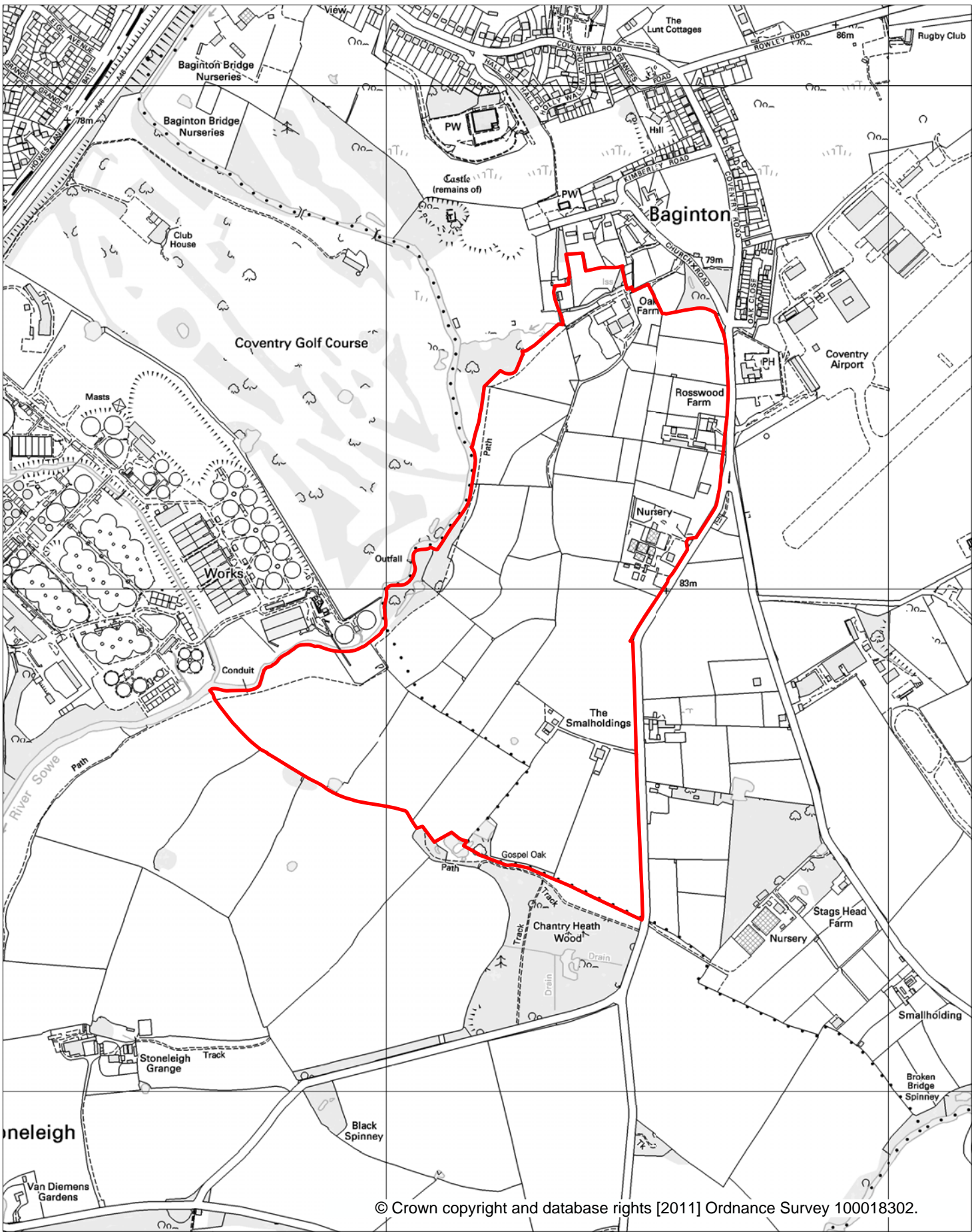


Site Ref	C10	Site Name	Land South of Baginton
Site Size (Hectares)	62.3	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Flood Zones 2, 3A & 3B to west Topography, steep slopes to west Public footpath along western perimeter Airport safeguarding constraints Potential Minerals Site					
Potential Impacts	Scheduled Ancient Monument to North West Conservation Area to north Potential SINC River Sowe to South West Extending finger of development into open countryside away from urban area within an area of largely high landscape value (Landscape Assessment Nov 13).					
Environmental Conditions	Noise from Stoneleigh Road & Coventry Road above acceptable levels. Odour from sewage works Close to former filled quarry where elevated levels of landfill gas have been determined Within flight path of Coventry Airport					
Overall Suitability	Potentially suitable in small part to north eastern part of site but subject to overcoming numerous constraints re: noise, odour and contamination.					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Potentially achievable in small part (1.8 has) with high quality landscape and design. Development of rest of site uncertain due to numerous constraints. Site promoter has presented further information on overcoming constraints but further work is required to demonstrate fully that all the constraints can be overcome satisfactorily						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	54	40dph	72	50dph	90
Timeframe (in terms of practicality only)	2014/19	35	2019/24	0	2024/29	0



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C10 Land on south of Baginton

