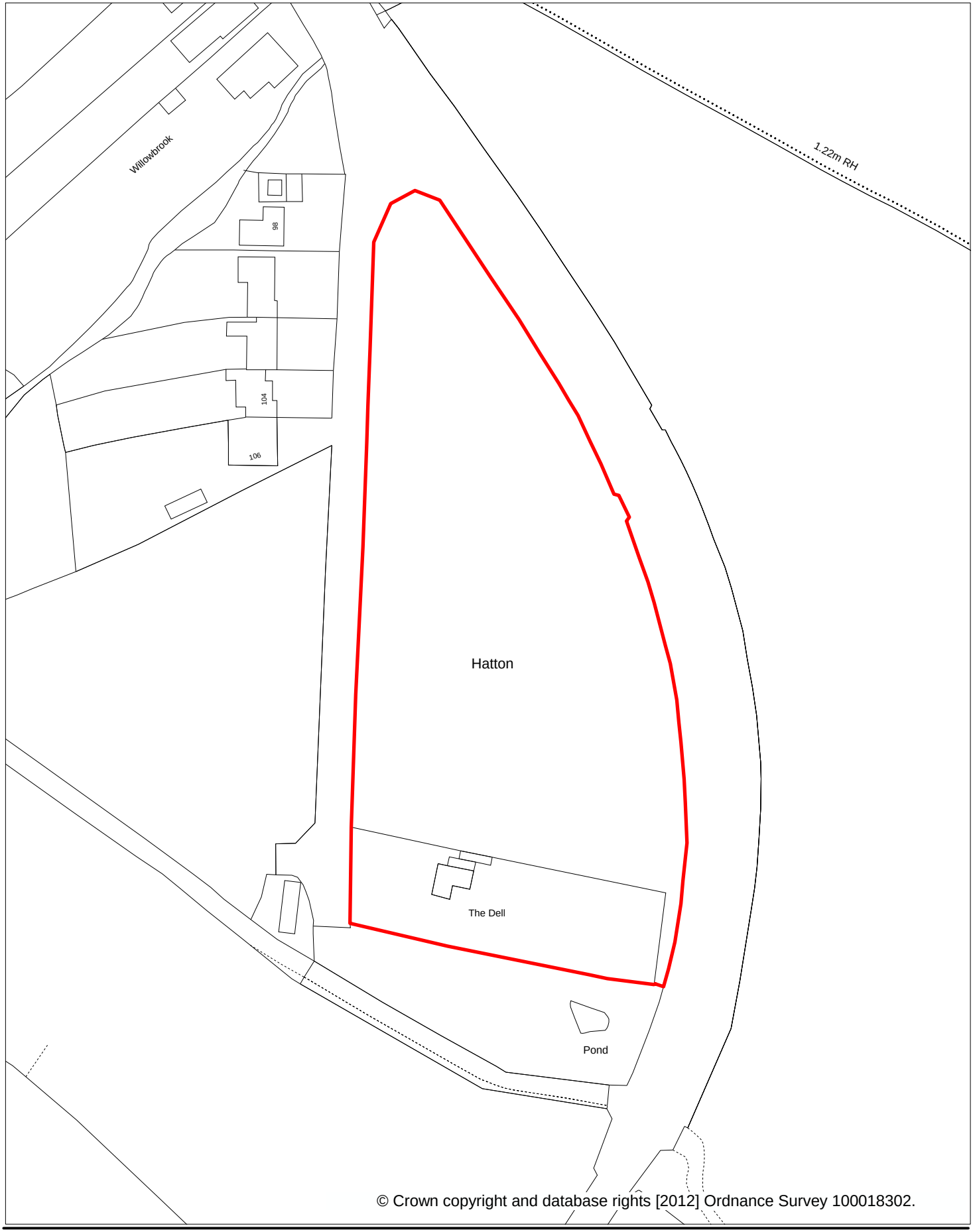
Site Ref	R71	**Site Name**	West of Station Road
Site Size (Hectares)	1.20	**Settlement**	Hatton Station
Source	SHLAA 11	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Hatton Station has a very limited range of services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Access into the site cannot be achieved. Carriageway on the side road is not wide enough for two vehicles to pass each other. Configuration of the site - particularly at northern end where the narrowest part of the site is bounded on two sides by roads
Potential Impacts	Area of high/medium landscape sensitivity (2013 Assessment)
Environmental Conditions	Impact of noise from motorway
Overall Suitability	Not suitable due to site access problems
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R71 West of Station Road

