0.45 G	13
SHDC	Significant constraints	Ugborough	SH_57_14_14/16	Land East of Ivybridge - Site 2/Land at Filham (North Site)	4.10 G	115
SHDC	Significant constraints	Ugborough	SH_57_15_14/16	Land East of Ivybridge - Site 1/Land at Filham (South Site)	2.92 G	82
SHDC	Significant constraints	Ugborough	SH_57_16_14/16	Filham Moor, Ugborough	4.94 G	138
SHDC	Significant constraints	Ugborough	SH_57_17_14/16	Filham Moor and Yeo Corner, Ugborough	2.26 G	63
SHDC	Significant constraints	Ugborough	SH_57_18_16	Land off Davids Lane, Ivybridge - Site A	5.79 G	162
SHDC	Significant constraints	Ugborough	SH_57_19_16	Land off Davids Lane, Ivybridge - Site B	10.56 G	296
SHDC	Significant constraints	Ugborough	SH_57_21_16	Sidings Cross, Wrangaton	1.42 B	40
SHDC	Significant constraints	Ugborough/Ivybridge	SH_57/27_13_13	Land to the South of A38, off of Godwell Lane	9.58 G	268
SHDC	Significant constraints	Wembury	SH_58_01_13/16	Land Part Court Barton, Renney Road, Down Thomas/Land at Renney Road, Down Thomas - Site 1	1.50 G	42
SHDC	Significant constraints	Wembury	SH_58_04_08/13	Land at Down Thomas, nr Plymouth, Adjacent to Jubilee Hall	0.72 G	20
SHDC	Significant constraints	Wembury	SH_58_06_08/13	Land at Heybrook Bay, Down Thomas Road (Renney Road)	1.21 G	34
SHDC	Significant constraints	Wembury	SH_58_12_08/14	Land East of Cliff Road, Wembury	1.11 G	31
SHDC	Significant constraints	Wembury	SH_58_14_16	Land at Princes Farm, Down Thomas - Site 3	5.70 G	159
SHDC	Significant constraints	Wembury	SH_58_15_16	Land at Princes Farm, Down Thomas - Site 2	3.00 G	84
SHDC	Significant constraints	Wembury	SH_58_20_16	South Barton Farm, Wembury	3.23 G	90
SHDC	Significant constraints - red	Wembury	SH_58_05_08/14	Manor Farm, Down Thomas	6.46 G	181
SHDC	Significant constraints - red	Wembury	SH_58_05_08/14/16 Part	Manor Farm, Down Thomas, Wembury, PL9 0AQ - RESUBMISSION of SH_58_05_08 and SH_58_02_08	3.93 G	110
SHDC	Significant constraints - red	Wembury	SH_58_16_16	Land at Princes Farm, Down Thomas - Site 1	6.64 G	186
SHDC	Significant constraints - red	Wembury	SH_58_17_16	Land at Tribbetts (site 1), Down Thomas	0.73 G	20
SHDC	Significant constraints - red	Wembury	SH_58_18_16	Land at Tribbetts (site 2), Down Thomas	4.98 G	139

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
SHDC	Significant constraints - red	Wembury	SH_58_19_16	Land at Manor Farm, Staddiscombe	1.84 G	52
SHDC	Significant constraints	West Alvington	SH_59_02_08/13	Land East of West Alvington Cricket Ground, West Alvington, Kingsbridge	1.33 G	37
SHDC	Significant constraints	West Alvington	SH_59_05_16	Land South of Kingsway Park, West Alvington, Kingsbridge	3.09 G	86
SHDC	Significant constraints	West Alvington	SH_59_06_16	Land South of Tacketwood, Kingsbridge - Part 1	0.51 G	14
SHDC	Significant constraints - red	West Alvington	SH_59_07_16	Land South of Tacketwood, Kingsbridge - Part 2	0.14 G	4
SHDC	Significant constraints	Woodleigh	SH_61_01_13	The Nursery, The Mounts, East Allington	0.55 B	16
SHDC	Significant constraints	Yealmpton	SH_62_05_08/13	Torr, Yealmpton	0.29 G	8
SHDC	Significant constraints	Yealmpton	SH_62_06_13	Moorshead site, Holbeton	0.35 B	10
SHDC	Significant constraints - red	Yealmpton	SH_62_07_16	Weston Meadows, Yealmpton, PL8 2ET	8.63 G	242
