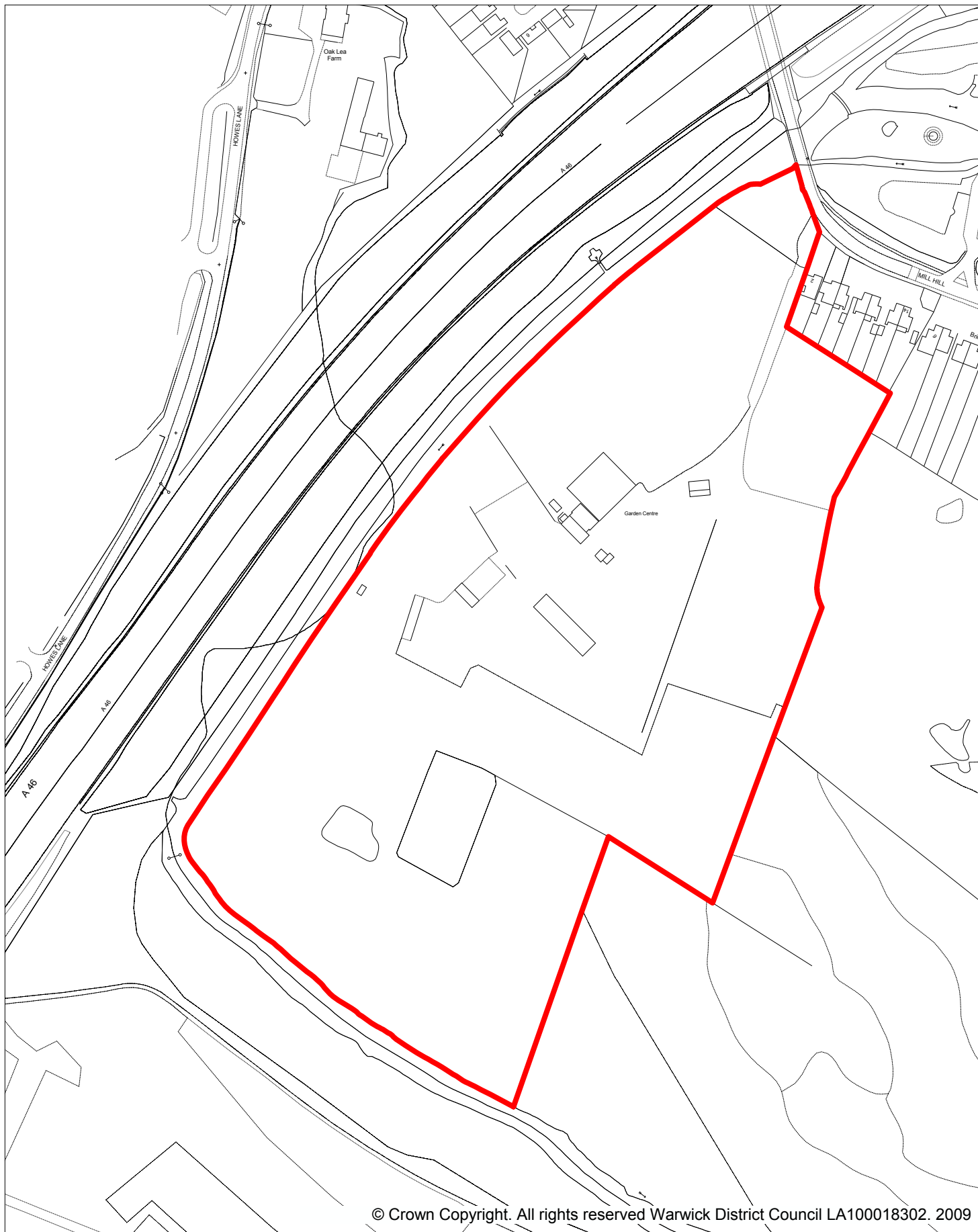


Site Ref	CO1	Site Name	Russells Garden Centre
Site Size (Hectares)	7.89	Settlement	Baginton
Source	SHLAA08	Land Type	Brownfield & Greenfield
Adjacent/ Overlapping Site	CO8 Russells Garden Centre East		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Topography – site slopes upwards to east Flood Risk Zones 2 & 3A to south & west Flood Risk Zones 2, 3A & 3B to south Minerals Consultation Area. Agricultural Land Classification Grade 2 Significant numbers of mature trees Unsatisfactory access point					
Potential Impacts	Potential SINC – River Sowe & Finham Brook Within an area of medium landscape value.					
Environmental Conditions	Noise and air pollution from A46 Air pollution from sewage works to south of site					
Overall Suitability	Not suitable due to flood risk to south and west, noise from A46 to west, air pollution and unsuitable access for scale of site					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C01 Russells Garden Centre, Baginton.