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DR	25 May 2012	422506 E, 265957 N	

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

Site Ref	R72	**Site Name**	Cubbington Wood Yard
Site Size (Hectares)	1.04	**Settlement**	Cubbington
Source	SHLAA 11	**Land Type**	Previously developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a village
Policy Restrictions	
Physical Constraints	Northern part of site is a Potential SINC and includes part of designated Ancient Woodland (south Cubbington Wood). Alignment of carriageway constrains the available vision for suitable access and there is little scope to meet the necessary requirements.
Potential Impacts	Impact on Ancient Woodland and Potential SINC
Environmental Conditions	Remote from jobs, services and community facilities.
Overall Suitability	Not suitable – site not within or adjacent to a settlement and impact of development on ancient woodland and Potential SINC
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R72 Cubbington Wood Yard

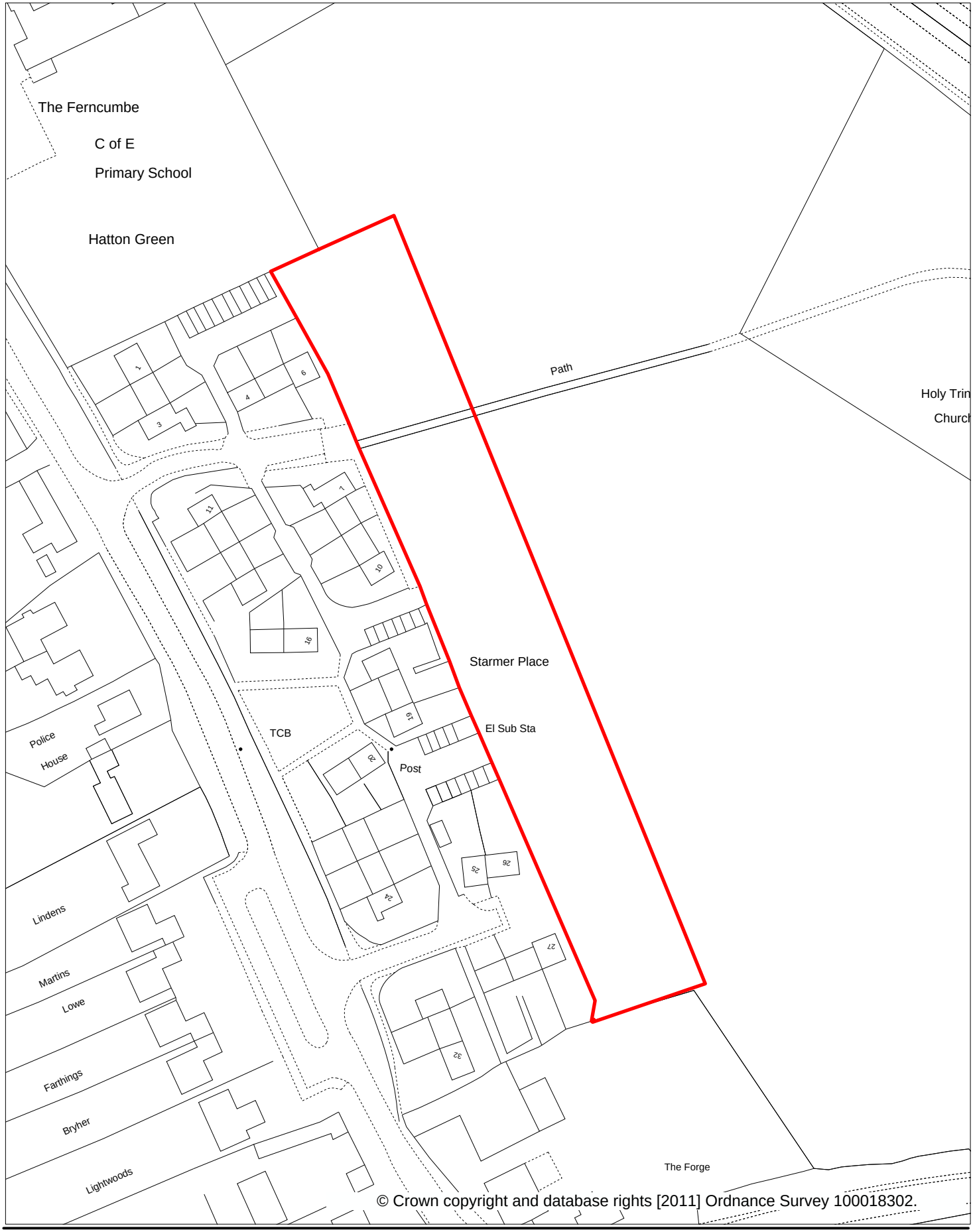
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	CP	03 November 2011	435023 E, 269075 N	