WDBC	Significant constraints	Bere Ferrers	WD_48_09_08/13	Land rear of Trevethan Park, Bere Ferrers	3.50 G	98
WDBC	Significant constraints	Bere Ferrers	WD_48_14_13	Land off New Road, Bere Alston	0.58 G	16
WDBC	Significant constraints - red	Bere Ferrers	WD_48_16_13	Clamoak Farm (South), Bere Alston	4.61 G	129
WDBC	Significant constraints - red	Bere Ferrers	WD_48_17_13	Clamoak Farm (North), Bere Alston	2.67 G	75
WDBC	Significant constraints	Bratton Clovelly	WD_21_01_08/13	Allotment Gardens, Bratton Clovelly	1.01 G	28
WDBC	Significant constraints	Bratton Clovelly	WD_21_03_08/14	Land adjacent to Village Hall, Court Barton	1.12 G	31
WDBC	Significant constraints	Bratton Clovelly	WD_21_06_13	Rectory Field, Bratton Clovelly	4.63 G	130
WDBC	Significant constraints	Bratton Clovelly	WD_21_07_13	Town Farm Field, Bratton Clovelly	1.27 G	36
WDBC	Significant constraints	Bratton Clovelly	WD_21_08_13	Mill Park Meadow, Bratton Clovelly	1.83 G	51
WDBC	Significant constraints	Bridestowe	WD_27_02_08/13	Land to west of Pool Hill, Bridestowe	0.66 G	18
WDBC	Significant constraints	Buckland Monachorum	WD_49_03_08/13	Stokehill Lane, Crapstone	0.34 G	9
WDBC	Significant constraints	Buckland Monachorum	WD_49_06_08/13	Yelverton Golf Driving Range, Abbey Lane, Crapstone	4.86 G	136
WDBC	Significant constraints	Buckland Monachorum	WD_49_08_08/13	Axtown Farm, Green Lane, Yelverton	2.02 G	57
WDBC	Significant constraints	Buckland Monachorum	WD_49_15_08/13	Crapstone Barton Farm, Crapstone	1.77 G	50
WDBC	Significant constraints	Buckland Monachorum	WD_49_22_13	Land at Cuxton Farm, Buckland Monachorum	2.08 G	58
WDBC	Significant constraints	Buckland Monachorum	WD_49_25_16	Netherton Barn, Buckland Monachorum, Yelverton, PL21 7NL	1.33 BG	37
WDBC	Significant constraints	Buckland Monachorum	WD_49_26_16	Land at Netherton Estate	0.78 G	22
WDBC	Significant constraints	Buckland Monachorum	WD_49_27_16	Field south of Stonemoor Estate, Crapstone	1.89 BG	53
WDBC	Significant constraints	Buckland Monachorum	WD_49_28_16	Land near Whistley Down	1.50 G	42
WDBC	Significant constraints - red	Buckland Monachorum	WD_49_05_08/13	Tyller Tythy, Crapstone	0.22 G	6
WDBC	Significant constraints - red	Buckland Monachorum	WD_49_23_16	Land adjacent to Cuxton Farm	0.17 G	5
WDBC	Significant constraints - red	Buckland Monachorum	WD_49_24_16	Land opposite Cuxton Farm	0.32 G	9
WDBC	Significant constraints - red	Buckland Monachorum	WD_49_29_16	Coombe Farm	2.02 G	56

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
WDBC	Significant constraints - red	Buckland Monachorum	WD_49_30_16	Pooley Field	0.50 G	14
WDBC	Significant constraints	Exbourne	WD_08_06_13	North Road, Exbourne, EX20 3SH	7.02 G	197
WDBC	Significant constraints	Exbourne	WD_08_07_13	Town Living, Exbourne	1.64 BG	46
WDBC	Significant constraints	Exbourne	WD_08_08_16	Land at Hollbrook Lane, Exbourne	1.20 G	34
WDBC	Significant constraints	Exbourne	WD_08_11_16	Land to the South East of Exbourne	3.53 G	99
WDBC	Significant constraints	Exbourne	WD_08_12_16	Court Barton, Exbourne, EX20 3SG	0.95 G	27
WDBC	Significant constraints - red	Exbourne	WD_08_09_16	Shilstone Farm Bungalow, Exbourne - Field 1	1.79 BG	50
WDBC	Significant constraints - red	Exbourne	WD_08_10_16	Shilstone Farm Bungalow, Exbourne - Field 2	2.74 G	77