LOCATION PLAN



Scale:
1:10000

Drawn By:
CP

Date:
27 October 2011

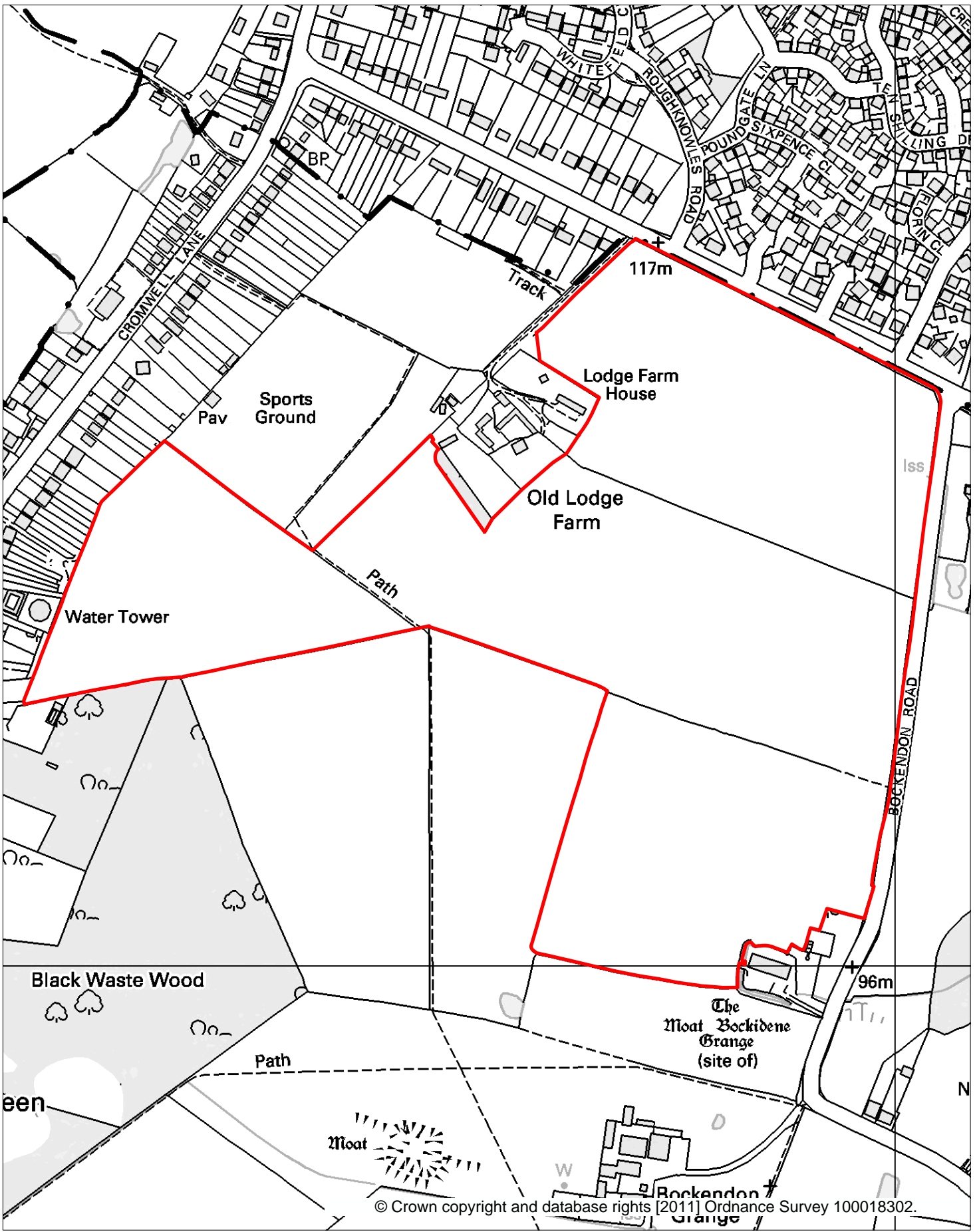
Grid Reference:
434202 E, 273940 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C13	Site Name	Lodge Farm, Westwood Heath Road		
Site Size (Hectares)	30.48	Settlement	Coventry		
Source	SHLAA 2015	Land Type	Agricultural		
Adjacent/Overlapping Site	C02, C03, C05, C09				

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Public footpaths through site Road network in area currently near capacity.					
Potential Impacts	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south. Recent Landscape Review (2015 / 16) - opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function. Bockendon Grange Pond & Black Waste Wood are potential SINCS Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable – site capacity would be capped at 425 dwellings until such time as adequate road infrastructure was in place. Any development would be subject to satisfactory measures to mitigate against impact on area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	278	40dph	370	50dph	462
Timeframe (in terms of practicality only)	2014/19	✓	2019/24		2024/29	



C13 Lodge Farm, Westwood Heath Road

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

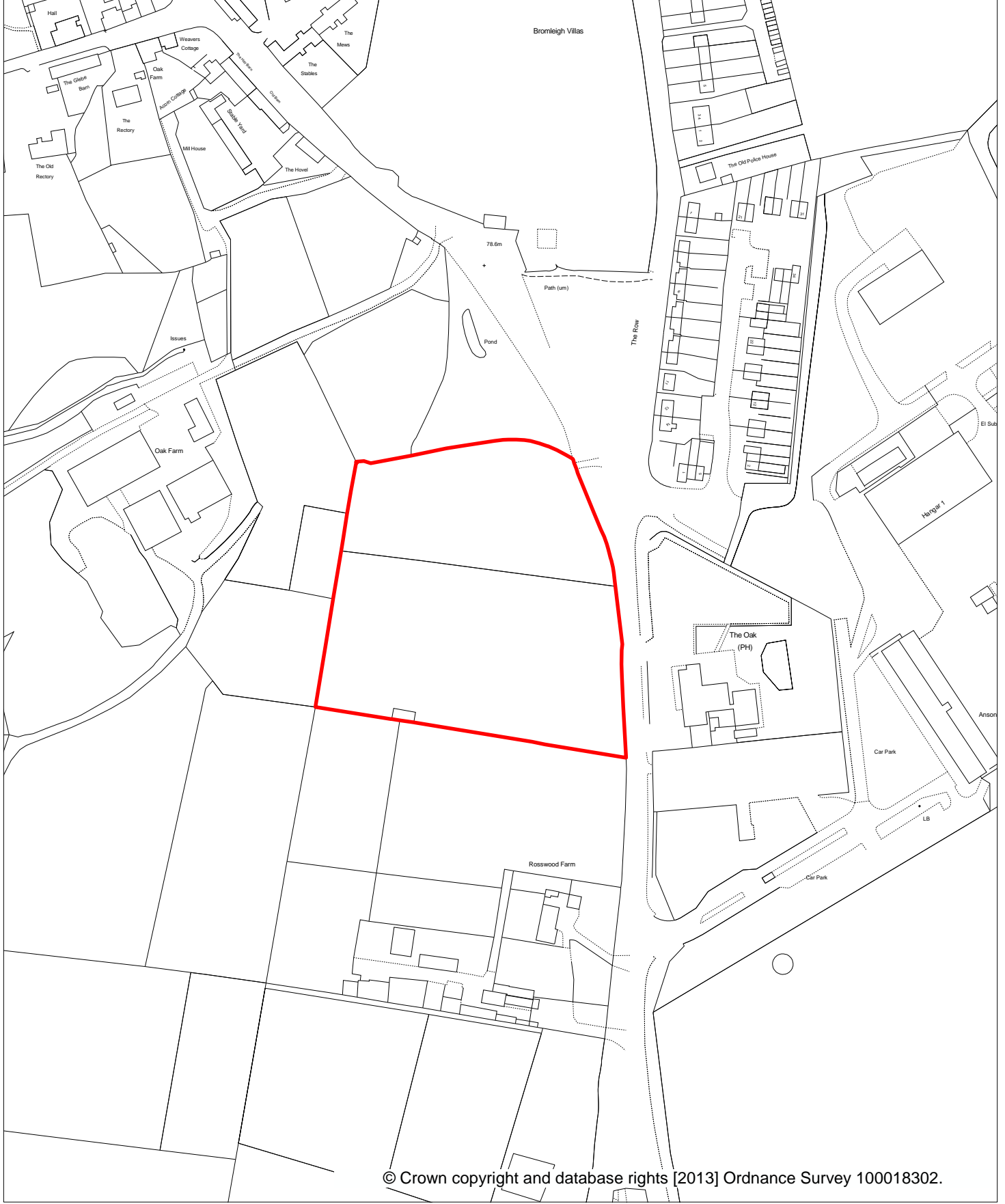
Date:
27 October 2011

Grid Reference:
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North:

Site Ref	C20	Site Name	N of Rosewood Farm, Baginton
Site Size (Hectares)	1.82	Settlement	Baginton
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site	C10 Land to south of Baginton; C19 Land at Baginton; C32		