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

Site Ref	R73	**Site Name**	Land off Starmer Place
Site Size (Hectares)	0.60	**Settlement**	Hatton Green
Source	SHLAA 11	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hatton Green has a limited range of facilities
Policy Restrictions	
Physical Constraints	Configuration of site. Footpath runs through site towards Holy Trinity Church. Only potential point of access is from the northern access point of Starmer Place but no scope for emergency access.
Potential Impacts	Potential impact on adjoining farmland in terms of the remaining field areas. Impact on setting of Grade II* Listed Church of Holy Trinity
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R73 Land off Starmer Place

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	CP	03 November 2011	423457 E, 267295 N	

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

Site Ref	R74	**Site Name**	Land South of Arras Boulevard
Site Size (Hectares)	6.45	**Settlement**	Hampton Magna
Source	SHLAA 2011	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R98 east of Clinton Ave; R97 S of Lloyd Close	

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities
Policy Restrictions	Green Belt
Physical Constraints	Footpath traverses southern edge of site. Potential LWS adjacent to the site in SW corner. Drainage and sewage infrastructure is limited locally. Site levels will require addressing. Need to effectively manage on-site surface water.
Potential Impacts	Site is relatively prominent in the landscape with inter-visibility with historic core of Warwick. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to sufficient site screening, satisfactory master plan and phasing
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Achievable subject to overcoming landscape and site screening issues	
Housing Capacity	
Potential for up to 100 homes subject to satisfactory master plan and phasing	

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WARWICK DISTRICT COUNCIL

R74 Land South of Arras Boulevard

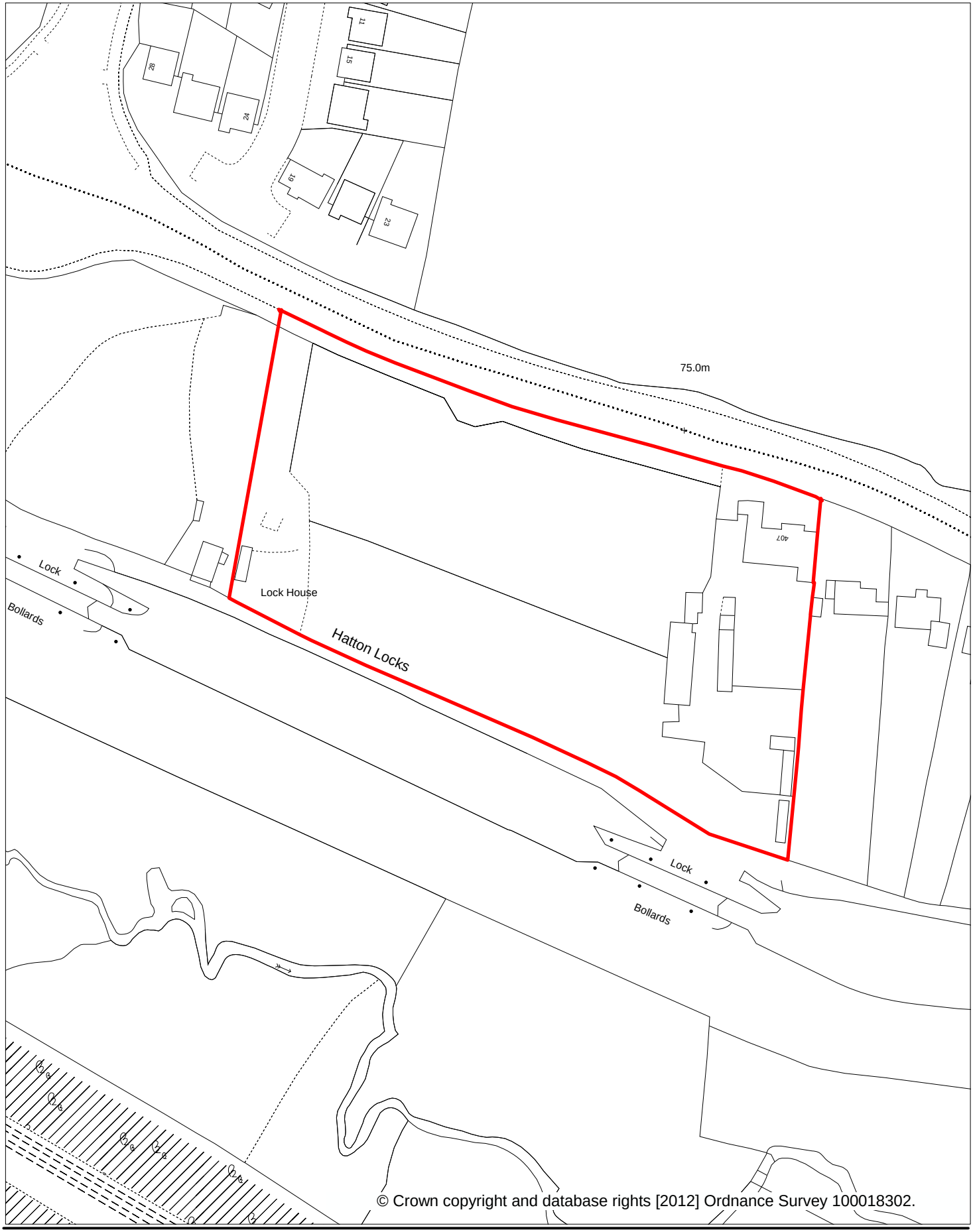
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	CP	03 November 2011	426132 E, 264851 N	