WDBC	Significant constraints	Hatherleigh	WD_06_05_08/13	Runnon Moor Lane, Hatherleigh	0.23 G	6
WDBC	Significant constraints	Hatherleigh	WD_06_13_16	Land lying to the north of A3072, Hatherleigh, EX20 3GZ	5.99 G	168
WDBC	Significant constraints - red	Hatherleigh	WD_06_11_13	Bridge Street, Hatherleigh	1.03 G	29
WDBC	Significant constraints	Highampton	WD_05_09_13	H18 Lyndhurst	0.32 G	9
WDBC	Significant constraints	Highampton	WD_05_10_16	Garledan, Highampton, EX21 5LR	0.20 G	6
WDBC	Significant constraints	Highampton	WD_05_11_16	Burdon Lane, Highampton, EX21 5JG	3.70 G	104
WDBC	Significant constraints	Highampton	WD_05_12_16	Northlew Road, Highampton WD_5_06_08	0.59 B	16
WDBC	Significant constraints	Highampton	WD_05_13_16	The Golden Inn, Highampton	0.18 B	5
WDBC	Significant constraints	Inwardleigh	WD_11_01_08/13	Land at Folly Gate Cross, Folly Gate	5.71 G	160
WDBC	Significant constraints	Inwardleigh	WD_11_10_13	Land west of Folly Gate Village	2.61 G	73
WDBC	Significant constraints	Inwardleigh	WD_11_12_16	Land at New Road, Folly Gate, Okehampton	0.58 G	16
WDBC	Significant constraints	Inwardleigh	WD_11_13_16	Land to the East of the A386, Folly Gate	0.62 BG	17
WDBC	Significant constraints	Lamerton	WD_44_05_08/13	Court Cottage Farm, Lamerton, Tavistock, PL19 8RW	1.58 G	44
WDBC	Significant constraints	Lamerton	WD_44_07_08/13	Rushford, Lamerton	3.52 G	99
WDBC	Significant constraints	Lamerton	WD_44_10_08/14/16	Lamerton Villas/Ashton Court, Lamerton	0.26 G	7
WDBC	Significant constraints	Lamerton	WD_44_11_13	Land adjacent to Chestnut Close, Lamerton	4.13 G	116
WDBC	Significant constraints	Lamerton	WD_44_14_13	Land adjacent to Green Hill, Lamerton	3.68 G	103
WDBC	Significant constraints	Lamerton	WD_44_16_14	Land at Camplehaye, Lamerton	0.57 G	16
WDBC	Significant constraints - red	Lewdown and Thrushelton	WD_32_14_16	Land adjoining 1 Cannon Barn Cottages, Lewdown, EX20 4BT	0.06 G	2
WDBC	Significant constraints	Lewdown and Thrushelton	WD_32_03_08/13	Land to the rear of Redcliffe House, Lewdown	0.29 G	8
WDBC	Significant constraints	Lewdown and Thrushelton	WD_32_08_08/13	Land to rear of The Redcliffes, Lewdown	1.78 BG	50
WDBC	Significant constraints - red	Lewdown and Thrushelton	WD_32_12_13	Land opposite The Redcliffes, Lewdown	0.12 B	3
WDBC	Significant constraints - red	Lewdown and Thrushelton	WD_26_01_13	Spring Acre Farm, Alder Quarry, Lewdown	0.98 B	27
WDBC	Significant constraints	Lifton	WD_35_08_08/13	Colmans Farm, Lifton	13.86 BG	388
WDBC	Significant constraints	Lifton	WD_35_12_13	Site to the west of Liftondown, north east of the Methodist Parish Church	5.27 G	147

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
WDBC	Significant constraints	Lifton	WD_35_13_13	OS Field 0284, Land at North Road, Lifton	2.00 G	56
WDBC	Significant constraints	Lifton	WD_35_13_13/16	Land North Road Lifton WD_35_13_13	1.80 G	50
WDBC	Significant constraints	Lifton	WD_35_15_13	Lifton Farm Shop North, Lifton	21.13 G	592
WDBC	Significant constraints	Lifton	WD_35_18_14	Tinhay Lake Car Park	1.11 G	31
WDBC	Significant constraints	Lifton	WD_35_20_16	Hornapark, Duntz Hill, Lifton WD_35_03_08	2.00 G	56
WDBC	Significant constraints - red	Lifton	WD_35_19_14	Land at Leat Road, Lifton	0.66 G	19