Suitability for Housing						
Location	On the edge of Baginton. Baginton has a limited range of services					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	Potential Local Wildlife Site to north at Baginton Village Green West Site adjacent to Baginton Conservation Area Area of high/medium landscape value (Landscape Study 2013)					
Environmental Conditions	Proximity to Landfill Sites – possible ground contamination Noise from road and Coventry Airport					
Overall Suitability	Potentially suitable subject to noise mitigation; satisfactory ground remediation, if necessary and satisfactory landscaping between site and Baginton Village Green					
Availability						
Landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable, subject to noise mitigation; satisfactory ground remediation, if necessary; and satisfactory landscaping between site and Baginton Village Green and Coventry Road						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	54	40dph	72	50dph	91
Timeframe (in terms of practicality only)	2014/19	35	2019/24	0	2024/29	0



C20 North of Rosewood Farm, Baginton


LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

Date:
21 November 2013

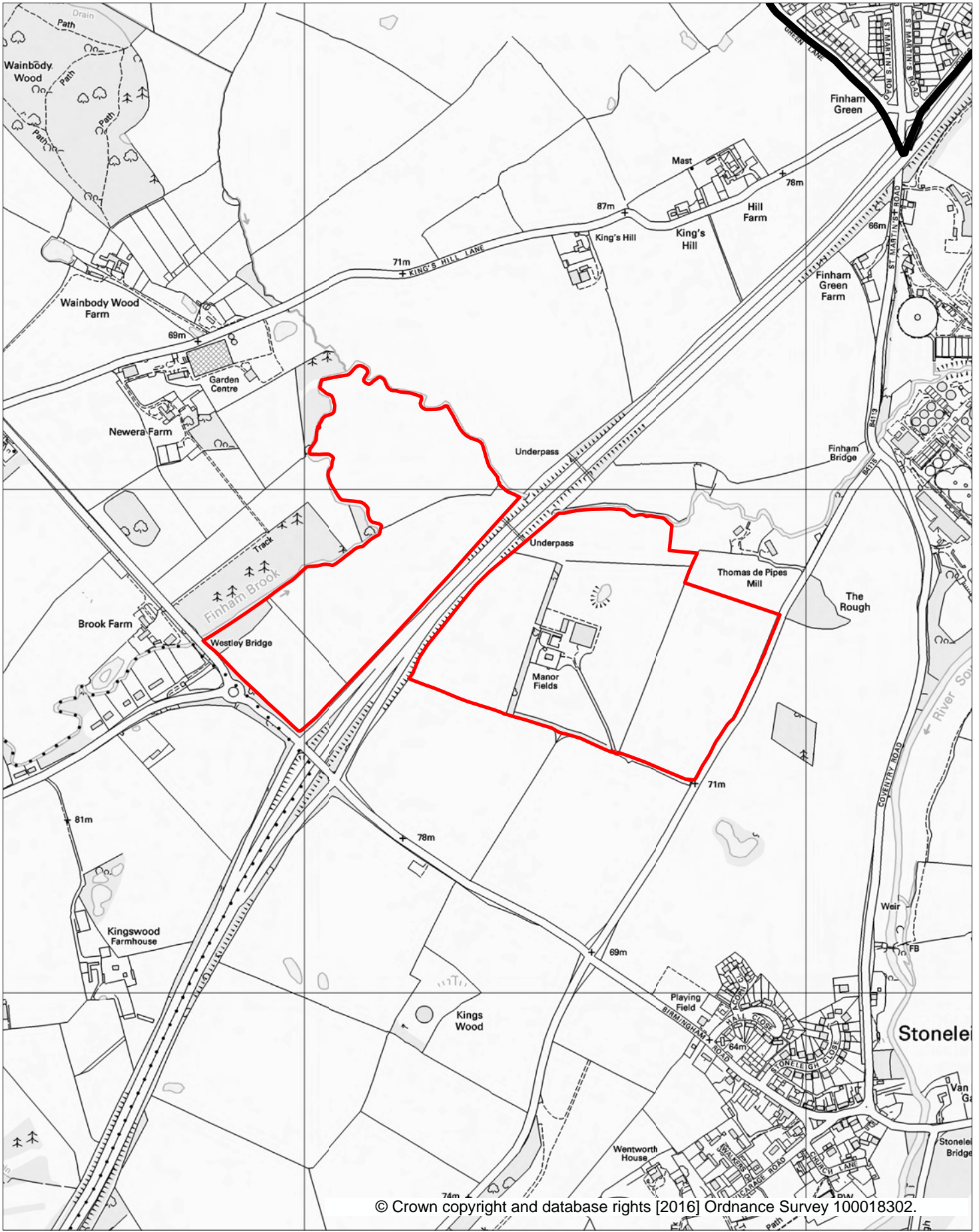
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North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C24	Site Name	Manorfields Farm, Warwick Road
Site Size (Hectares)	39.8	Settlement	Stoneleigh
Source	SHLAA 15	Land Type	Greenfield / agricultural
Adjacent/ Overlapping Site	C06 – part of Kings Hill allocation		

Suitability for Housing	
Location	Remote from settlement but relatively close to Coventry Adjacent to and part of King's Kill strategic proposal Two sites either side of major road
Policy Restrictions	Restrictive covenant on site – no details
Physical Constraints	British oil pipeline through site according to form SFRA Flood Zones 3a and 3b (climate change) to north of eastern part of site and forms western boundary of west part of site. EA flood zones 2 and 3 also across site along line of brook. River runs through site (Finham Brook) HS2 to south
Potential Impacts	Potential Local Wildlife Site (The Rough) adjacent to eastern boundary Potential LWS through site (River Sowe and Finham Brook)
Environmental Conditions	South west of Finham Sewage Works Adjacent to major proposed development site
Overall Suitability	Area within Kings Hill considered as part of wider site – already identified as suitable. Area to east – closer to sewage works
Availability	
Ready for release by site owner	
Achievability	
Medium term – 6 – 10 years	
Housing Capacity	
Form suggests 80 per year over four years = 320	



C24 Manorfilds Farm

LOCATION PLAN

Scale: 1:10000

Drawn By: MM

Date: 04 March 2016

Grid Reference: 432366 E, 273746 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C25	Site Name	Land south of Westwood Heath Road
Site Size (Hectares)	5.8	Settlement	Coventry
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	C03, C13, C31		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Ground water vulnerability area; area susceptible to surface water flooding in south-west corner BPA managed pipeline crosses close to south-west corner of site – within 100m easement area.					
Potential Impacts	Loss of open field					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to Green Belt amendment					
Availability						
Available for housing – ready for release						
Achievability						
Achievable subject to appropriate contributions being made towards improving infrastructure and services in wider area.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	87	40dph	116	50dph	145
Timeframe (in terms of practicality only)	2014/19	✓	2019/24		2024/29	



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C25 land south of Westwood Heath Road