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

Site Ref	R75	**Site Name**	407 Birmingham Road & Land to West
Site Size (Hectares)	1.15	**Settlement**	Hatton Park
Source	SHLAA11	**Land Type**	Greenfield & Previously Developed
Adjacent/ Overlapping Site		R100 S of Charingworth Drive/B'ham Road roundabout	

Suitability for Housing	
Location	Edge of village. Hatton has a limited range of services and facilitiesa
Policy Restrictions	Green Belt
Physical Constraints	Access difficulties onto a busy main road. Grade II Listed Lock House close to western boundary. Canal border along south edge
Potential Impacts	Potential impact on Grand Union Canal potential LWS. Listed lock house close to western boundary. Consultation required re: potential impact on adjacent Hatton Locks. Historic earthworks noted. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on potential LWS, canal corridor and area of high landscape sensitivity
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R75 407 Birmingham Road and Land to West

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DR	25 May 2012	425281 E, 266448 N	

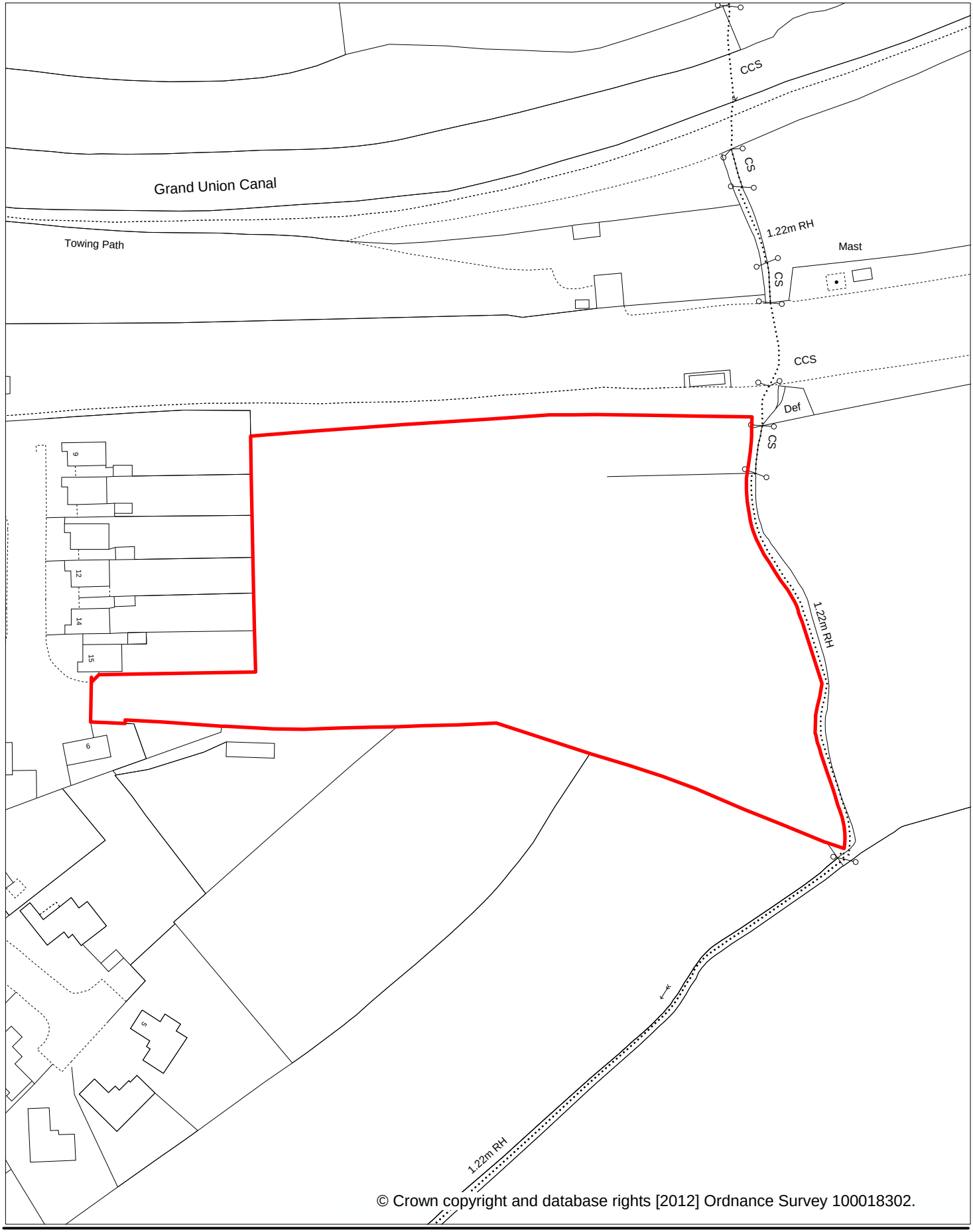
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R76	**Site Name**	Confidential Site
Site Size (Hectares)	19.63	**Settlement**	Kenilworth/ Burton Green
Source	SHLAA 11	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a settlement
Policy Restrictions	
Physical Constraints	Some significant trees within hedgerows Potential contamination associated with farming activities Only one access point and this is only capable of serving a limited number of units. Transport assessment required to assess impact on wider network
Potential Impacts	Impact on Area of Ancient Woodland and Local Wildlife Site adjacent to western boundary Loss of some Grade 2 Agricultural Land
Environmental Conditions	Not located within or on the edge of a village and lack of adequate transport links to jobs and services in the towns
Overall Suitability	Not suitable
Availability	
Owner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	

Site Ref	R77	**Site Name**	Former Storage Depot Oakdene Crescent
Site Size (Hectares)	1.17	**Settlement**	Hatton Station
Source	SHLAA11	**Land Type**	Previously developed land
Adjacent/ Overlapping Site		R67 S of Elmdene Close	

Suitability for Housing	