WDBC	Significant constraints	Meeth	WD_34_02_16	Land at Meeth, EX20 3EP	1.50 G	42
WDBC	Significant constraints	Meeth	WD_34_03_16	Land between Lower Court and Rose Cottage, Meeth	0.40 G	11
WDBC	Significant constraints	Meeth	WD_34_04_16	Land West of Station Road, Meeth, EX20 3EP	1.57 G	44
WDBC	Significant constraints - red	Meeth	WD_34_01_16	Field 2192 Giffords Hele Farm	0.69 G	19
WDBC	Significant constraints	Milton Abbot	WD_42_01_08/13	Land adjoining Fore Street, Milton Abbot	1.21 G	34
WDBC	Significant constraints	Milton Abbot	WD_42_03_08/13	Land adjoining Milton Abbot Primary School, Milton Abbot	4.71 G	132
WDBC	Significant constraints	Milton Abbot	WD_42_06_08/13	Land adjacent Vicarage Gardens, Milton Abbot	1.75 G	49
WDBC	Significant constraints	Milton Abbot	WD_42_07_08/13	Land west of 1 Springfield Cottages, Chillaton	0.81 G	23
WDBC	Significant constraints	Milton Abbot	WD_42_08_13	Land east of Marlow Crescent, Chillaton	1.45 G	41
WDBC	Significant constraints	Milton Abbot	WD_42_09_13	Land between Sunwaye and Marlow Crescent, Chillaton	2.60 G	73
WDBC	Significant constraints	Milton Abbot	WD_42_10_13	Land at Endsleigh House and Gardens, Milton Abbot	2.40 G	67
WDBC	Significant constraints	North Tawton	WD_13_02_08/13	Land at Yeo Lane, North Tawton	0.38 BG	11
WDBC	Significant constraints	North Tawton	WD_13_05_08/13	Land at Devonshire Gardens, North Tawton	2.05 BG	57
WDBC	Significant constraints	North Tawton	WD_13_06_13	Land at North Tawton, above Bouchers Hill	1.06 BG	30
WDBC	Significant constraints	North Tawton	WD_13_07_08/13	Bathway Fields, North Tawton	49.73 BG	1393
WDBC	Significant constraints	North Tawton	WD_13_07_08/13 and W Tawton	Bathway Fields and H10 Woollen Mill, North Tawton	48.34 G	1353
WDBC	Significant constraints	North Tawton	WD_13_10_13	Taw Bridge, North Tawton	0.89 G	25
WDBC	Significant constraints	North Tawton	WD_13_10_13 Partial re	Taw Bridge, North Tawton	3.01 G	84
WDBC	Significant constraints	North Tawton	WD_13_15_16	Land south of Strawberry Fields, North Tawton.	1.47 G	41
WDBC	Significant constraints - red	North Tawton	WD_13_08_13	Taw Bridge, Pine Lodge, North Tawton	0.08 B	2
WDBC	Significant constraints	Northlew	WD_20_04_14	Land to the west of The Meadows, Northlew	0.97 G	27
WDBC	Significant constraints	Northlew	WD_20_05_14	ED11 Station Road, Northlew	0.39 G	11
WDBC	Significant constraints	Northlew	WD_20_06_16	Land at Northlew known as Northlew Glebe	2.31 G	65
WDBC	Significant constraints	Okehampton	WD_15_02_08/13	Part Okehampton Glebe, Okehampton	2.00 G	56

South Hams and West Devon							
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Brownfield/ Greenfield	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
WDBC	Significant constraints	Okehampton	WD_15_30_08/13	Land to the south of Upper Crooked Meadow, Okehampton	0.86	G	24
WDBC	Significant constraints	Okehampton	WD_15_44_14	Part North Road Industrial Estate, Okehampton	2.89	B	81
WDBC	Significant constraints	Okehampton	WD_15_46_16	Land at Sweetlands Vicarage Road Okehampton - Site 2	0.85	BG	24
WDBC	Significant constraints	Okehampton	WD_15_46_16	Land at Sweetlands Vicarage Road Okehampton - Site 1	0.10	G	3