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

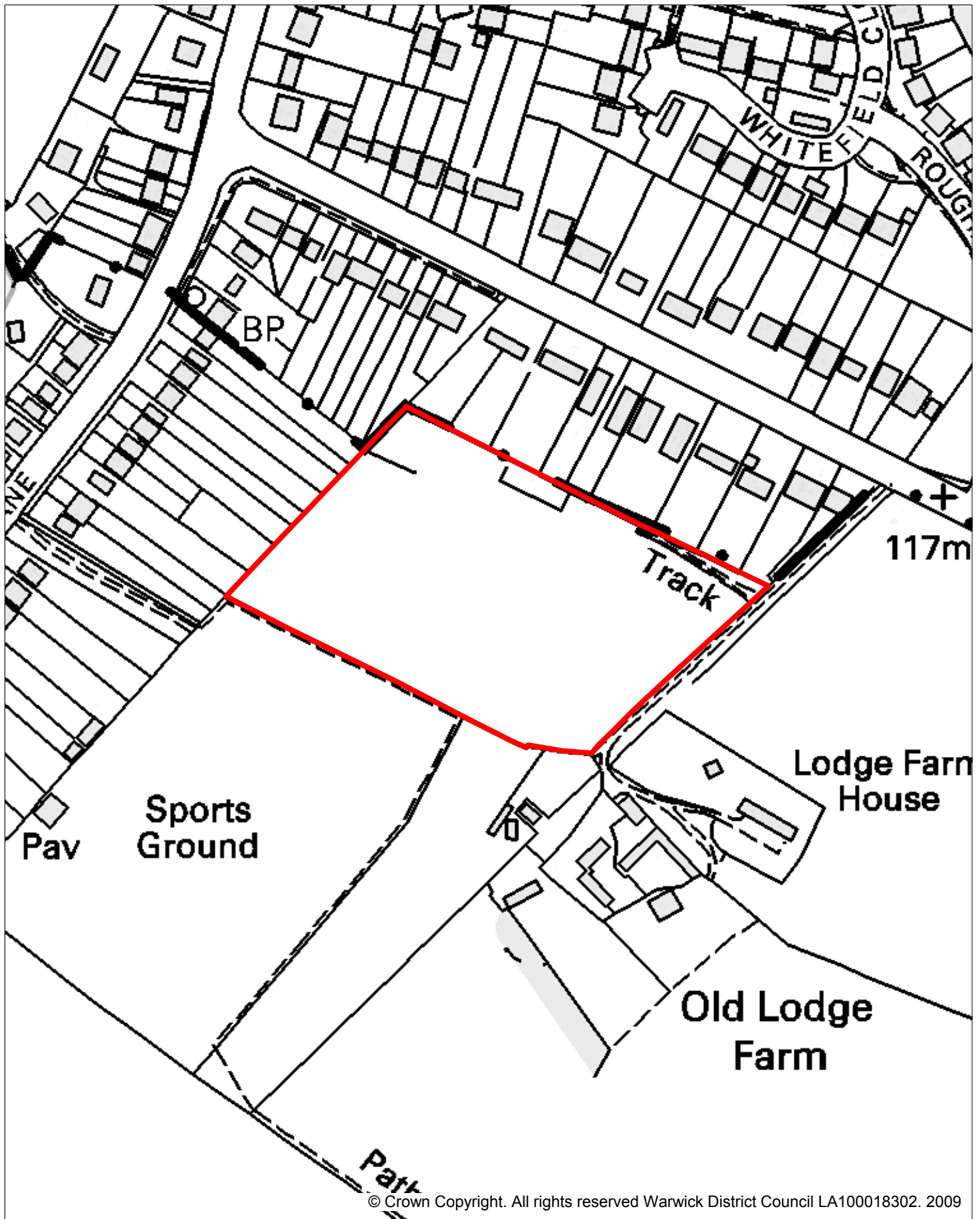
Date:
28 January 2009

Grid Reference:
433669 E, 275073 N

North:

Site Ref	CO2	Site Name	Land SW of Westwood Heath Road
Site Size (Hectares)	2.44	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/Overlapping Site	C05 Land off Cromwell lane; CO13 Lodge Farm; C09 Lodge Farmhouse		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependent upon adjoining land or demolition of adjoining properties. Agricultural Land Classification Grade 2.					
Potential Impacts	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact on open countryside in area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C02 Land SW of Westwood Heath Road, Stoneleigh.

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

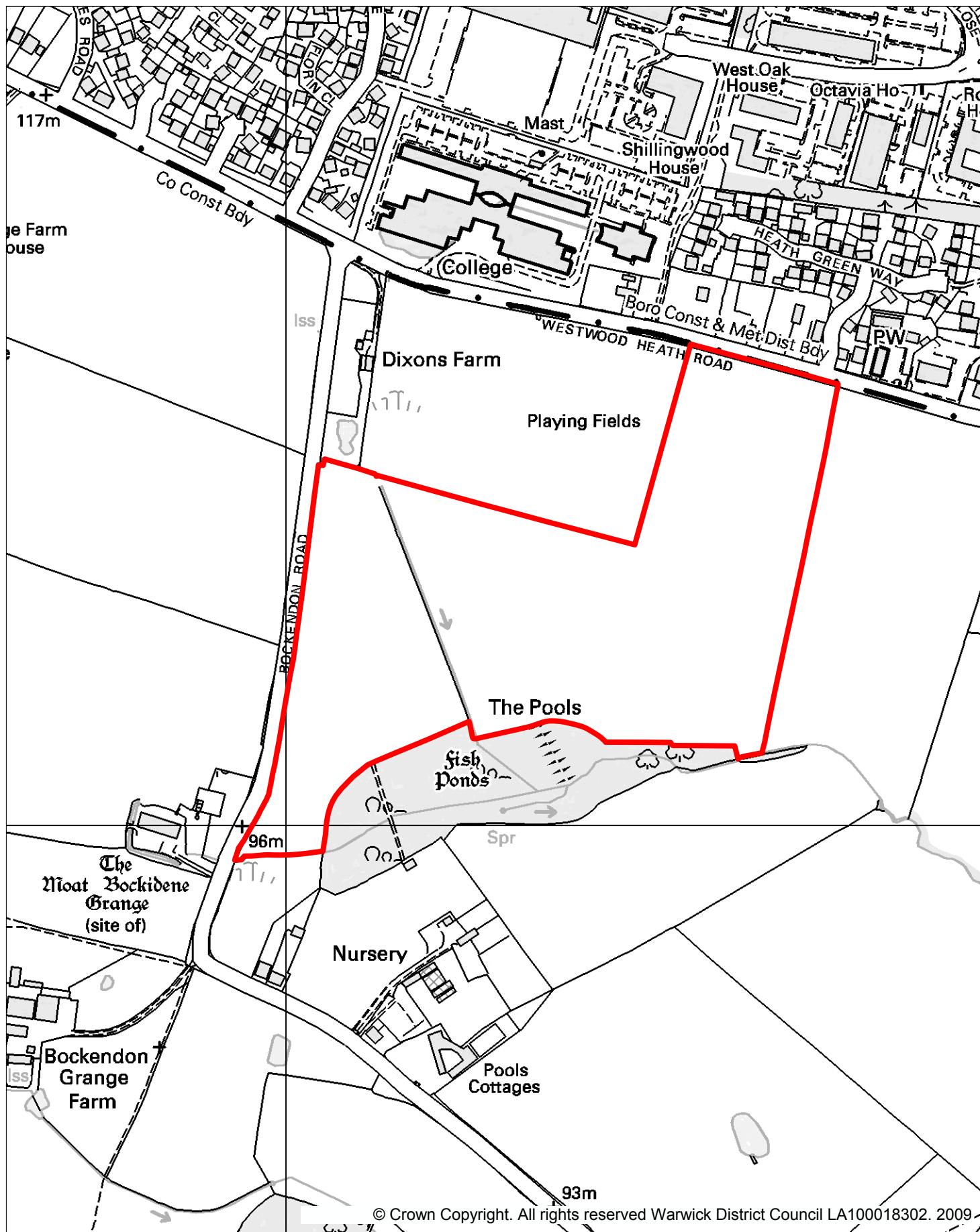
Date:
28 January 2009

Grid Reference:
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North:

Site Ref	CO3	Site Name	Westwood Heath Road/ Brockendon Road
Site Size (Hectares)	14.4	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Potential SINC to south Agricultural Land Classification Grade 2					
Potential Impacts	Extending finger of development beyond a well defined boundary into an area of medium landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact of extending well defined city boundary in this location					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C03 Westwood Heath Road/Bockendon Road, Westwood Heath,