LOCATION PLAN



Scale:
1:2500

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
428224 E, 276423 N

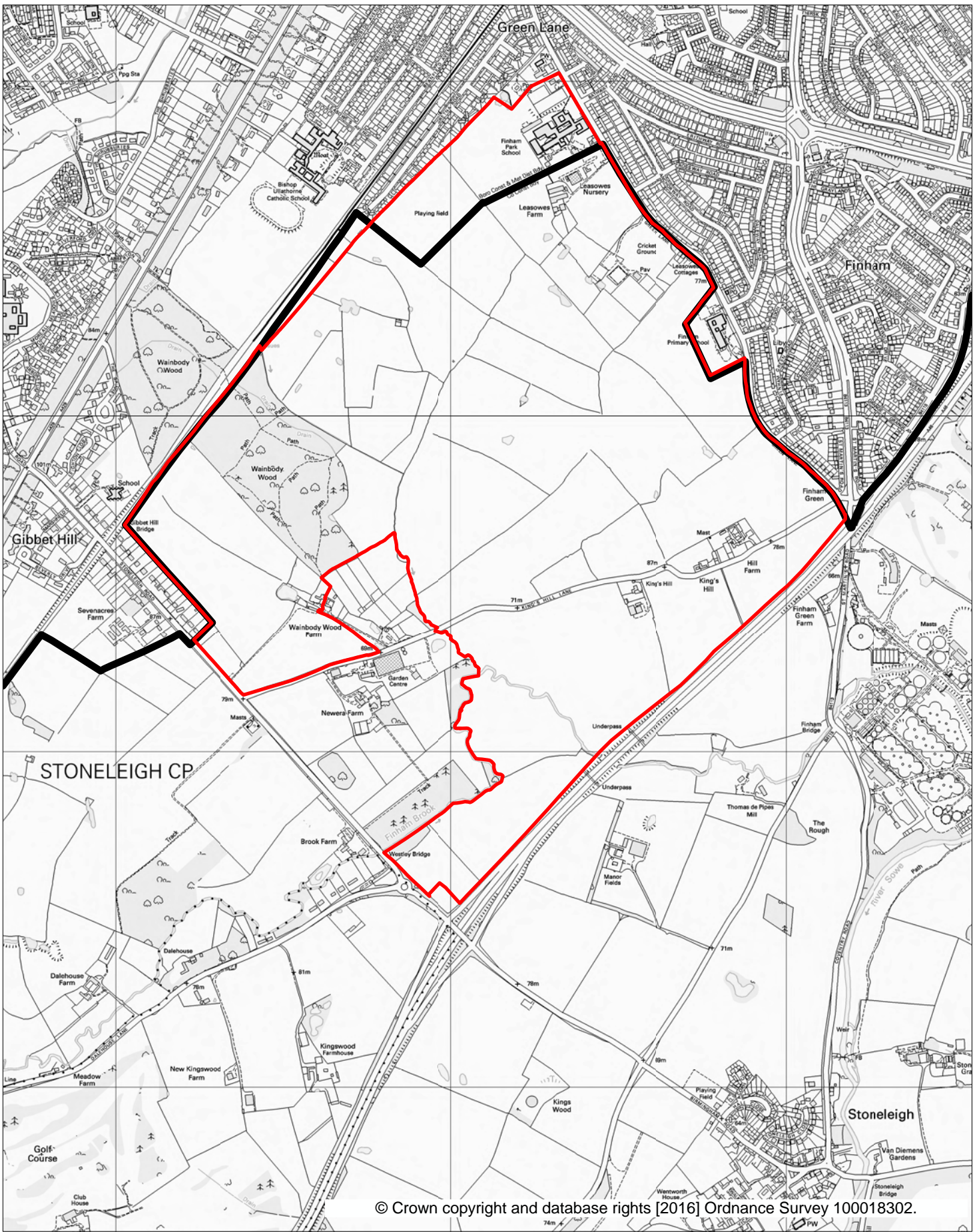
North:



Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C26	Site Name	King's Hill Lane
Site Size (Hectares)	211	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C06 – previous SHLAA submission on very similar site		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Flood Risk Zones 2, 3A & 3B runs EW through south of site, south & east of Newera Farm. Brook runs NS through site Topography – undulating site					
Potential Impacts	Impact on area of medium and high landscape value. Scheduled Ancient Monument at Hill Farm Wainbody Wood is an Ancient Woodland Regionally Important Geological Site to south of Kings Hill Lane					
Environmental Conditions	Noise from A46 and railway line					
Overall Suitability	Potentially suitable, subject to amendment to Green Belt boundary and only in part as a number of physical and environmental constraints exist on site which will require protection and a suitable buffer.					
Availability						
Consortium of landowners willing to bring forward site for development Site is available for development across the plan period						
Achievability						
Assuming Plan adoption 2016 and Planning Permission in 2017/18 the site could be delivering houses from 2020 onwards. Assuming delivery of up to 200-250 dwellings per annum the site could take 15-20 years to deliver						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	3165	40dph	4220	50dph	5275
Timeframe (in terms of practicality only)	2014/19	✓	2019/24	✓	2024/29	✓