WDBC	Significant constraints - red	Okehampton	WD_15_06_08/13	Oakfield, Upcott Hill, Okehampton	1.35	BG	38
WDBC	Significant constraints - red	Okehampton	WD_15_41_13	Upcott House, Upcott Hill, Okehampton	1.34	BG	38
WDBC	Significant constraints - red	Okehampton	WD_23_13_13/16	Land north of Chichacott Road, Okehampton submitted in 2013 ref: WD_23_13_13	18.61	G	521
WDBC	Significant constraints - red	Okehampton	WD_23_14_13/16	Land to south of Chichacott Road, Okehampton Site was submitted in 2013 ref: WD_23_14_13	3.34	BG	93
WDBC	Significant constraints - red	Okehampton	WD_23_15_13/16	Land to the east of Okehampton Site was submitted in 2013 ref: WD_25_15_13	23.33	BG	653
WDBC	Significant constraints	Okehampton Hamlets	WD_15/23_03_13/16	Land south of Moorcroft Close and Monkey Puzzle, Okehampton	6.26	G	175
WDBC	Significant constraints	Okehampton Hamlets	WD_23_03_08/13	Land to south of Exeter Road, Okehampton	14.33	G	401
WDBC	Significant constraints	Okehampton Hamlets	WD_23_10_13	Land to north of Farmer Luxtons Farm Shop, Okehampton	3.18	G	89
WDBC	Significant constraints	Okehampton Hamlets	WD_23_11_13	Land to north of Stockley, Okehampton	13.04	G	365
WDBC	Significant constraints	Okehampton Hamlets	WD_23_12_13	Land to east of Stockley, Okehampton	8.99	G	252
WDBC	Significant constraints	Okehampton Hamlets	WD_23_16_13	ED2 North, Okehampton	3.31	G	93
WDBC	Significant constraints	Okehampton Hamlets	WD_23_18_13_4	SP22A Crediton Road (Parcel 4), Okehampton	11.13	G	312
WDBC	Significant constraints - red	Okehampton Hamlets	WD_23_20_14	Land to south of Lower Chichacott House, Okehampton	5.83	G	163
WDBC	Significant constraints	Okehampton/Okehampton	WD_15/23_01_08/13	Youldens and Jopes Meadow, Old Road, Okehampton	5.92	G	166
WDBC	Significant constraints	Sampford Courtenay	WD_12_01_13	Part Cricket Farm, Sampford Courtenay	3.28	G	92
WDBC	Significant constraints	Sampford Courtenay	WD_12_03_13	Land east of Sampford Courtenay village, Sampford Courtenay	3.02	G	85
WDBC	Significant constraints	Spreyton	WD_27_04_16	Land opposite Chapel Park, Spreyton, EX17 5AB (nearest).	0.29	G	8
WDBC	Significant constraints	Tavistock	WD_45_03_08/13	Neathern Brock, Kiliworthy Road, Tavistock	4.30	G	120
WDBC	Significant constraints	Tavistock	WD_45_04_08/13/16	Land at Redmoor Close, Butcher Park Hill, Tavistock	5.71	G	160

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
WDBC	Significant constraints	Tavistock	WD_45_06_08/13	Kelly College Site A, Parkwood Road, Tavistock	1.34 G	37
WDBC	Significant constraints	Tavistock	WD_45_10_08/13	Land at Sandy Park, Tavistock	42.05 G	1178
WDBC	Significant constraints	Tavistock	WD_45_13_08/13	Land off Callington Road Site A, Tavistock	9.32 G	261
WDBC	Significant constraints	Tavistock	WD_45_41_08/13	Land north of Anderton Lane, Whitchurch, Tavistock	5.80 G	163
WDBC	Significant constraints	Tavistock	WD_45_42_08/13	Land east and west of Violet Lane, Tavistock	6.97 G	195
WDBC	Significant constraints	Tavistock	WD_45_48_08/13	Land at Wilminstone, Tavistock	0.75 G	21
WDBC	Significant constraints	Tavistock	WD_45_52_08/13/16	Land opposite Challonsleigh, Whitchurch WD_45_52_08/13	1.74 G	49
WDBC	Significant constraints	Tavistock	WD_45_58_13	Land at Brook Lane, Tavistock	1.67 G	47
