

LDF Evidence Base

Strategic Housing Land Availability Assessment

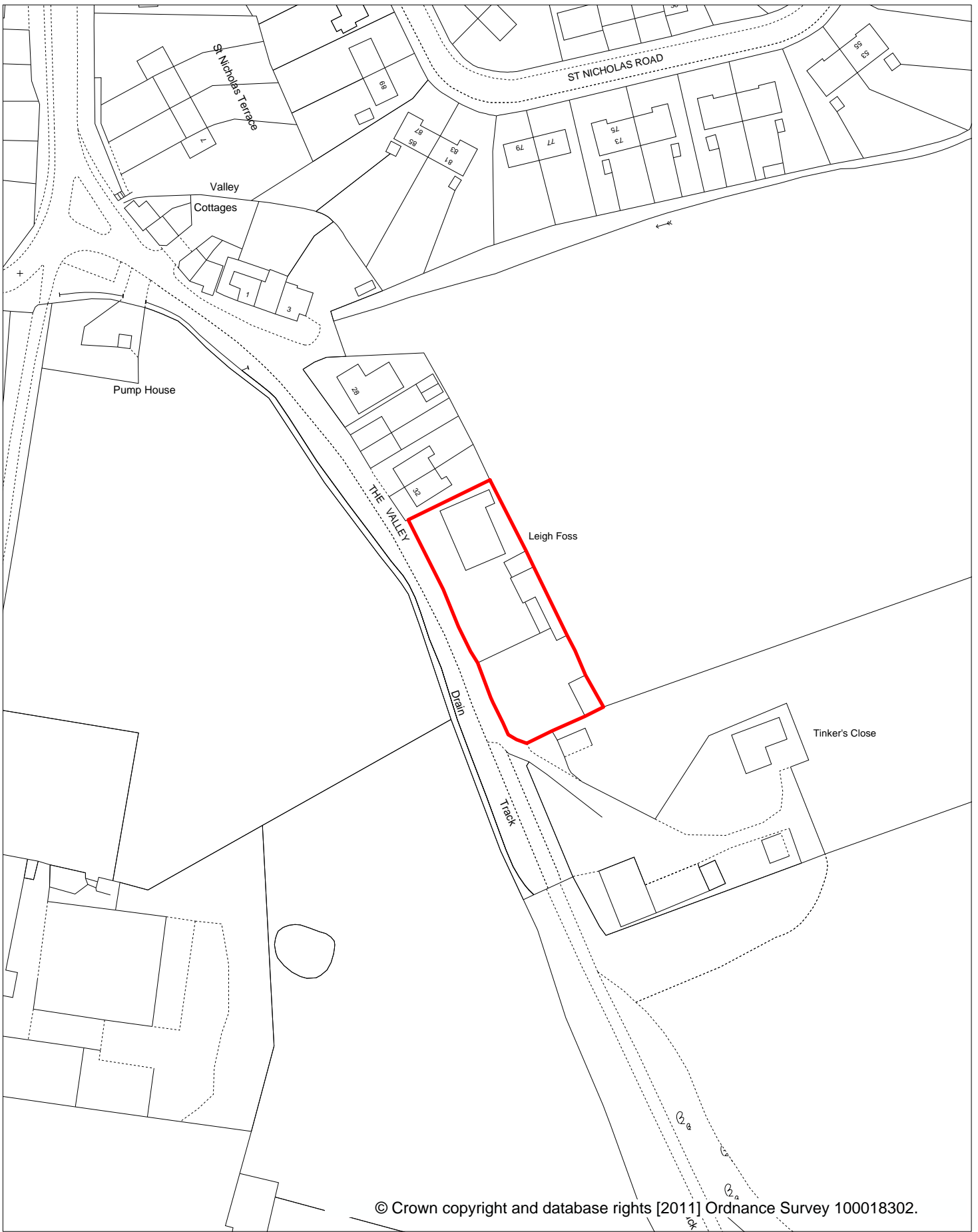
Site Assessments: Rural Areas

May 2014



Site Ref	R01	Site Name	The Valley
Site Size (Hectares)	0.14	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site		R03 Tinkers Close	

Suitability for Housing	
Location	Edge of village. Radford Semele has a range of services including a primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	
Physical Constraints	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history has highlighted flood issues
Potential Impacts	Development of the site could worsen flooding along The Valley and lead to an inappropriate linear extension of the village.
Environmental Conditions	Flood issues
Overall Suitability	Not suitable
Availability	
The site is currently available.	
Achievability	
Housing Capacity	



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R01 The Valley, Radford Semele

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
24 October 2011

Grid Reference:
434539 E, 263812 N

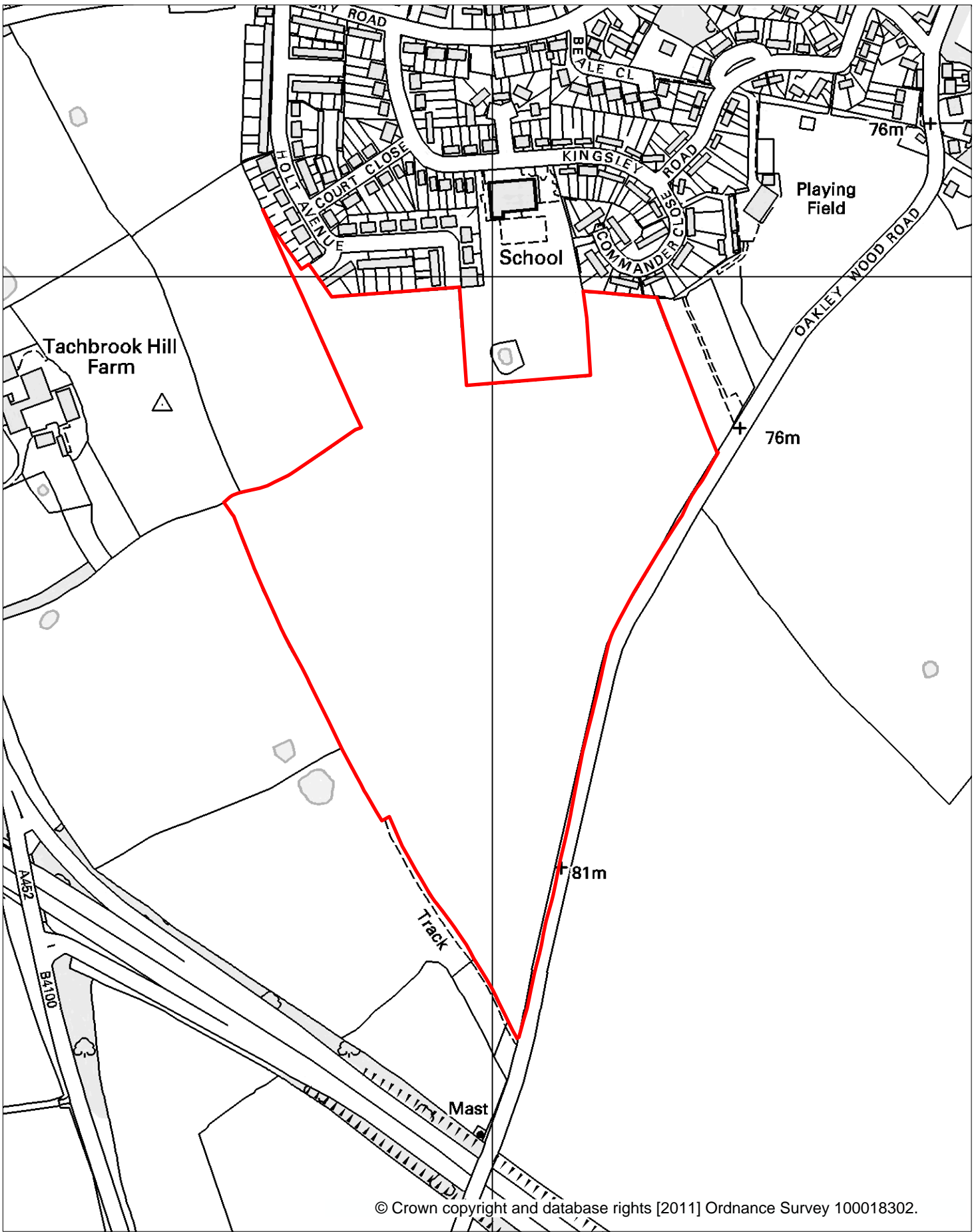
North:



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

Site Ref	R02	Site Name	Hill Farm
Site Size (Hectares)	18.54	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R11 South of School	

Suitability for Housing	
Location	Edge of village & extending beyond. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and a bus service.
Policy Restrictions	Open countryside
Physical Constraints	Access arrangements potentially only adequate for reduced site size. National Grid high pressure gas pipeline runs through southern part of site. Minerals Consultation Area
Potential Impacts	Impact on physical form of village – disproportionate outward extension to south. Area of high/medium landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Small proportion of northern part of site potentially suitable subject to National Grid consultation; access; and suitable master plan in place
Availability	
Owner has expressed willingness to release land for development	
Achievability	
Site being actively promoted by a house builder	
Housing Capacity	
Potentially up to 150 over the plan period (2014 – 2029) and with suitable master plan in place	



R02 Hill Farm, Bishops Tachbrook

LOCATION PLAN



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1:5000

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CP

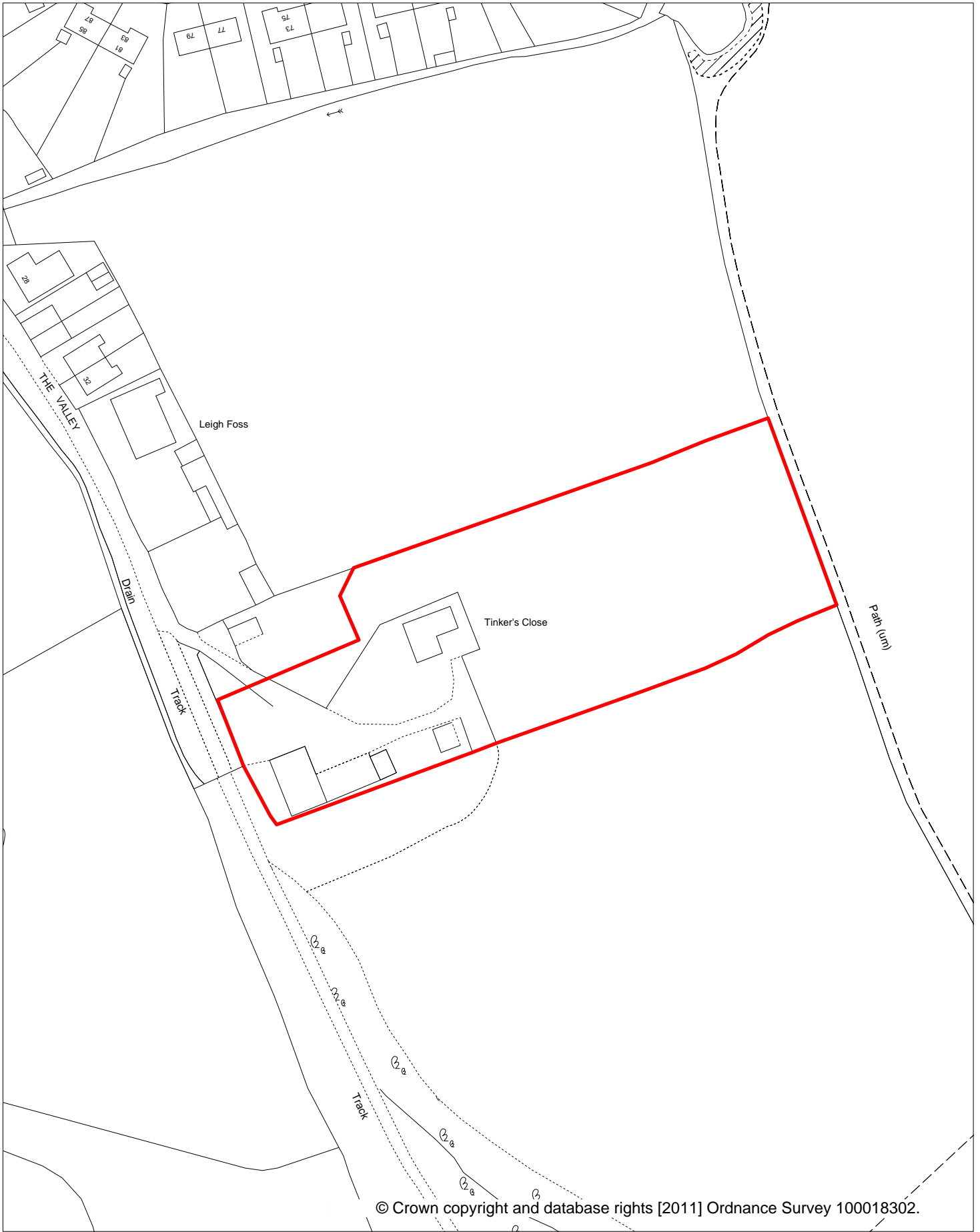
Date:
24 October 2011

Grid Reference:
430994 E, 260659 N

North:

Site Ref	R03	Site Name	Tinkers Close
Site Size (Hectares)	0.73	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site		R01 The Valley	

Suitability for Housing	
Location	Edge of Village. Radford Semele has a range of services including primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	
Physical Constraints	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history in relation to adjacent site (R01) has highlighted flood issues Eastern part of site is within Gas Pipeline Consultation Zone
Potential Impacts	Development of the site could exacerbate flooding along The Valley and lead to an inappropriate linear extension of the village. The Valley SINC to south west of site
Environmental Conditions	Flooding issues & inadequate service road
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to release site for development if adjoining field at Leigh Fosse is released.	
Achievability	
Housing Capacity	



R03 Tinkers Close, Radford Semele

LOCATION PLAN



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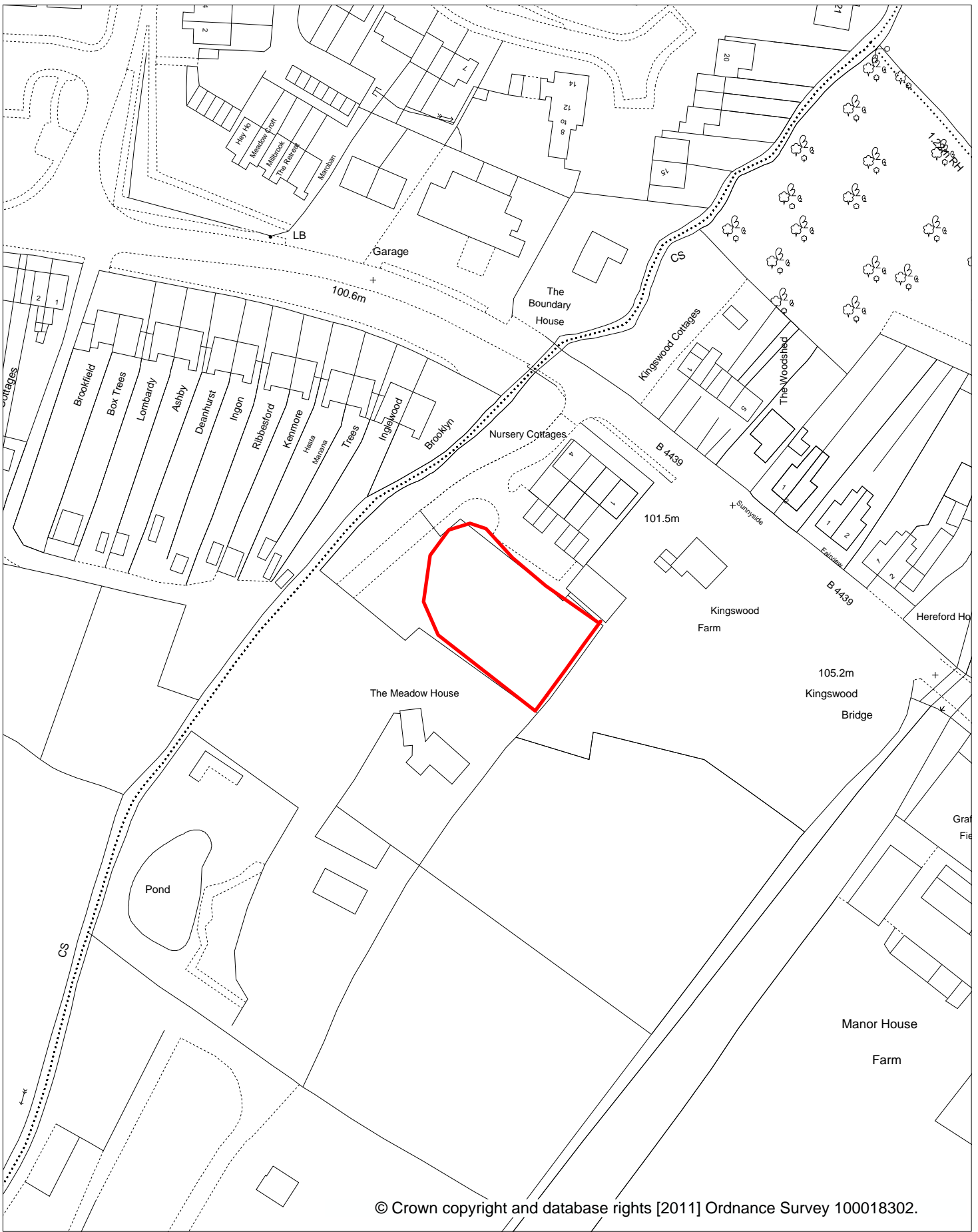
Date:
24 October 2011

Grid Reference:
434621 E, 263784 N

North:

Site Ref	R04	Site Name	Land adjacent to The Meadow House
Site Size (Hectares)	0.11	Settlement	Lapworth
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Lapworth / Kingswood have a range of services including a primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	Green Belt
Physical Constraints	Although not in a Flood Zone, the area is liable to flood from surface water drainage
Potential Impacts	Neighbouring Kingswood Farm is a (Grade II) Listed Building Impact on Lapworth Conservation Area Development of this site would have an adverse impact on surface water drainage in the locality
Environmental Conditions	Site liable to flood
Overall Suitability	Not suitable
Availability	
Within 2 years	
Achievability	
Housing Capacity	



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R04 Land adjacent to The Meadow House, Lapworth

LOCATION PLAN



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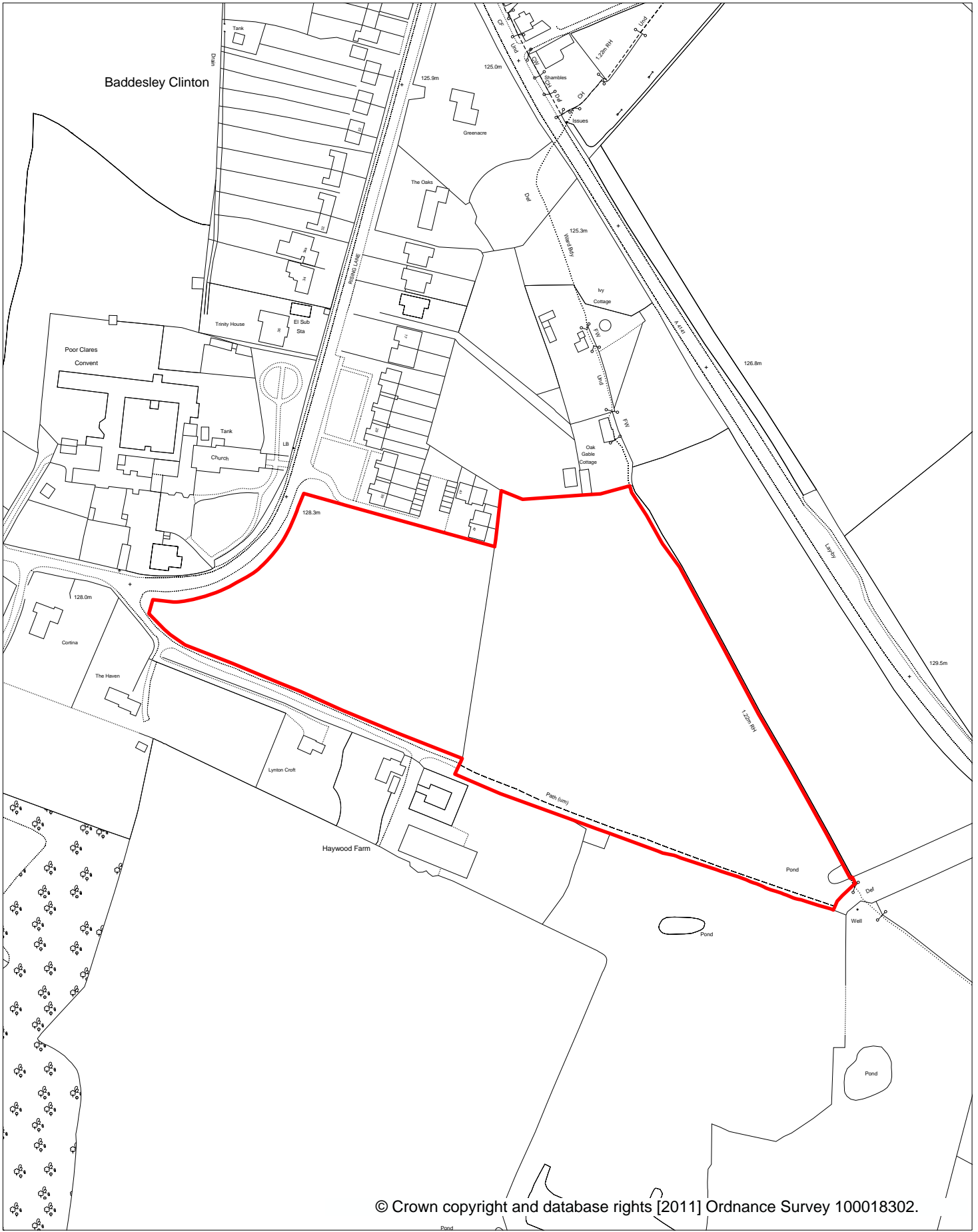
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North: 

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

Site Ref	R06	Site Name	Land South of Baddesley Clinton
Site Size (Hectares)	3.49	Settlement	Baddesley Clinton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has a very limited range of facilities.
Policy Restrictions	Green Belt
Physical Constraints	Landfill site on south easterly edge of site – land remediation may be required Access point on bend in the road – visibility may be an issue.
Potential Impacts	Impact on physical form of village – disproportionate outward extension to south east. Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for rural affordable housing subject to evidence of local housing need and satisfactory access.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Dependent upon ability to achieve a satisfactory access, evidence of housing need and the willingness of the owner to release part of the site for affordable housing	
Housing Capacity	
Potential for a small rural exception scheme adjacent to the village circa 5 homes.	



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R06 Land South of Baddesley Clinton

LOCATION PLAN



Scale:
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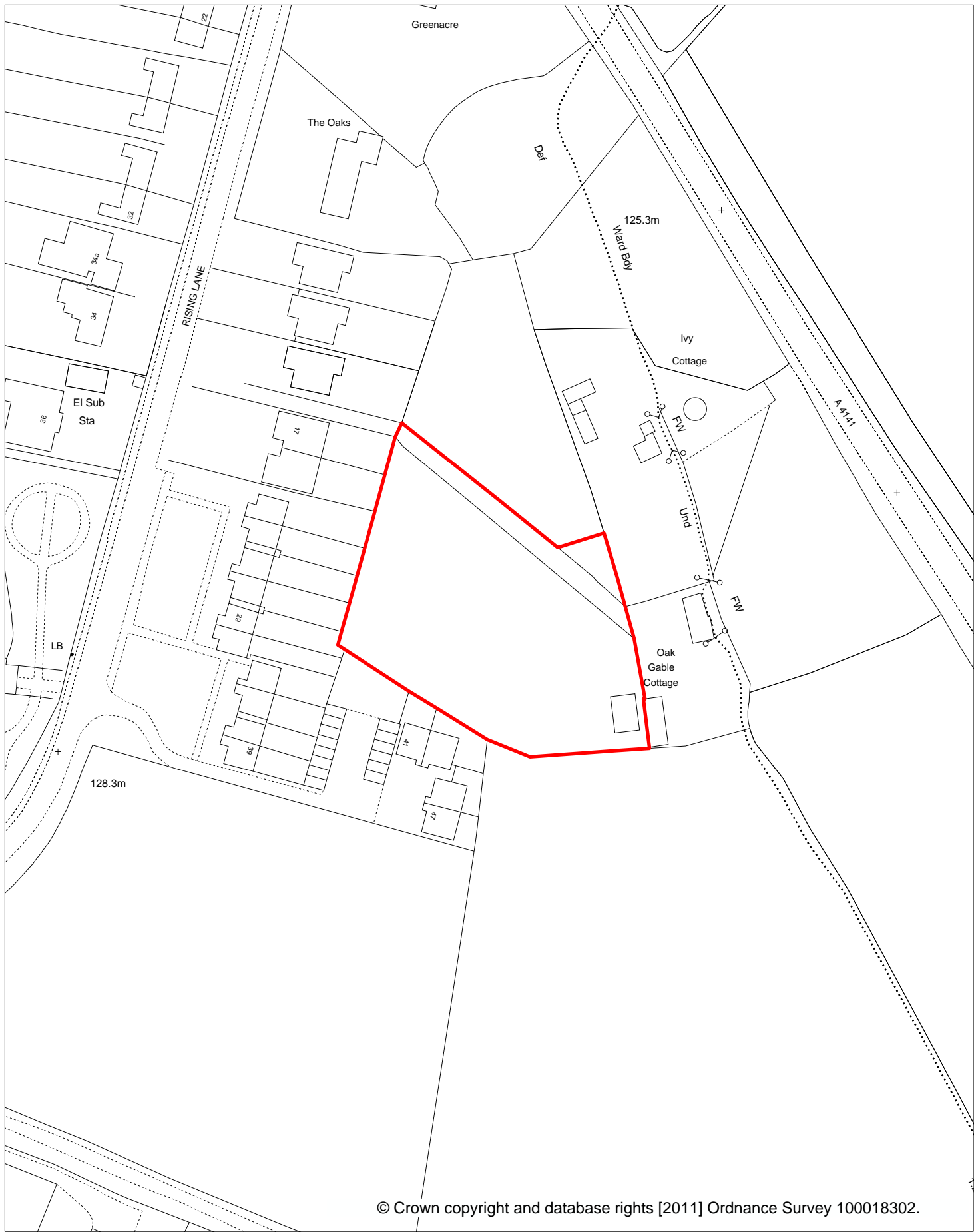
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North: 

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

Site Ref	R07	Site Name	Adjacent to Oak Gable Cottage
Site Size (Hectares)	0.38	Settlement	Baddesley Clinton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has very limited facilities.
Policy Restrictions	Green Belt
Physical Constraints	Lack of road access – third party agreement would be necessary
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable - access
Availability	
Promoter has indicated that the site could become available immediately but this would be subject to third party agreement to secure access	
Achievability	
Housing Capacity	



R07 Adjacent to Oak Gable Cottage

LOCATION PLAN

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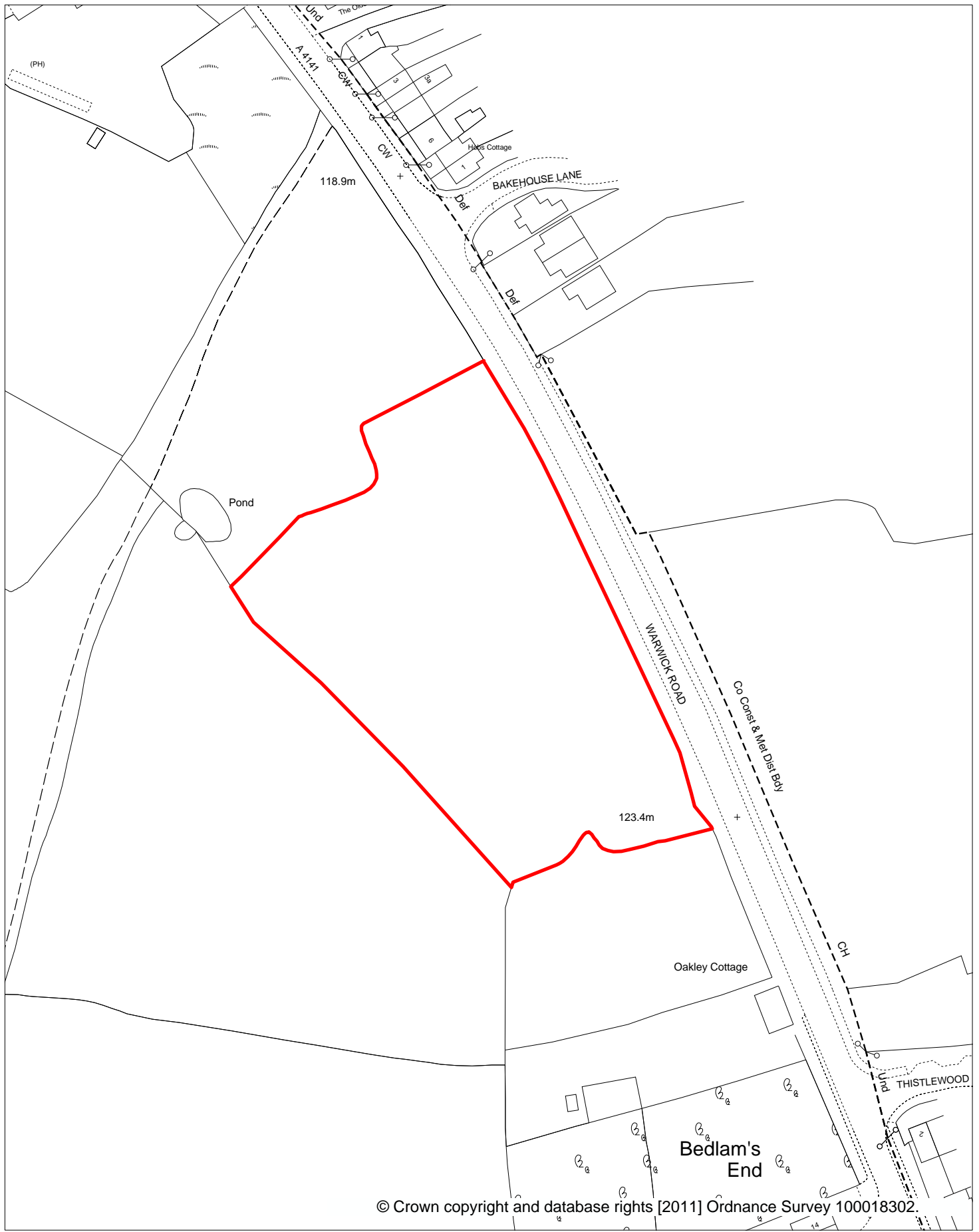
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24 October 2011

Grid Reference:
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North:

Site Ref	R08	Site Name	Land North of Oakley Cottage, Bedlam's End
Site Size (Hectares)	0.78	Settlement	Chadwick End
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Chadwick End has very limited facilities.
Policy Restrictions	Green Belt
Physical Constraints	None
Potential Impacts	Development of the site would close the gap between Chadwick End & Baddesley Clinton Impact on openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – development would close the gap between two settlements and impact on the openness of the Green Belt
Availability	
The promoter has indicated that the site could become available immediately	
Achievability	
Housing Capacity	



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R08 Land North of Oakley Cottage, Bedlams End

LOCATION PLAN

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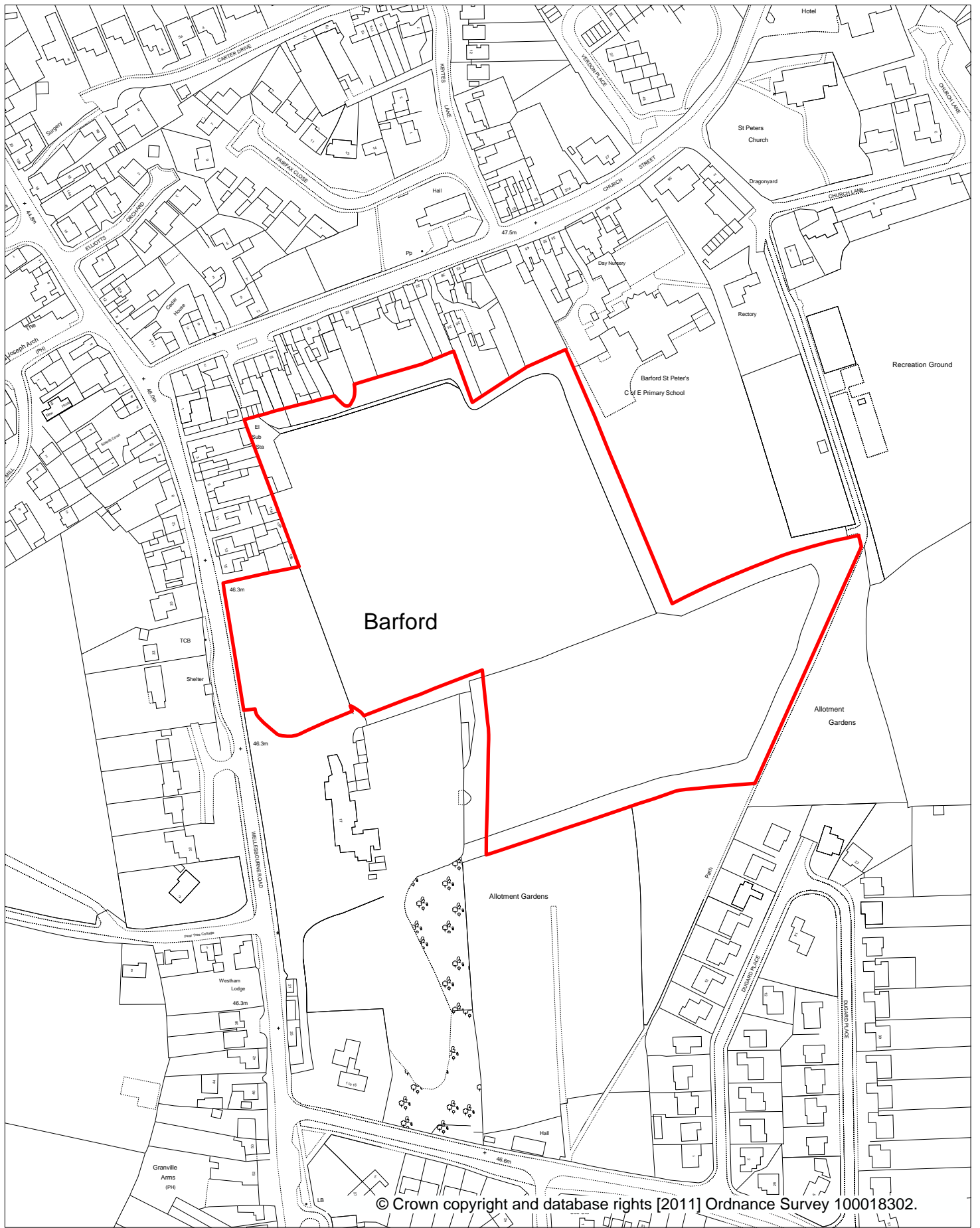
Date:
24 October 2011