C26 land at Kings Hill

LOCATION PLAN

Scale: 1:15000

Drawn By: MM

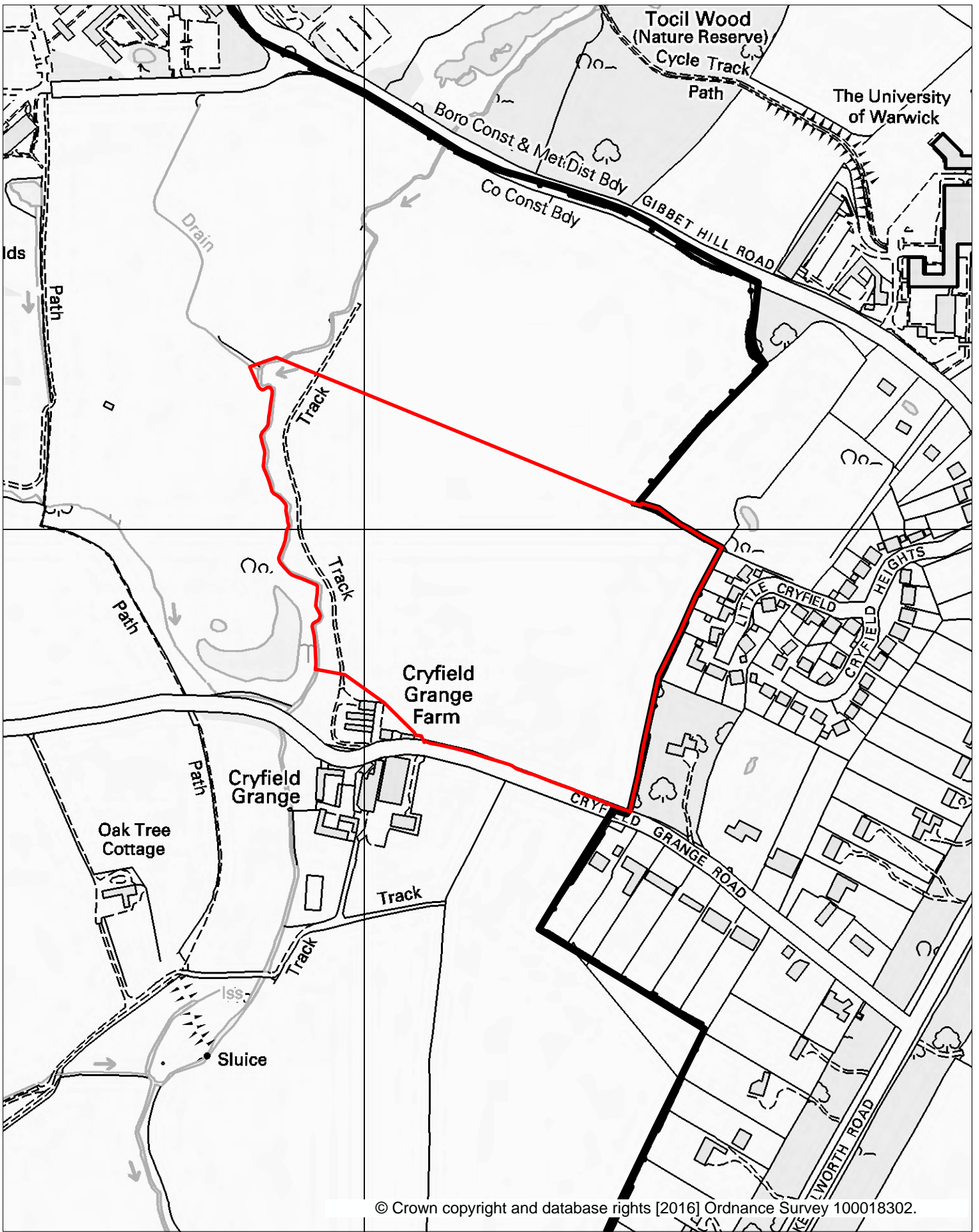
Date: 02 March 2016

Grid Reference: 432109 E, 274397 N

North:

Site Ref	C27	Site Name	Land north of Cryfield Grange
Site Size (Hectares)	11	Settlement	Coventry
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	C28 – Land south of Gibbet Hill Road		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Grade 3, some Grade 2 agricultural land Stream to western boundary Area susceptible to ground water flooding Fluvial Zone 3a, 3b flood zone along western boundary					
Potential Impacts	Adjacent to university, university playing fields, residential and agricultural land Landscape Review (2015 / 6) looked at Cryfield Grange area including this site - opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function.					
Environmental Conditions						
Overall Suitability	Potentially suitable, subject to Green Belt amendment					
Availability						
Available for residential						
Achievability						
Achievable subject to appropriate improvements / contributions being made towards infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	165	40dph	220	50dph	275
Timeframe (in terms of practicality only)	2014/19	✓	2019/24	✓	2024/29	



C27 Land north of Cryfield Grange, Coventry

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

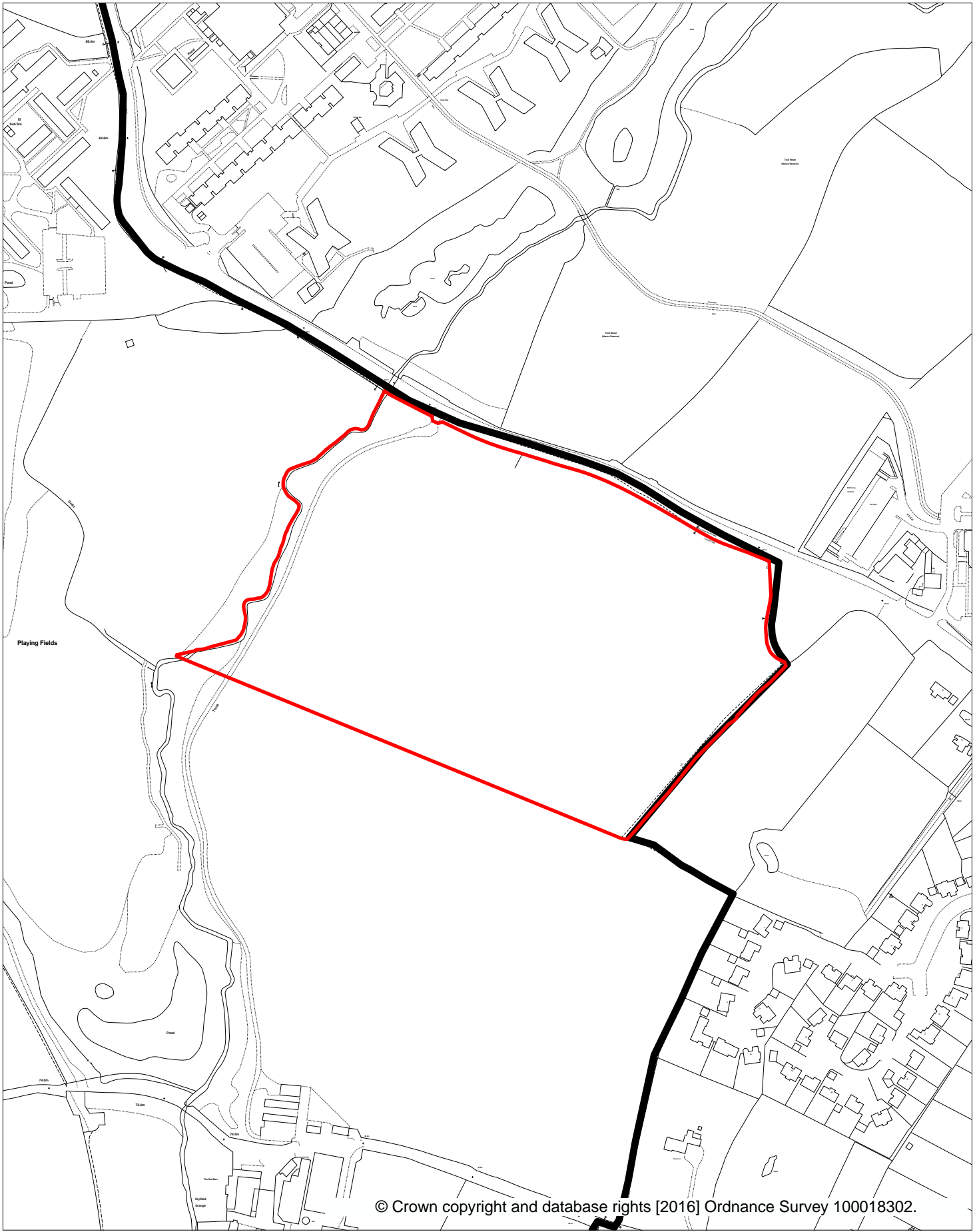
Date:
03 March 2016

Grid Reference:
430122 E, 274911 N

North: 

Site Ref	C28	Site Name	Land south of Gibbet Hill Road
Site Size (Hectares)	9.5	Settlement	Coventry
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	C27 – Land north of Cryfield Grange		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Grade 3, some Grade 2 agricultural land Stream to western boundary Area susceptible to ground water flooding Fluvial Zone 3a, 3b flood zone along western boundary					
Potential Impacts	Adjacent to university, university playing fields, residential and agricultural land Landscape Review (2015 / 6) looked at Cryfield Grange area including this site - opportunities for development allocation in this land parcel without substantial adverse impacts to the wider landscape setting or Green Belt function.					
Environmental Conditions	Tocil Wood ancient woodland on opposite side of Gibbet Hill Road					
Overall Suitability	Potentially suitable, subject to Green Belt amendment					
Availability						
Available for residential development						
Achievability						
Achievable subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	142	40dph	190	50dph	237
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C28 Land south of Gibbet Hill Road, Coventry