WDBC	Significant constraints	Tavistock	WD_45_60_13	Kilworthy Reservoir, Kilworthy Road, Tavistock	0.26 B	7
WDBC	Significant constraints	Tavistock	WD_45_62_13	Land at Arimore, Taviton Farm, Tavistock	5.41 G	152
WDBC	Significant constraints	Tavistock	WD_45_63_13	Kelly College Site C, Parkwood Road, Tavistock	1.99 G	56
WDBC	Significant constraints	Tavistock	WD_45_65_08/13	Land off Trelawney Road/Kilworthy Road, Tavistock	1.45 G	41
WDBC	Significant constraints	Tavistock	WD_45_67_08/13	Kelly College Site B, Parkwood Road, Tavistock	1.63 G	46
WDBC	Significant constraints	Tavistock	WD_45_68_13	East Crowndale Farm, Tavistock	8.31 G	233
WDBC	Significant constraints	Tavistock	WD_45_74_13	Land north of Callington Road, Tavistock	11.80 G	330
WDBC	Significant constraints	Tavistock	WD_45_75_16	Land to north of Everest, New Launceston Road, Tavistock, PL19 8LH	3.23 G	90
WDBC	Significant constraints	Tavistock	WD_45_76_16	Riverside Car Park, Pixon Lane, Tavistock	0.46 B	13
WDBC	Significant constraints	Tavistock	WD_45_78_16	Former Kelly College Preparatory School, Parkwood Road, Tavistock, PL19 0JS	4.16 B	116
WDBC	Significant constraints - red	Tavistock	WD_45_59_13	Higher Wilminstone Farm, Tavistock	3.37 BG	94
WDBC	Significant constraints - red	Tavistock	WD_45_61_13	Land at Hazledon Bridge, Wilminstone, Tavistock	2.41 G	68
WDBC	Significant constraints - red	Tavistock	WD_45_64_13	Land at Grenofen, Tavistock	6.15 G	172
WDBC	Significant constraints - red	Tavistock	WD_45_77_16	Land off the old Exeter Road, Tavistock.	1.43 G	40
WDBC	Significant constraints	Tavistock (Gulworthy)	WD_45_14_08/13	Land off Callington Road Site B, Tavistock	7.90 G	221
WDBC	Significant constraints	Tavistock (Whitchurch)	WD_45_02_08/13	Land adjacent to Fernside, Crease Lane, Tavistock	2.60 G	73
Total Number of Sites				Total		
414				41,092		

South Hams and West Devon						
Authority	Site Assessment	Parish	Ref.	Address	Gross Area (Ha)	Unconstrained yield (Net Area x density.) Net area = 80% Gross Area. Density = 35 dph.
Plymouth Urban Fringe						
SHDC - PUF	Significant constraints	Bickleigh	SH_04_02_13_PUF	Land East of Haxter Lodge, Roborough	0.54 G	15
SHDC - PUF	Significant constraints	Bickleigh	SH_04_05_08/13_PUF	Field south of Dark Lake Farm, Woolwell	3.30 G	92
SHDC - PUF	Significant constraints	Bickleigh	SH_04_08_13_PUF	Land at Whitson Farm, Whitsoncross Lane, Tamerton Foliot	14.89 G	417
SHDC - PUF	Significant constraints	Bickleigh	SH_04_09_08/13_PUF	Land North East of Haxter Lodge, Roborough	6.71 G	188
SHDC - PUF	Significant constraints	Bickleigh	SH_04_10_08/13_PUF	Land East of Roborough Farm, Roborough	1.15 G	32
SHDC - PUF	Significant constraints	Bickleigh	SH_04_15_16_PUF	Leigh Farm, Roborough.	37.38 G	1047
SHDC - PUF	Significant constraints	Brixton	SH_07_07_08/13_PUF	Land between Brixton and Elburton, Plymouth	24.76 G	693
SHDC - PUF	Significant constraints	Brixton	SH_07_14_16 (PUF)	Dodovens Farm, Chittleburn Hill, Brixton, PL8 2BJ - SH_07_07_08	29.70 G	832
Total Number of Sites					Total	3,316

Out of Scope - within Dartmoor National Park Boundary						
SHDC/DNP	Out of scope	Ugborough	SH_57_12_13	Ugborough	0.13 B	4
SHDC/DNP	Out of scope	Ugborough	SH_57_22_16	Nursery Field, Moorhaven, Ivybridge, PL21 0HB	0.56 G	16
Total Number of Sites					Total	19