Grid Reference:
420779 E, 272879 N

North:

Site Ref	R09	Site Name	Barford House
Site Size (Hectares)	4.39	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R10 South of Barford House		

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Part of a locally listed park and garden Protected hedgerows and trees within Barford House Estate Minerals Consultation Area
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House locally listed park and gardens Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on historic parkland / garden and setting of an important listed building. Impact on area of high landscape sensitivity (2013 Assessment)
Availability	
The landowner is actively promoting the site for development.	
Achievability	
Housing Capacity	



R09 Barford House


LOCATION PLAN

Scale:
1:2500

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Date:
24 October 2011

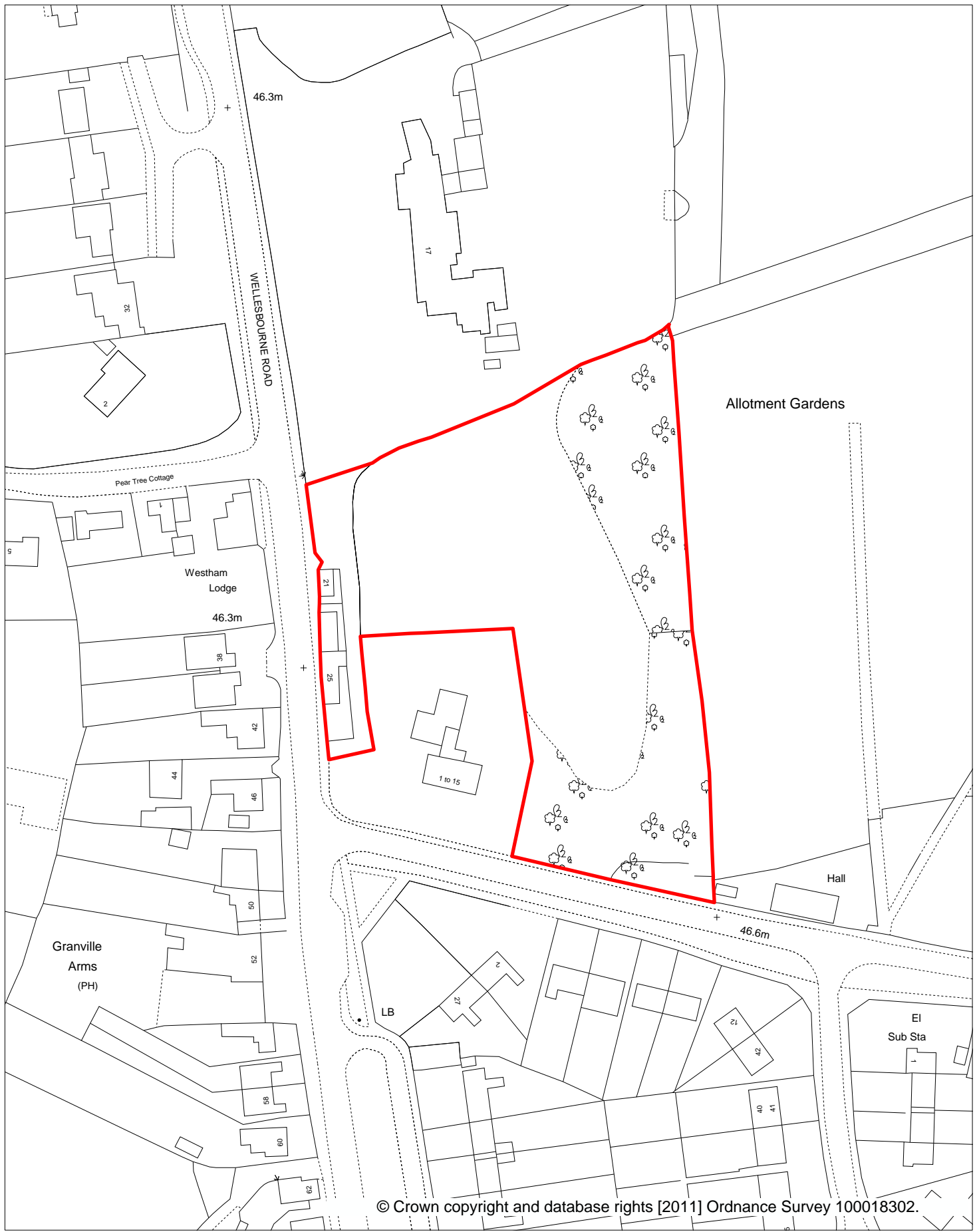
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427078 E, 260642 N

North: 

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

Site Ref	R10	Site Name	South of Barford House
Site Size (Hectares)	0.83	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R09 Barford House	

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Part of a locally listed park and garden Protected hedgerows and trees within Barford House Estate Minerals Consultation Area
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House locally listed park and gardens Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on historic parkland / garden and setting of an important listed building. Impact on area of high landscape sensitivity (2013 Assessment)
Availability	
The site has been actively promoted as part of larger development around Barford House	
Achievability	
Housing Capacity	



R10 South of Barford House

LOCATION PLAN



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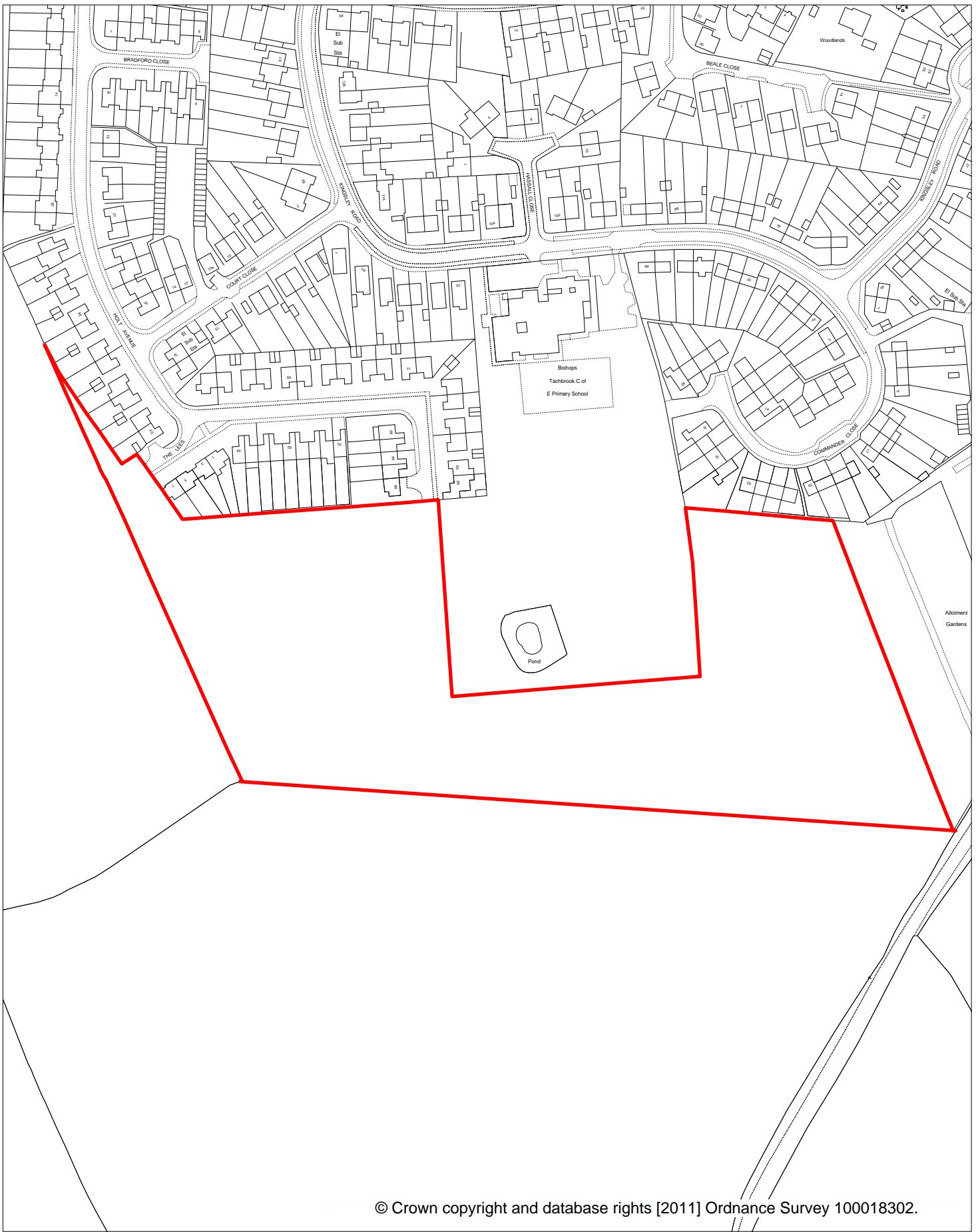
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North:



Site Ref	R11	Site Name	South of School
Site Size (Hectares)	4.11	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R02 Hill Farm	

Suitability for Housing	
Location	Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Access indicated from Oakley Wood Road but this would require additional land outside of submitted site. Minerals Consultation Area (sand and gravel)
Potential Impacts	Impact on the physical form of the village. Area of high/medium landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to suitable access being identified and a suitable master plan being in place.
Availability	
Owner has expressed willingness to release land for development	
Achievability	
Subject to access and conformity with master plan	
Housing Capacity	
Potentially up to 100 over the plan period (2014 – 2029) and with suitable master plan in place	



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R11 South of School, Bishops Tachbrook

LOCATION PLAN



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Grid Reference:
430991 E, 260930 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	R12	Site Name	Land north of Croft Close
Site Size (Hectares)	1.84	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R52 Land at New House Farm	

Suitability for Housing	
Location	Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns..
Policy Restrictions	
Physical Constraints	Access from Croft Close would require demolition of garage. Croft Close inadequate to serve a large development Northern part of site in Flood Risk Zones 2, 3A & 3B Telephone masts cross site Impact on physical form of village – disproportionate outward extension to north
Potential Impacts	Impact on open views from church Adjacent to Conservation Area and impact on northern entrance to village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – access & impact on built form of village and Conservation Area
Availability	
Subject to ability to resolve 2 potential ransom strips, access issues and, if access from Croft Close is satisfactory, relocation of garage on Croft Close.	
Achievability	
Housing Capacity	



R12 Land north of Croft Close, Bishop's Tachbrook

LOCATION PLAN




Scale:
1:2500

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DR

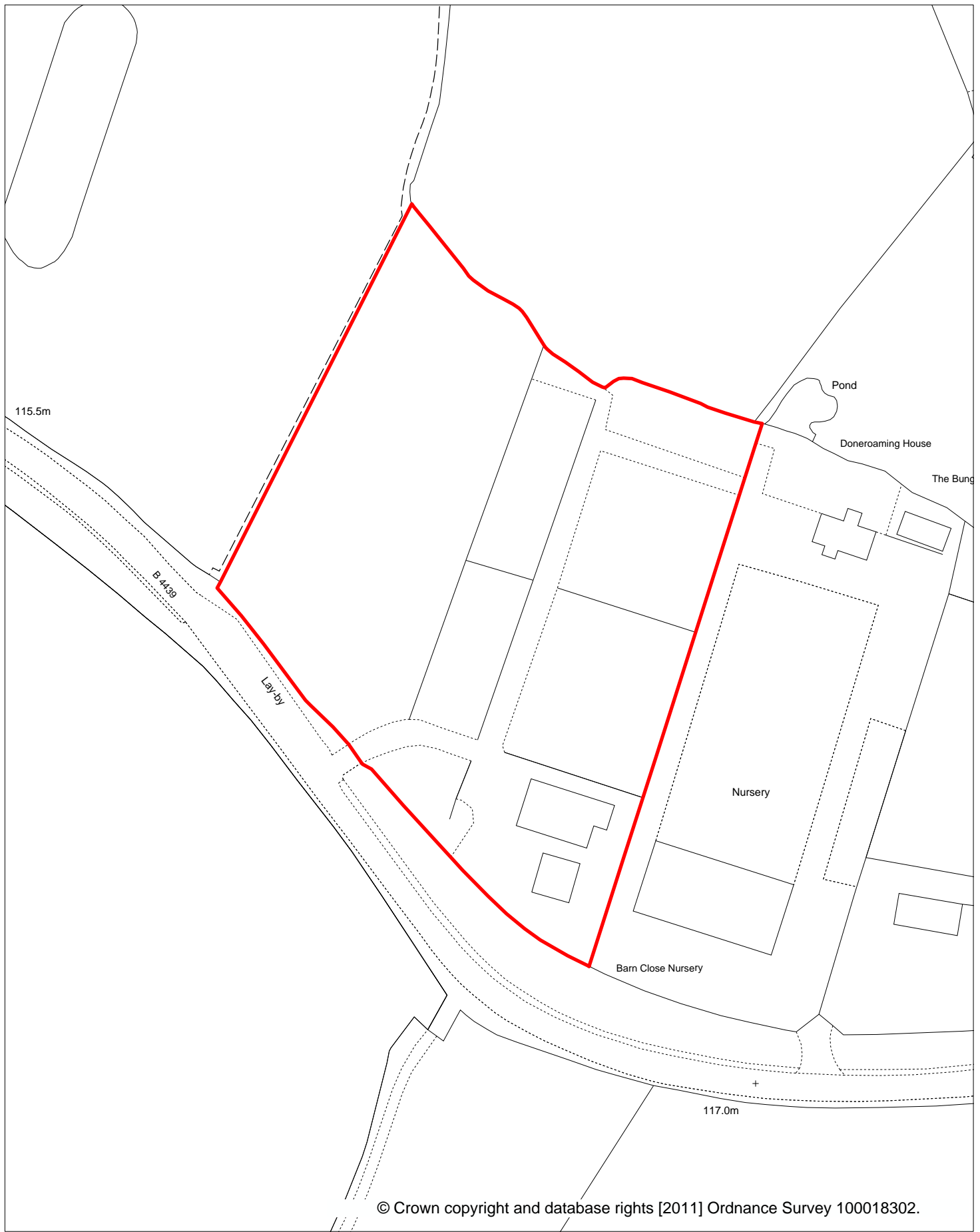
Date:
25 May 2012

Grid Reference:
431431 E, 261603 N

North: 

Site Ref	R13	Site Name	Shrewley Gate Nursery
Site Size (Hectares)	1.35	Settlement	Little Shrewley
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to village
Policy Restrictions	Green Belt
Physical Constraints	Footpath on western boundary. Existing buildings require demolition.
Potential Impacts	Impact on open countryside.
Environmental Conditions	Satisfactory, but remote from settlement
Overall Suitability	Not suitable – not adjacent to settlement
Availability	
Subject to cessation of existing business	
Achievability	
Housing Capacity	



R13 Shrewley Gate Nursery

LOCATION PLAN



Scale:
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CP

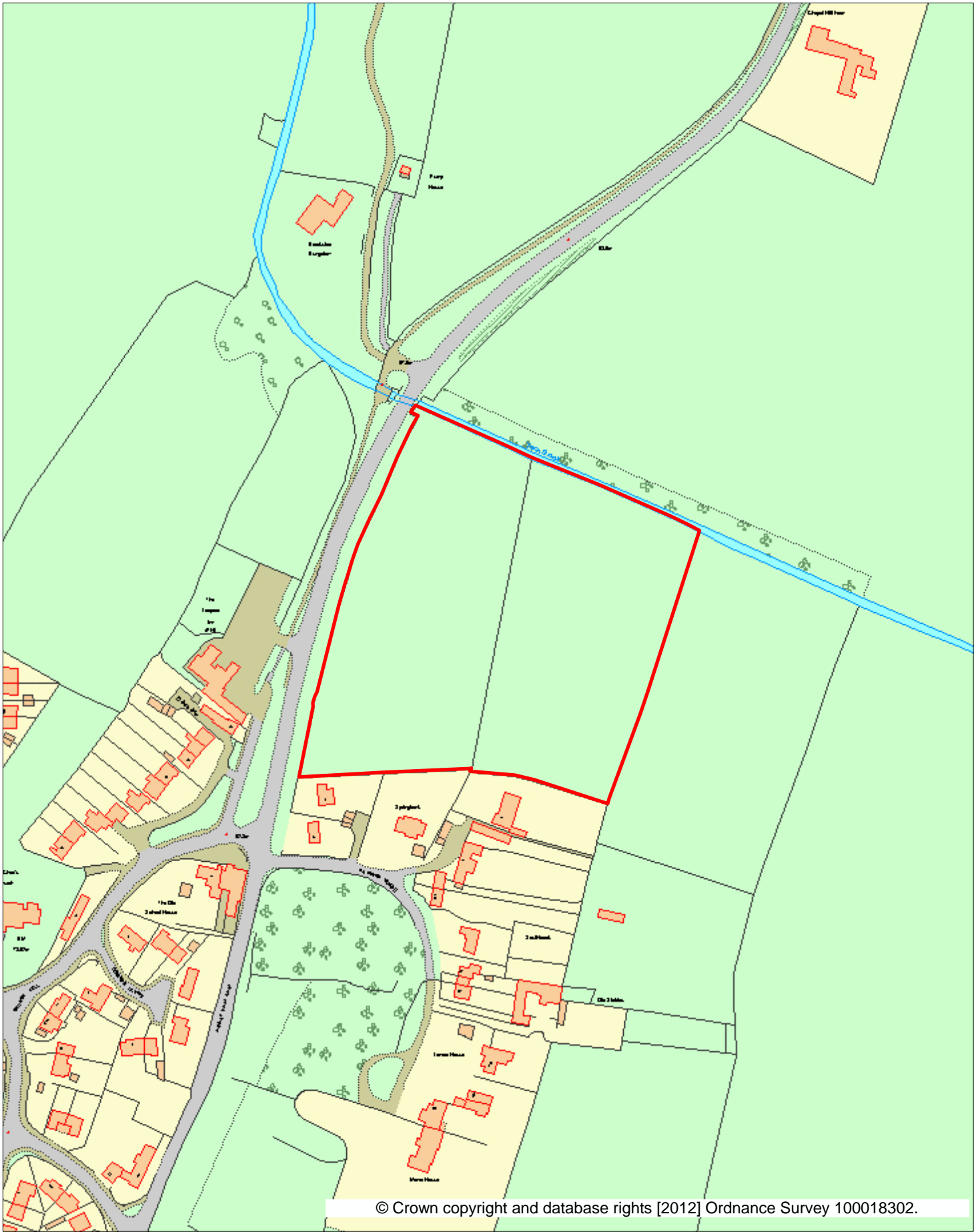
Date:
24 October 2011

Grid Reference:
422085 E, 267288 N

North:

Site Ref	R14	Site Name	Land east of Oakley Wood Road
Site Size (Hectares)	2.54	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Flood Risk Zones 3A & 3B in northern section of site Tree belt N/S through middle of site Steep upward slope towards south of site Impact on physical form of village – disproportionate outward extension to north
Potential Impacts	Very prominent site on entrance to village Impact on Conservation Area and northern entrance to village
Environmental Conditions	Site separated from main village by busy Oakley Wood Road
Overall Suitability	Not suitable – impact on Conservation Area, northerly entrance to village and separation from main village by busy Oakley Wood Road
Availability	
Site currently redundant agricultural land – available immediately.	
Achievability	
Housing Capacity	



R14 Land east of Oakley Wood Road, Bishop's Tachbrook

LOCATION PLAN



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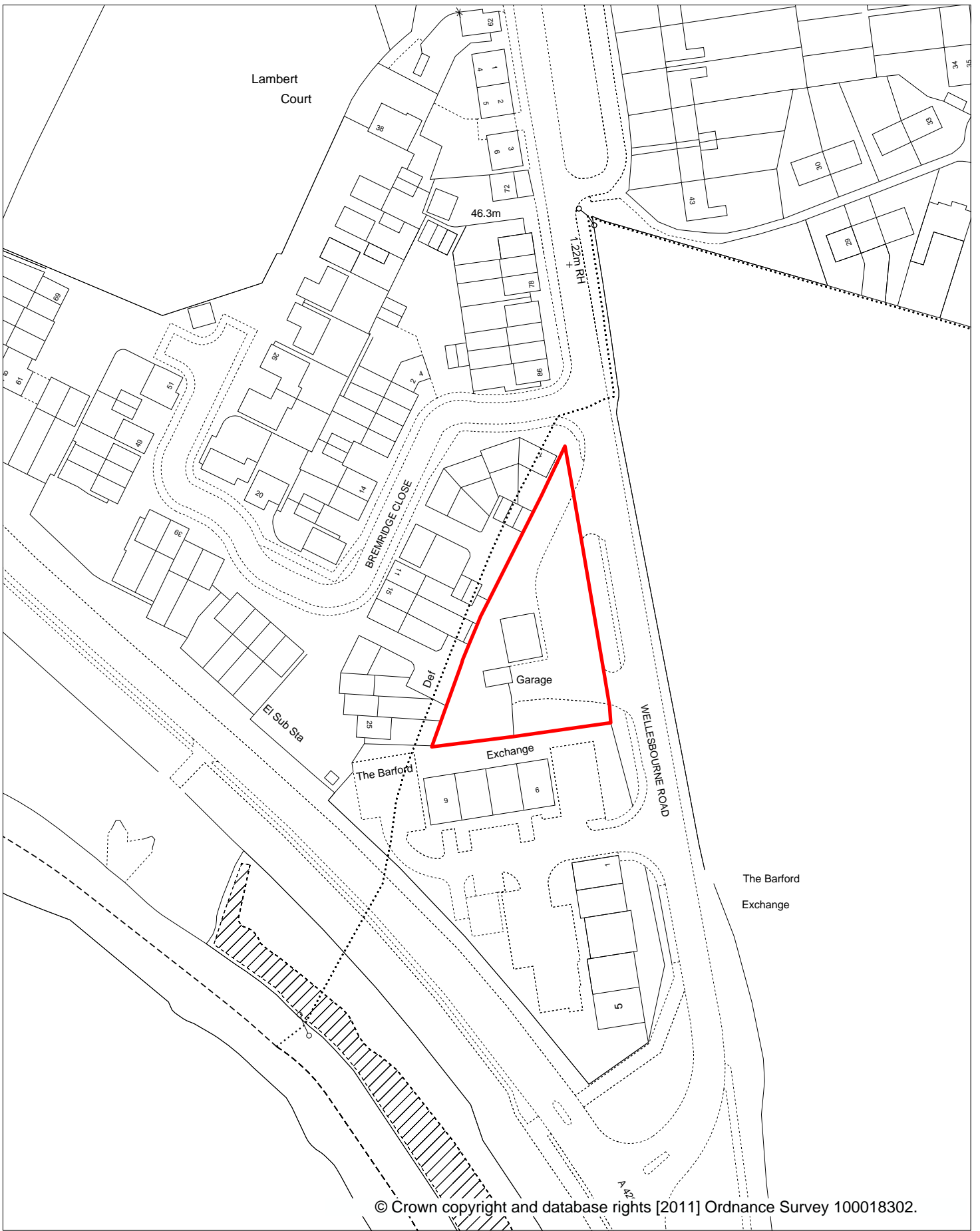
Date:
25 May 2012

Grid Reference:
431609 E, 261533 N

North:

Site Ref	R15	Site Name	Land West of Wellesbourne Road
Site Size (Hectares)	0.17	Settlement	Barford
Source	SHLAA 08	Land Type	Previously developed land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	Green Belt
Physical Constraints	Site requires clearance Probable contamination (former use was garage) Configuration of site slightly awkward
Potential Impacts	Site is located near residential properties and an appropriate level of screening will be required
Environmental Conditions	Potential contaminated land issues associated with current and previous uses
Overall Suitability	Potentially suitable for small scale scheme in similar character to nearby dwellings
Availability	
The site is currently occupied by a car sales business, but the promoter suggests that the site could come available within 2 years	
Achievability	
Potentially achievable subject to resolving business relocation and addressing any site remediation issues	
Housing Capacity	
Potential for 5 dwellings in 2014/2019	



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R15 Land west of Wellesbourne Road, Barford


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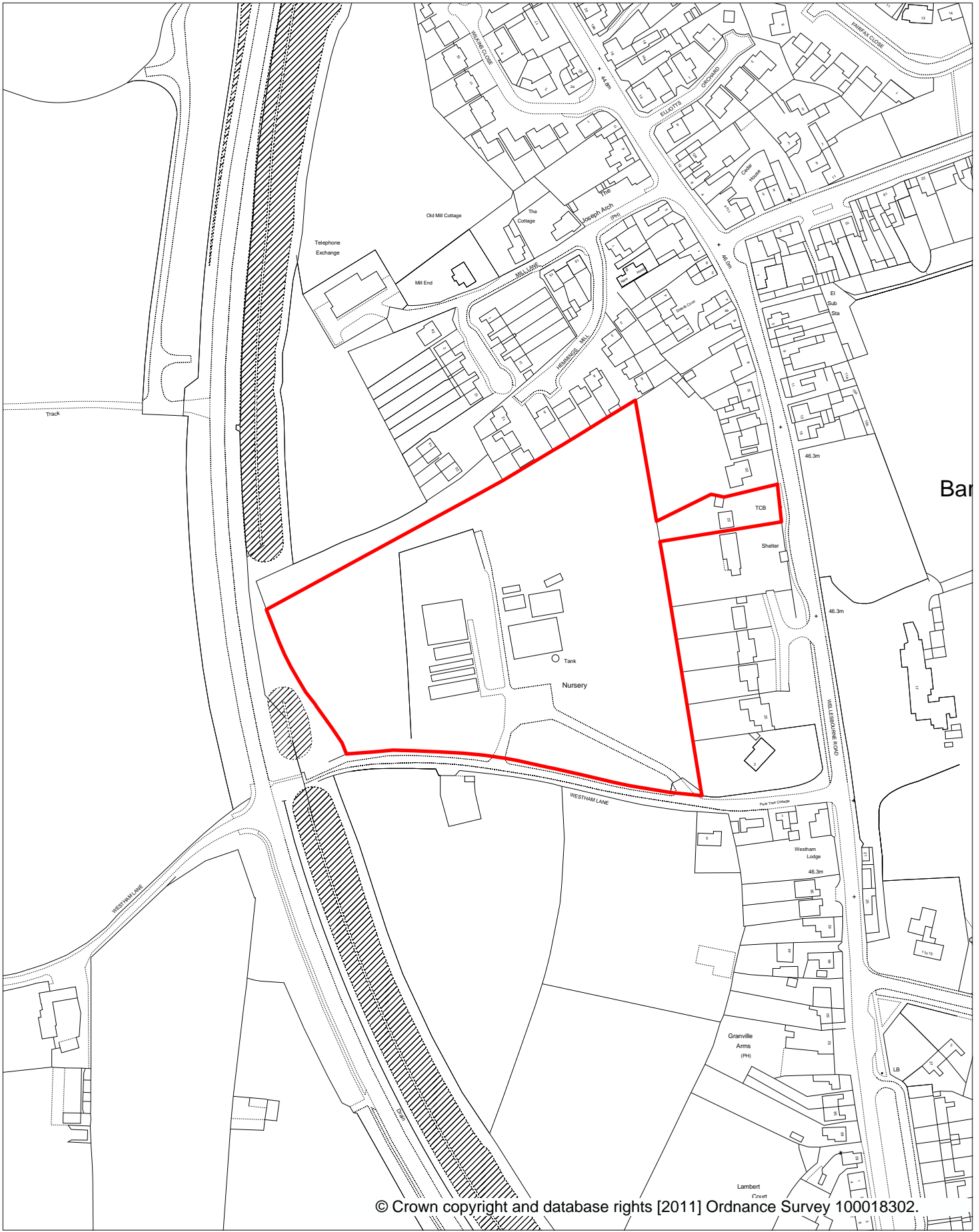
Grid Reference:
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North: 

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

Site Ref	R16	Site Name	Sherbourne Nursery
Site Size (Hectares)	2.59	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R30 Land south of Westham Lane; R55 West of Mill Lane; R85 Land to south of Westham Lane		

Suitability for Housing	
Location	Edge of Village. Barford has a range of services and facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	Potentially suitable in part subject to suitable access and overcoming concerns regarding impact on the Conservation Area
Physical Constraints	Access only possible onto Wellesbourne Road which would require demolition of buildings in the Conservation Area. Local drainage and sewage infrastructure may also need to be enhanced. Proximity of by-pass to western edge of site. Potential contamination
Potential Impacts	Potential impacts on Barford Conservation Area
Environmental Conditions	Western part of site subject to noise from by-pass. Potential contamination on site
Overall Suitability	Potentially suitable in part subject to suitable access and overcoming potential impact on the Conservation Area
Availability	
Owner has expressed interest in releasing the site. Nursery no longer operational	
Achievability	
Dependent upon ability to secure suitable access and impact on Conservation Area.	
Housing Capacity	
Potential capacity for 60 dwellings 2014 -2019	



R16 Sherbourne Nursery


LOCATION PLAN

Scale:
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Date:
24 October 2011

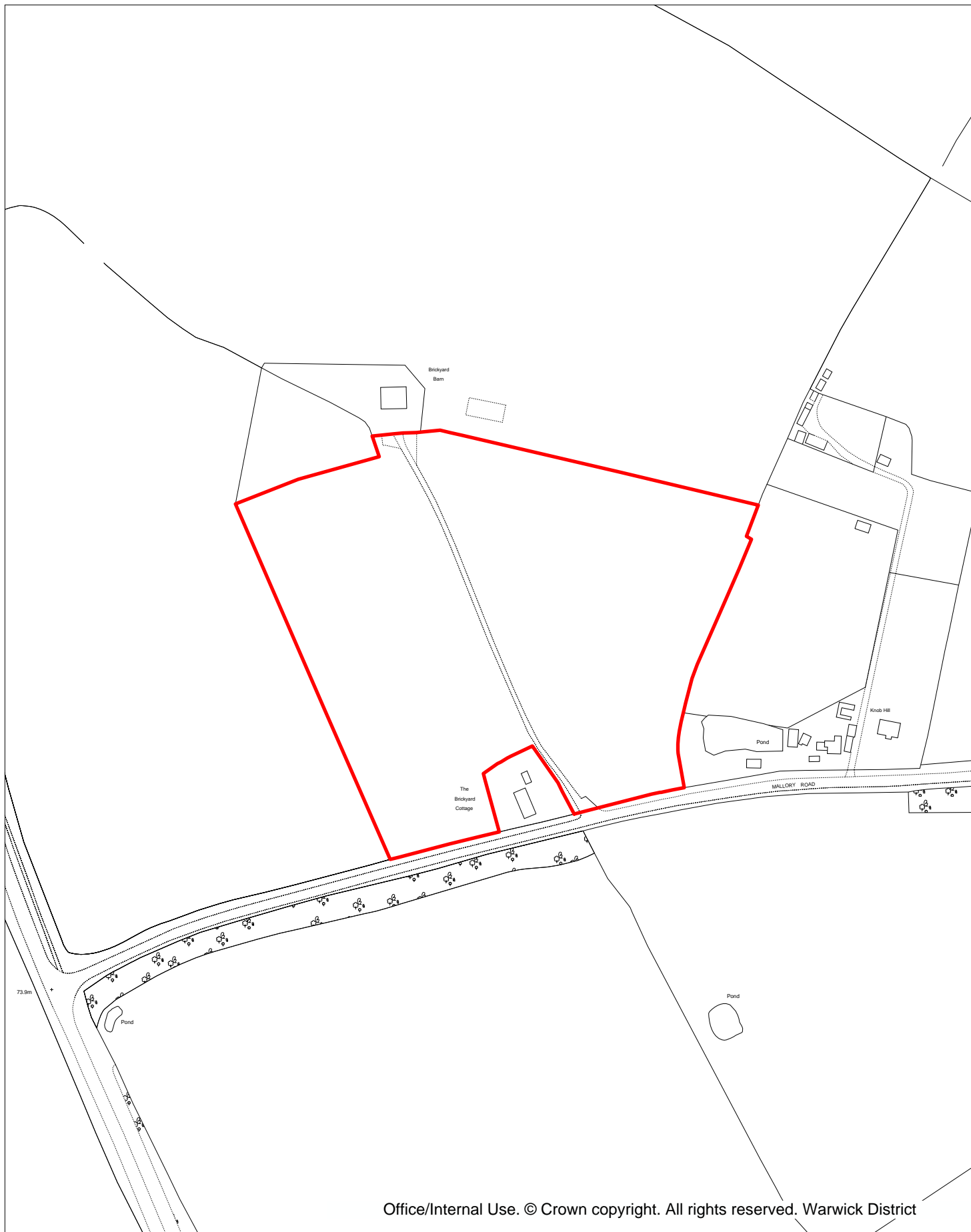
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North: 

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

Site Ref	R17	Site Name	Land at Brickyard Cottage
Site Size (Hectares)	3.55	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R19 Land at Brickyard Farm; R20 Land at Brickyard Barn		