LOCATION PLAN

Scale:
1:4000

Drawn By:
MM

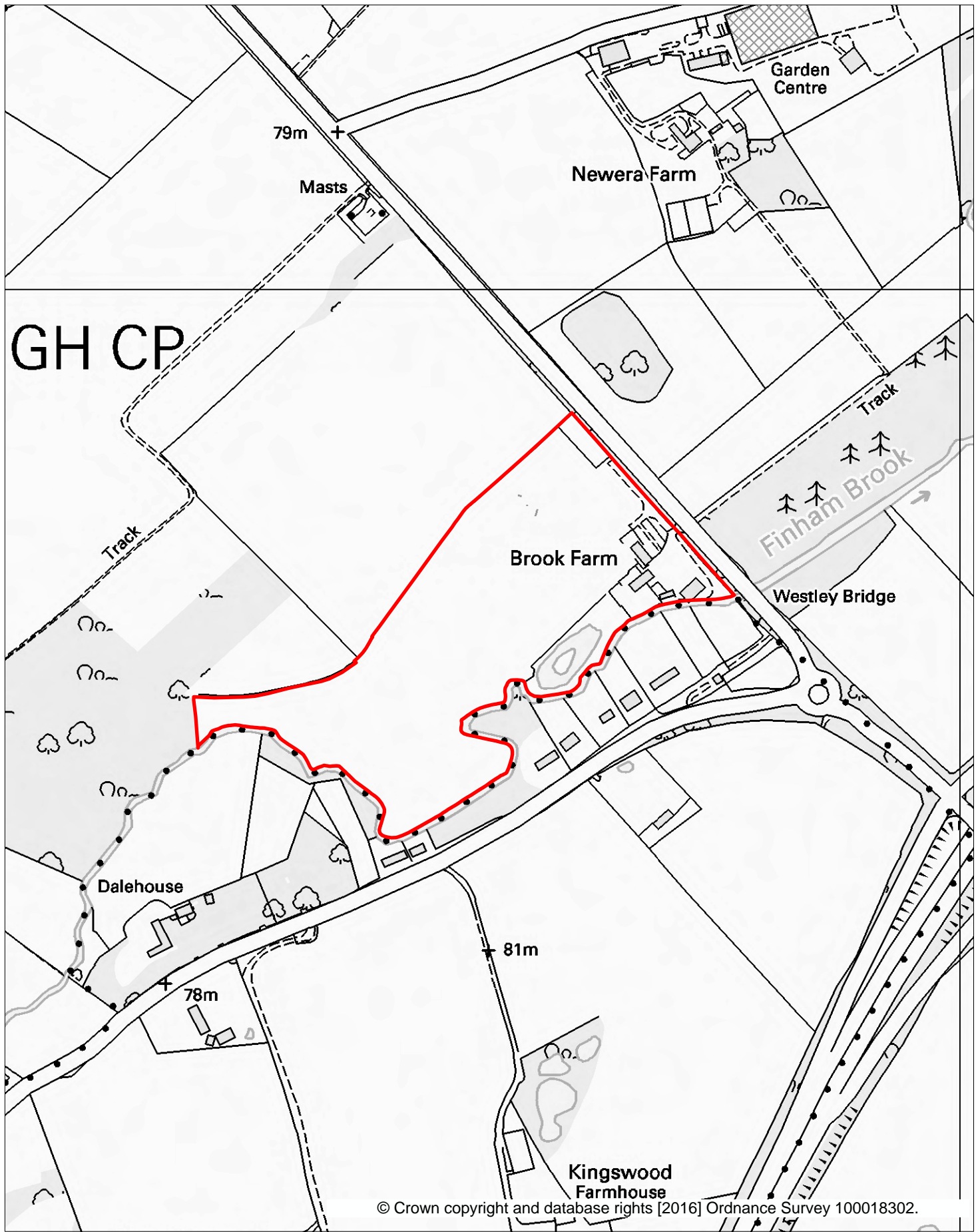
Date:
03 March 2016

Grid Reference:
430160 E, 275202 N

North: 

Site Ref	C29	Site Name	Land at Brook Farm
Site Size (Hectares)	7.686 ha	Settlement	Coventry
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Greenfield site located between the built up areas of Coventry and Kenilworth. Farmland and buildings					
Policy Restrictions	Located in the designated Green Belt, and in open countryside. Would therefore be contrary to saved policies of the adopted Local Plan.					
Physical Constraints	Gas mains runs through the site Site susceptible to flooding Close to the safeguarded route for HS2 to the east of site					
Potential Impacts	Unlikely to result in development which will facilitate the use of sustainable modes of transport - could lead to increased congestion					
Environmental Conditions	Adverse impact on the character of the rural area and setting					
Overall Suitability	Development in the countryside would have an adverse impact on the landscape. Not well related to existing settlements and contrary to development strategy.					
Availability						
Available for mixed use development (housing, commercial and retail)						
Achievability						
Achievable						
Housing Capacity						
Development Mix	Housing	80	Other Uses	20		
Potential Capacity	30dph	150	40dph	200	50dph	250
Timeframe (in terms of practicality only)	2014/19	100	2019/24	100	2024/29	0



C29 Brook Farm, Stoneleigh Road, Coventry

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
431531 E, 273672 N

North:

Site Ref	C30	Site Name	Friends Close, Mill Hill		
Site Size (Hectares)	3.9	Settlement	Baginton		
Source	SHLAA 2015	Land Type	Former sand and gravel working		
Adjacent/ Overlapping Site	Residential to north and east C19 Baginton and surrounding area C07 Land at Mill Hill				

Suitability for Housing					
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Location	Off Mill Hill, runs largely east/west and between Holly Walk, Kimberley Road, Frances Road and Friends Close. South of Brethrens Meeting Room				
Policy Restrictions	Green Belt Minerals safeguard area Aerodrome Safeguarding for Coventry Airport				
Physical Constraints	Scheduled monument immediately adjoining to south (Baginton Castle and associated remains) Susceptible to ground water flooding Susceptible to surface water flooding in small area along footpath and along southern and eastern boundary in part National historic landfill site (Hall Drive) Local Wildlife site (Baginton Castle Fields) over half of site (western half) Cluster of listed buildings to south (church, rectory and cottages/farmhouse) TPO – mixed woodland area over whole site				
Potential Impacts	Potential for gassing from landfill site Impact on Wildlife site Impact on historic environment Impact on large TPO area				
Environmental Conditions	Flood zones 2,3,3a and 3b to south west but not encroaching on site				
Overall Suitability	Not suitable due to previous use as landfill site, impact on historic environment, large area of TPO and on local wildlife site				

Availability					
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Owner is willing to release this land immediately