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

Date:
28 January 2009

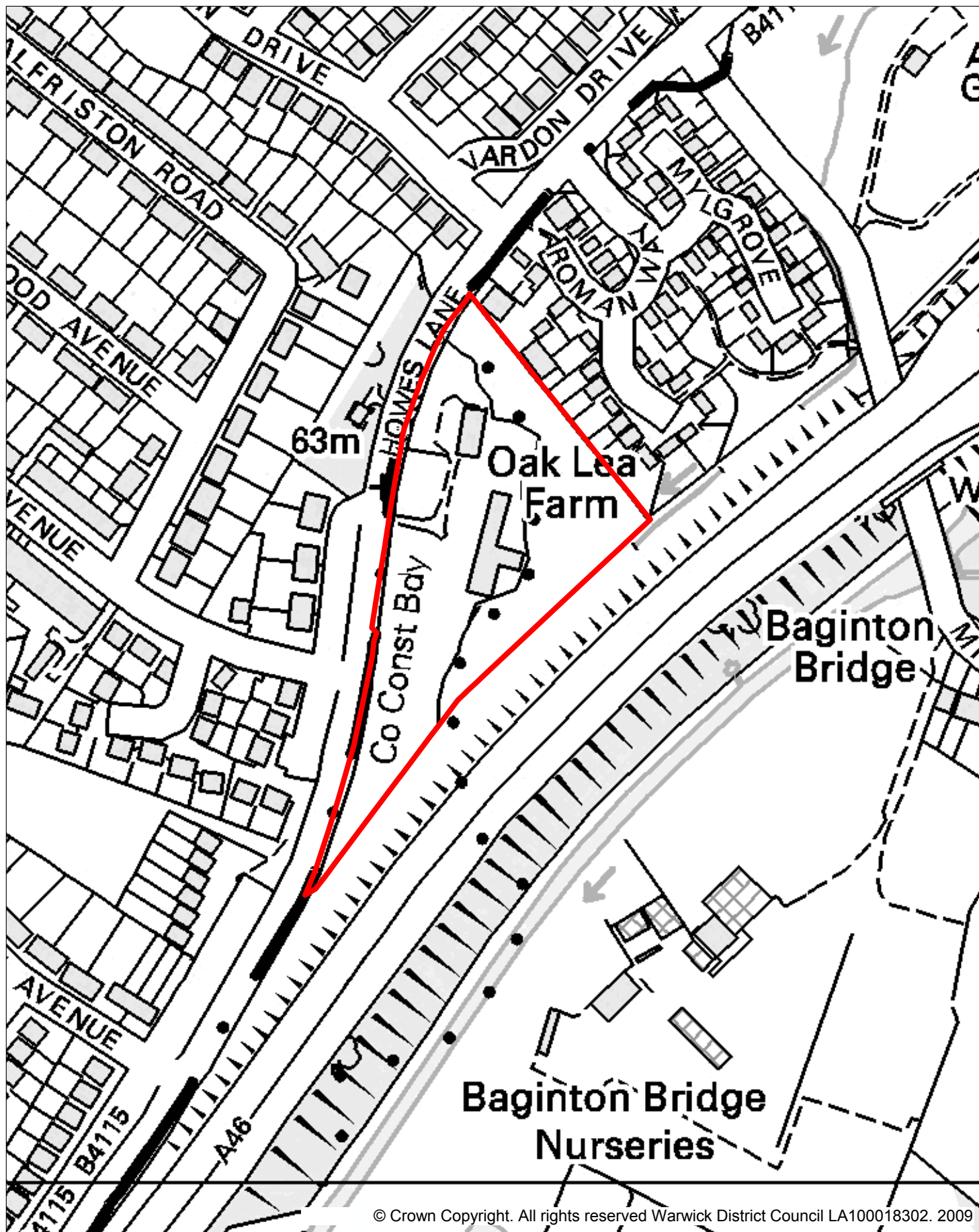
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North:



Site Ref	CO4	Site Name	Land at Oak Lea, Howes Lane
Site Size (Hectares)	1.75	Settlement	Coventry
Source	SHLAA08	Land Type	Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Edge of Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Steep slope rising to east Configuration of site Large number of significant trees on site					
Potential Impacts	Within an area of medium landscape value.					
Environmental Conditions	Noise and air pollution from A46.					
Overall Suitability	Potentially suitable, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary with the A46. It is estimated therefore that only approximately 50% of site may therefore be suitable.					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Achievable, although viability may be marginal at lower numbers of units given existing use of the land and current market.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	26	40dph	35	50dph	44
Timeframe (in terms of practicality only)	2011/16	25	2016/21	0	2021/26	0



C04 Land at Oak Lea, Howes Lane, Coventry.

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
28 January 2009

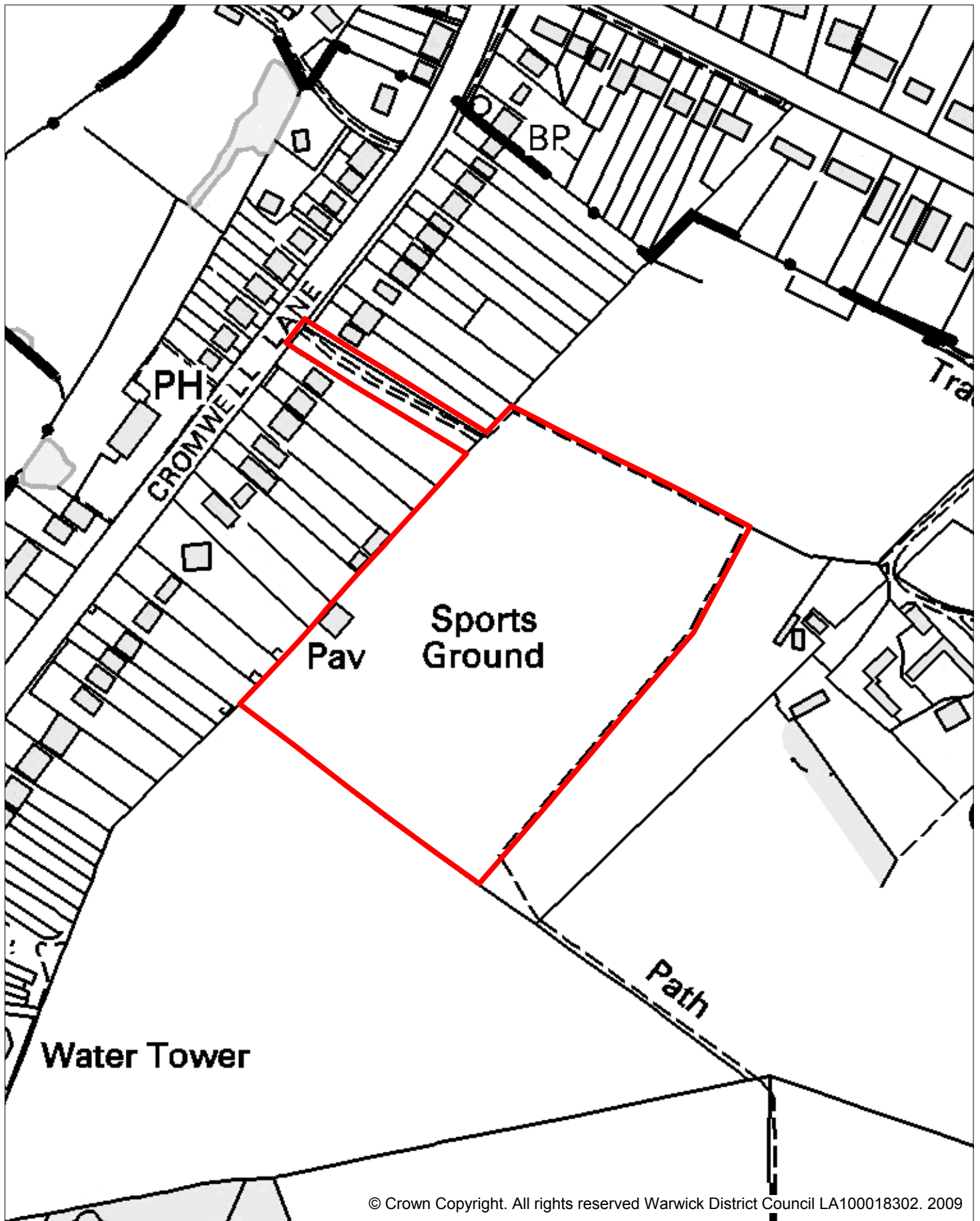
Grid Reference:
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North:



Site Ref	CO5	Site Name	Land off Cromwell Lane, Burton Green
Site Size (Hectares)	3.21	Settlement	Burton Green
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	CO2 SW of Westwood Heath Road; CO13 Lodge Farm		

Suitability for Housing						
Location	To the south of Coventry urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Inadequate access through land to the side and rear of existing properties. Agricultural Land Classification Grade 2					
Potential Impacts	Within an area of high landscape value although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Impact from traffic movements on existing access on adjacent properties.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to inadequate access and impact on open countryside in area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C05 Land off Cromwell Lane, Burton Green

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
427395 E, 276566 N

North:

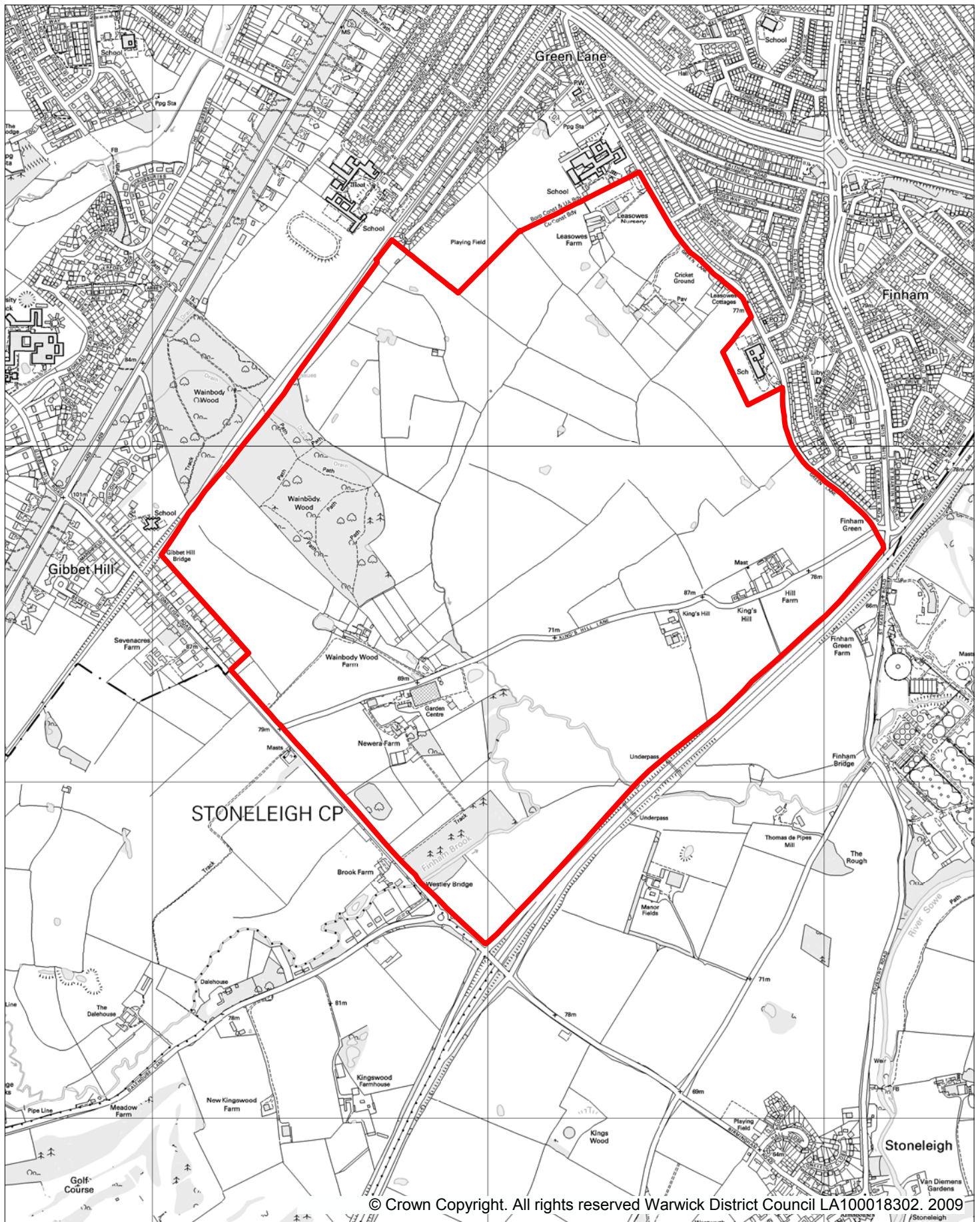
Site Ref	C06	Site Name	King's Hill Lane
Site Size (Hectares)	269.2	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

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
It is understood that only part of the site is currently available, although negotiations are taking place with the various landowners.

Achievability
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.

Housing Capacity						
Development Mix	Housing	37.5%	Other Uses	62.5%		
Potential Capacity	30dph	3,028	40dph	4,038	50dph	5,047
Timeframe (in terms of practicality only)	2011/16	750	2016/21	1,500	2021/26	1,500



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C06 King's Hill Lane

LOCATION PLAN

Scale:
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Date:
28 January 2009