Suitability for Housing	
Location	Not within or adjacent to a village – some 200 metres from the built up area of Bishop's Tachbrook
Policy Restrictions	Open countryside
Physical Constraints	None
Potential Impacts	Significant impact on views from southern edge of Warwick/ Leamington
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site not adjacent to built up area of village.
Availability	
Promoter suggests site would be available within 2 years	
Achievability	
Housing Capacity	



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R017 Land at Brickyard Cottage, Bishop's Tachbrook


LOCATION PLAN

Scale:
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SJ

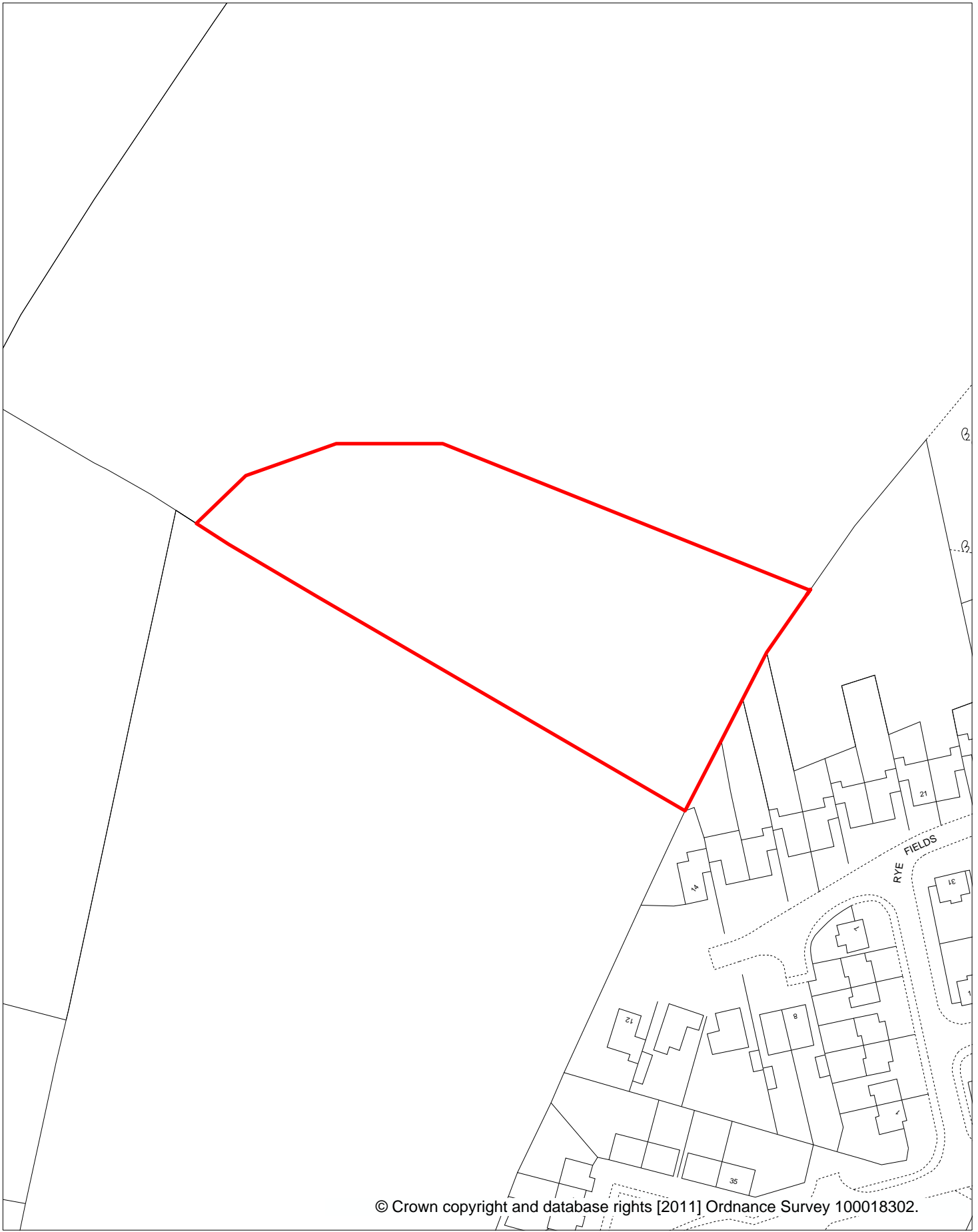
Date:
15 May 2014

Grid Reference:
430470 E, 261359 N

North: 

Site Ref	R18	Site Name	Land NW of Rye Fields
Site Size (Hectares)	0.61	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R19 Land at Brickyard Farm; R22 Land West of Bishop's Tachbrook		

Suitability for Housing	
Location	On the edge of the village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Access only through adjacent site R22. Therefore site only developable if adjacent site is developed.
Potential Impacts	Impact on views - site visible from southern edge of Warwick/ Leamington – and on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site could only be developed with adjoining site and this larger area would impact on views from southern edge of Warwick and Leamington
Availability	
Promoter suggests site would be available within 2 years	
Achievability	
Housing Capacity	



R18 Land NW of Rye Fields


LOCATION PLAN

Scale:
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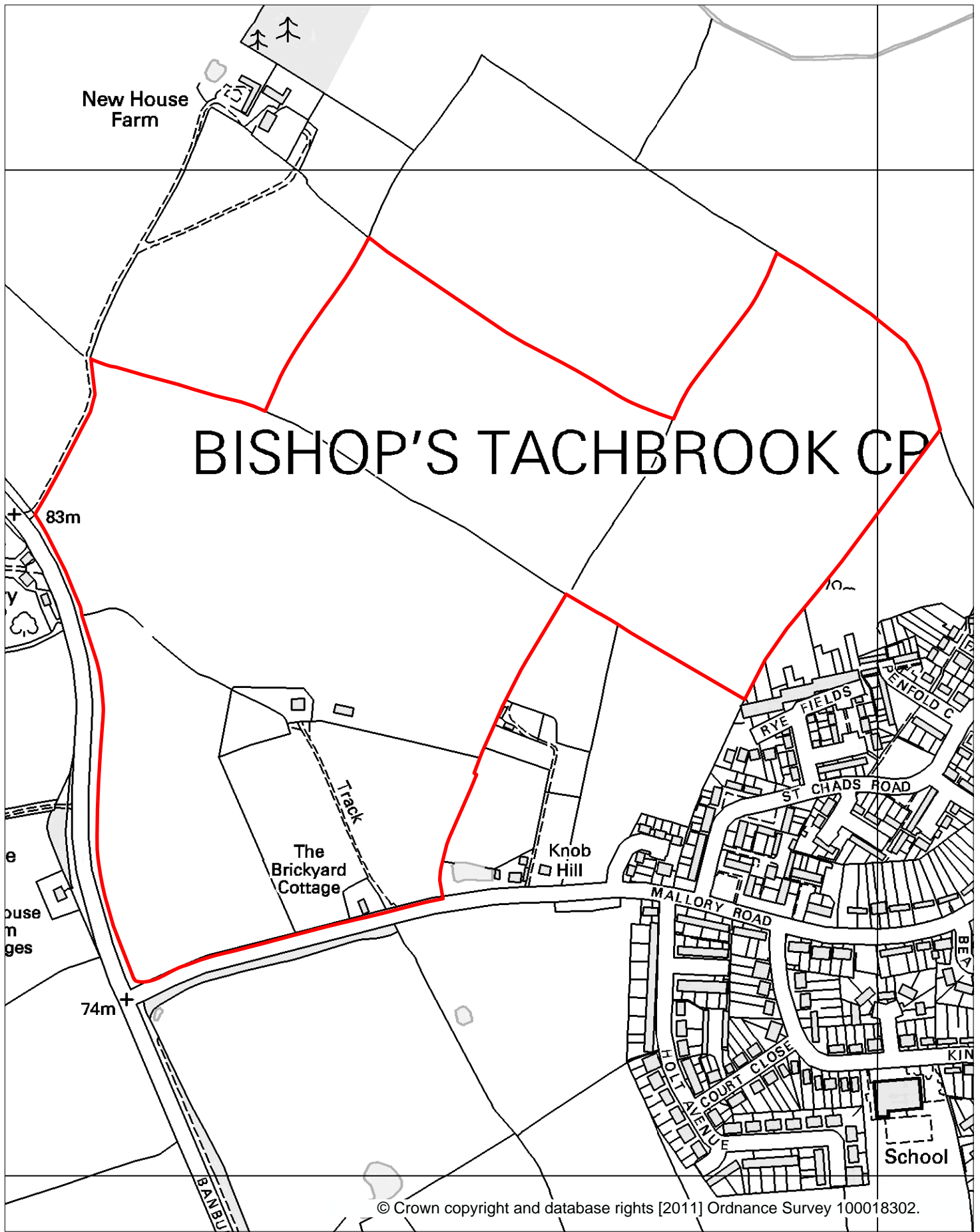
Date:
24 October 2011

Grid Reference:
430818 E, 261521 N

North: 

Site Ref	R19	Site Name	Land at Brickyard Farm
Site Size (Hectares)	35.34	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R17 Brickyard Cottage; R18 NW of Rye Fields; R22 Land West of Bishop's Tachbrook; R52 New House Farm		

Suitability for Housing	
Location	Large area of open farmland west of Bishop's Tachbrook. Adjacent to built up area at one point to the rear of Rye Fields. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	Open countryside
Physical Constraints	Access - only available from Mallory Road, 200 metres from edge of village. Site only borders village in small area and is generally remote from existing built up area
Potential Impacts	Impact on views from southern edge of Warwick/Leamington. Impact on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on views from southern edge of Warwick and Leamington
Availability	
Promoter suggests the site could be available within 6-8 years.	
Achievability	
Housing Capacity	



R19 Land at Brickyard Farm

LOCATION PLAN



Scale:
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Drawn By:
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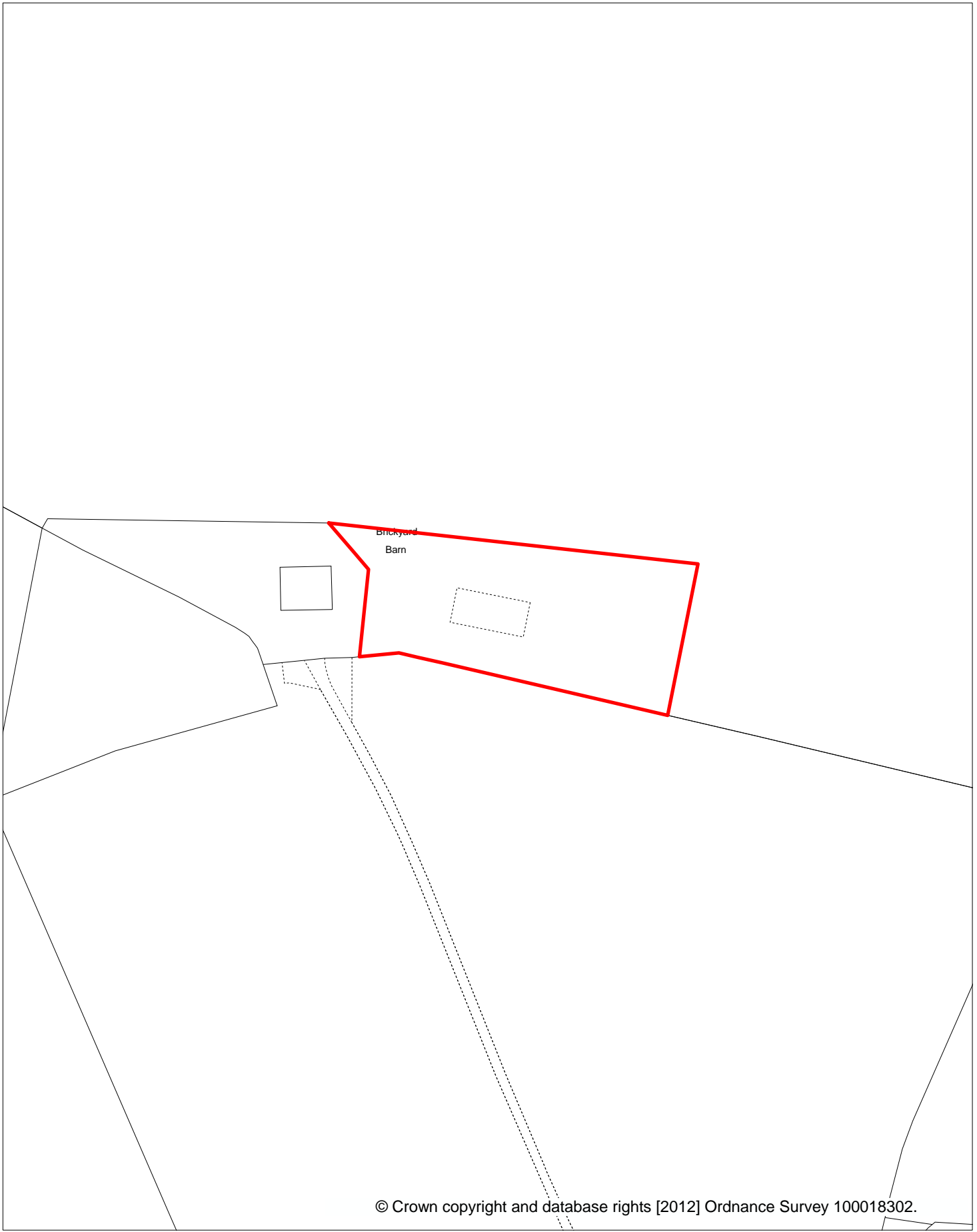
Date:
24 October 2011

Grid Reference:
430613 E, 261554 N

North:

Site Ref	R20	Site Name	Land at Brickyard Barn
Site Size (Hectares)	0.28	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R17 Brickyard Cottage; R19 Brickyard Farm		

Suitability for Housing	
Location	Not within or adjacent to the built up area of a village.
Policy Restrictions	Open countryside
Physical Constraints	Distance from highway
Potential Impacts	Topography - highly visible from surrounding area Impact on open countryside
Environmental Conditions	Remote from settlements
Overall Suitability	Not suitable – remote from main village facilities and in highly visible location.
Availability	
Promoter suggests the site would be available within 3 years	
Achievability	
Housing Capacity	



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R20 Land at Brickyard Barn

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
430468 E, 261461 N

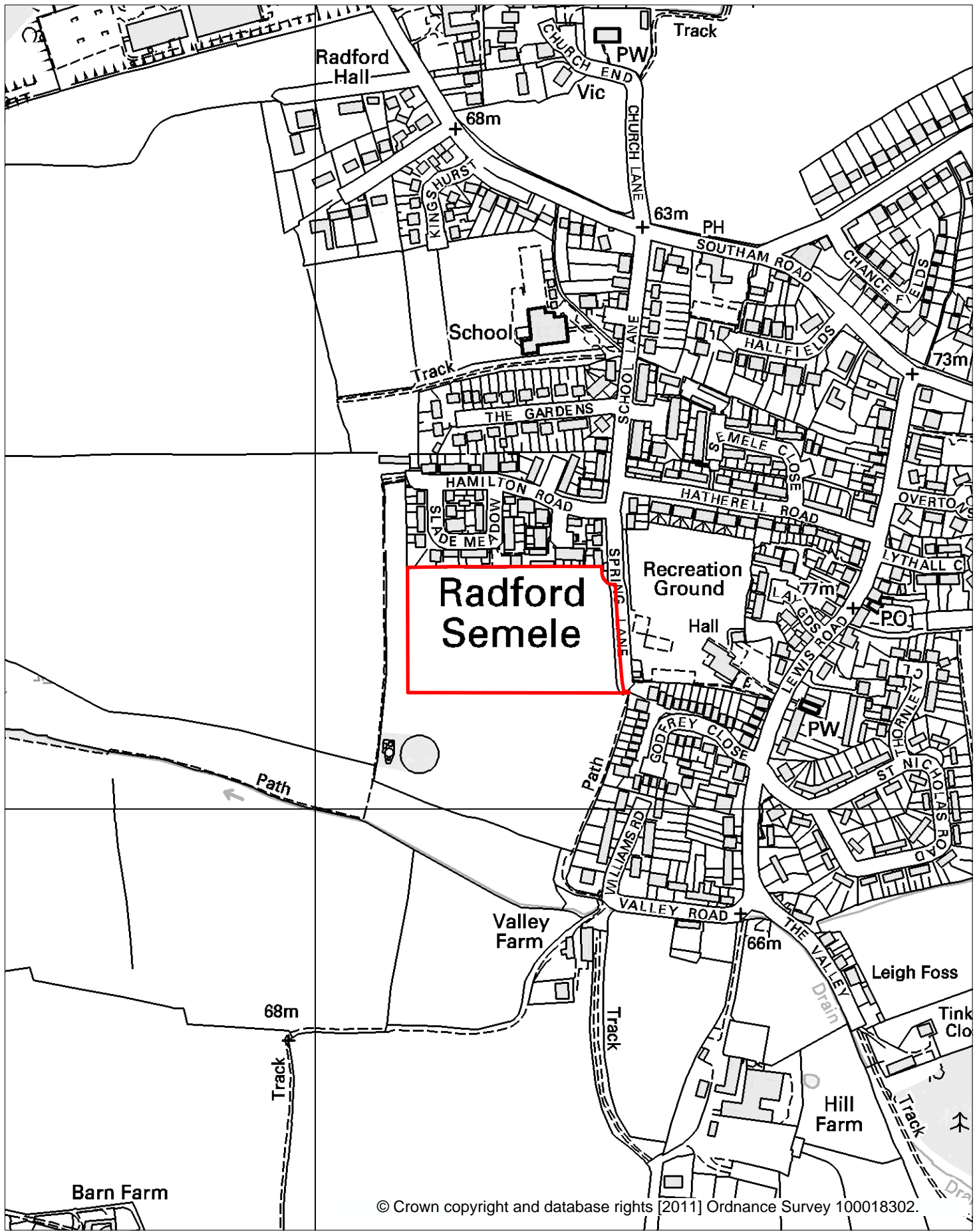
North:



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

Site Ref	R21	Site Name	Land South of Radford Semele
Site Size (Hectares)	2.62	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R56 Land South West of Radford Semele	

Suitability for Housing	
Location	Edge of village. Radford Semele has a primary school, shop, community facilities and public transport to the towns
Policy Restrictions	
Physical Constraints	None
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to satisfactory master plan and phasing
Availability	
The site is under the control of a single landowner who has confirmed that the site is available for development	
Achievability	
The site is capable of achieving a development within 5 years	
Housing Capacity	
Potential for up to 60 dwellings subject to satisfactory master plan and phasing over 10 years 2014 - 2024	



R21 Land South of Radford Semele

LOCATION PLAN




Scale:
1:5000

Drawn By:
CP

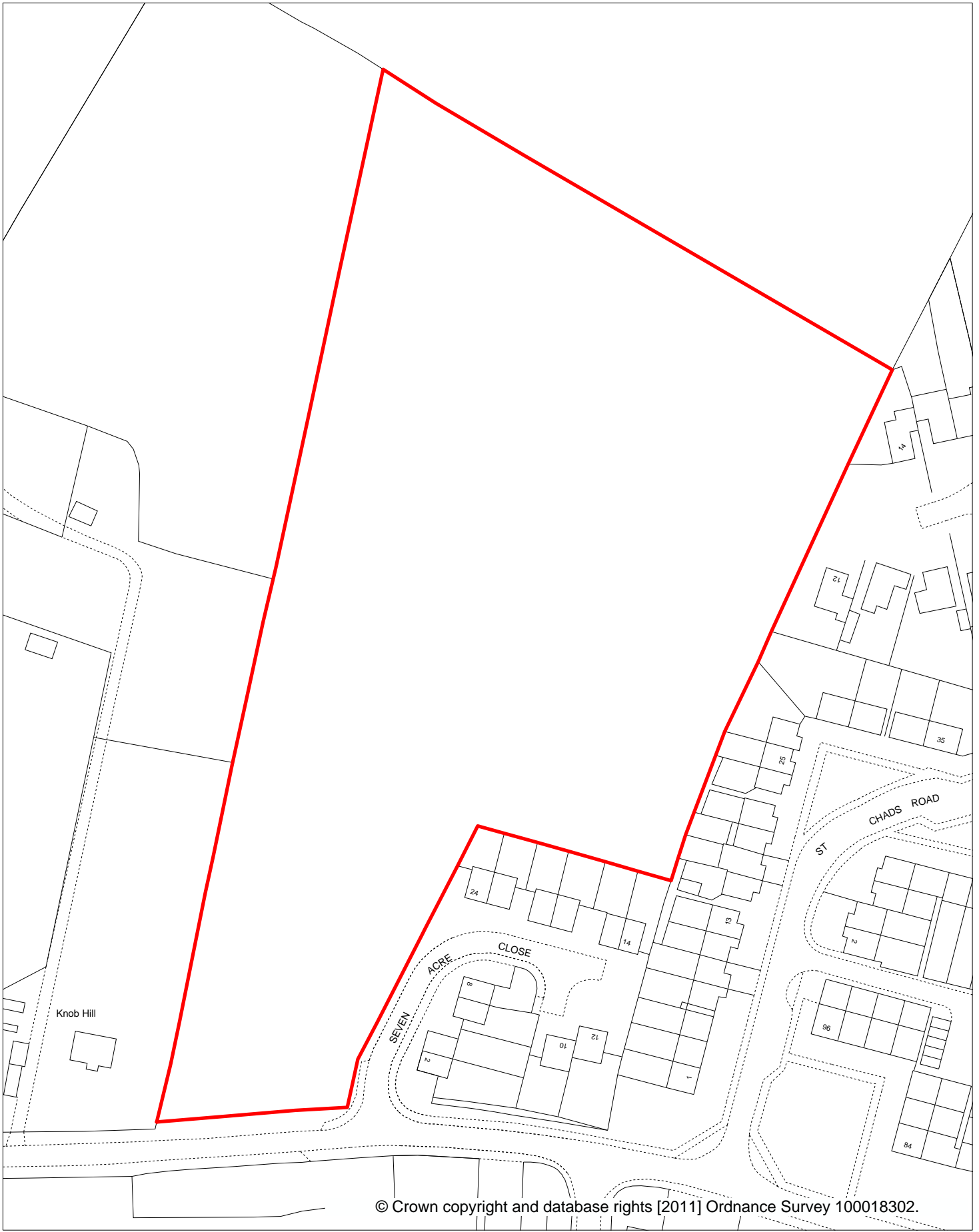
Date:
24 October 2011

Grid Reference:
434172 E, 264190 N

North: 

Site Ref	R22	Site Name	Land West of Bishop's Tachbrook
Site Size (Hectares)	2.41	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R19 Land at Brickyard Farm; R18 Land NW of Rye Fields		

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of services and facilities including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Electricity line traverses site.
Potential Impacts	Northern part of site would impact on views from southern edge of Warwick/ Leamington. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable, in small part to south, subject to impact on local landscape
Availability	
Owner has expressed interest in releasing the site	
Achievability	
Potentially achievable subject to overcoming impact on landscape	
Housing Capacity	
Potentially suitable for up to 20 homes depending upon impact on landscape	



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R22 Land West of Bishop's Tachbrook

LOCATION PLAN



Scale:
1:1250

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Date:
24 October 2011

Grid Reference:
430766 E, 261412 N

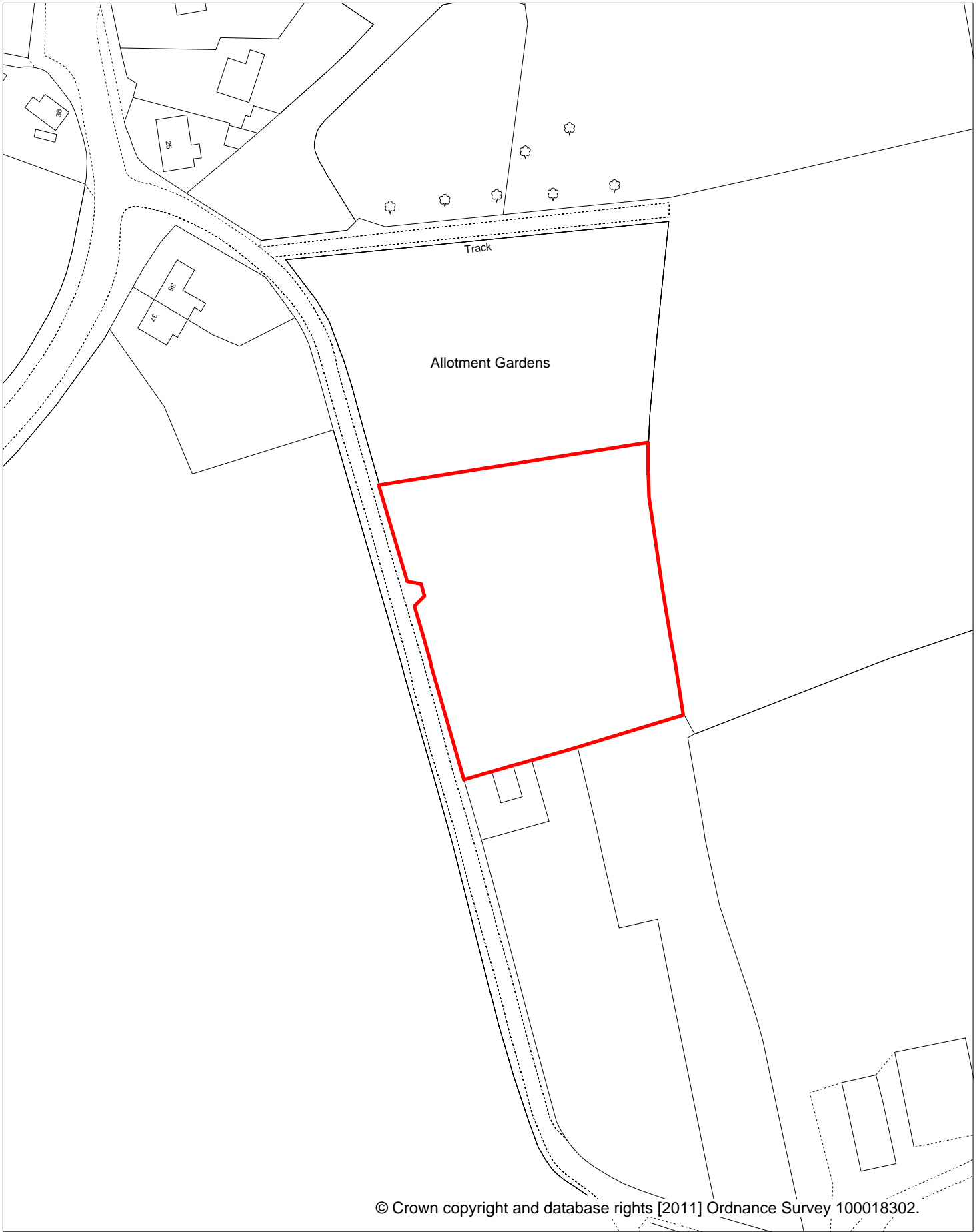
North:



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

Site Ref	R23	Site Name	Low Hill, Oakley Wood Road
Site Size (Hectares)	0.44	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a village
Policy Restrictions	Open countryside
Physical Constraints	Existing (disused) allotment land
Potential Impacts	Isolated development in open countryside away from built up area of village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – not within or adjacent to an existing settlement
Availability	
Owner has indicated a willingness to release land for development in the short term	
Achievability	
Housing Capacity	



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R23 Low Hill, Oakley Wood Road

LOCATION PLAN



Scale:
1:1250

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CP

Date:
24 October 2011

Grid Reference:
431535 E, 261011 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	R25	Site Name	Ward's Hill & Snitterfield Lane
Site Size (Hectares)	0.25	Settlement	Norton Lindsey
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Norton Lindsey has a limited range of facilities including community facilities. Wolverton Primary School, in adjoining village, within walking distance.
Policy Restrictions	Green Belt
Physical Constraints	Site slopes steeply upwards towards Snitterfield Lane.
Potential Impacts	Site located within Norton Lindsey Conservation Area. Prominent open site on entrance to village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on Conservation Area and Green Belt
Availability	
Within 2 years	
Achievability	
Housing Capacity	



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R25 Ward's Hill & Snitterfield Lane, Norton Lindsey

LOCATION PLAN



Scale:
1:1250

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CP

Date:
24 October 2011

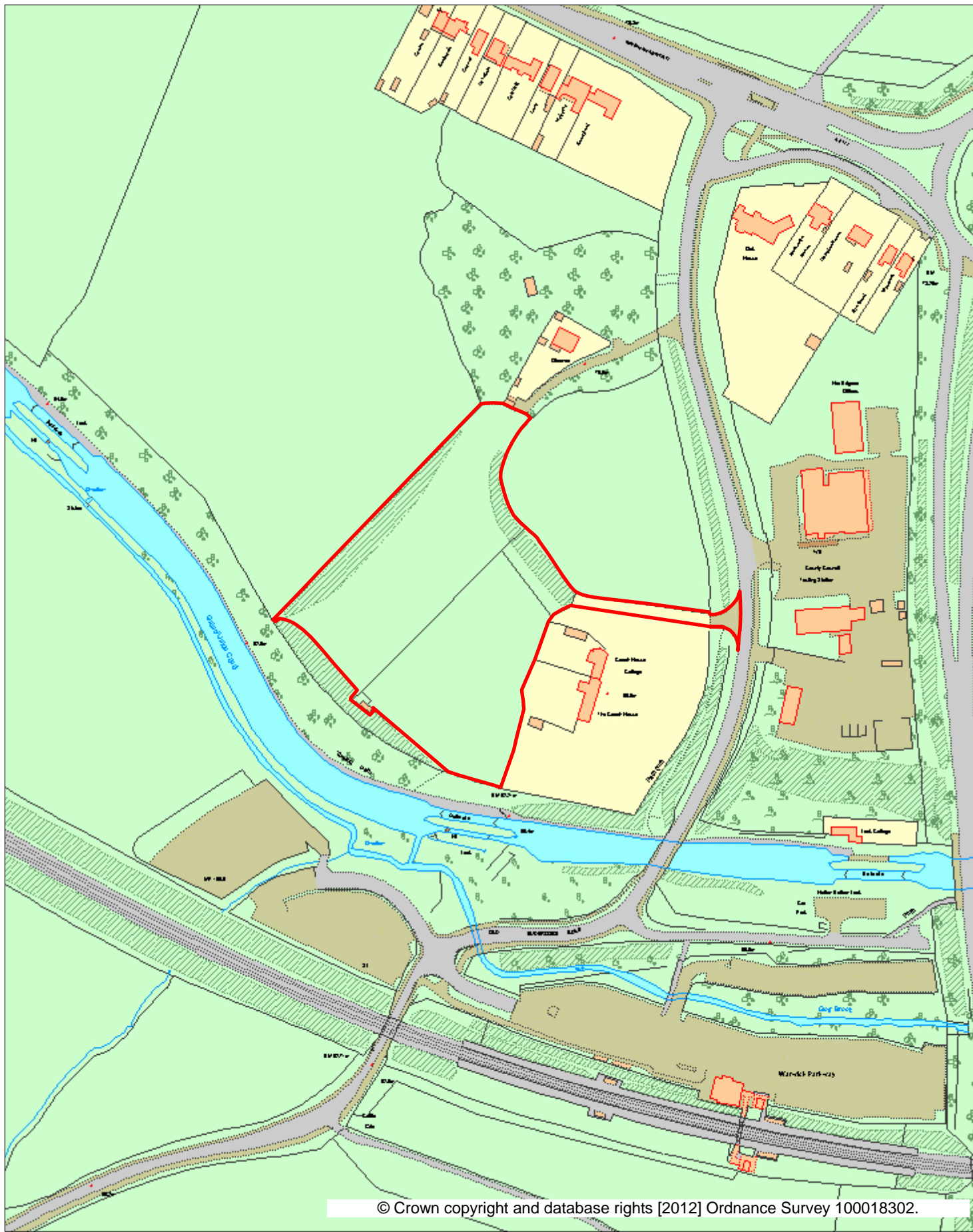
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422650 E, 263322 N

North: 

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

Site Ref	R26	Site Name	Land West of Old Budbrooke Road
Site Size (Hectares)	1.5	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield/ Brownfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a rural settlement
Policy Restrictions	Green Belt
Physical Constraints	Former landfill site – extensive remediation works likely to be required. Unsatisfactory access point due to constraints on visibility.
Potential Impacts	Western part of site is a Potential SINC. Impact on openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – divorced from built up area, impact on Green Belt and Potential SINC, access and ground contamination
Availability	
No ownership constraints so subject to land remediation works	
Achievability	
Housing Capacity	