Achievability					
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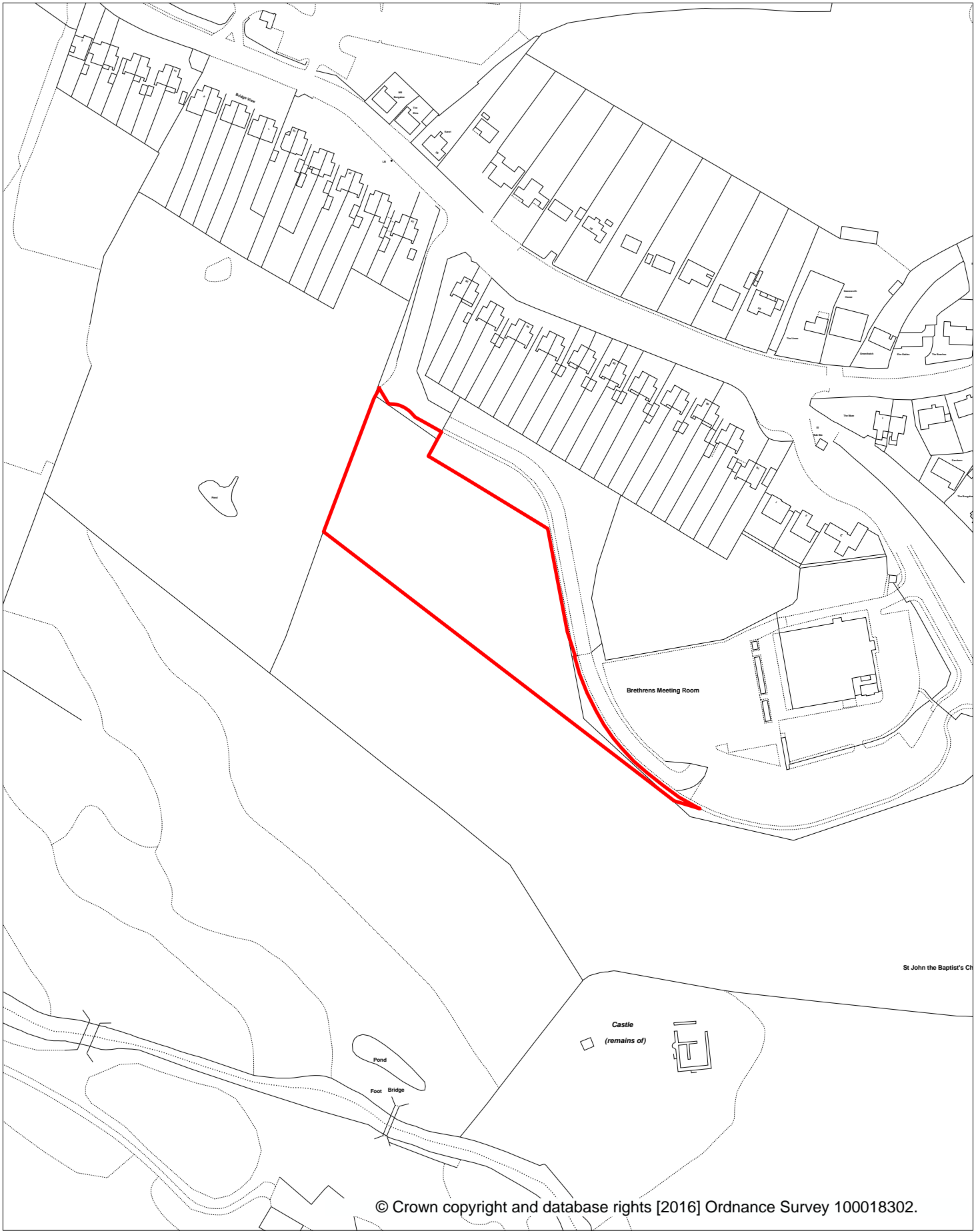
Not achievable for above reasons

Housing Capacity					
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Development Mix	Housing		Other Uses		
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Potential Capacity	30dph		40dph		50dph	
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C30 Land off Friends Close, Baginton


LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

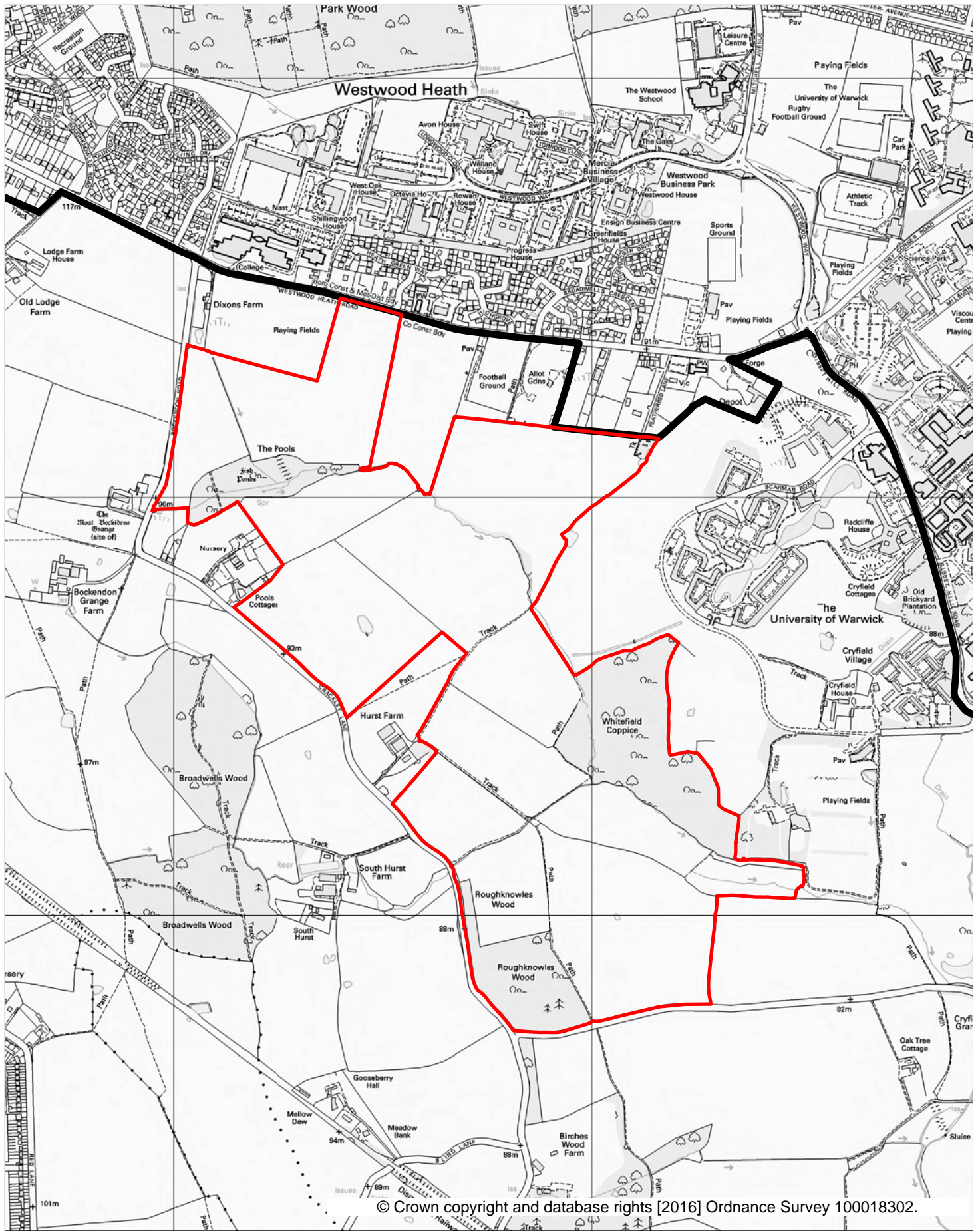
Date:
03 March 2016

Grid Reference:
434027 E, 274954 N

North: 