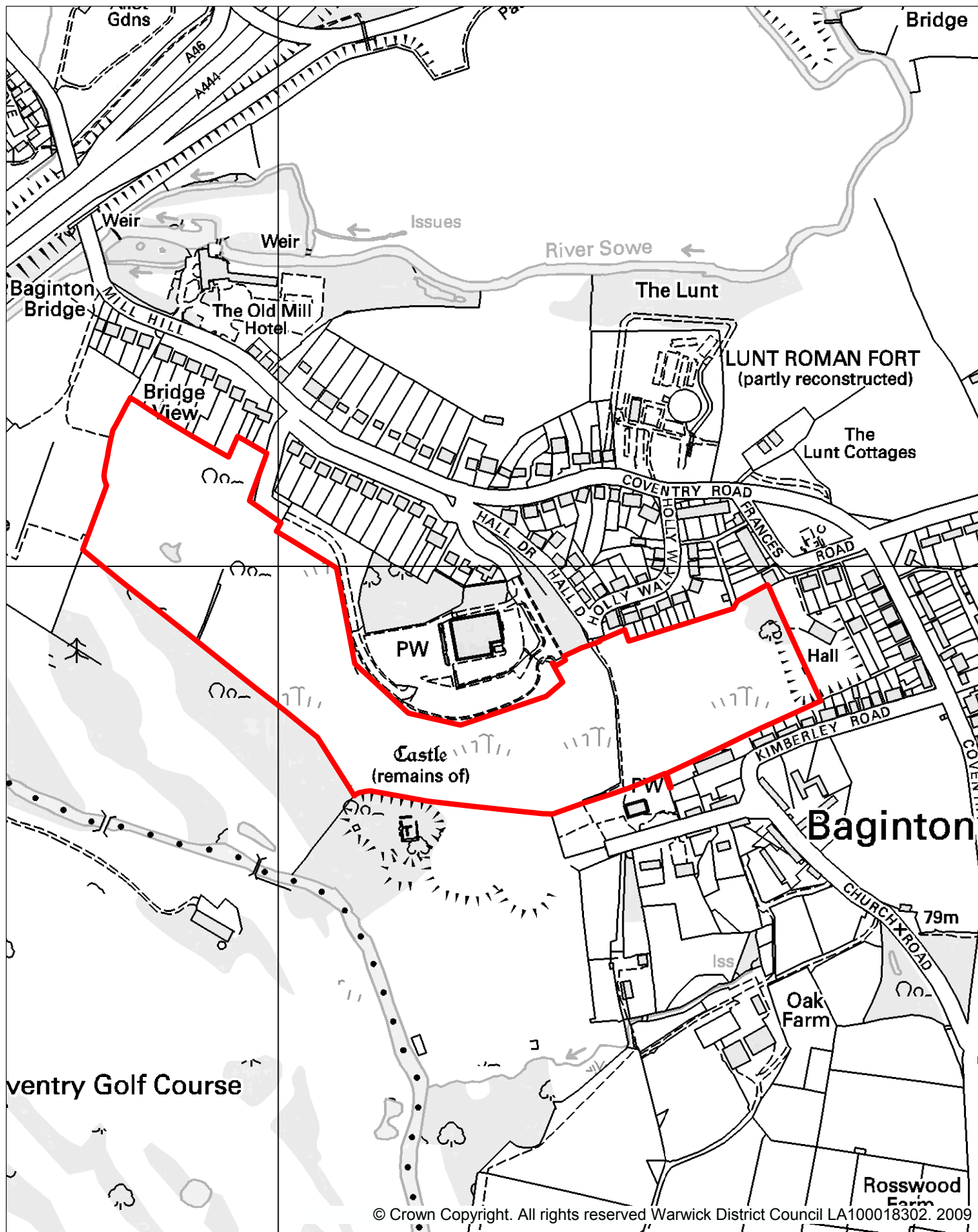
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North:

PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning Services, P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C07	Site Name	Land at Mill Hill, Baginton
Site Size (Hectares)	9.97	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	CO8 Russells Garden Centre East CO15 Land off Church Road		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Former Landfill Site – extensive remediation required Japanese knotweed Significant trees and TPO on site Public footpath runs across site in northerly direction					
Potential Impacts	Adjacent to Conservation Area. Adjacent to Scheduled Ancient Monument Potential SINC Within an area of medium landscape value, with minor infill opportunities.					
Environmental Conditions	Landfill issues would need to be resolved Air pollution from sewage works					
Overall Suitability	Not suitable due to impact on Conservation Area and Ancient Monument and air pollution from sewage works					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C07 Land at Mill Hill, Baginton

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
434285 E, 274976 N

North: ↑

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Site Ref	C08	Site Name	Russells Garden Centre East
Site Size (Hectares)	2.34	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C07 Land at Mill Hill		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Topography Former landfill site – extensive remediation required Significant trees on site No means of access and therefore dependent upon adjoining land.					
Potential Impacts	Within an area of medium landscape value.					
Environmental Conditions	Landfill issues would need to be resolved Air pollution from sewage works					
Overall Suitability	Not suitable due to land contamination, air pollution from sewage works and impact on trees					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



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C08 Russells Garden Centre East

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
18 March 2009

Grid Reference:
433921 E, 275047 N

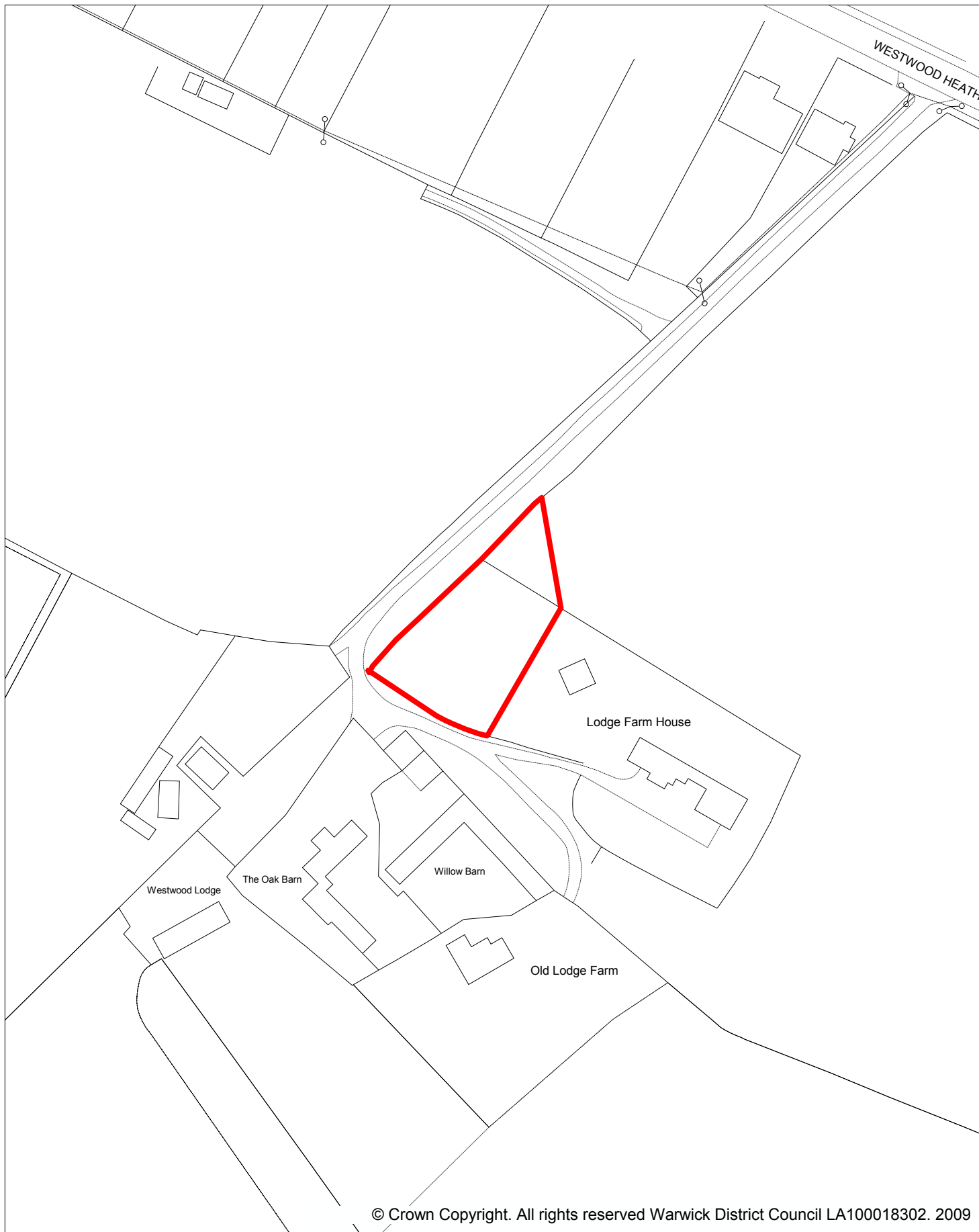
North:



PLANNING SERVICES: John Archer, BA, MCD, MRTPI, Head of Planning Services, P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH. Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C09	Site Name	Lodge Farm House Westwood Heath Road
Site Size (Hectares)	0.13	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	CO2 Land SW of Westwood Heath Road CO13 Lodge Farm, Westwood Heath Road		

Suitability for Housing						
Location	To the south of Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Limited access Significant number of mature trees on site Agricultural Land Classification Grade 2 Site separated from urban area					
Potential Impacts	Impact on area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to location of site divorced from edge of urban area, unsuitable access and impact on open countryside in area of high landscape value.					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C09 Lodge Farmhouse, Westwood Heath Road

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
427628 E, 276598 N

North:

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 medium landscape value.					
Environmental Conditions	Air pollution from sewage works to south west Noise and air pollution from flight path of Coventry Airport					
Overall Suitability	Not suitable due to landscape impact, noise and air pollution from Coventry airport (northern part of site), potential minerals site, and air pollution from sewage works(southern part of site)					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	

Site Ref	C11	Site Name	Confidential Site
Site Size (Hectares)	61.36	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Adjacent to Coventry urban area
Policy Restrictions	Green Belt Protecting sport & recreational facilities
Physical Constraints	Brook runs NS through site. Small pond is a Potential SINC. Topography – undulating site
Potential Impacts	Impact on area of medium landscape value. Wainbody Wood is an Ancient Woodland
Environmental Conditions	Noise from A46 and railway line
Overall Suitability	Potentially suitable, subject to amendment to Green Belt boundary. Ancient woodland will require protection and a suitable buffer.

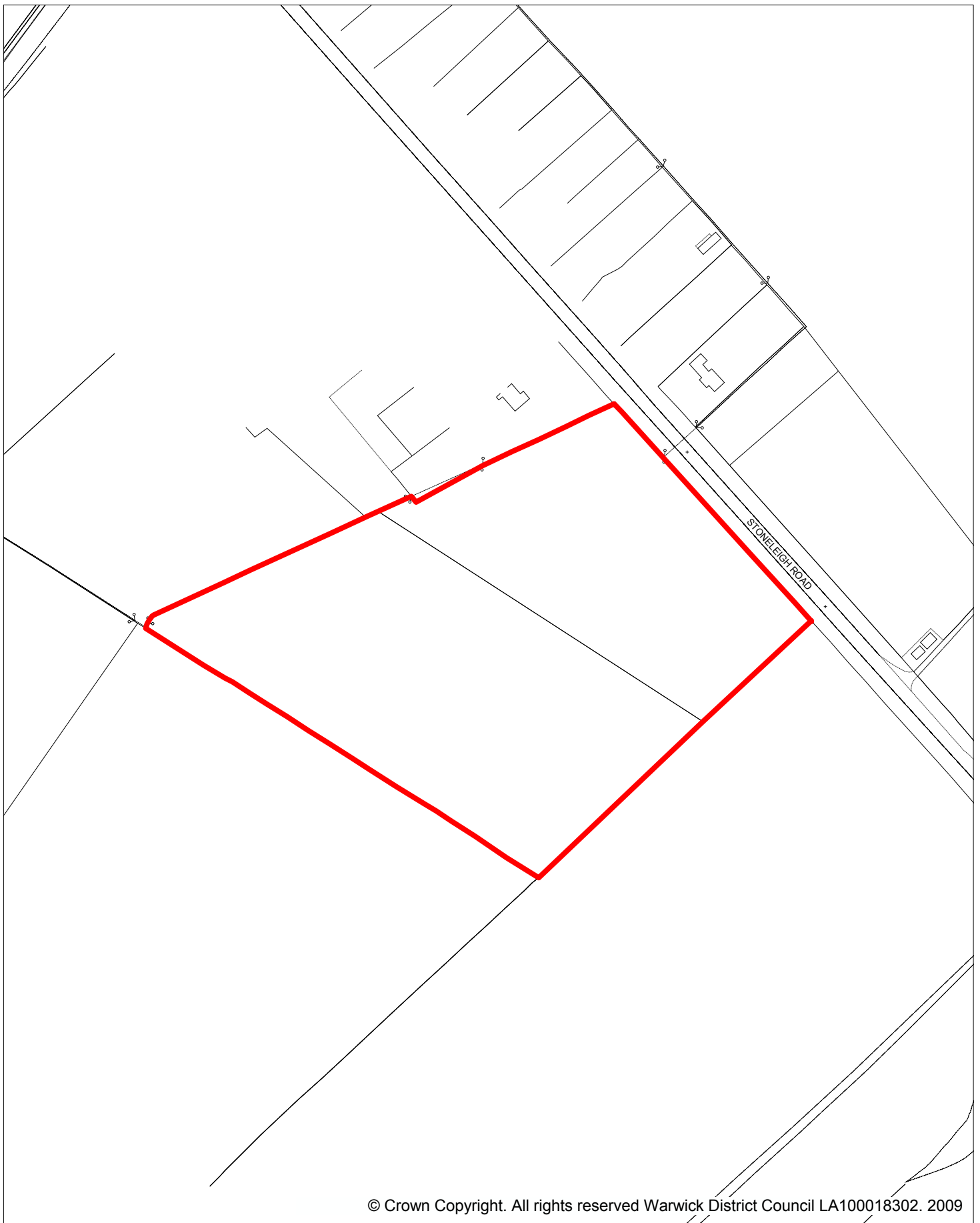
Availability
The site is currently occupied by a number of different tenants.

Achievability
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.

Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	915	40dph	1,220	50dph	1,525
Timeframe (in terms of practicality only)	2011/16	750	2016/21	500	2021/26	0

Site Ref	C12	Site Name	Seven Acre Egg Farm
Site Size (Hectares)	3.9	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C06 Kings Hill Road on the opposite side of road		

Suitability for Housing						
Location	To the south of Coventry and not adjacent to built up area					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	Extending finger of development into open countryside away from urban area within an area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact of extending a finger of development into open countryside in an area of high landscape value					
Availability						
Landowner has indicated that the site could be made available after 2012						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C12 Seven Acre Egg Farm, R/O 26 Stoneleigh Road

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
28 January 2009

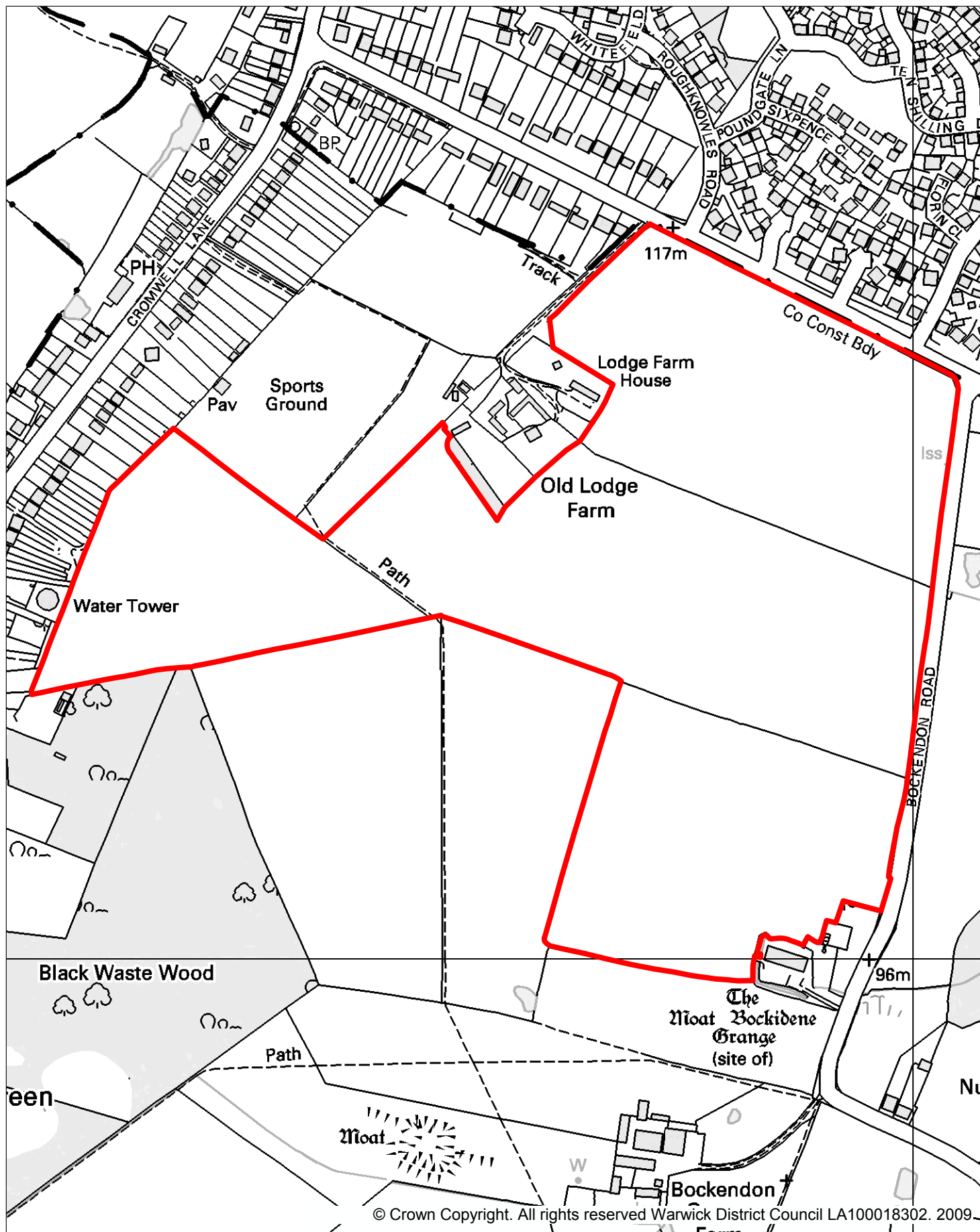
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North: 

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Site Ref	C13	Site Name	Lodge Farm, Westwood Heath Road
Site Size (Hectares)	30.48	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
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 ALC Grade 2					
Potential Impacts	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south or east. Brockendon Grange Pond & Black Waste Wood are potential SINCS					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact of extending development beyond a definable boundary into an area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C13 Lodge Farm, Westwood Heath Road

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

Date:
28 January 2009

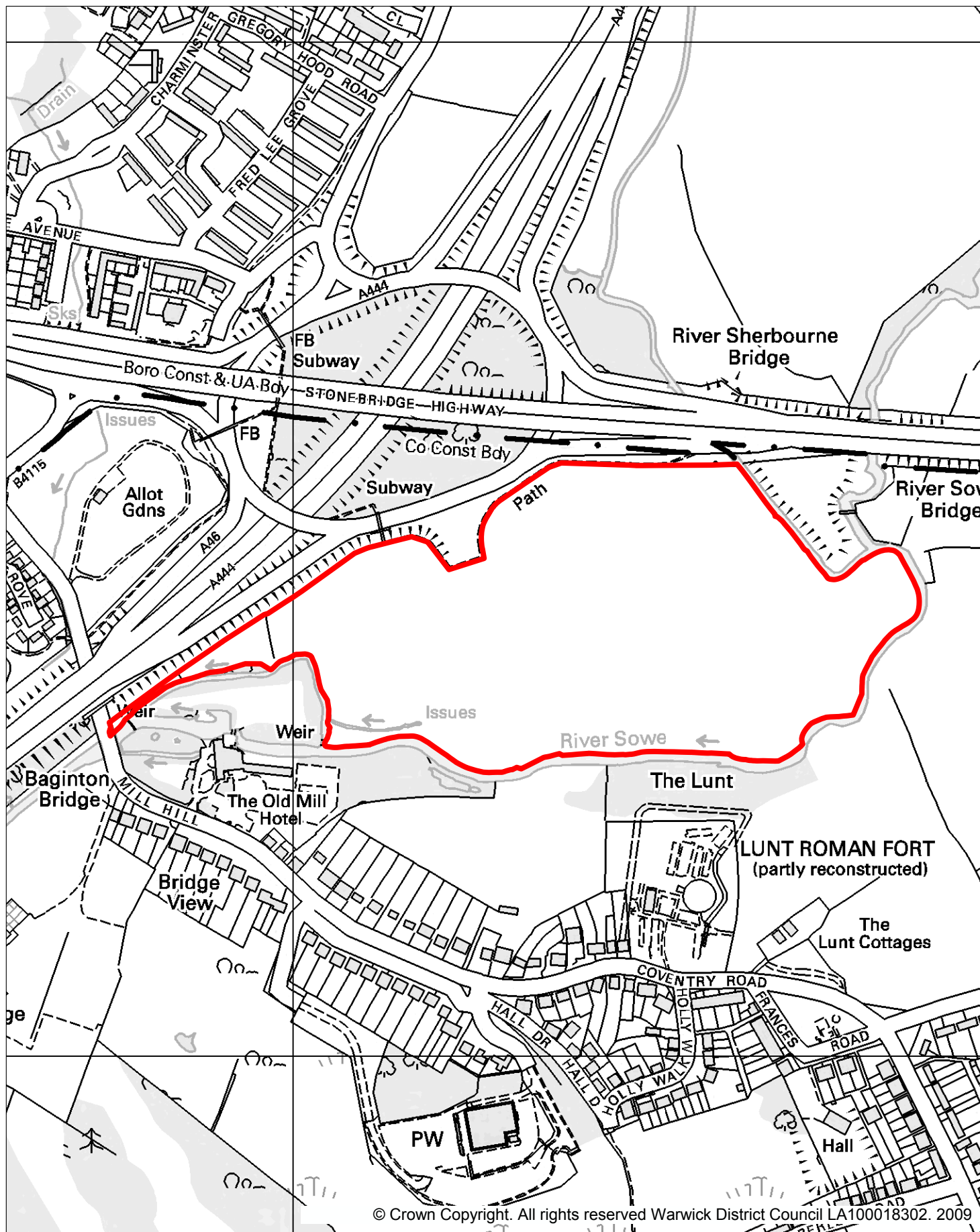
Grid Reference:
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North:



Site Ref	C14	Site Name	Land North of Baginton
Site Size (Hectares)	13.6	Settlement	Baginton
Source	SHLAA	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 covers majority of site Inadequate access					
Potential Impacts	Potential SINC to south Scheduled Ancient Monument to south					
Environmental Conditions	Noise and air pollution from A45/A46 junction					
Overall Suitability	Not suitable due to flood risk and noise and air pollution					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C14 Land North of Baginton - Junction A45/A46

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

Date:
28 January 2009

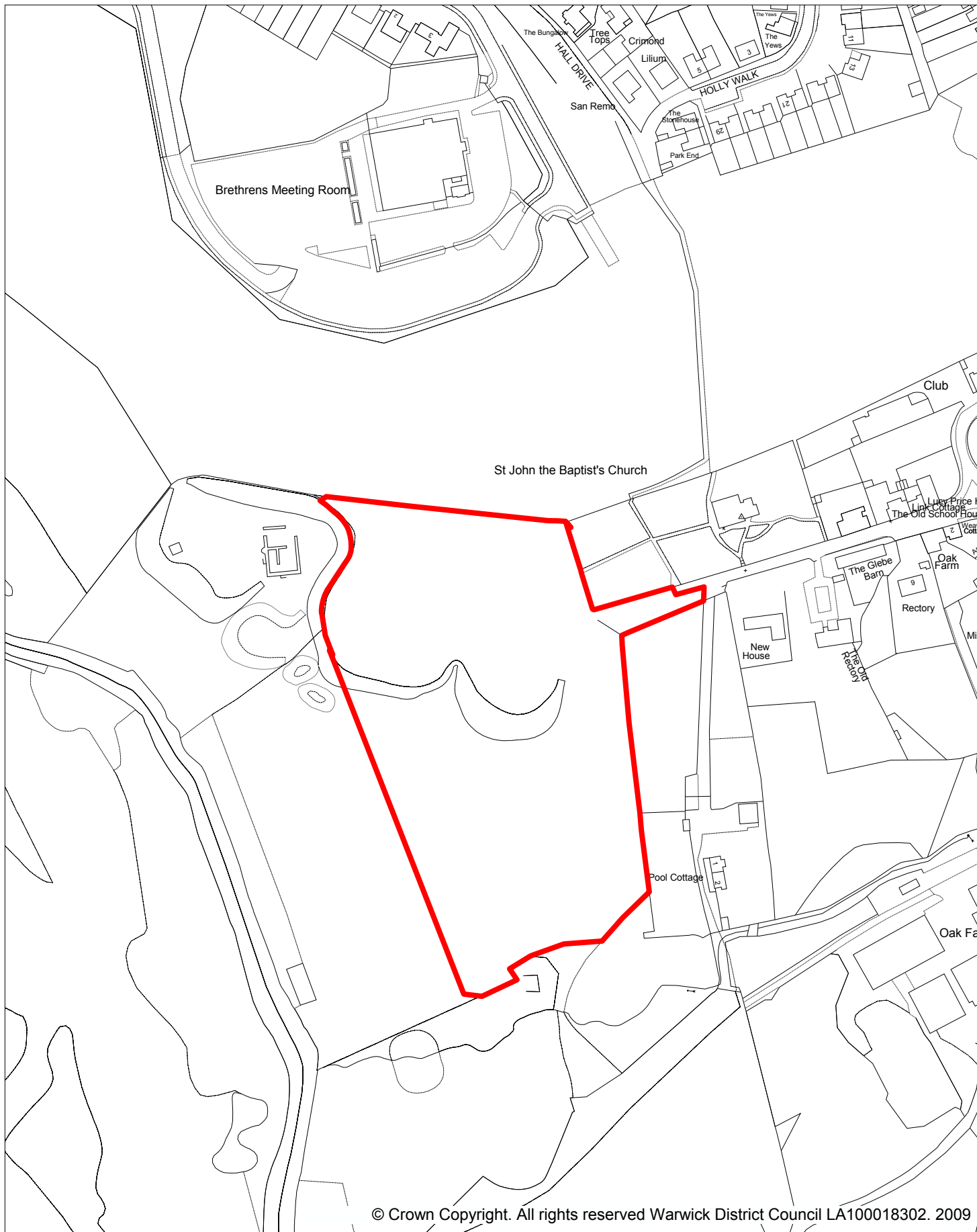
Grid Reference:
434298 E, 275429 N

North:



Site Ref	C15	Site Name	Land off Church Road, Baginton
Site Size (Hectares)	2.75	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C07 Land at Mill Hill		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Inadequate access. Topography - sloping downwards to south west					
Potential Impacts	Potential SINC – Baginton Castle Fields Scheduled Ancient Monument – Baginton Castle Impact on Conservation Area					
Environmental Conditions	Air pollution from sewage works					
Overall Suitability	Not suitable due to impact on Conservation Area and Scheduled Ancient Monument					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	



C15 Land off Church Road, Baginton

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
28 January 2009

Grid Reference:
434233 E, 274707 N

North:

Site Ref	C16	Site Name	Confidential Site
Site Size (Hectares)	9.15	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	Landfill site – extensive remediation would be required.					
Potential Impacts	Inappropriate outward extension to defined built up area of Baginton					
Environmental Conditions	Noise and air pollution from Coventry Airport					
Overall Suitability	Not suitable due to impact of linear outward extension of built up area and noise and air pollution					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	

Site Ref	C17	Site Name	Confidential Site
Site Size (Hectares)	22.00	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to the built up area of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	None					
Environmental Conditions	Noise and air pollution from Coventry Airport, A45 and adjoining employment land					
Overall Suitability	Not suitable due to noise and air pollution from Coventry Airport and adjoining employment land					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2011/16		2016/21		2021/26	