R26 Land West of Old Budbrooke Road, Warwick

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

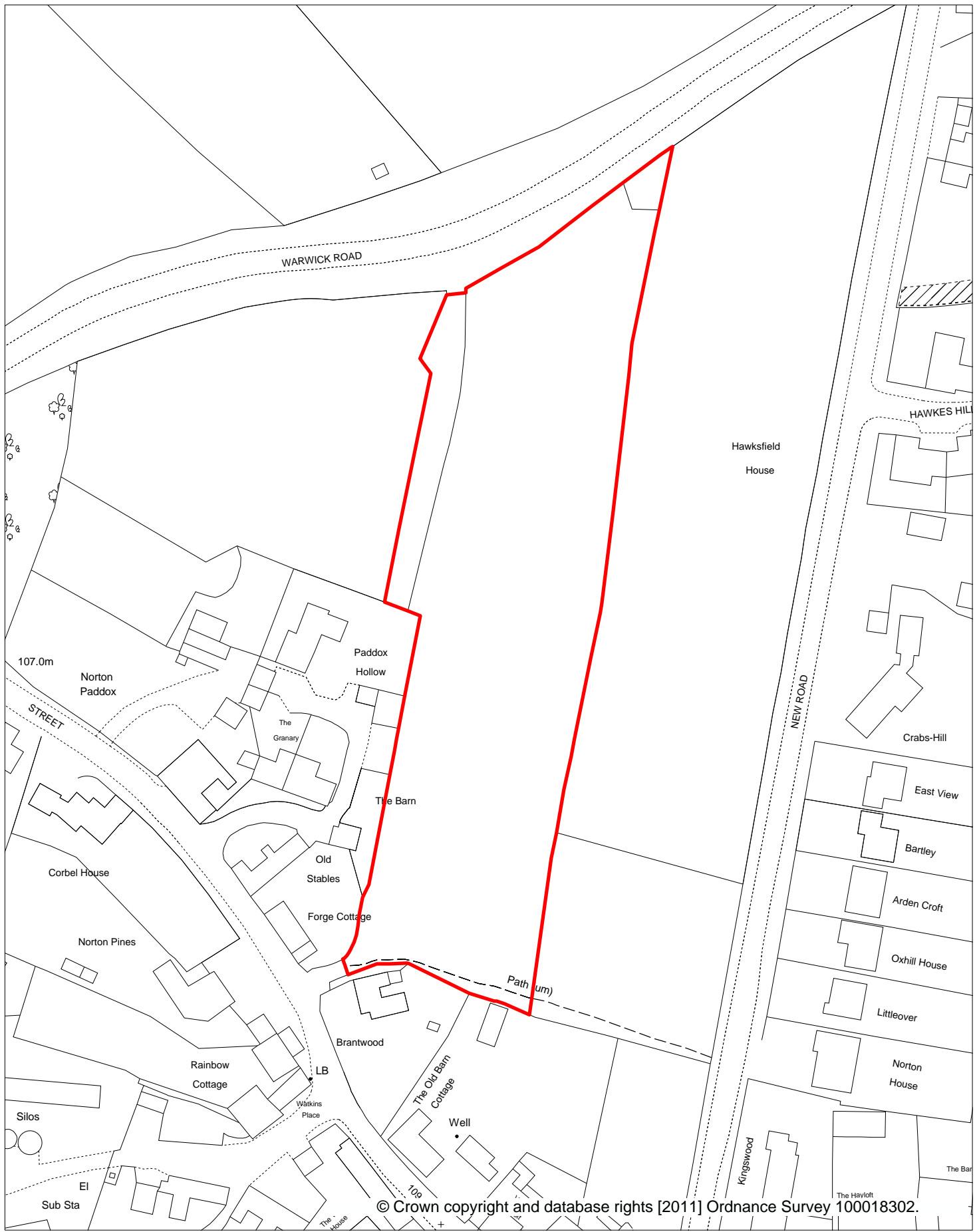
Date:
25 May 2012

Grid Reference:
426438 E, 265638 N

North: ↑

Site Ref	R27	Site Name	Land Fronting Ward's Hill
Site Size (Hectares)	0.9	Settlement	Norton Lindsey
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Village has a limited range of facilities including community facilities. Wolverton Primary School in adjoining village.
Policy Restrictions	Green Belt
Physical Constraints	Site slopes steeply upwards towards Main Street. Unacceptable access onto either main Street or Warwick Road due to constraints on visibility.
Potential Impacts	Site located adjacent to Norton Lindsey Conservation Area. Northern part of site adjacent to Ward's Hill is highly visible on entrance to village and remote from village core. Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to inadequate access
Availability	
Owners have expressed willingness to release site for development within 2 years.	
Achievability	
Housing Capacity	



R27 Land Fronting Ward's Hill, Norton Lindsey

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

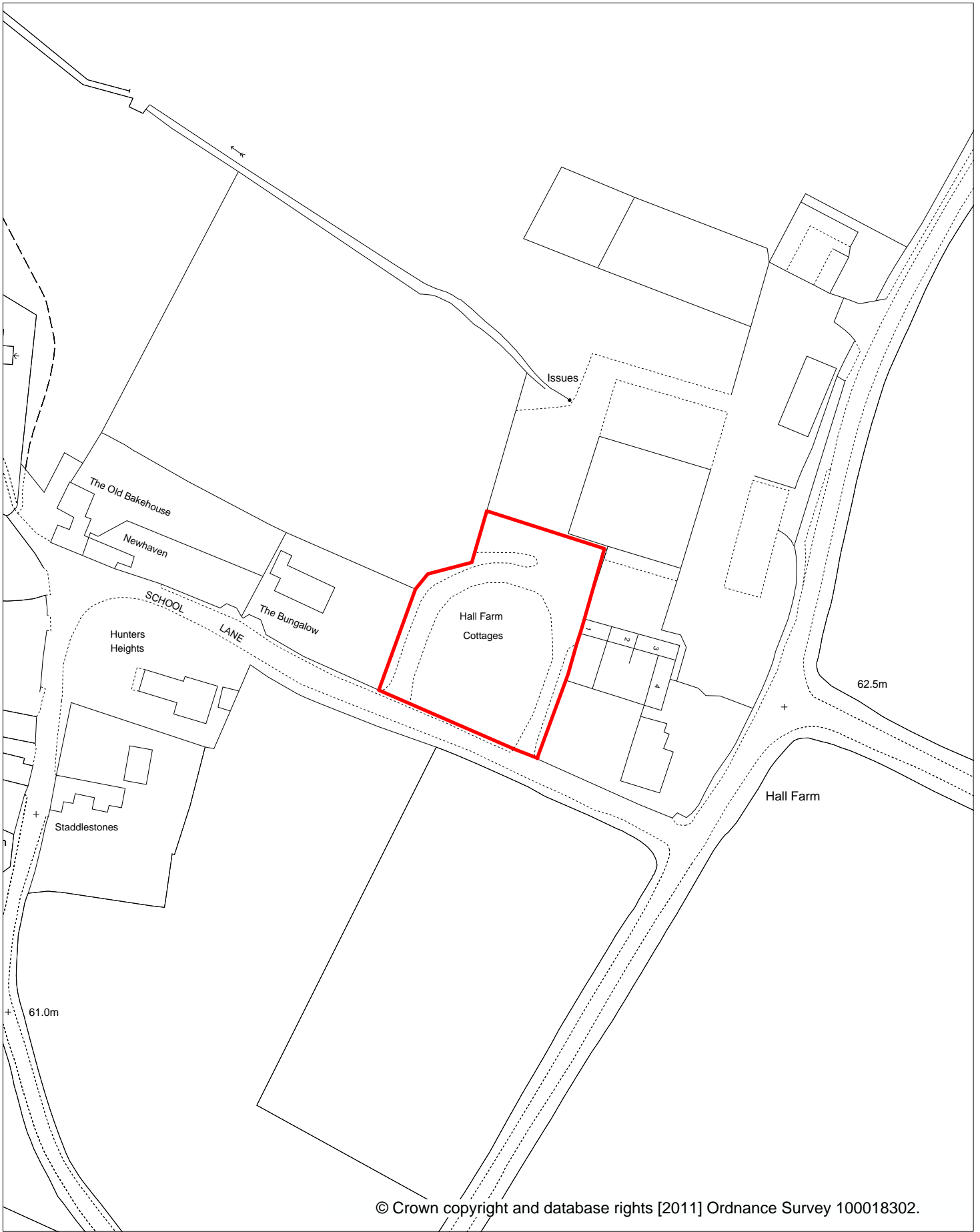
Date:
24 October 2011

Grid Reference:
422782 E, 263298 N

North:

Site Ref	R28	Site Name	Land adj. Hall Farm Cottages
Site Size (Hectares)	0.2	Settlement	Hunningham
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within village. Hunningham has a very limited range of facilities
Policy Restrictions	Green Belt
Physical Constraints	Electricity cables
Potential Impacts	Development of the site would impact on access and parking for holiday accommodation at Hall Farm Cottages. Hall Farm Meadow Local Nature Reserve on opposite side of School Lane. Nearby Hall Farmouse is a Grade II Listed Building
Environmental Conditions	Potential noise and air pollution from adjoining farm
Overall Suitability	Potentially suitable for affordable housing, subject to satisfactory parking and access arrangements for both this site and Hall Farm Cottages; separation from farm operations; and evidence of local housing need
Availability	
Owners have expressed willingness to release site for development	
Achievability	
Achievable subject to mitigation of impacts	
Housing Capacity	



R28 Land adj. Hall Farm Cottages, Hunningham

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

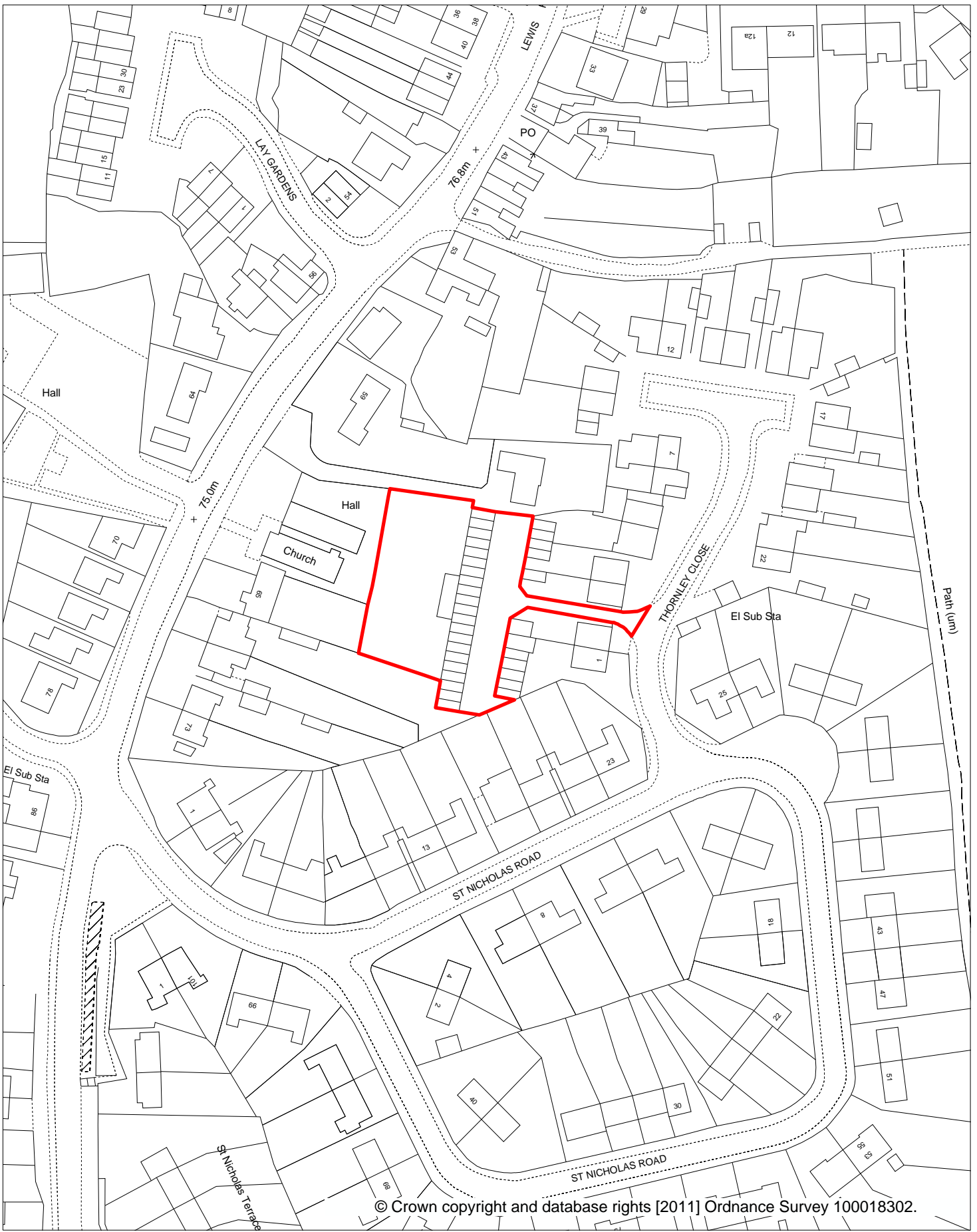
Date:
24 October 2011

Grid Reference:
437369 E, 268072 N

North:

Site Ref	R29	Site Name	R/O 65 Lewis Road & Thornley Close
Site Size (Hectares)	0.18	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of the village. Radford Semele has a range of facilities including primary school, shops community facilities and public transport to the towns
Policy Restrictions	
Physical Constraints	Existing access off Thornley Road is inadequate. Third party land would need to be acquired.
Potential Impacts	
Environmental Conditions	Satisfactory subject to layout
Overall Suitability	Not suitable due to inadequate access
Availability	
Subject to agreement of part owners	
Achievability	
Housing Capacity	



R29 R/O 65 Lewis Road & Thornley Close, Radford Semele

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
24 October 2011

Grid Reference:
434538 E, 264086 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	R30	Site Name	Land south of Westham Lane
Site Size (Hectares)	1.25	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R16 Sherbourne Nursery (opposite side of Westham Lane)		

Suitability for Housing	
Location	Not within or adjacent to village
Policy Restrictions	
Physical Constraints	Access – works to upgrade Westham Lane would have significant environmental impact
Potential Impacts	Site divorced from main settlement – impact on built form of Barford. Impact on Barford Conservation Area
Environmental Conditions	Noise from Barford by-pass.
Overall Suitability	Not suitable – divorced from main built up area of village, existing access is inadequate and could not be upgraded without significant impact
Availability	
Not known	
Achievability	
Housing Capacity	



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R30 Land south of Westham Lane, Barford

LOCATION PLAN



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1:1250

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25 May 2012

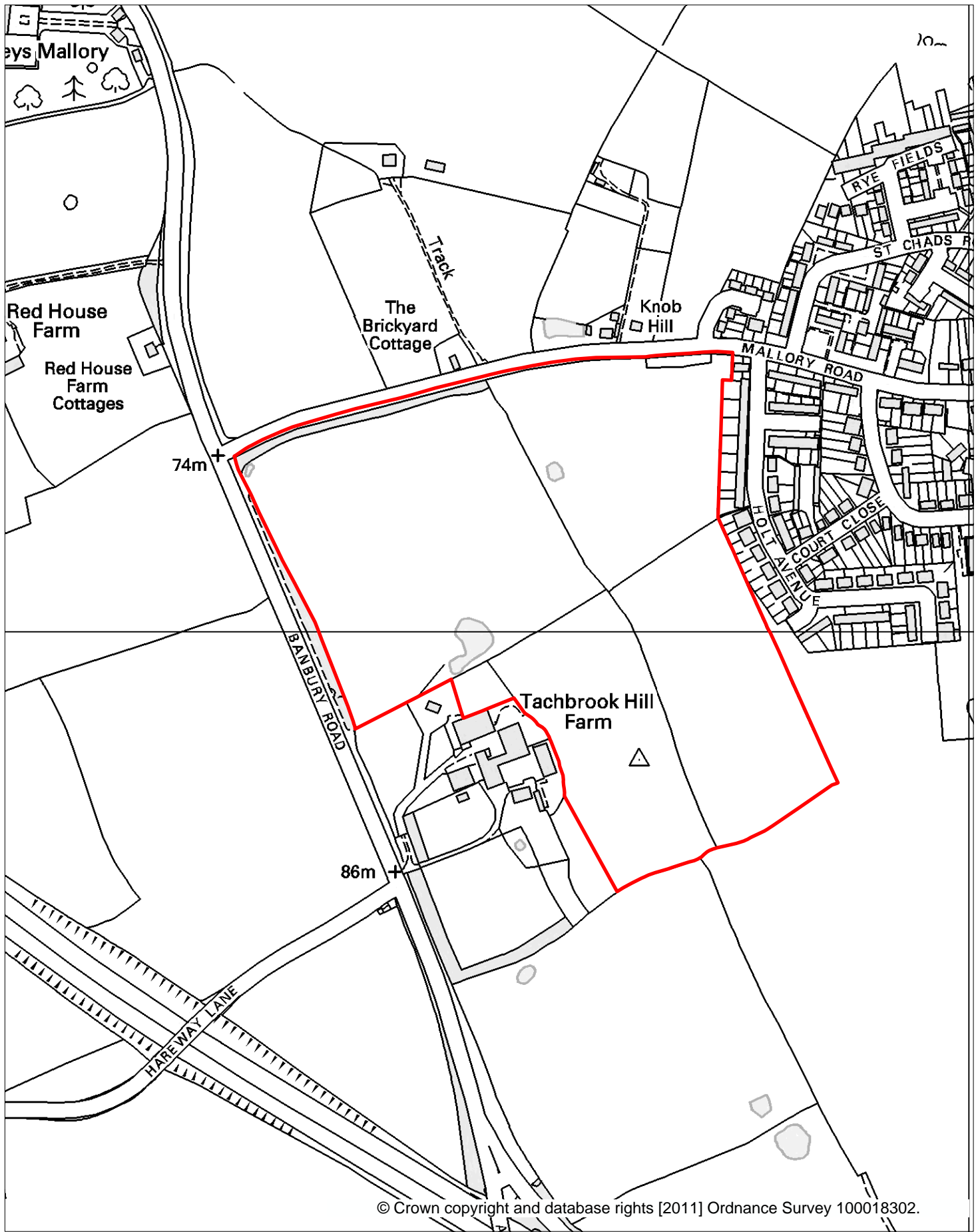
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426767 E, 260411 N

North:



Site Ref	R31	Site Name	Land at Tachbrook Hill Farm
Site Size (Hectares)	18.43	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R02 Hill Farm; R11 South of School		

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a good range of services and facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Site access may lack sufficient visibility splay
Potential Impacts	Impact on the physical form of the village. High landscape impact
Environmental Conditions	Satisfactory
Overall Suitability	Unsuitable due to landscape impact, site access, site configuration and connectivity to existing built form
Availability	
Achievability	
Housing Capacity	



R31 Land at Tachbrook Hill Farm, Bishops Tachbrook

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

Date:
24 October 2011

Grid Reference:
430522 E, 261013 N

North: 

Site Ref	R33	Site Name	South East of Convent Farm
Site Size (Hectares)	0.76	Settlement	Baddesley Clinton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R34 Land West of Baddesley Clinton	

Suitability for Housing	
Location	Edge of village. Baddesley Clinton has very limited facilities
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part for rural affordable housing subject to evidence of local housing need.
Availability	
Owner has expressed willingness to release site for development in the short term	
Achievability	
Subject to demonstration of need	
Housing Capacity	



R33 South East of Convent Farm, Baddesley Clinton

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

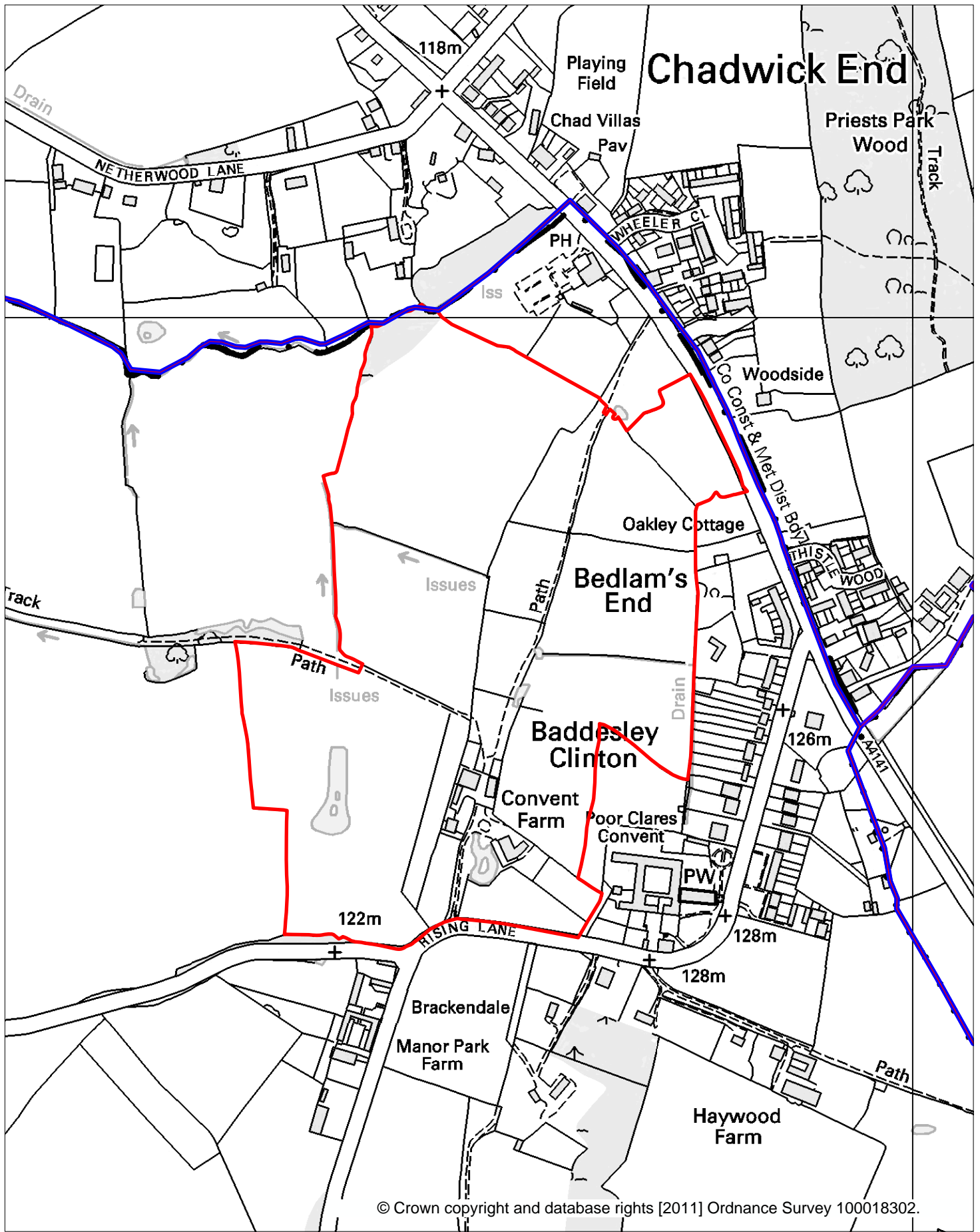
Date:
24 October 2011

Grid Reference:
420602 E, 272434 N

North:

Site Ref	R34	Site Name	Land West of Baddesley Clinton
Site Size (Hectares)	20.66	Settlement	Baddesley Clinton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R08 Land North of Oakley Cottage, Bedlams End; R33 South East of Convent Farm; R50 Land at Convent Farm		

Suitability for Housing	
Location	Edge of village in part but extending well beyond the built up area. Baddesley Clinton has very limited facilities.
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Impact on physical form of village – disproportionate outward extension to west. Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Small part of site potentially suitable for rural affordable housing subject to evidence of local housing need.
Availability	
There are two owners of whole site	
Achievability	
Subject to demonstration of need	
Housing Capacity	



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R34 Land West of Baddesley Clinton

LOCATION PLAN



Scale:
1:5000

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CP

Date:
27 October 2011

Grid Reference:
420578 E, 272700 N

North:

Site Ref	R35	Site Name	Land at the Plough
Site Size (Hectares)	0.2	Settlement	Eathorpe
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of village. Eathorpe has a very limited range of facilities and public transport
Policy Restrictions	Green Belt
Physical Constraints	None
Potential Impacts	Impact on Eathorpe Conservation Area
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable for rural affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to release site for housing	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Potentially suitable for a small rural exception scheme	



R35 Land at the Plough, Eathorpe

LOCATION PLAN




Scale:
1:1250

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CP

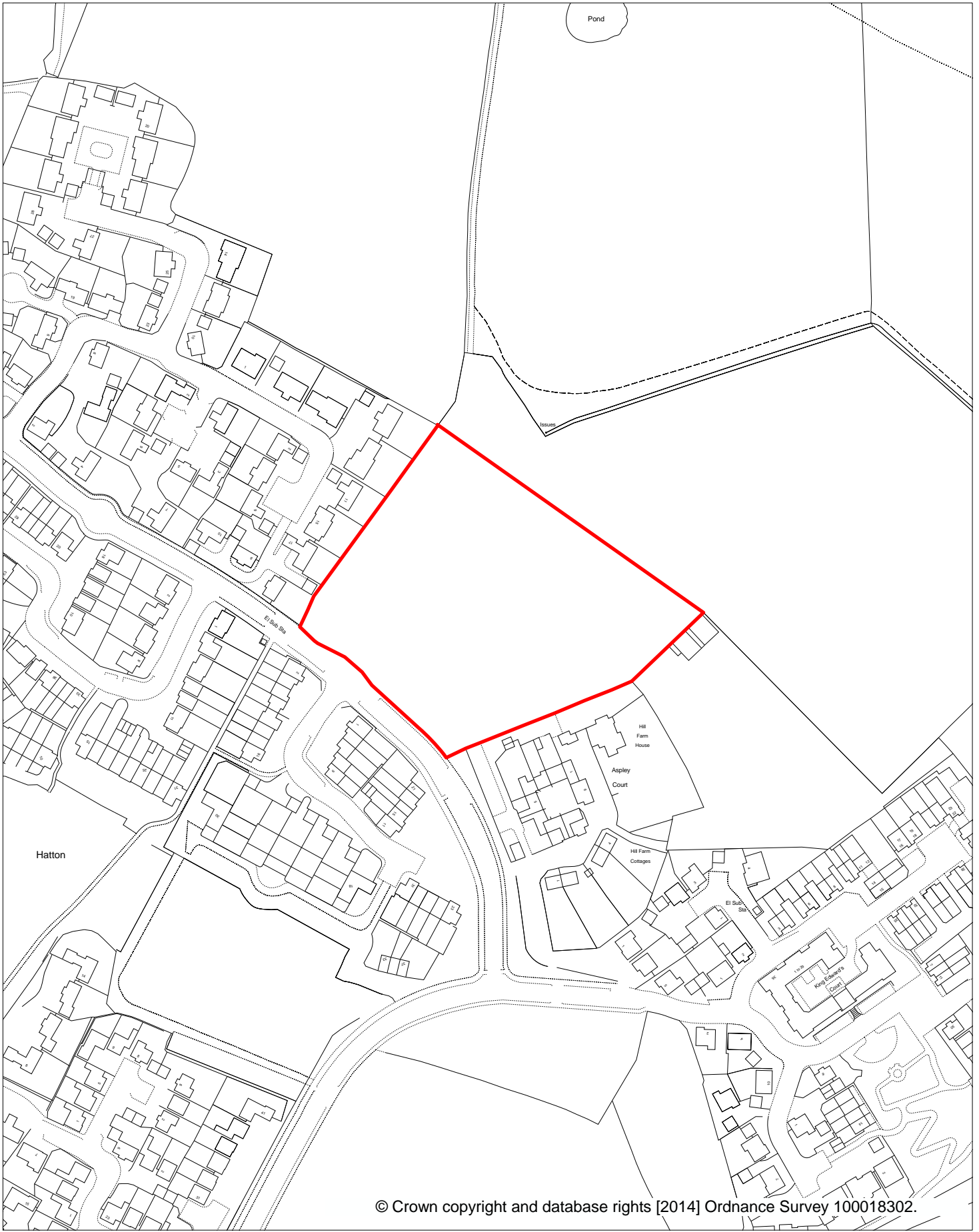
Date:
24 October 2011

Grid Reference:
439324 E, 269034 N

North: 

Site Ref	R37	Site Name	East of Barcheston Drive
Site Size (Hectares)	1.35	Settlement	Hatton
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Hatton Park which has a limited range of facilities
Policy Restrictions	Green Belt
Physical Constraints	Public footpath runs along western edge of site
Potential Impacts	Impact on important open vista from within the village looking out onto open countryside
Environmental Conditions	Suitable
Overall Suitability	Not suitable – impact of loss of open vista
Availability	
Achievability	
Housing Capacity	



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R037 East of Barcheston Drive

LOCATION PLAN



Scale:
1:2500

Drawn By:
DSR

Date:
19 May 2014

Grid Reference:
425376 E, 267138 N

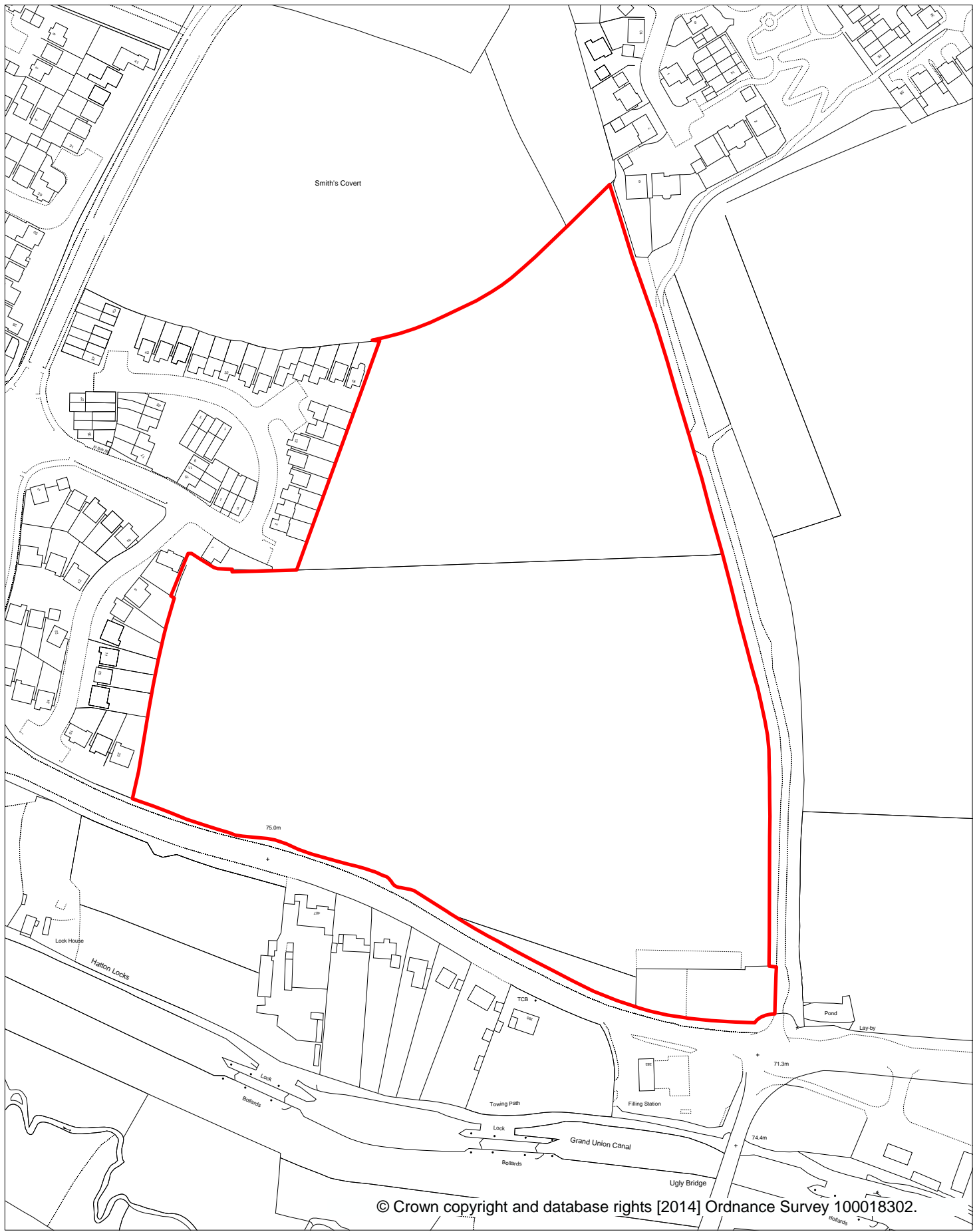
North:



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

Site Ref	R38	Site Name	North of Birmingham Road
Site Size (Hectares)	7.78	Settlement	Hatton
Source		Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hatton Park has limited services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Smiths Covert Ancient Woodland & potential LWS to the north of the site. Surface water flooding towards south of the site Visibility splay insufficient to the right
Potential Impacts	Potential loss of some high value linear landscape features (hedgerows primarily). Potential impact on Smiths Covert Ancient Woodland & potential LWS. Area of high landscape sensitivity adjacent to Smith's Covert (2013 Assessment)
Environmental Conditions	Satisfactory - moderate traffic levels and desk top study required regarding any site contamination from previous hospital use
Overall Suitability	Potentially suitable subject to resolving site access and surface water issues, protection of Smiths Covert and satisfactory master plan & phasing
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Achievable subject to overcoming access and surface water flooding issues, protection of Smiths Covert and satisfactory master plan and phasing	
Housing Capacity	
Potentially suitable for up to 80 dwellings with satisfactory master plan and phasing over 10 years 2014 - 2024	



R038 North of Birmingham Road, Hatton

LOCATION PLAN




Scale:
1:2500

Drawn By:
DSR

Date:
19 May 2014

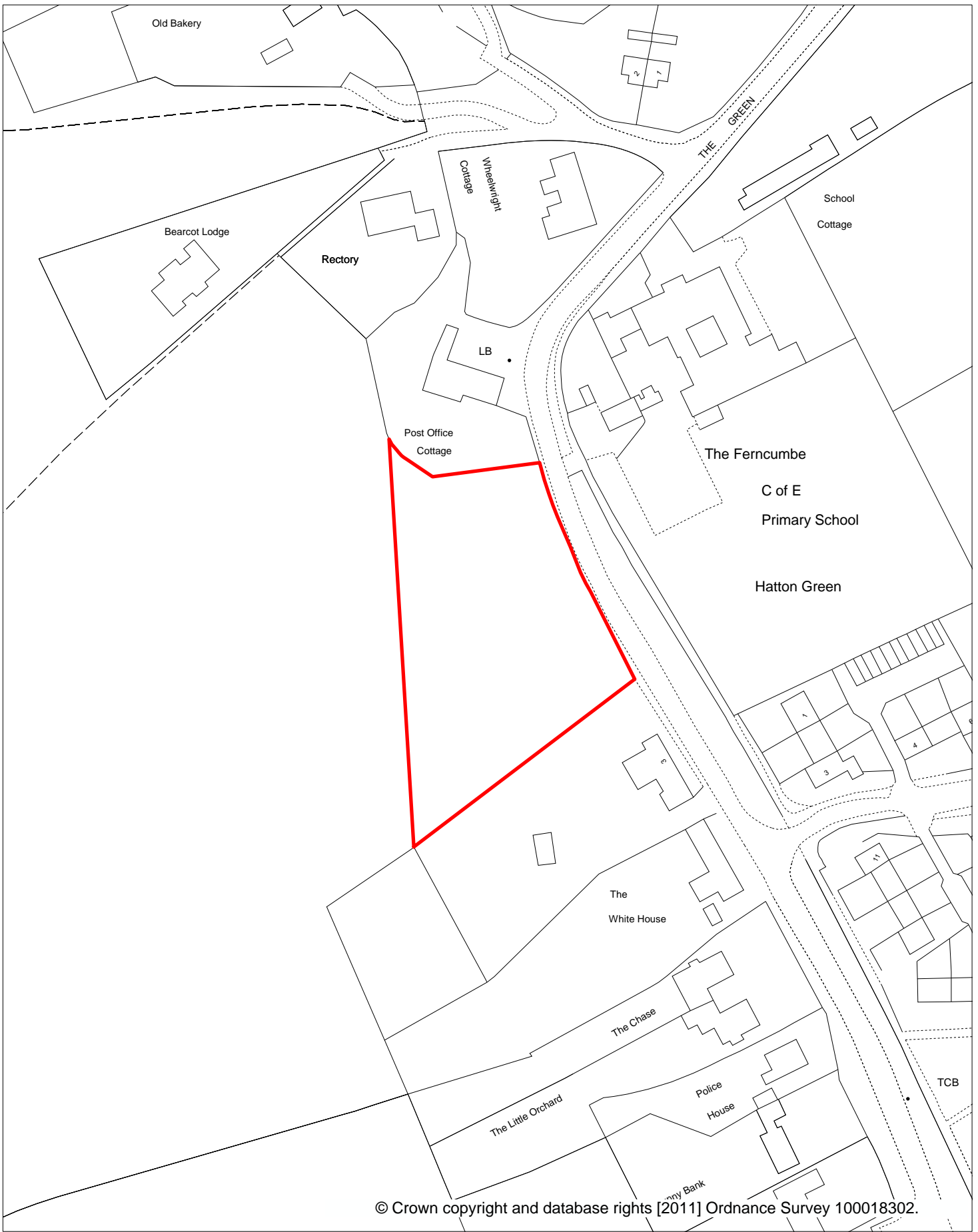
Grid Reference:
425440 E, 266614 N

North: 

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

Site Ref	R39	Site Name	Land at Hatton Green
Site Size (Hectares)	0.36	Settlement	Hatton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within existing built up area of the village. Hatton Green has a primary school and church and public transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Grade II Listed Buildings at No 3 and Post Office Cottage on neighbouring sites
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable for small development of houses fronting the existing public highway subject to appropriate design which is sympathetic to setting of nearby Listed Buildings
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Subject to alteration of Green Belt and/ or evidence of need for affordable housing	
Housing Capacity	
Potentially suitable for 3 dwellings fronting the highway.	