Site Ref	C31	Site Name	Hurst Farm, Crackley Lane
Site Size (Hectares)	110	Settlement	Coventry
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	C18 – Hurst Farm South		

Suitability for Housing						
Location	Adjacent to Coventry urban area Adjacent to University of Warwick					
Policy Restrictions	Green Belt					
Physical Constraints	Oil pipeline crosses site diagonally from north west to south east corners. Part of site within flood zones 2 and 3. Two areas of ancient woodland. "The Pools" is Local Wildlife Site. Site crossed by brook. Site crossed by several public rights of way.					
Potential Impacts	Loss of Grade 2 and 3 agricultural land Impact on area of medium landscape value					
Environmental Conditions						
Overall Suitability	Potentially suitable in part, subject to Green Belt amendment and significant buffer to protect ecology, accommodate various infrastructure requirements and easements and the provision of sufficient strategic infrastructure. Development would be subject to early partial plan review after adoption.					
Availability						
Available for mixed use development (housing, education, district centre, employment).						
Achievability						
Subject to appropriate contributions being made towards improving infrastructure and services. Negotiations with developer ongoing.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1650	40dph	2200	50dph	2750
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C31 Hurst Farm, Crackley Lane, Kenilworth

LOCATION PLAN

Scale: 1:12000

Drawn By: MM

Date: 03 March 2016

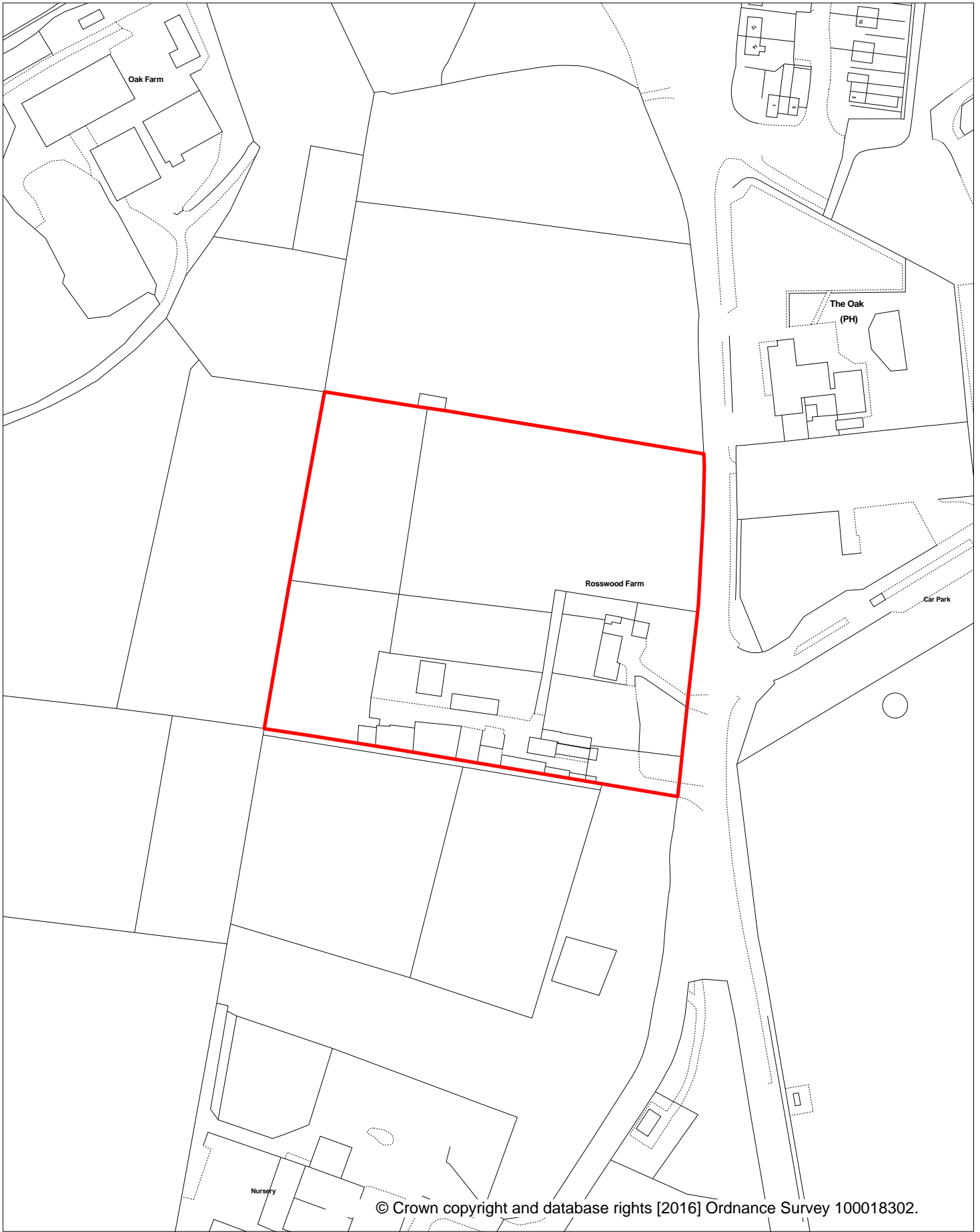
Grid Reference: 428754 E, 275710 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C32	Site Name	North of Rosswood Farm
Site Size (Hectares)	2.188	Settlement	Baginton
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	Encompassed by C19 and C10. Adjacent to C20		

Suitability for Housing						
Location	Adjacent to proposed village boundary. Baginton is a growth village					
Policy Restrictions	Green Belt					
Physical Constraints	Central part of the site is susceptible to ground water flooding (medium/intermediate)					
Potential Impacts	Impact on area of medium/high landscape value – will require mitigation					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to Green Belt amendment and mitigation of landscape impacts and surface water flooding					
Availability						
Available						
Achievability						
Achievable						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	44	40dph	59	50dph	73
Timeframe (in terms of practicality only)	2014/19	30	2019/24	15	2024/29	



C32 Roswood Farm

LOCATION PLAN

Scale: 1:2000 Drawn By: MM Date: 04 March 2016 Grid Reference: 434596 E, 274338 N North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.