R39 Land at Hatton Green

LOCATION PLAN




Scale:
1:1250

Drawn By:
CP

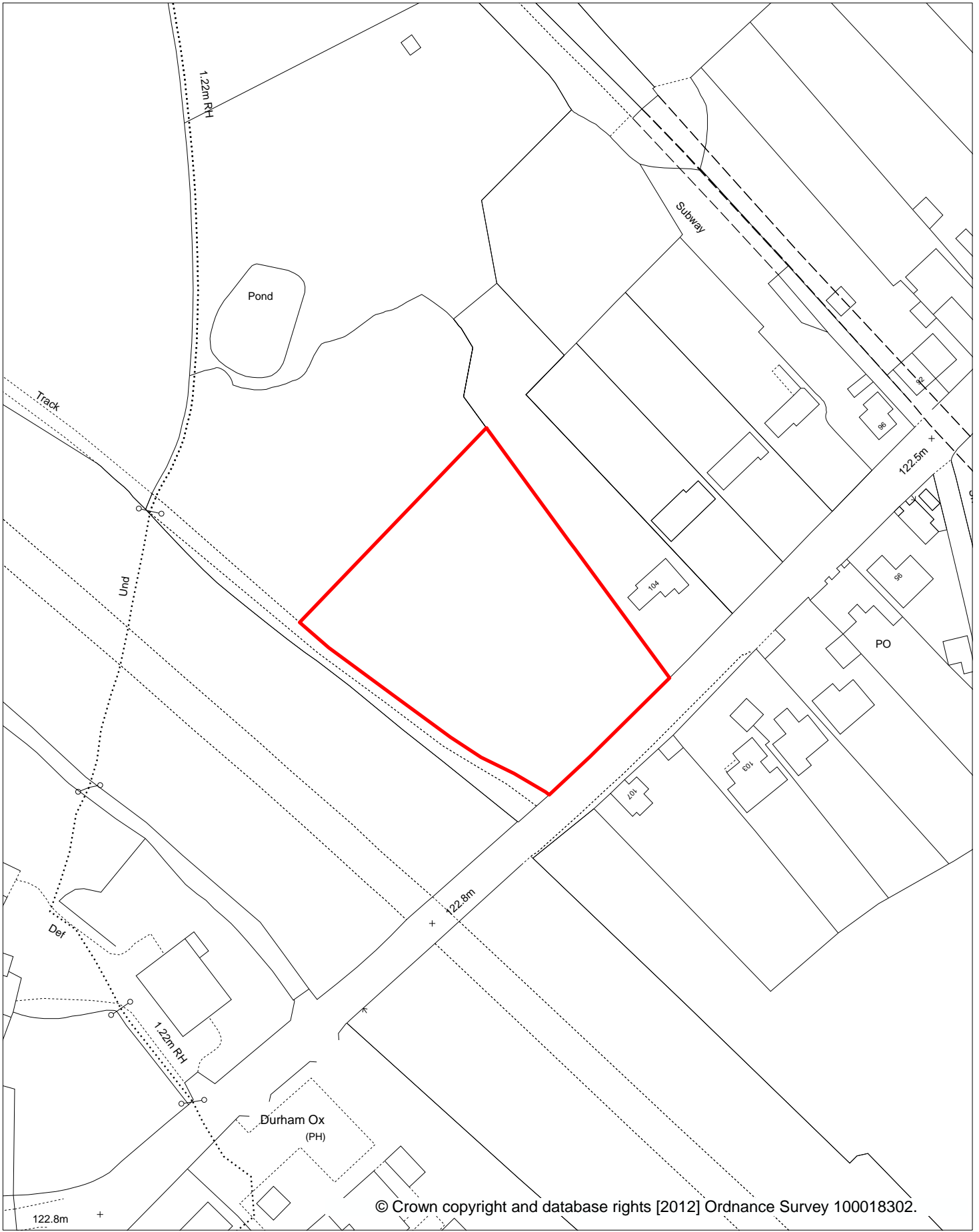
Date:
24 October 2011

Grid Reference:
423291 E, 267381 N

North: 

Site Ref	R40	Site Name	Land at the Gatehouse
Site Size (Hectares)	0.42	Settlement	Shrewley
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R51 Land SE of Shrewley Common		

Suitability for Housing	
Location	Edge of village. Shrewley Common has very limited range of services and facilities and public transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	Located near railway cutting – potential noise issues
Potential Impacts	Protected roadside tree to the south east
Environmental Conditions	Satisfactory subject to noise alleviation
Overall Suitability	Suitable for small scale development to round-off the village envelope
Availability	
Owners have expressed a willingness to bring the site forward for housing development	
Achievability	
Subject to suitable noise alleviation	
Housing Capacity	
Up to 4 dwellings subject to ability to mitigate noise impact	



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R40 Land at the Gatehouse, Shrewley

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
421233 E, 267223 N

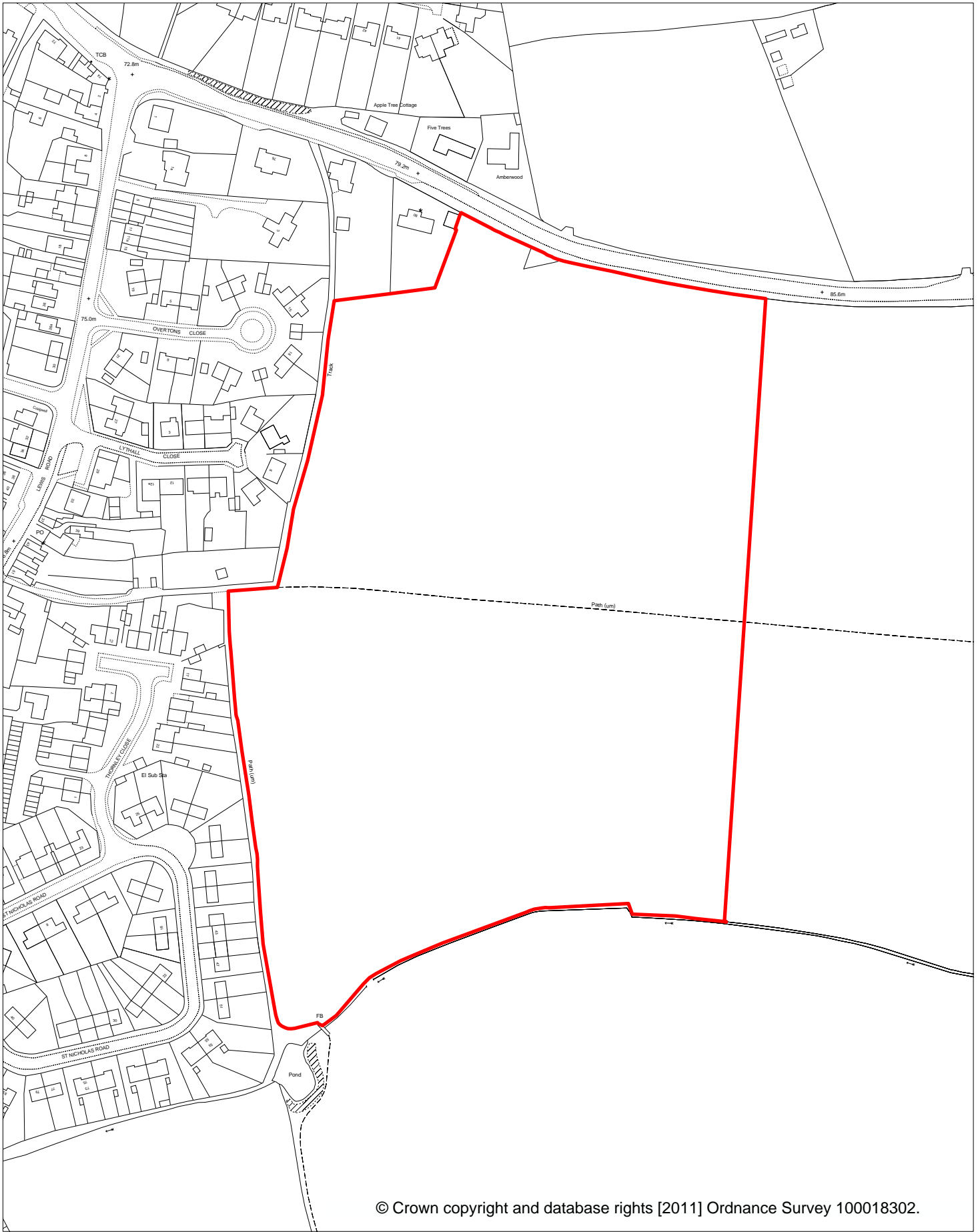
North:



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

Site Ref	R41	Site Name	Land at Southam Road
Site Size (Hectares)	7.78	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. The village has a good range of services and facilities
Policy Restrictions	
Physical Constraints	Footpath runs east/west through site Buffer required along brook to south for surface water drainage. South eastern part of site is within Gas Pipeline Consultation Zone. Insufficient visibility splays achievable for access onto Southam Road
Potential Impacts	Development may have potential to worsen drainage along the valley of the brook to the south of the village. Major impact on high value open landscape character. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory. Small sand and clay quarry nearby
Overall Suitability	Not suitable due to high landscape impact
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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R41 Land at Southam Lane

LOCATION PLAN



Scale:
1:2500

Drawn By:
CP

Date:
24 October 2011

Grid Reference:
434770 E, 264164 N

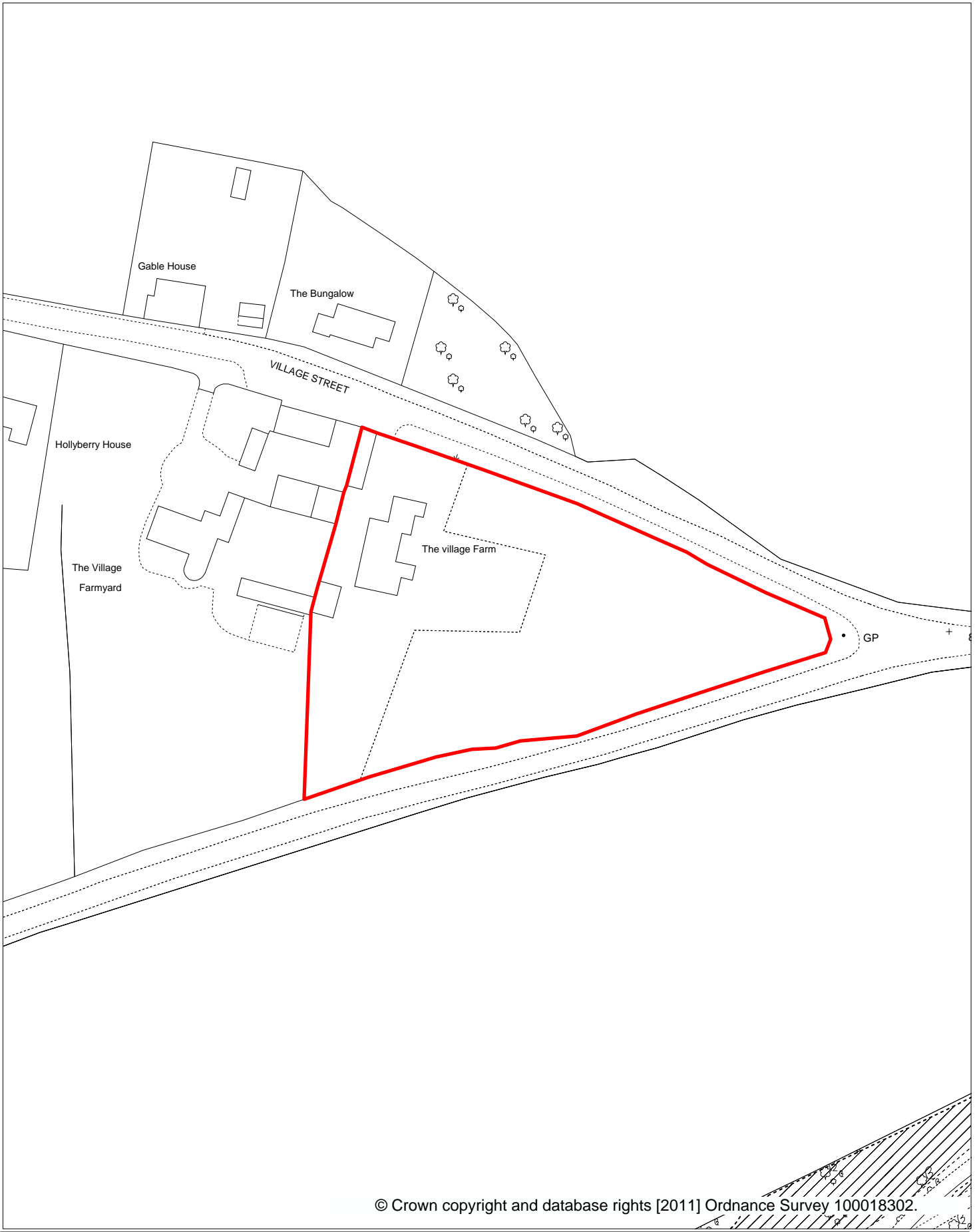
North:



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

Site Ref	R42	Site Name	Land at Village Farm
Site Size (Hectares)	0.68	Settlement	Offchurch
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site			

Suitability for Housing	
Location	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	Configuration of the site. Proximity to National Grid high pressure gas pipeline – within Gas Pipeline Consultation Zone
Potential Impacts	Impact on gateway to village. Development fronting Offchurch Lane would have adverse impact on focus of the village. Offchurch Conservation Area
Environmental Conditions	Satisfactory
Overall Suitability	Limited potential due to configuration of site and limited road frontage to Village Street. Possible small affordable housing site subject to evidence of local housing need and consultation with National Grid regarding the protection of the gas pipeline.
Availability	
Owners have expressed willingness to release the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Housing Capacity	
Potential for small scheme fronting Village Street subject to alteration of Green Belt or for a small affordable housing scheme subject to evidence of need	



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R42 Land at Village Farm, Offchurch



LOCATION PLAN

Scale: 1:1250	Drawn By: CP	Date: 24 October 2011	Grid Reference: 436155 E, 265516 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R43	Site Name	Sydon's Piece
Site Size (Hectares)	3.84	Settlement	Offchurch
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	North western part of site in Flood Risk Zones 2, 3A and 3B Site slopes down northwards towards river Footpaths traverse site
Potential Impacts	River Leam Potential SINC forms north western boundary Site within Offchurch Conservation Area Impact on setting of nearby Grade II Listed Buildings – the Retreat House and St Gregory’s Church Size of site out of scale with existing built up area of village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part fronting Welsh Road either subject to evidence of local housing need for affordable housing or subject to alteration of Green Belt boundary. In either case, development would be subject to the ability to overcome constraints and impacts
Availability	
Within 2 years	
Achievability	
Subject to evidence of need and ability to overcome constraints and impacts	
Housing Capacity	
Potential for small scheme fronting Welsh Road only, subject to alteration of Green Belt or for a small affordable housing scheme subject to evidence of need	



R43 Sydon's Piece, Offchurch


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
435765 E, 265869 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	R44	Site Name	Canal Field, Offchurch Lane
Site Size (Hectares)	2.58	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a settlement. Separated from Radford Semele by disused railway
Policy Restrictions	
Physical Constraints	Position of access point Elongated site enclosed by canal to north and disused railway to south. Steeply sloping
Potential Impacts	Impact on Potential SINC along Grand Union Canal to north. Leam valley Local nature Reserve on opposite side of canal.
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable
Availability	
Within 3 years	
Achievability	
Housing Capacity	



R44 Canal Field, Radford Semele

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

Date:
25 May 2012

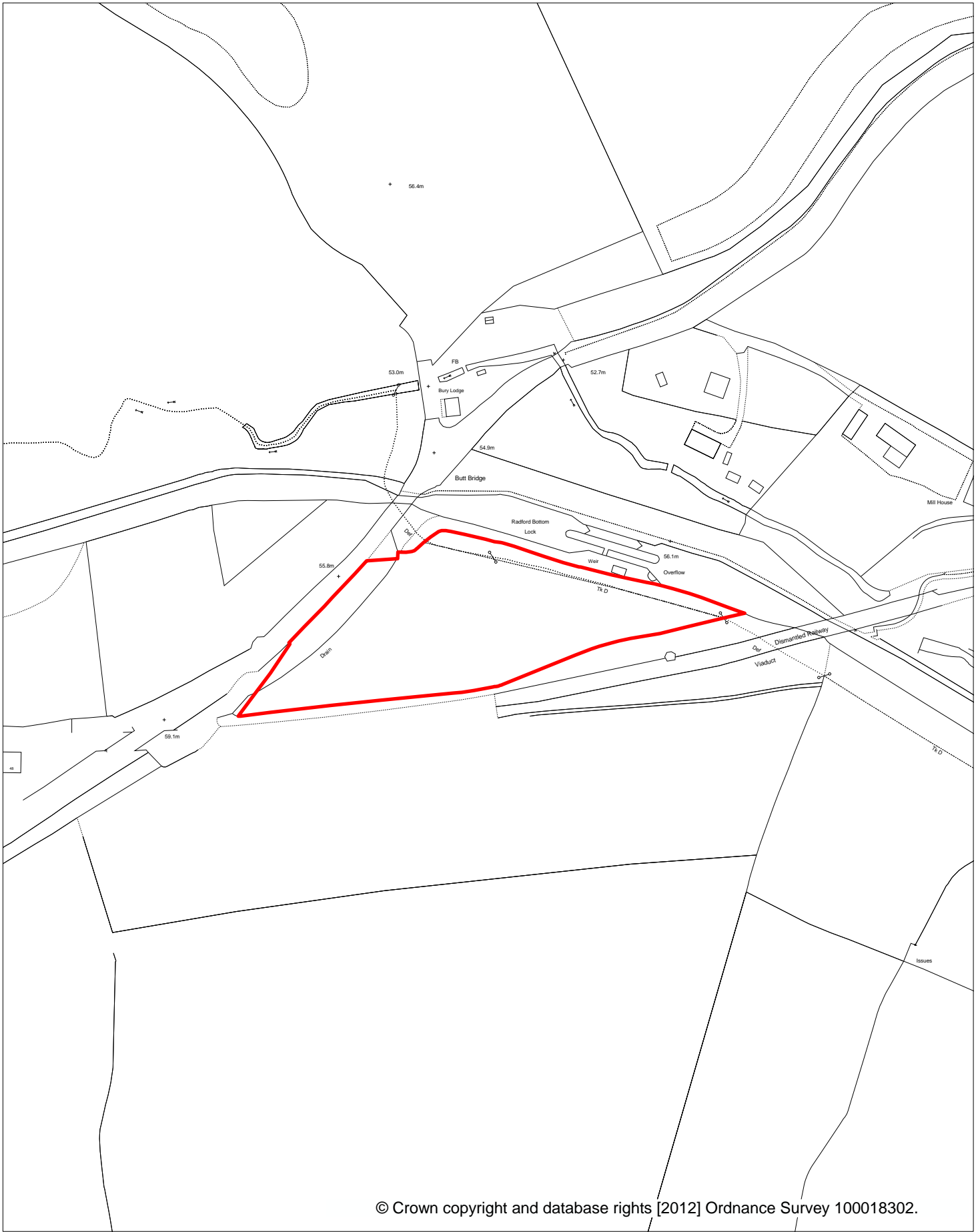
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North: 

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

Site Ref	R45	Site Name	Canal Wharf, Offchurch Lane
Site Size (Hectares)	1.14	Settlement	Offchurch
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a settlement. Separated from Radford Semele by disused railway
Policy Restrictions	Green Belt
Physical Constraints	Site a Potential SINC. Position of access point Site an awkward configuration, enclosed by canal to north and disused railway to south. Eastern part of site is within Gas Pipeline Consultation Zone
Potential Impacts	Impact on Potential SINC
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable – location, access and impact on Potential SINC
Availability	
Within 3 years	
Achievability	
Housing Capacity	



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R45 Canal Wharf, Offchurch

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
435147 E, 264908 N

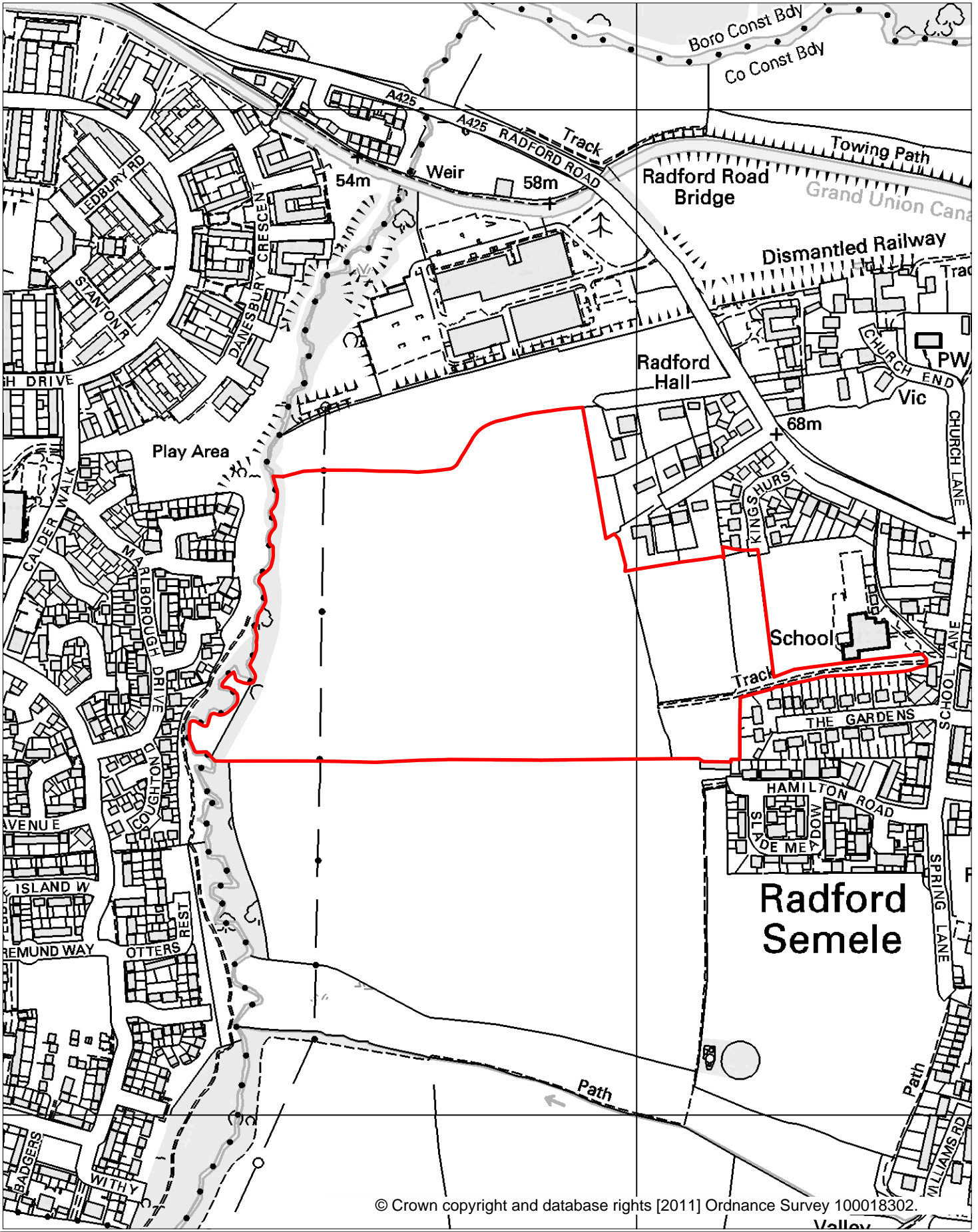
North:



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

Site Ref	R46	Site Name	Land West of School Lane
Site Size (Hectares)	14.06	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Radford Semele has a good range of facilities and access to the towns by public transport
Policy Restrictions	
Physical Constraints	Far western edge of site in Flood Risk Zones 2, 3A & 3B Access from School Lane currently inadequate and would require improvements. No secondary (emergency) access. Potential access problems at junction of School Lane and Southam Road.
Potential Impacts	Scale of site in relation to existing village Coalescence of Leamington and Radford Semele Impact on flooding further downstream. Whitnash Brook Valley Local Nature Reserve to west of site. Area of medium to high landscape value.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to satisfactory access and protection of Local Nature Reserve
Availability	
Within 2 years	
Achievability	
Subject to ability to secure safe access	
Housing Capacity	
The capacity is likely to be limited and will depend upon access and ability to mitigate impact on the nature Reserve	



R46 School Lane, Radford Semele

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

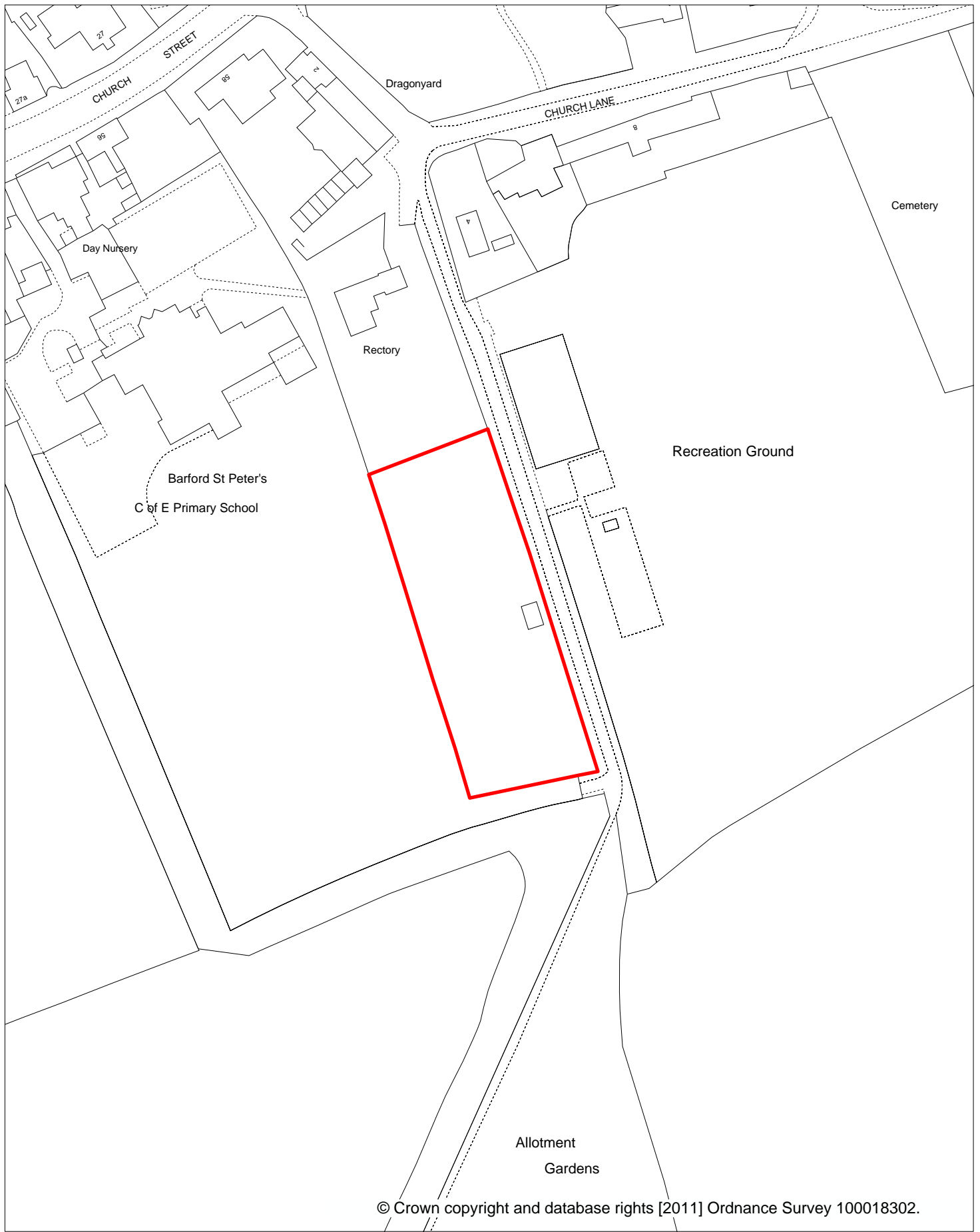
Date:
24 October 2011

Grid Reference:
433851 E, 264496 N

North: 

Site Ref	R47	Site Name	Land R/O Rectory
Site Size (Hectares)	0.28	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Barford has a good range of facilities and public transport to the towns
Policy Restrictions	
Physical Constraints	Access
Potential Impacts	Site within Barford Conservation Area Impact on open views on edge of village – if developed the site would form an inappropriate linear extrusion beyond the existing boundary of the village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – access and impact
Availability	
Within 2 years	
Achievability	
Housing Capacity	



R47 Land R/O Rectory, Church Lane, Barford

LOCATION PLAN



Scale:
1:1250

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CP

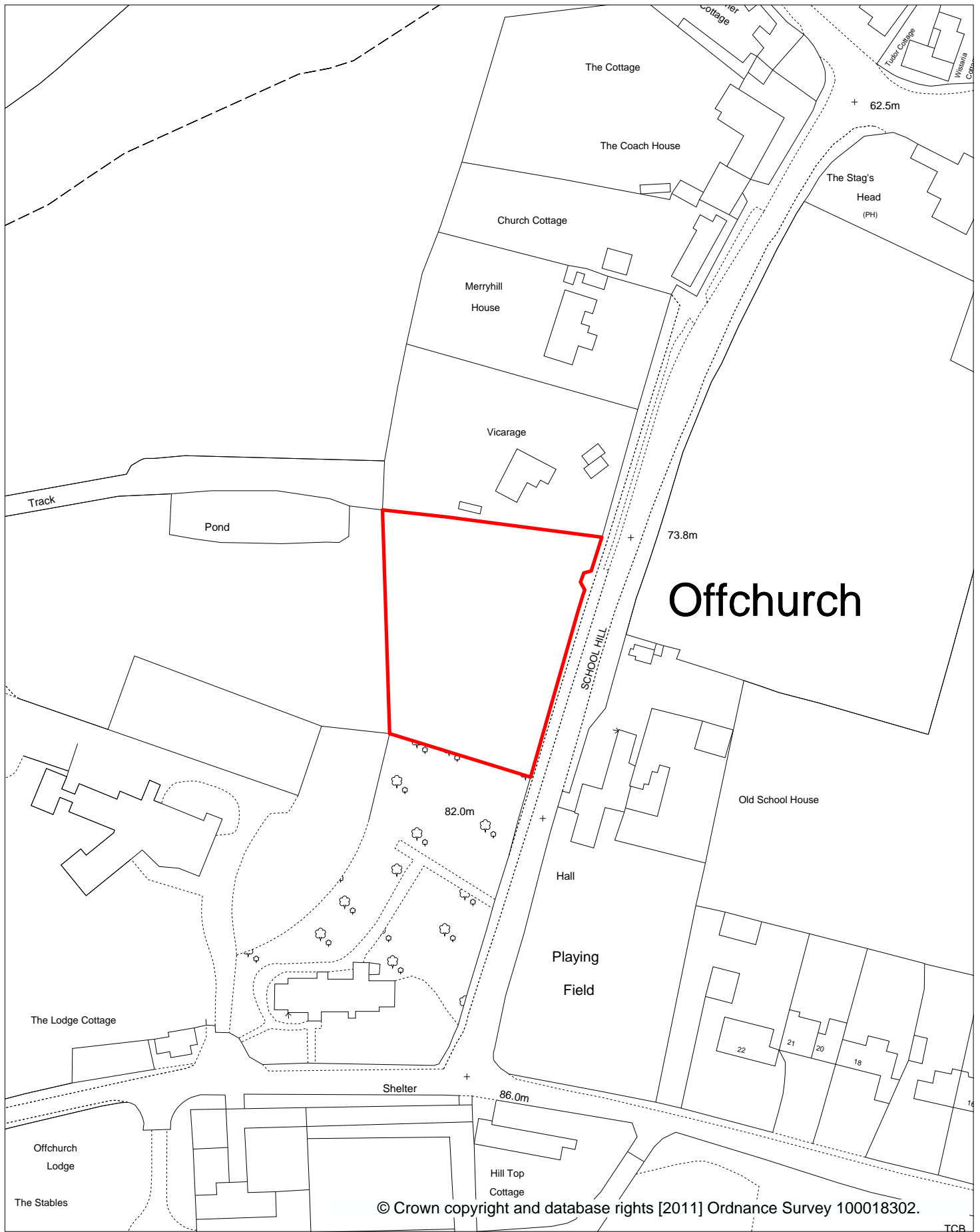
Date:
24 October 2011

Grid Reference:
427234 E, 260726 N

North:

Site Ref	R48	Site Name	West of School Hill
Site Size (Hectares)	0.26	Settlement	Offchurch
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within existing built up area of a village. Offchurch has a limited range of facilities and public transport to the towns.
Policy Restrictions	Green Belt
Physical Constraints	Site slopes steeply down towards north east
Potential Impacts	Site lies within the Offchurch Conservation Area Impact on setting of nearby Grade II Listed Buildings – the Retreat House and St Gregory’s Church
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for development fronting School Hill either for affordable housing subject to evidence of local housing need or for general scheme subject to alteration of Green Belt boundary and, in either case, subject to the ability to overcome constraints and impacts
Availability	
Within 1 year	
Achievability	
Subject to ability to overcome constraints and potential impacts	
Housing Capacity	
Potential for small scheme fronting School Road only, subject to alteration of Green Belt boundary, or for a small affordable housing scheme subject to evidence of local need	



R48 West of School Hill, Offchurch

LOCATION PLAN



Scale:
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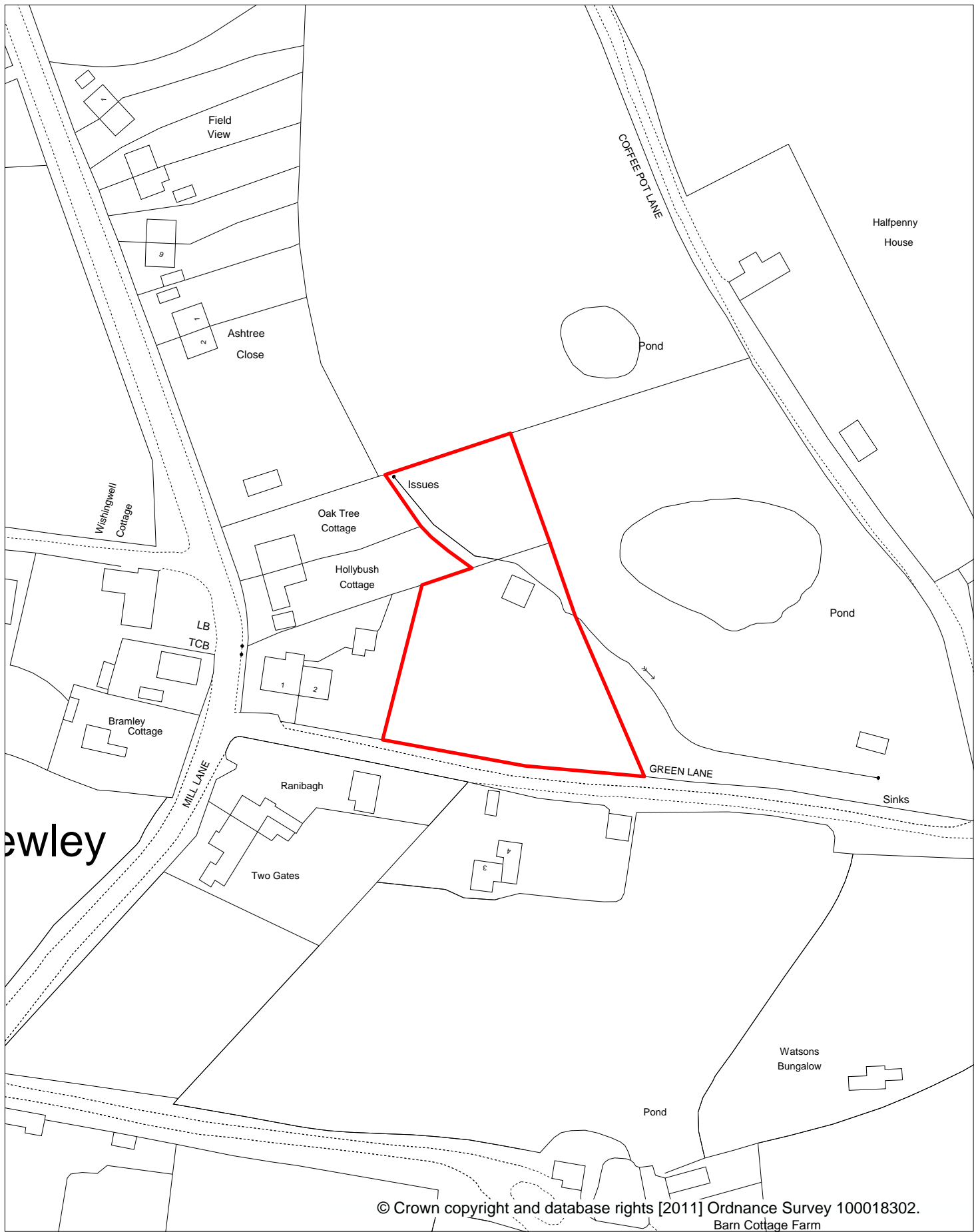
Date:
24 October 2011

Grid Reference:
435856 E, 265749 N

North: 

Site Ref	R49	Site Name	Land off Green Lane
Site Size (Hectares)	0.32	Settlement	Little Shrewley
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within a small hamlet with no facilities
Policy Restrictions	Green Belt
Physical Constraints	None
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable for small scale development fronting Green Lane only and subject to either Green Belt alteration or evidence of local need for local affordable housing
Availability	
Within 1 year	
Achievability	
Subject to Green belt alteration or evidence of local need for affordable housing	
Housing Capacity	
Up to 6 dwellings subject to either Green Belt alteration or evidence of local housing need for affordable housing	



R49 Land off Green Lane, Little Shrewley

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
24 October 2011

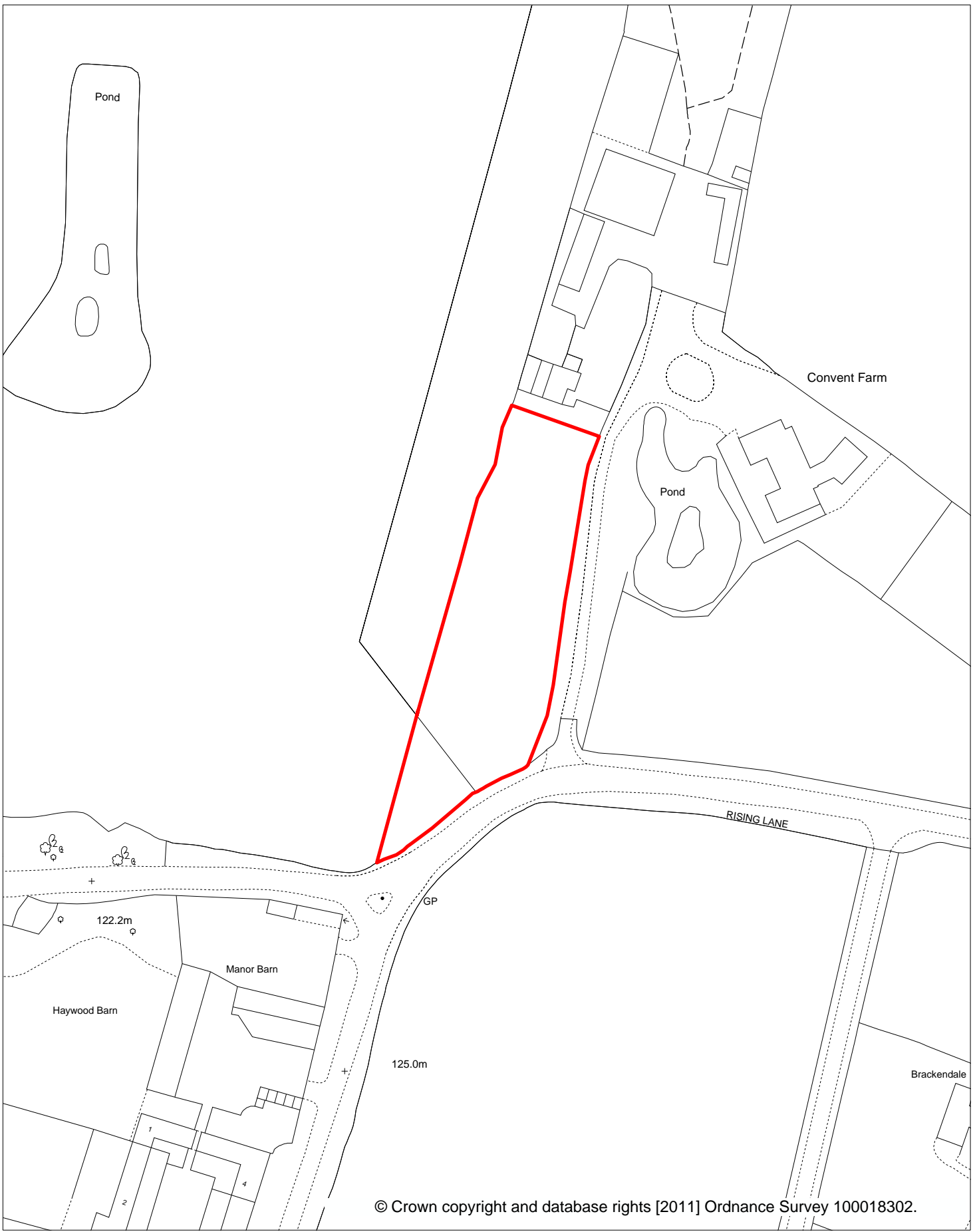
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422509 E, 267596 N

North:

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

Site Ref	R50	Site Name	Land at Convent Farm
Site Size (Hectares)	0.28	Settlement	Baddesley Clinton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R34 Land West of Baddesley Clinton	

Suitability for Housing	
Location	Close to, but not within or on the edge of a village. Nearest village has limited range of facilities.
Policy Restrictions	Green Belt
Physical Constraints	Access. Surface drainage may be an issue
Potential Impacts	Impact on the built form of the village - development away from the main built up area
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site not within or adjacent to settlement
Availability	
Within 1 year	
Achievability	
Housing Capacity	



R50 Land at Convent Farm

LOCATION PLAN



Scale:
1:1250

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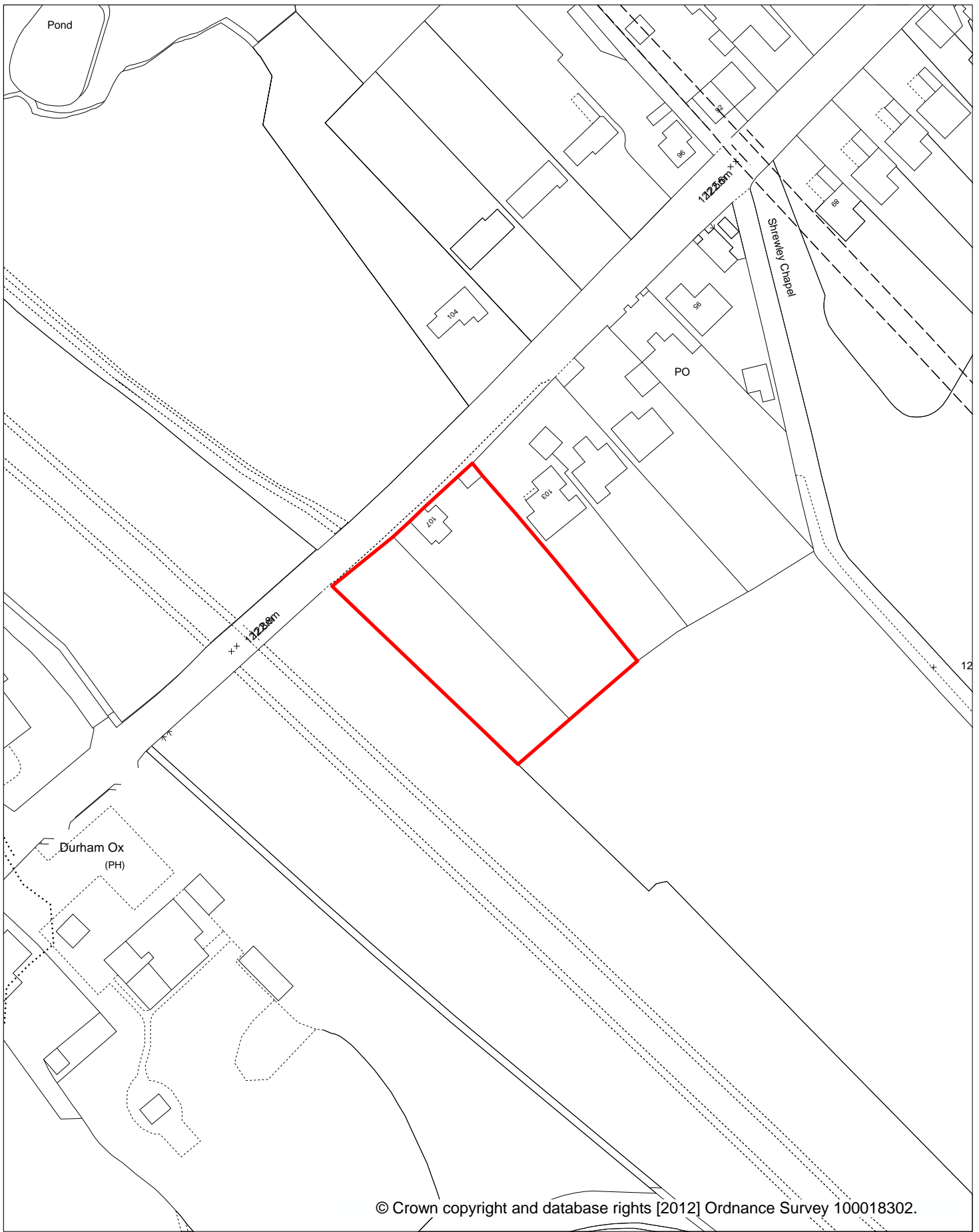
Date:
24 October 2011

Grid Reference:
420523 E, 272434 N

North:

Site Ref	R51	Site Name	Land SE of Shrewley Common
Site Size (Hectares)	0.27	Settlement	Shrewley
Source	SHLAA 08	Land Type	Greenfield & previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Shrewley has very limited range of services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Located near railway cut - potential noise issues
Potential Impacts	Potential loss of current house
Environmental Conditions	Satisfactory subject to noise alleviation
Overall Suitability	Potentially suitable for small scale development to round off village envelope
Availability	
Owners have expressed a willingness to bring forward the site for housing	
Achievability	
Achievable subject to suitable noise alleviation	
Housing Capacity	
Small scale development fronting Shrewley Common of a size whereby noise can be satisfactorily ameliorated.	



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R51 Land SE of Shrewley Common

LOCATION PLAN

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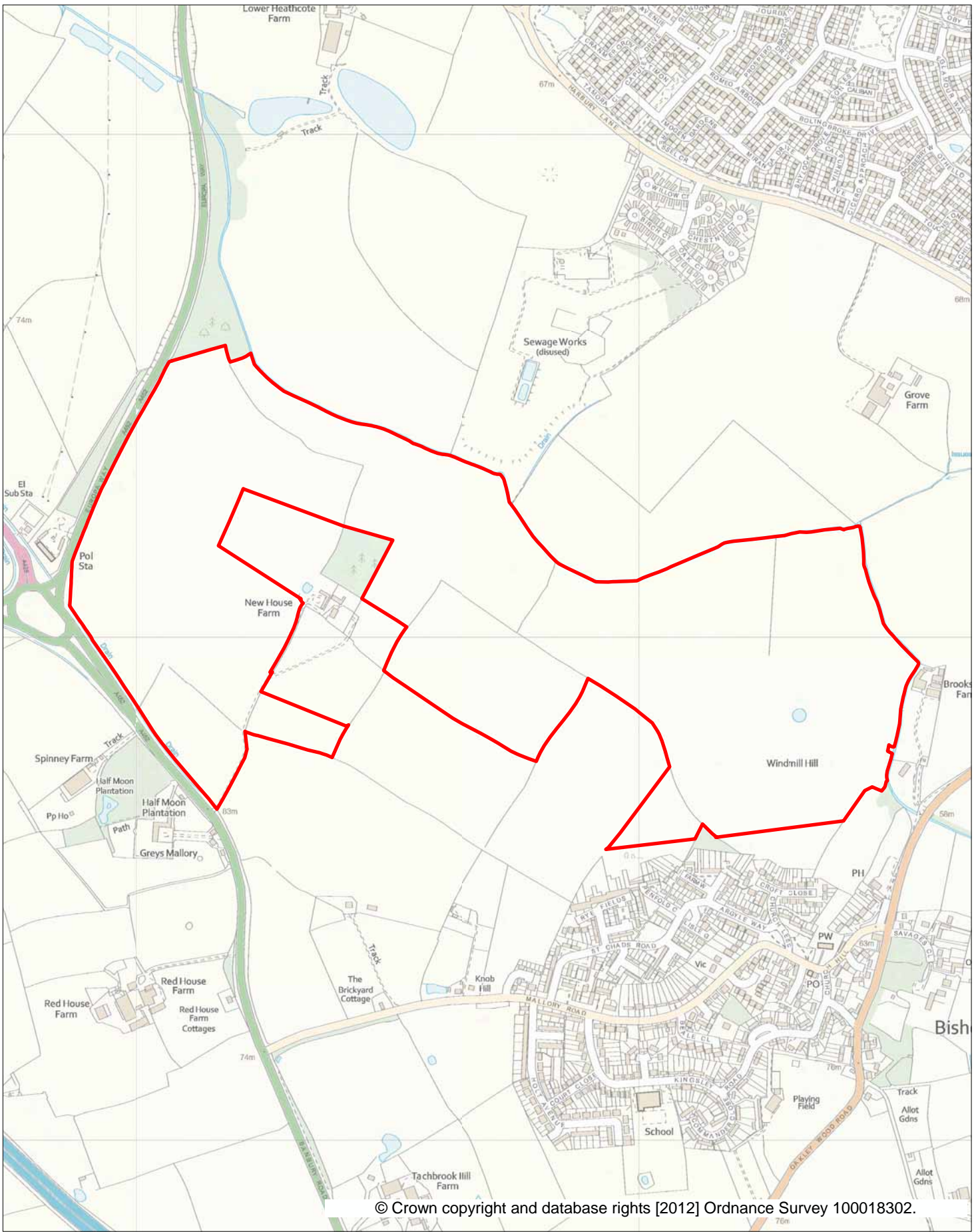
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North:

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

Site Ref	R52	Site Name	New House Farm
Site Size (Hectares)	78.97	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R12 Land north of Croft Close, Bishop's Tachbrook; R19 Land at Brickyard Farm; W03 Heathcote Sewage Works; W07 Lower Heathcote Farm plus adjoining land		

Suitability for Housing	
Location	South eastern part of the site close to Bishop's Tachbrook. The village has a range of facilities and public transport to the towns. Site mainly in open countryside, detached from any built up areas.
Policy Restrictions	Open countryside
Physical Constraints	Site does not relate well to an existing built up area. Potential access points would be in open countryside, well away from a settlement Potential contamination from landfill at New House Farm and from disused sewage works to north Flood Risk Zones 2, 3A & 3B along brook on northern perimeter of site
Potential Impacts	Coalescence of Bishop's Tachbrook and Warwick/Leamington Spa Site slopes upwards away from Warwick Leamington and would be highly visible from the existing edge of the urban area Impact on setting of Grade II Listed barn at New House farm
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable
Availability	
Not known	
Achievability	
Housing Capacity	



R52 Land at New House Farm, Bishop's Tachbrook

LOCATION PLAN

Scale: 1:10000

Drawn By: DR

Date: 25 May 2012

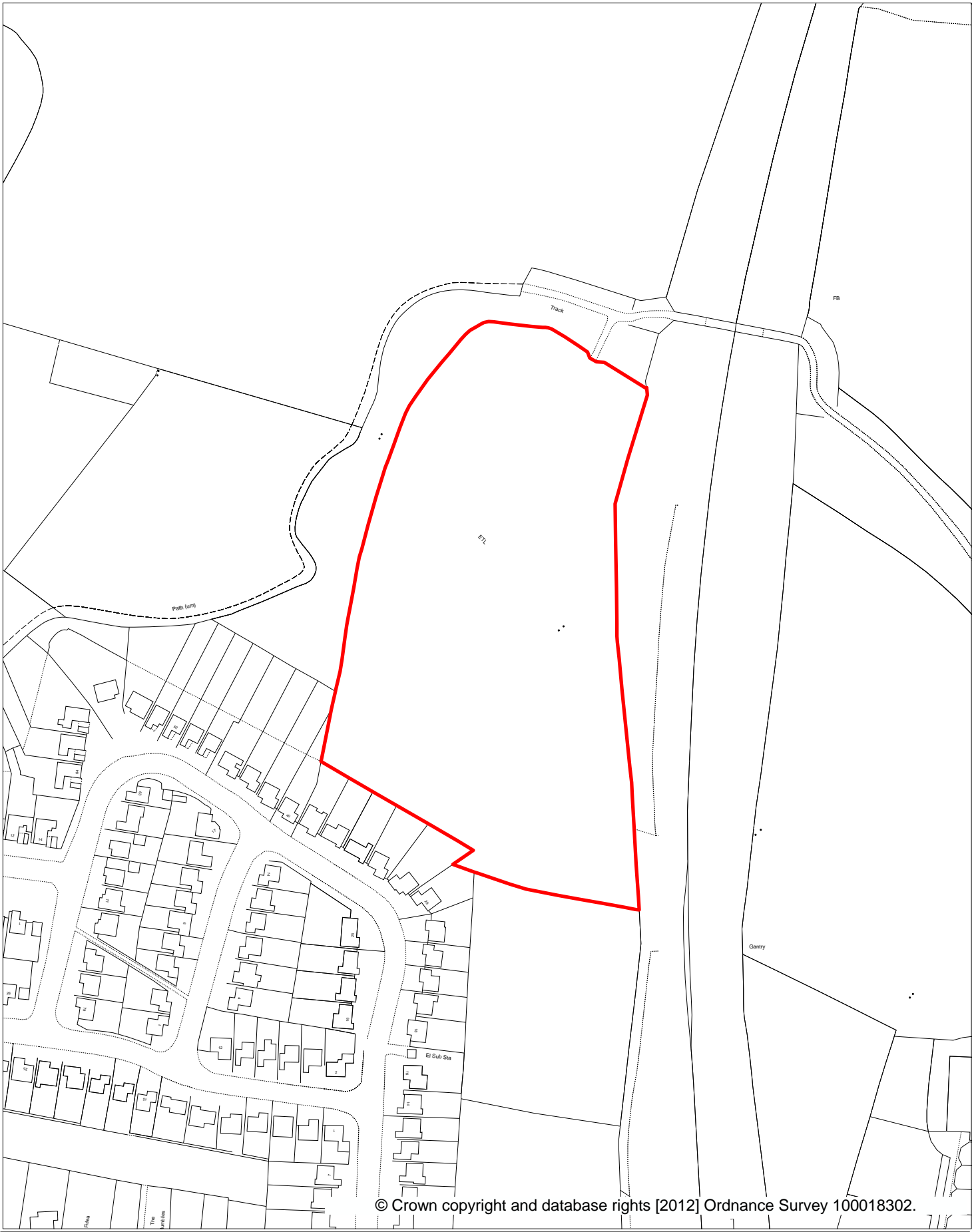
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North:

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

Site Ref	R53	Site Name	R/O The Hamlet
Site Size (Hectares)	3.35	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R54 Land North of Hill Wootton Road	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of facilities and access by public transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	Would require third party access agreement. Site borders protected Ancient Woodland to the north and west of the site. Noise from A46. A gas pipeline consultation zone traverses the site to north
Potential Impacts	Potential SINC along A46 corridor to east Ancient Woodland to north and east. Inappropriate northern extension to limits of the village. High landscape scoring. Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development
Overall Suitability	Not suitable – due to access and environmental impacts
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



R53 Land R/O The Hamlet, Leek Wootton


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
429317 E, 269233 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	R54	Site Name	Land North of Hill Wootton Road
Site Size (Hectares)	1.85	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R53 R/O The Hamlet	

Suitability for Housing	
Location	Edge of Village. Leek Wootton has a limited range of services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Noise from A46. Provision of suitable access may require the removal of trees on frontage. Narrow development site
Potential Impacts	Wootton Spinneys Potential LWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46
Environmental Conditions	Satisfactory -subject to noise mitigation measures
Overall Suitability	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



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R54 Land North of Hill Wootton Road, Leek Wootton




LOCATION PLAN

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DR

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25 May 2012

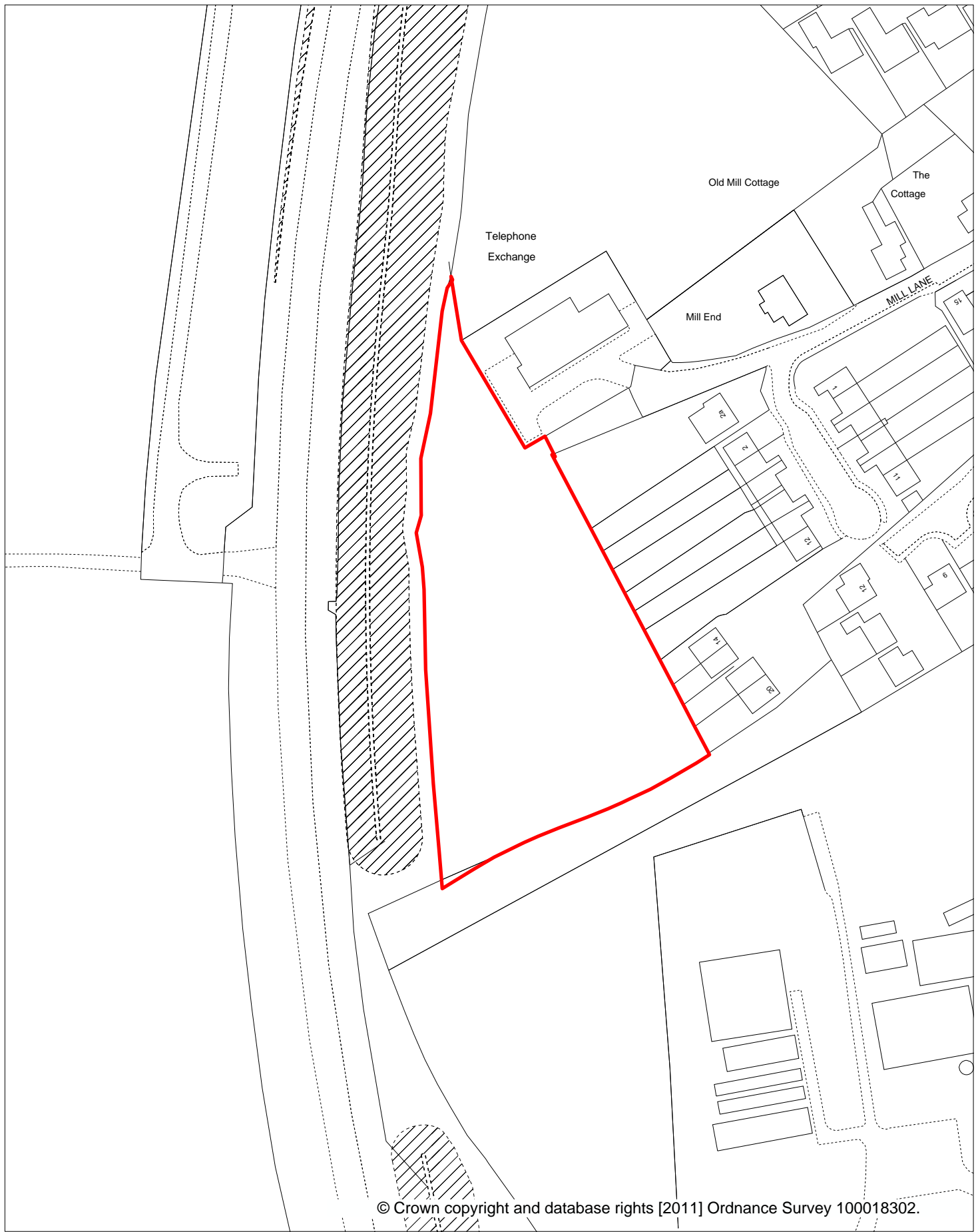
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North: 

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

Site Ref	R55	Site Name	West of Mill Lane
Site Size (Hectares)	0.55	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Barford has a range of facilities and public transport to the towns
Policy Restrictions	
Physical Constraints	Access inadequate Noise from Barford Bypass Configuration of site
Potential Impacts	Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Noise from Barford Bypass
Overall Suitability	Not suitable – inadequate access
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R55 West of Mill Lane, Barford

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
24 October 2011

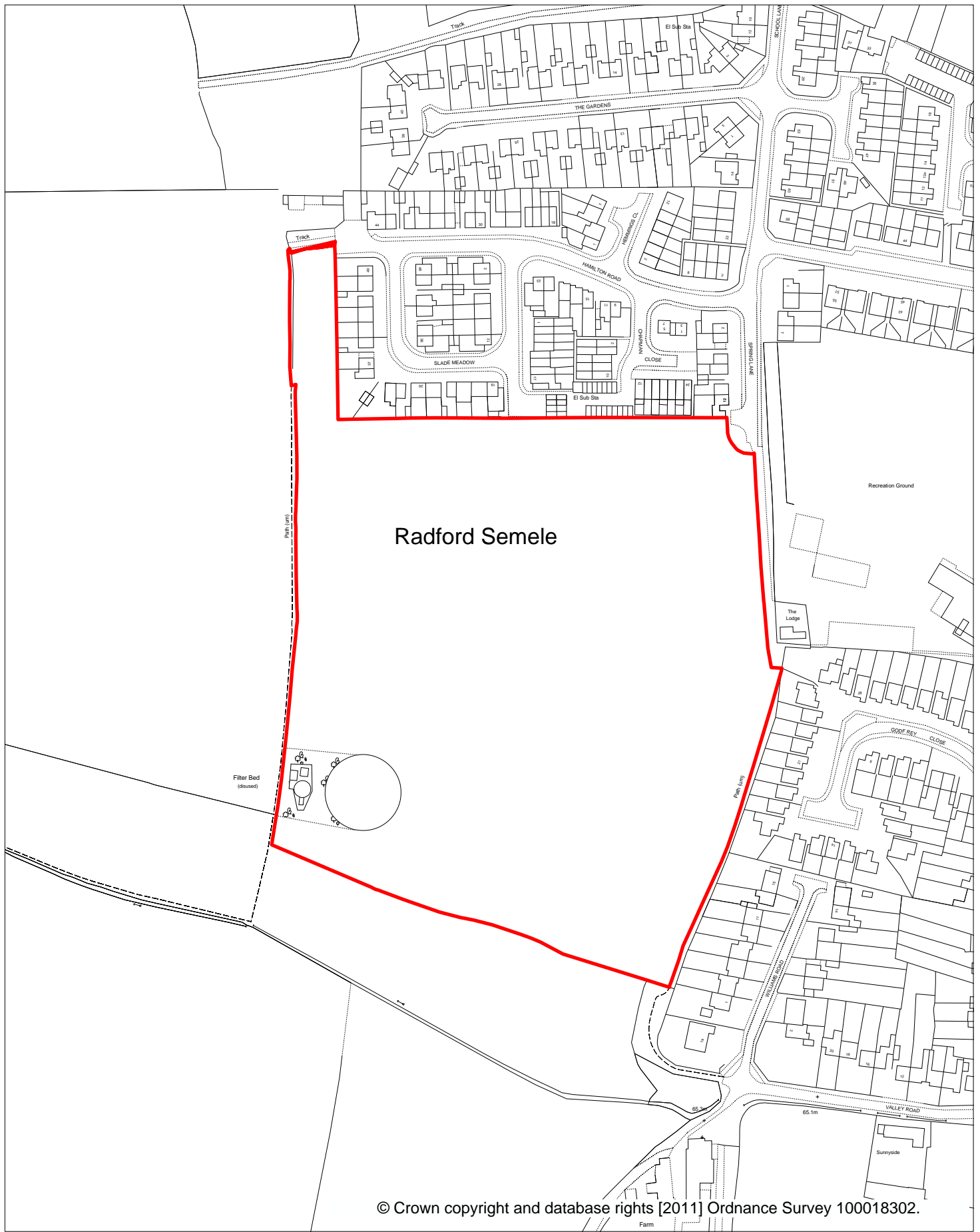
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North:



Site Ref	R56	Site Name	South West Radford Semele
Site Size (Hectares)	5.94	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R21 Land South of Radford Semele	

Suitability for Housing	
Location	Edge of village. Radford Semele has a good range of services and facilities
Policy Restrictions	
Physical Constraints	Footpaths run along west and eastern boundaries of site. Hedgerows have high habitat value
Potential Impacts	Potential impact on flooding of Whitnash Brook to west. The development of the whole site would be out of scale with existing village. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to results of traffic impact work and sufficient environmental screening
Availability	
A house builder is promoting the site for development	
Achievability	
Achievable subject to traffic impact results and landscape impact mitigation	
Housing Capacity	
Capacity of site is subject to results of traffic impact assessment and ability to mitigate landscape impact	



R56 South West Radford Semele

LOCATION PLAN

Scale:
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CP

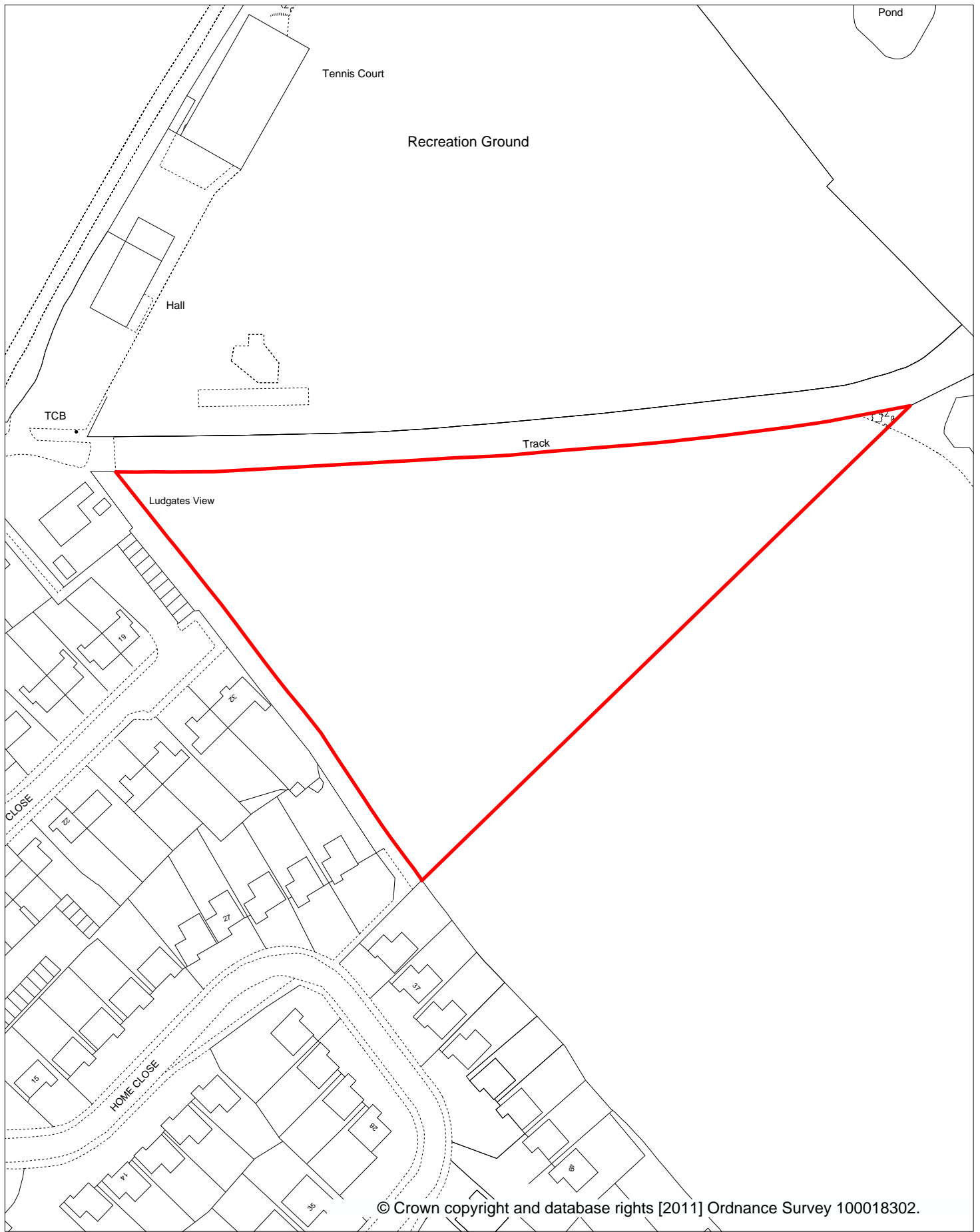
Date:
24 October 2011

Grid Reference:
434166 E, 264141 N

North:

Site Ref	R57	Site Name	Land off Moat Close
Site Size (Hectares)	1.0	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities
Policy Restrictions	Green Belt
Physical Constraints	Access would need to be identified
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to alteration of Green Belt or for rural exception scheme to meet an identified need for affordable housing subject to evidence of local housing need; and satisfactory access arrangements
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Within 2 years	
Housing Capacity	
Capacity would be depend upon alteration of Green Belt, or the identified need for affordable housing	



R57 Land off Moat Close, Bubbenhall

LOCATION PLAN




Scale:
1:1250

Drawn By:
CP

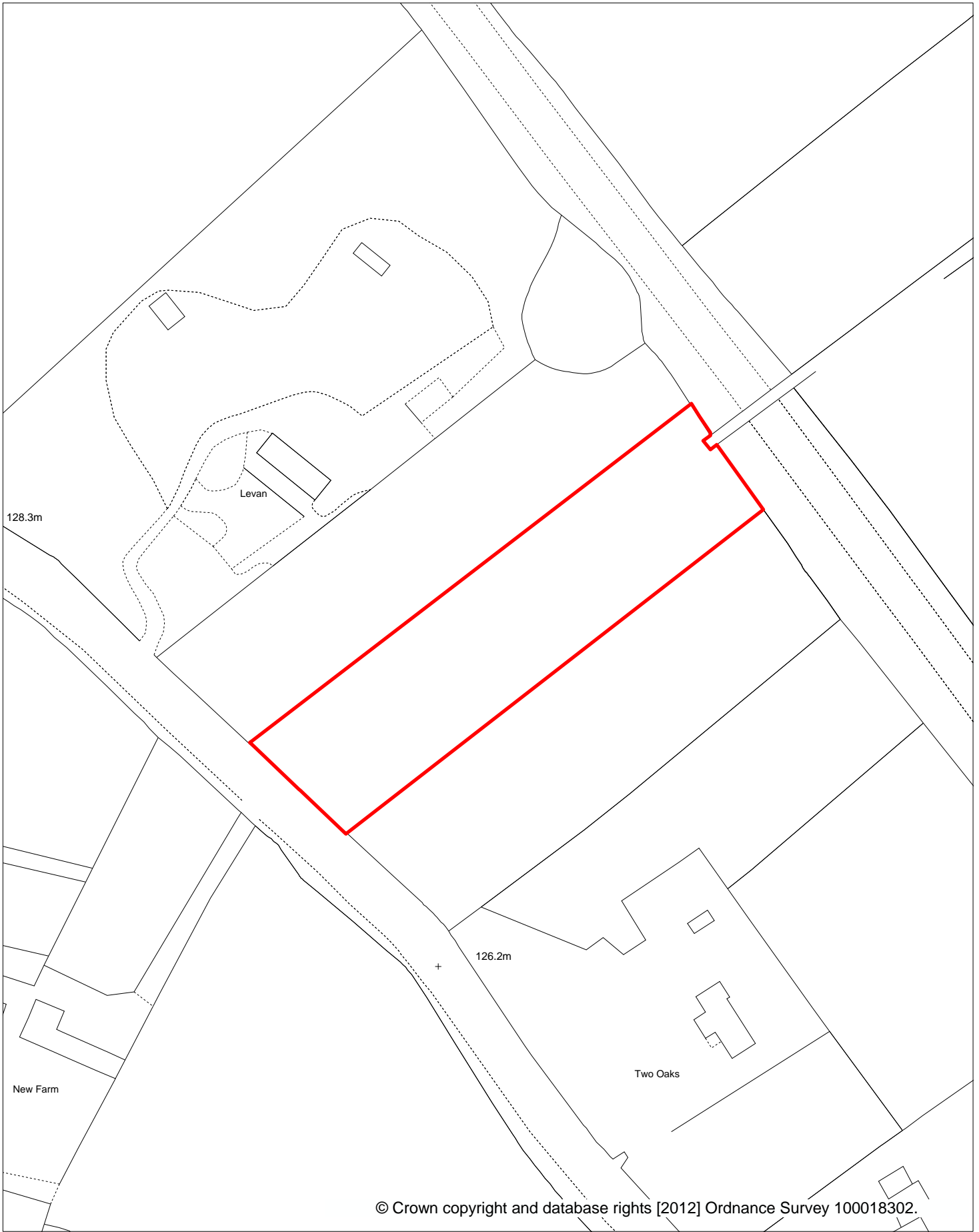
Date:
24 October 2011

Grid Reference:
436498 E, 272689 N

North: 

Site Ref	R58	Site Name	Land at Red Lane
Site Size (Hectares)	0.43	Settlement	Burton Green
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R154 land S of Caravan Site, Red Lane	

Suitability for Housing	
Location	Within the built up area of a village. Burton Green has a limited range of facilities
Policy Restrictions	
Physical Constraints	Configuration of site. Local character – very low density, ribbon development
Potential Impacts	Impact on character of area
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable for 5 or more dwellings – impact on local character
Availability	
Owners have expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R58 Land at Red Lane, Burton Green

LOCATION PLAN

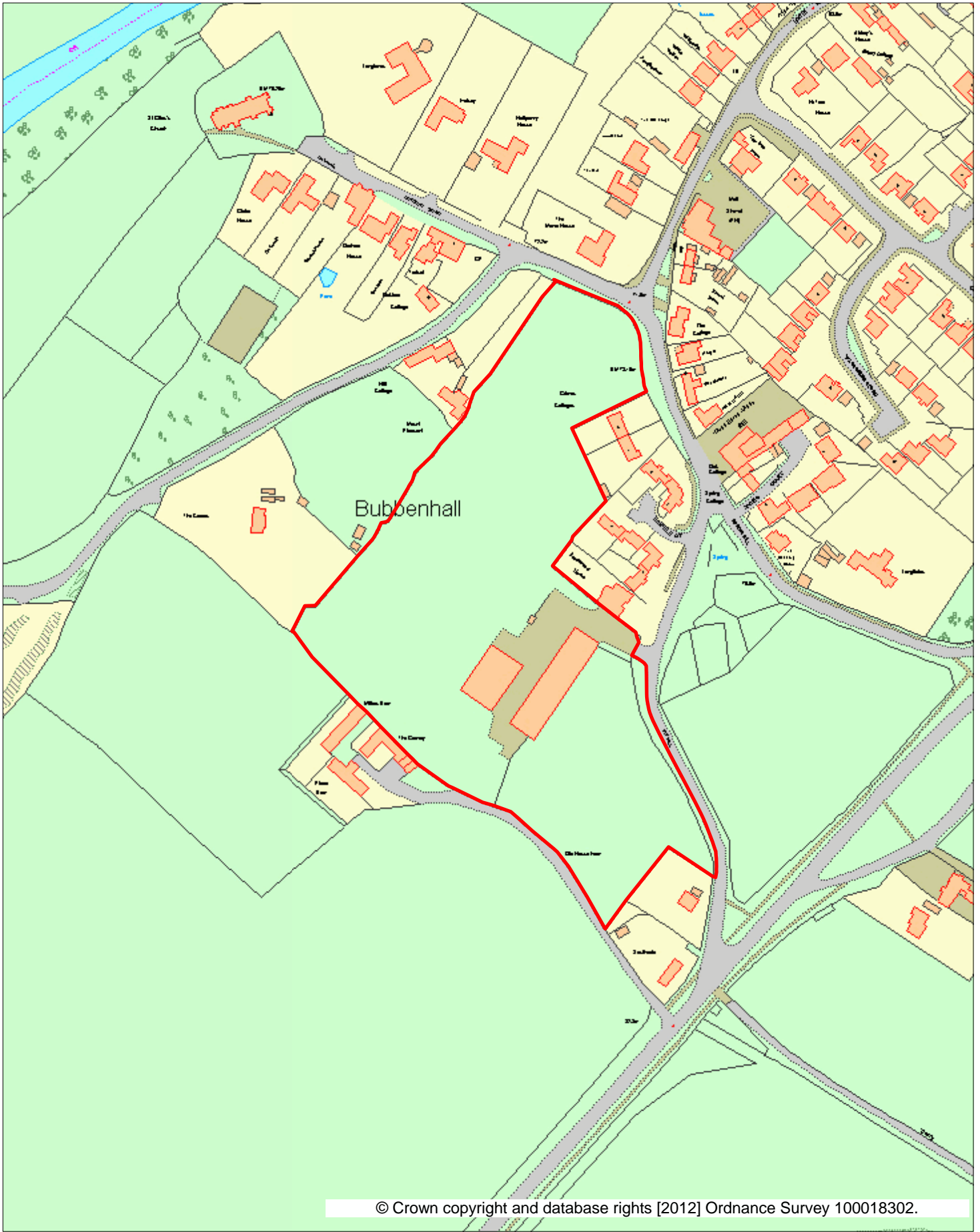


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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R59	Site Name	Land off Pit Hill/ Church Road
Site Size (Hectares)	3.02	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	Green Belt
Physical Constraints	Footpaths traverse the site Site slopes downwards to NW Partly within Bubbenhall Conservation Area
Potential Impacts	Impact on Conservation Area Impact on Grade II Listed Building (The Cottage, Spring Hill) Impact of scale of development on existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part on land fronting Church Road subject to alteration of Green Belt boundary or evidence of local need for affordable housing
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Achievable within 2 years	
Housing Capacity	
Capacity would depend upon alteration of Green Belt, or the identified need for affordable housing	



R59 Land off Pit Hill/ Church Road, Bubbenhall

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

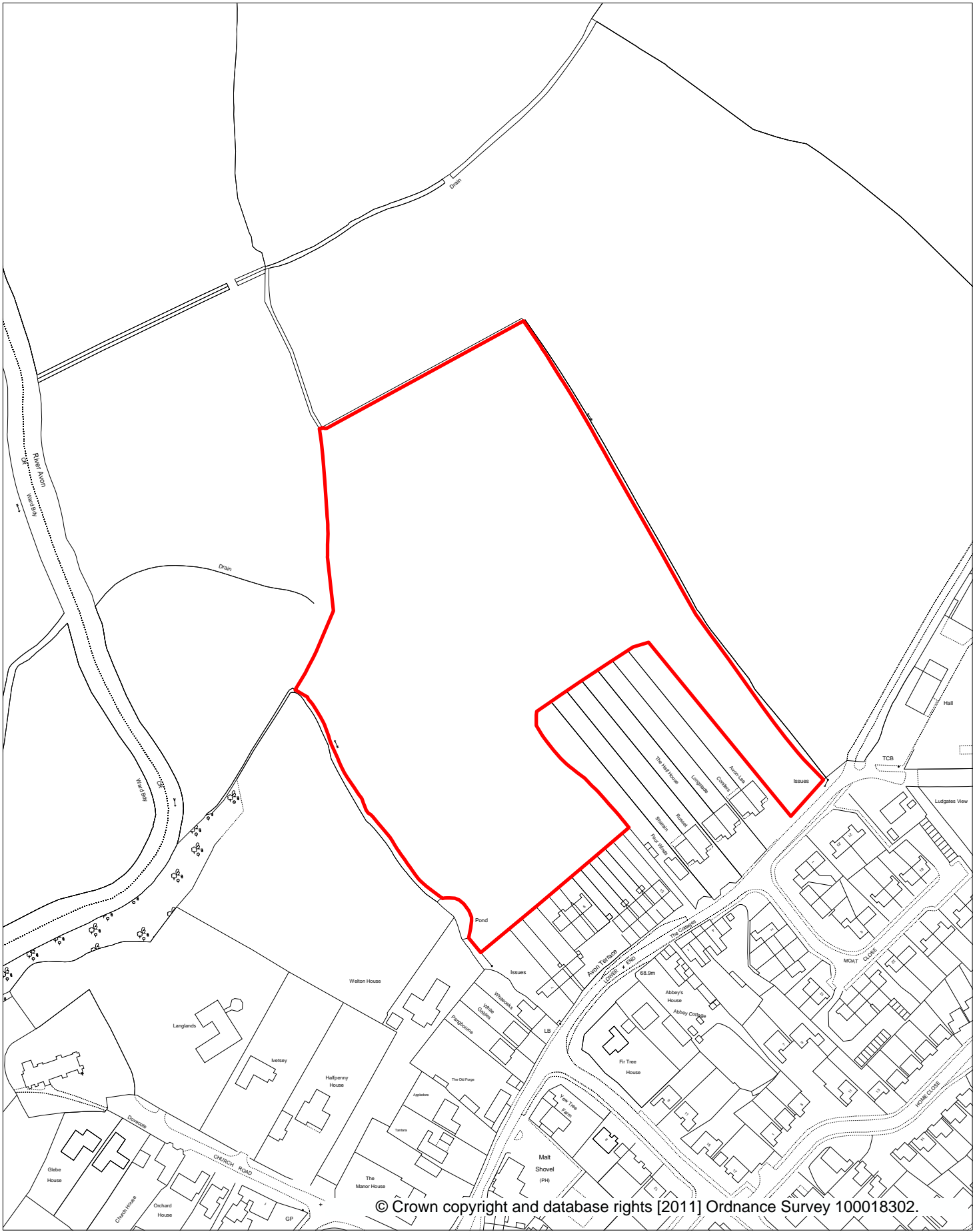
Date:
25 May 2012

Grid Reference:
436097 E, 272332 N

North:

Site Ref	R60	Site Name	Land R/O Lower End
Site Size (Hectares)	3.82	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	
Physical Constraints	Relationship of site to rest of village
Potential Impacts	Impact of scale of development on existing village Loss of Grade 2 Agricultural Land
Environmental Conditions	Satisfactory, but not well related to rest of village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R60 Land R/O Lower End, Bubbenhall


LOCATION PLAN

Scale:
1:2500

Drawn By:
CP

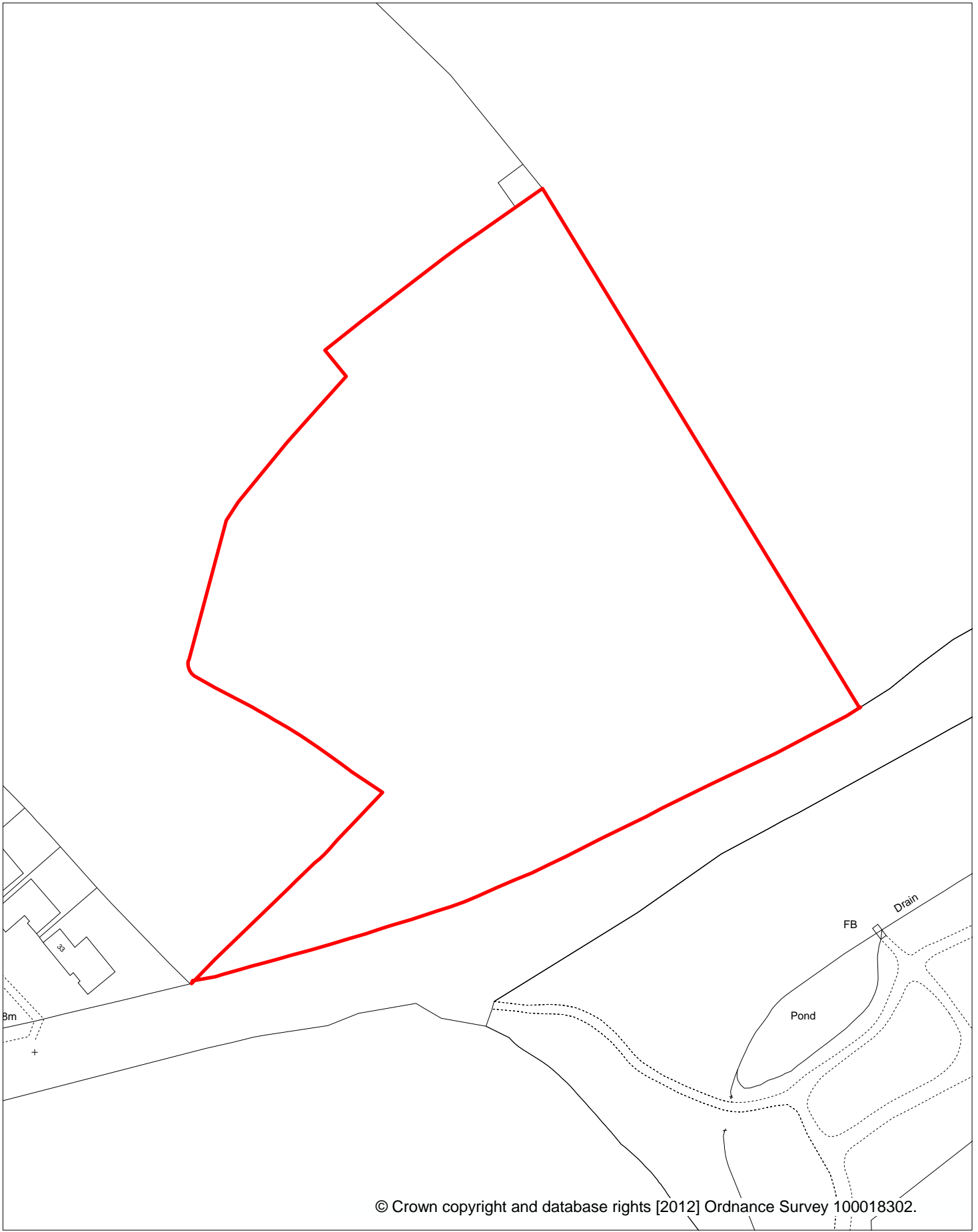
Date:
24 October 2011

Grid Reference:
436191 E, 272810 N

North: 

Site Ref	R61	Site Name	Land off Ryton Road
Site Size (Hectares)	1.73	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	
Physical Constraints	Relationship of site to rest of village – only the western point is adjacent to the built up area of the village
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory, but not well related to rest of village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R61 Land off Ryton Road, Bubbenhall


LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

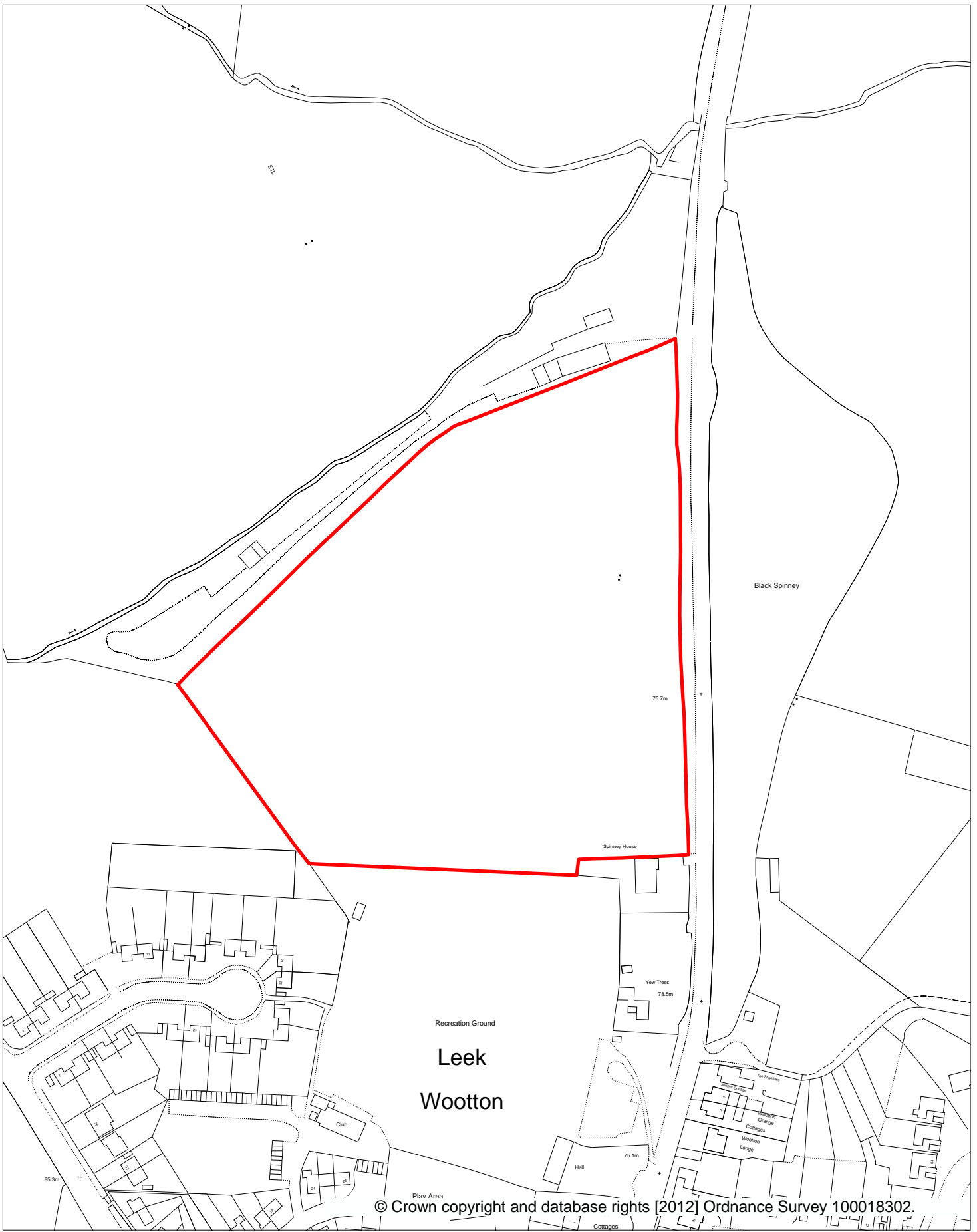
Date:
25 May 2012

Grid Reference:
436733 E, 272517 N

North: 

Site Ref	R62	Site Name	Land off Warwick Road
Site Size (Hectares)	4.59	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services & facilities
Policy Restrictions	Green Belt
Physical Constraints	A high pressure gas pipeline and electricity transmission line traverse the site. Relationship of the site to the rest of the village - only the south eastern corner is adjacent to the built up area of the village
Potential Impacts	Protected woodland and potential LWS immediately to east & west of the site. High quality landscape. With area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Not satisfactory - high pressure gas pipeline
Overall Suitability	Not suitable - gas pipeline, relationship to village and impact on high quality landscape
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R62 Land off Warwick Road, Leek Wootton

LOCATION PLAN



Scale:
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Drawn By:
DR

Date:
25 May 2012

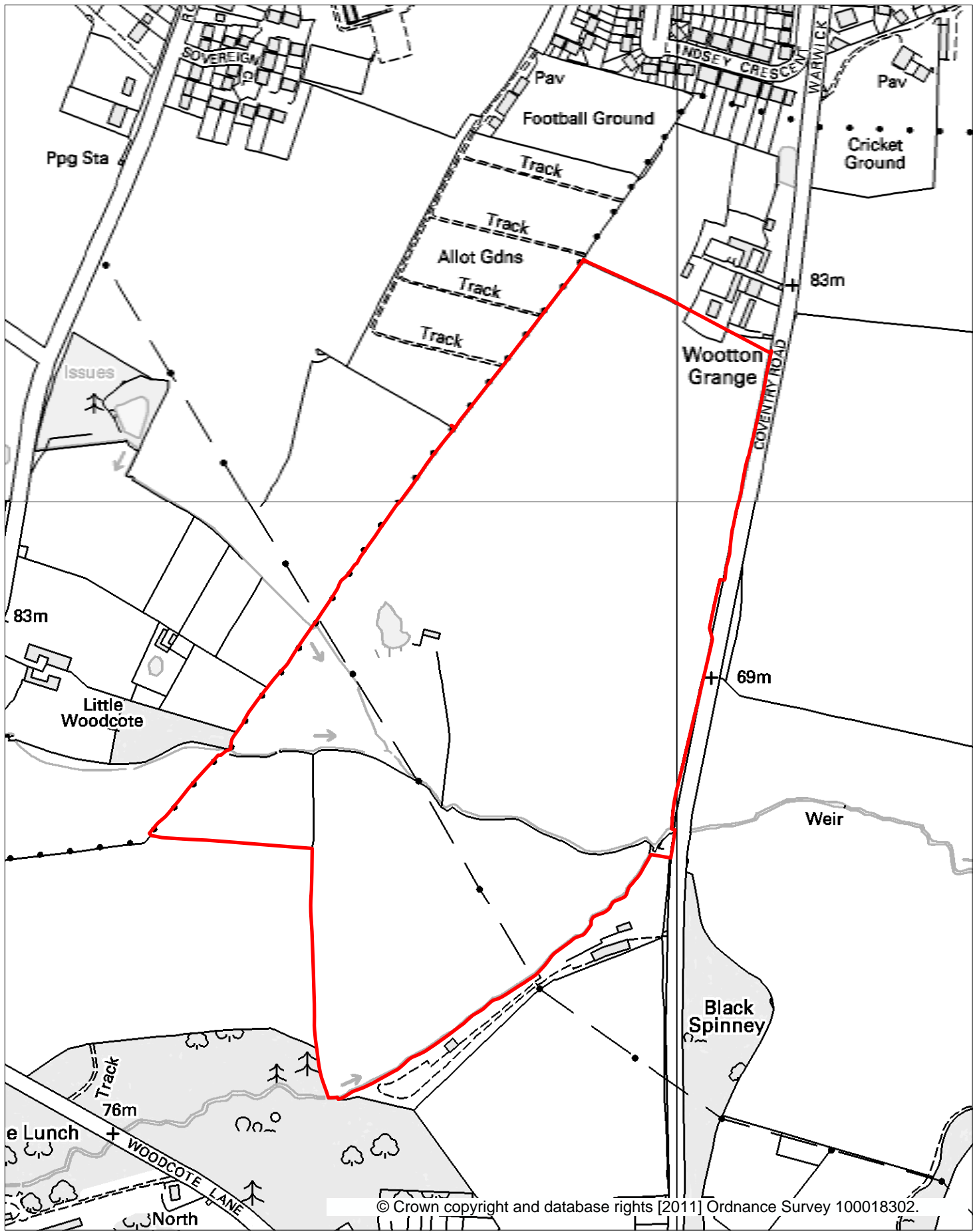
Grid Reference:
428891 E, 269427 N

North:



Site Ref	R63	Site Name	Land NW of Leek Wootton
Site Size (Hectares)	25.44	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	Green Belt
Physical Constraints	Cattle Brook traverses the site and the eastern section is in Flood Zones 2, 3A and 3B An electricity transmission line traverses the site
Potential Impacts	The southern boundary of the site includes a Potential SINC. Development of site would close the gap between Kenilworth and Leek Wootton
Environmental Conditions	Satisfactory but not well related to existing settlements
Overall Suitability	Not suitable – largely open countryside
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R63 Land North West of Leek Wootton

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

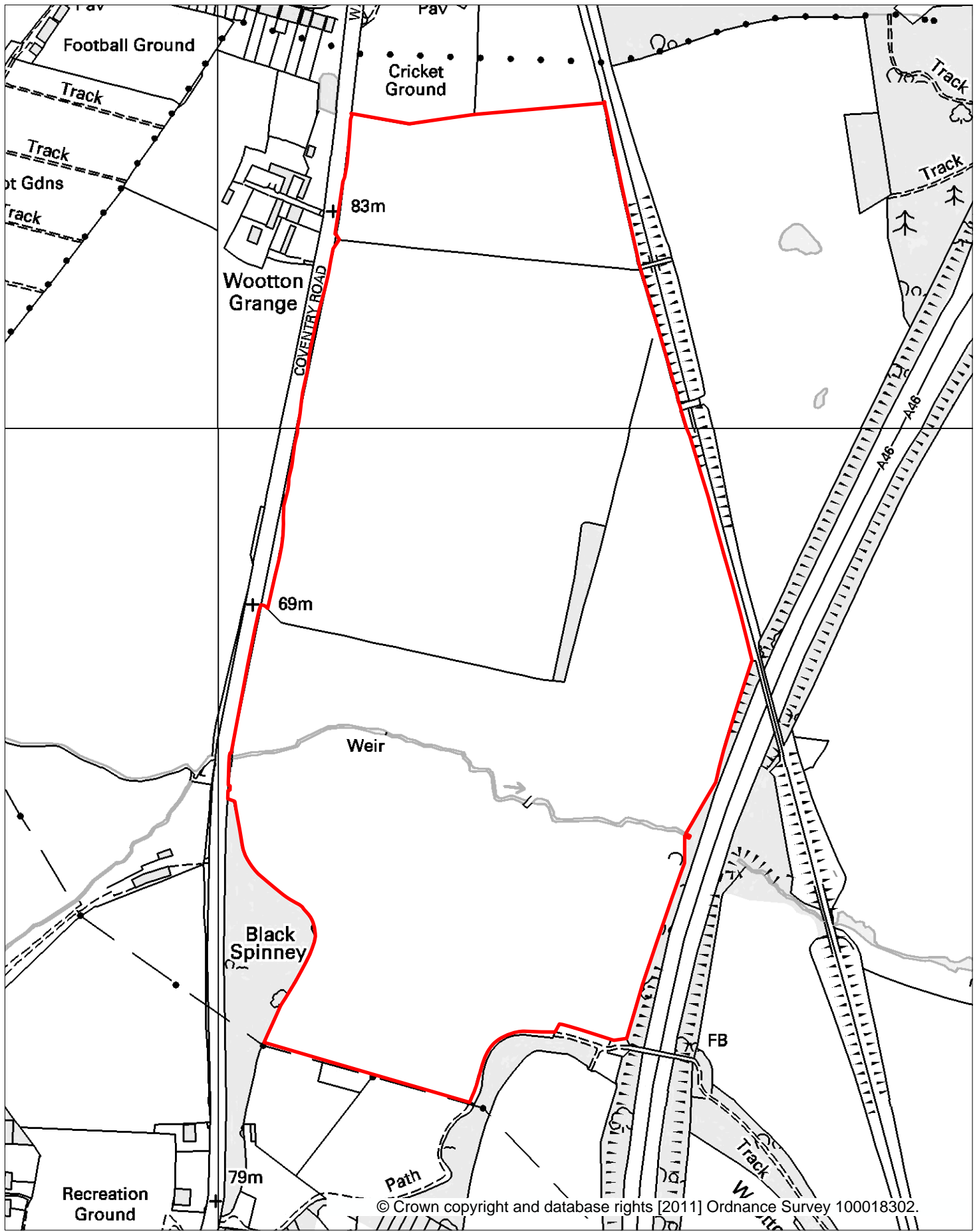
Date:
24 October 2011

Grid Reference:
428812 E, 269884 N

North:

Site Ref	R64 (1)	Site Name	Land NE of Leek Wootton (1)
Site Size (Hectares)	36.80	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	Green Belt
Physical Constraints	Cattle Brook traverses the site and land adjacent to the brook is in Flood Zones 2, 3A and 3B Noise from A46 and railway
Potential Impacts	Cattle Brook Potential SINC follows the brook across the site. Railway embankment Potential SINC follows railway along eastern boundary. Further Potential SINC adjacent to southern boundary. Development of site would close the gap between Kenilworth and Leek Wootton
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R64(1) Land North East of Leek Wootton (1)

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

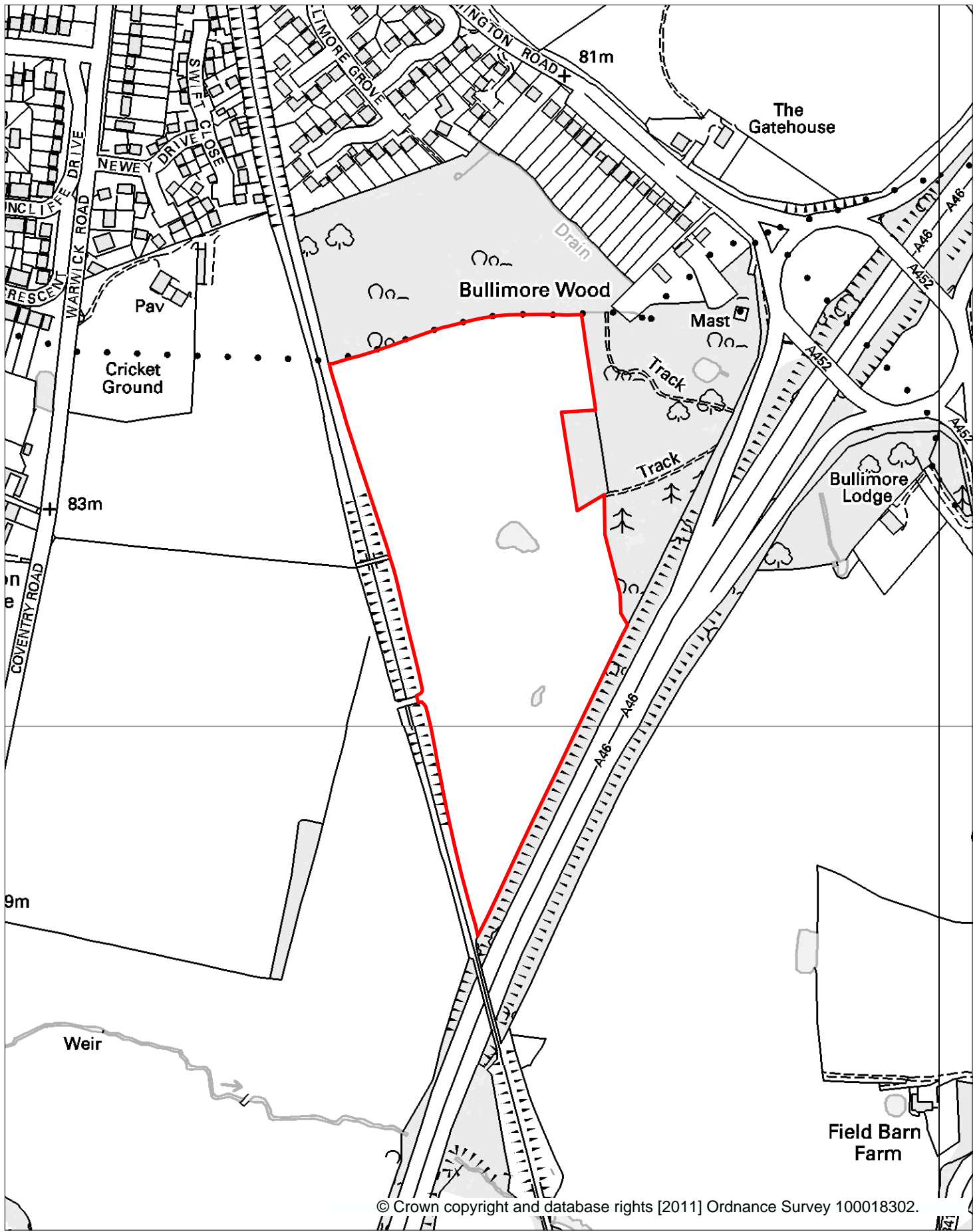
Date:
27 October 2011

Grid Reference:
429269 E, 269811 N

North:

Site Ref	R64 (2)	Site Name	Land NE of Leek Wootton (2)
Site Size (Hectares)	10.08	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	Green Belt
Physical Constraints	No access Northern section of site borders on Ancient Woodland and SINC Noise from A46 and railway
Potential Impacts	Bullimore Wood Ancient Woodland and SINC to north Railway embankment Potential SINC to west. Development of site would close the gap between Kenilworth and Leek Wootton.
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R64(2) Land NE of Leek Wootton (2)

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

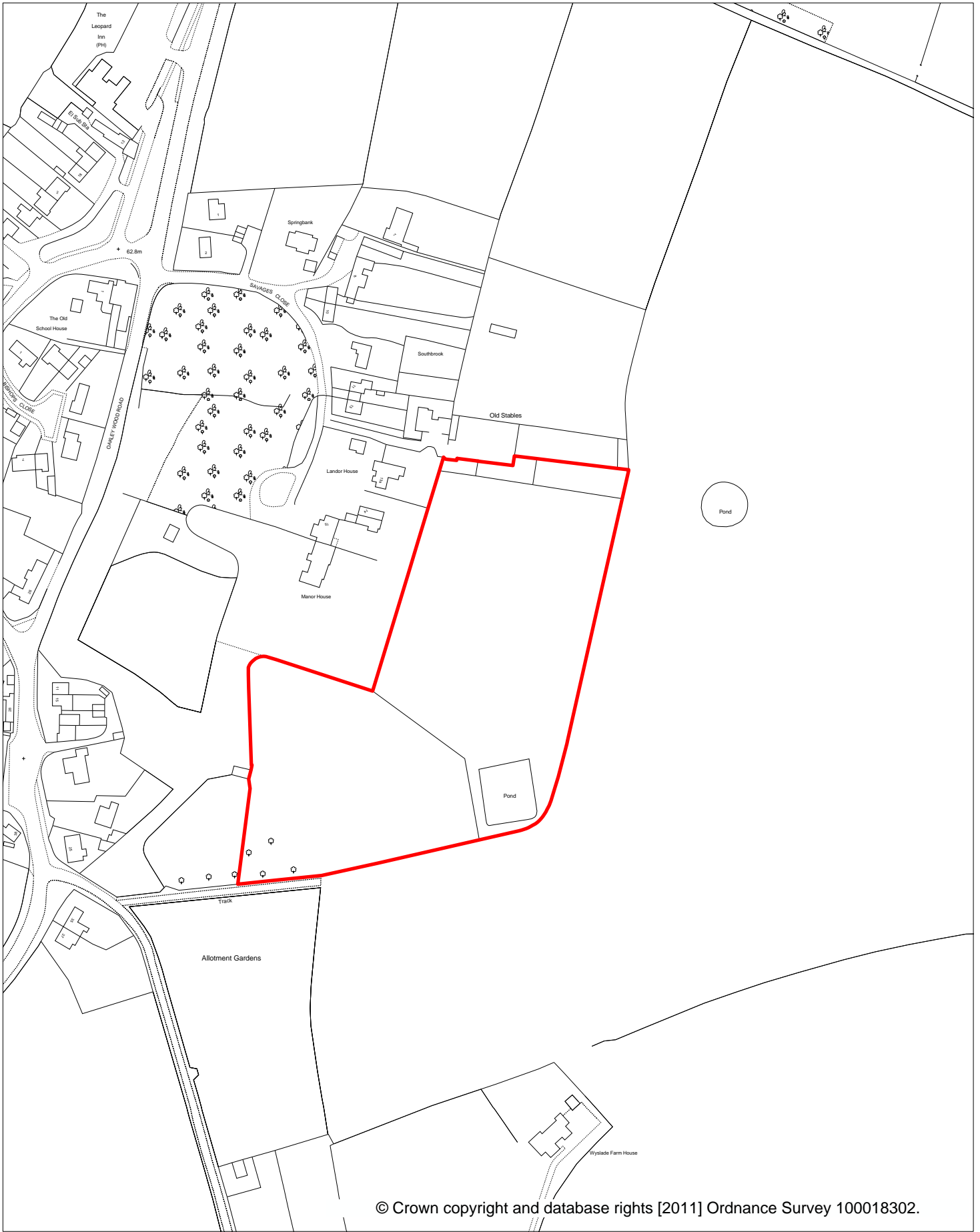
Date:
27 October 2011

Grid Reference:
429551 E, 270108 N

North: ↑

Site Ref	R65	Site Name	R/O Savages Close
Site Size (Hectares)	2.45	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of facilities and public transport to the towns.
Policy Restrictions	
Physical Constraints	Access not shown – may require third party agreement Site separated from main village by busy Oakley Wood Road
Potential Impacts	Impact on setting of Conservation Area and Grade II Listed Old Manor House Impact of the scale of development on existing built up area of village
Environmental Conditions	Satisfactory, but not well related to the village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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R65 Land R/O Savages Close

LOCATION PLAN



Scale:
1:2500

Drawn By:
CP

Date:
24 October 2011

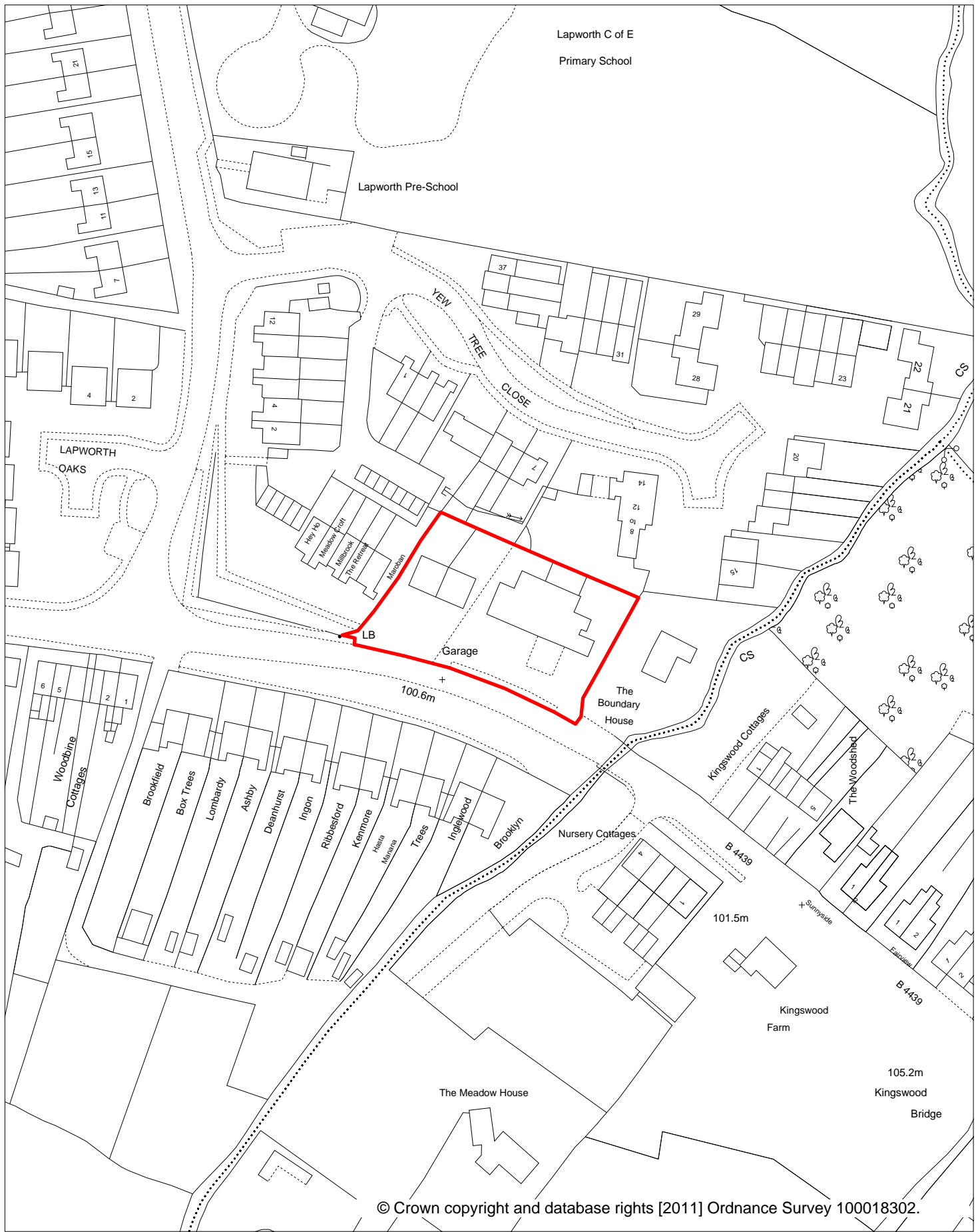
Grid Reference:
431663 E, 261243 N

North: 

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

Site Ref	R66	Site Name	Land fronting Old Warwick Road
Site Size (Hectares)	0.19	Settlement	Lapworth
Source	SHLAA 11	Land Type	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within the village of Lapworth which has a range of services including a primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	Green Belt
Physical Constraints	Culverted watercourse traverses the garage site and this presents problems for the flow of water from the watercourse into the nearby brook.
Potential Impacts	Potential impact of worsening the existing drainage in the locality If whole site is redeveloped, there would be the impact on level of services in the village through loss of shops.
Environmental Conditions	Potentially satisfactory subject to resolution of flooding issues.
Overall Suitability	Potentially suitable provided that drainage/ water attenuation problems can be resolved
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Unlikely to be achievable. The cost of works to the culvert to resolve flooding issues are likely to impact on the viability of a redevelopment scheme.	
Housing Capacity	



R66 Land fronting Old Warwick Road

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

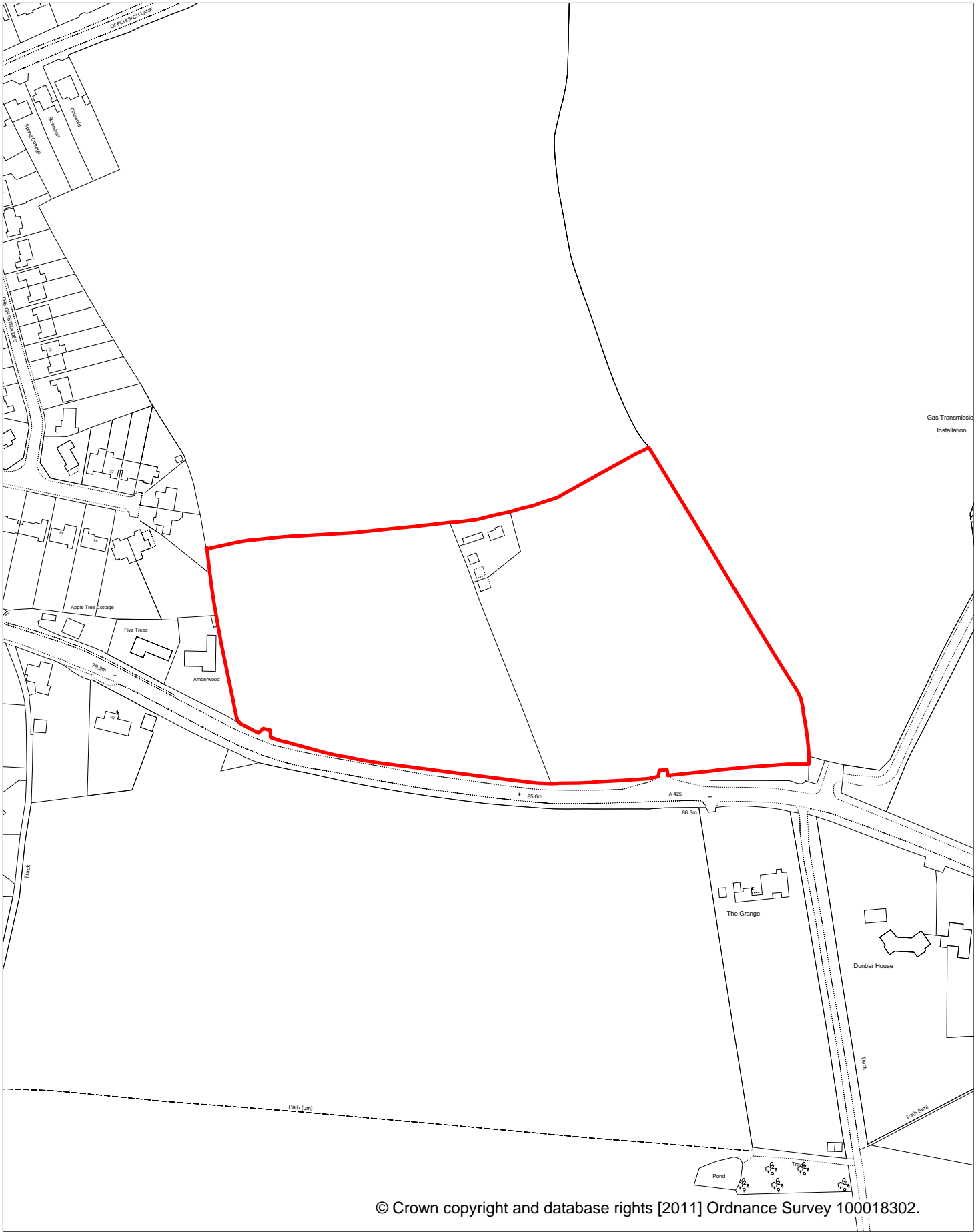
Grid Reference:
418907 E, 271068 N

North: 

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

Site Ref	R67	Site Name	Land fronting Southam Road
Site Size (Hectares)	3.38	Settlement	Radford Semele
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Radford Semele has a good range of services and facilities
Policy Restrictions	
Physical Constraints	Location of potential site access unable to achieve satisfactory visibility splays. Eastern part of site within gas pipeline Consultation Zone
Potential Impacts	Development of this site would lead to an inappropriate eastern protrusion into open countryside with loss of hedgerows. Within area of high landscape sensitivity to the east and area of high/medium landscape sensitivity to the west (2013 Assessment)
Environmental Conditions	Satisfactory in part – western side
Overall Suitability	Western part of site is potentially suitable
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Potentially achievable subject to consultations re: gas pipeline and satisfactory access	
Housing Capacity	
Potentially up to 50 dwellings	



R67 Land Fronting Southam Road

LOCATION PLAN

Scale:
1:2500

Drawn By:
CP

Date:
03 November 2011

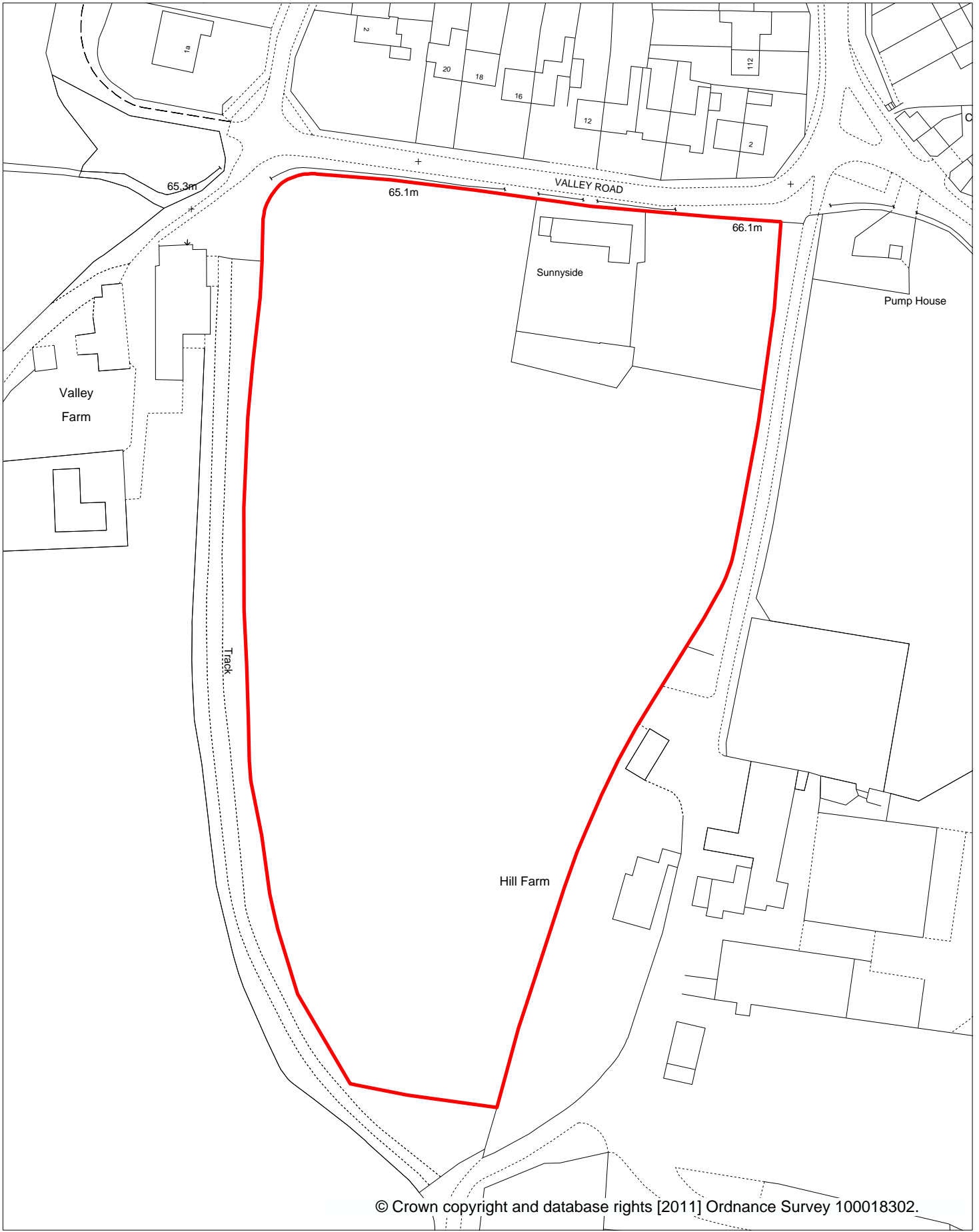
Grid Reference:
434921 E, 264414 N

North:

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

Site Ref	R68	Site Name	Sunnyside, Valley Road
Site Size (Hectares)	2.23	Settlement	Radford Semele
Source	SHLAA 11	Land Type	Greenfield & previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Radford Semele has a good range of facilities and access to the towns by public transport
Policy Restrictions	Green Belt
Physical Constraints	Northern part of site subject to flooding. Access from Valley Road potentially suitable subject to alleviation of flooding issues. However access via Lewis Road is difficult due to on-street parking which reduces it to a single carriageway. No scope for emergency access.
Potential Impacts	Development of this site would lead to an inappropriate southern extension into open countryside. Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Northern section is subject to flooding and southern section would be divorced from existing built up area of the village
Overall Suitability	Not suitable. Northern section of site not suitable due to poor drainage. Southern section alone would be divorced from built up area of village. Hence not suitable as a small site to meet local needs only.
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



R68 Sunnyside, Valley Road

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

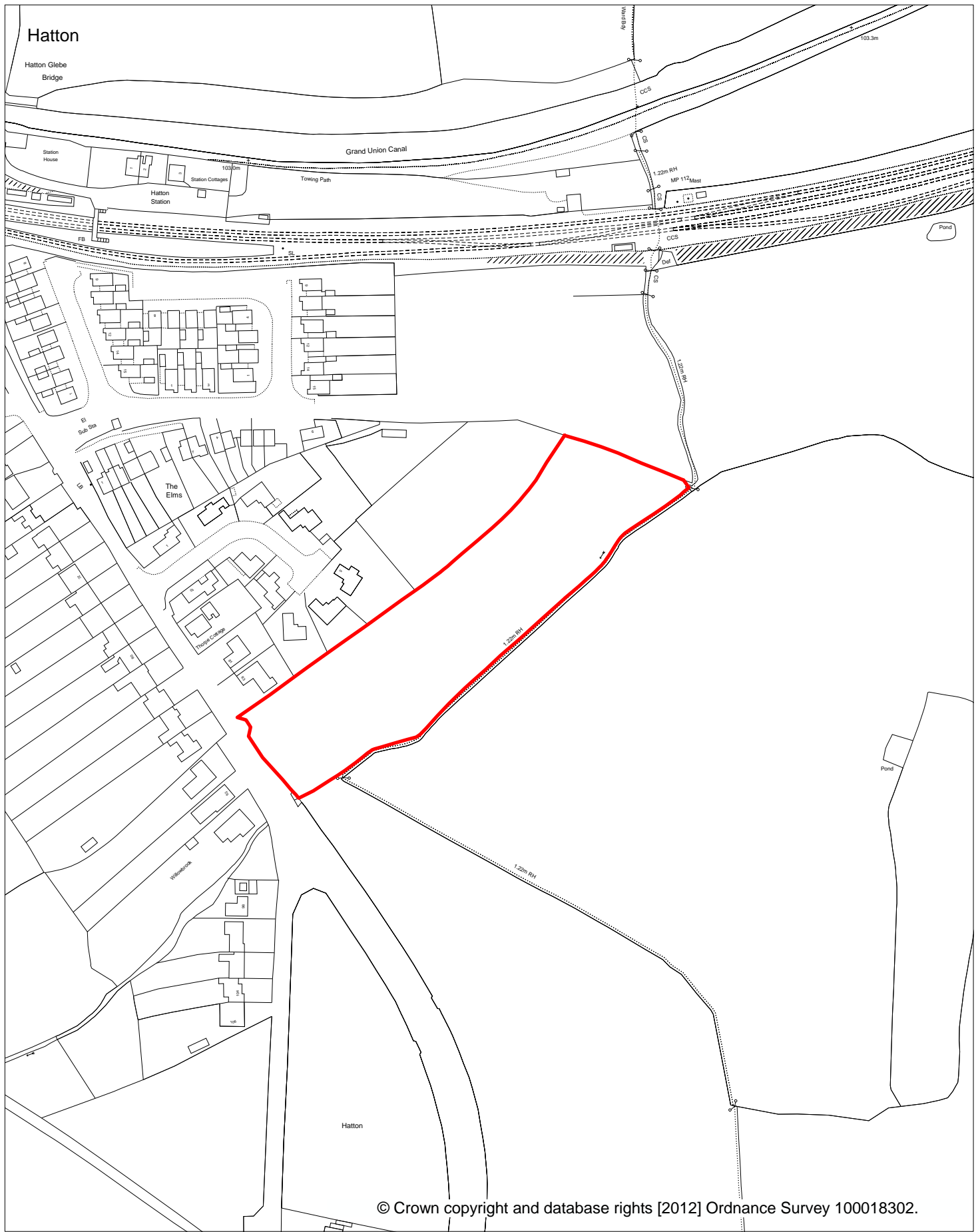
Date:
03 November 2011

Grid Reference:
434347 E, 263790 N

North:

Site Ref	R69	Site Name	South of Elmdene Close
Site Size (Hectares)	1.25	Settlement	Hatton Station
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Hatton Station only a railway station.
Policy Restrictions	Green Belt
Physical Constraints	South western part of site within Flood Zones 2, 3A and 3B. Watercourse runs along south eastern boundary. Linear configuration of site, at right angle to Station Road, would lead to an inappropriate layout in relation to adjoining area. Little scope of gaining suitable access due to third party land constraining visibility.
Potential Impacts	None
Environmental Conditions	South western section, fronting Station Road, is subject to flooding. Noise from M40.
Overall Suitability	Not suitable due to access, configuration of site and flooding
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



R69 South of Elmdene Close

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

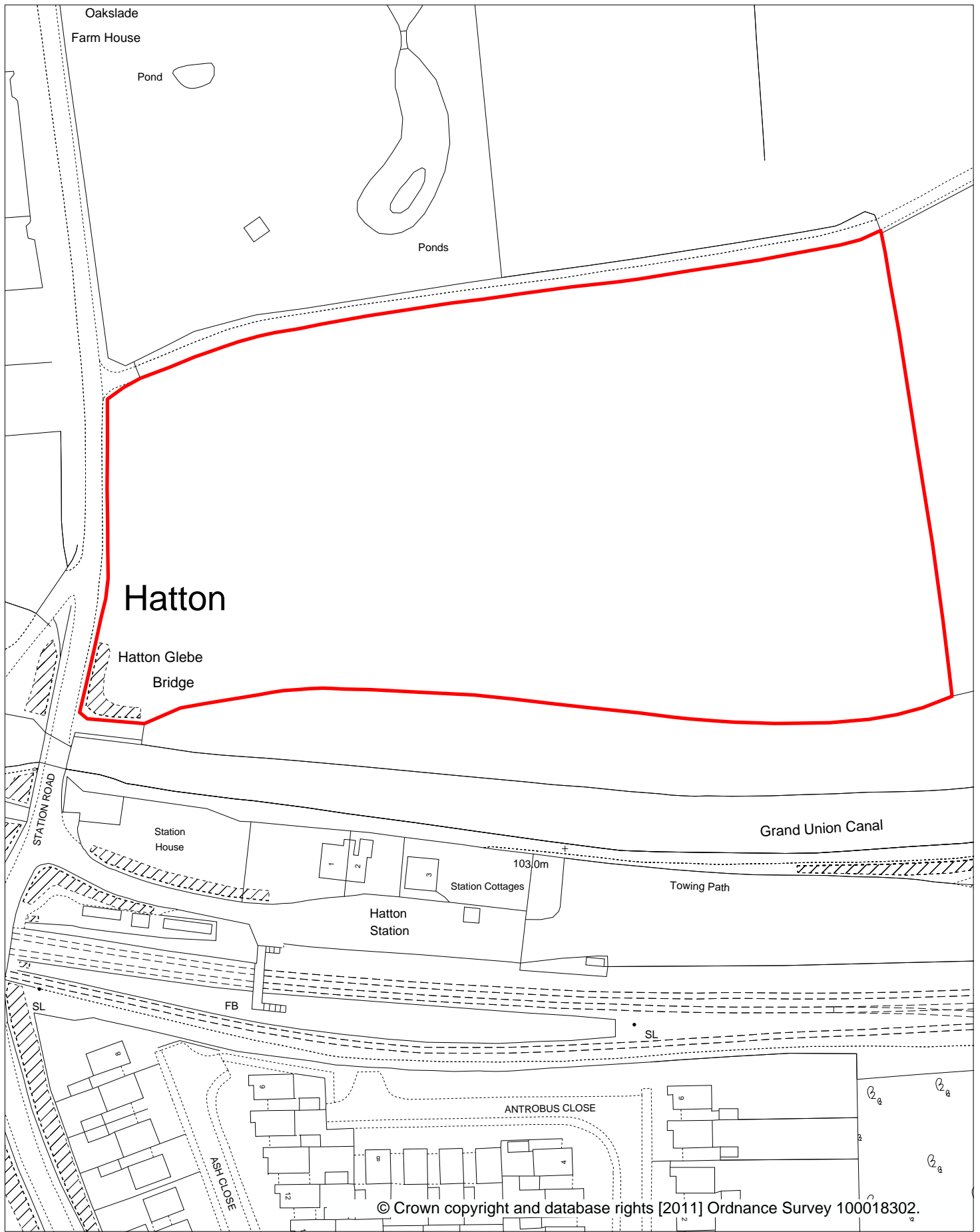
Date:
25 May 2012

Grid Reference:
422575 E, 266197 N

North:

Site Ref	R70	Site Name	North of Hatton Station
Site Size (Hectares)	2.06	Settlement	Hatton Station
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Hatton Station has only a railway station.
Policy Restrictions	Green Belt
Physical Constraints	Access visibility is constrained by national speed limit on Station Road. Acceptable access could only be achieved with reduced speed limit.
Potential Impacts	Potential SINC on adjoining land to east and south Grade II Listed Building at Station House
Environmental Conditions	Generally satisfactory subject to noise mitigation from railway.
Overall Suitability	Potentially suitable in small part only subject to reduced speed limit. Also dependent upon alteration of Green Belt boundary or evidence of local affordable housing need for a rural exception scheme
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Subject to alteration of Green Belt boundary or evidence of local need for affordable housing; and reduced speed limit. Access constraints could reduce viability.	
Housing Capacity	
Capacity would be dependent upon Green Belt alteration or local need for affordable housing	



R70 North of Hatton Station

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
422436 E, 266482 N

North: 