Location	Edge of village. Hatton Station has only a railway station
Policy Restrictions	Green Belt
Physical Constraints	Narrow site access. Close proximity to railway corridor. Brook corridor around edge of site. Potential site contamination from previous use. Evidence of protected species on site
Potential Impacts	Close proximity to existing residential properties. Loss of informal recreational open space. Area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Potential site contamination associated with nearby railway use and previous use on site
Overall Suitability	Potentially suitable in part subject to overcoming physical constraints; appropriate provision of habitat for protected species; alteration of Green Belt boundary or evidence of local need for affordable housing
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable subject to overcoming site constraints, on site species issues and a full viability evaluation	
Housing Capacity	
Dependent upon extent, if any of Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R77 Former Storage Depot, Oakdene Crescent

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DR	25 May 2012	422587 E, 266323 N	

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

Site Ref	R78	**Site Name**	Village Field (North)
Site Size (Hectares)	0.60	**Settlement**	Eathorpe
Source	SHLAA 11	**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	Western part of site within Flood Zones 2, 3A & 3B Strong, uninterrupted hedgerows along northern and eastern boundaries. Narrow lanes unable to support much additional housing development
Potential Impacts	Impact on Eathorpe Conservation Area Impact on integrity and character of village by way of the loss of an important area of enclosed farmland, narrow lanes and strong uninterrupted hedgerows and the extension of the built area in a ribbon-type development along Penn Lane Loss of some Grade 2 Agricultural Land
Environmental Conditions	Satisfactory, although the village does not offer good transport links to the towns for jobs, schools and services
Overall Suitability	Not suitable due to impact on integrity and character of village and Conservation Area and partly high agricultural land value.
Availability	
Owner has expressed willingness to release site for housing along with R79 & R80 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R78 Eathorpe Village Field (North)

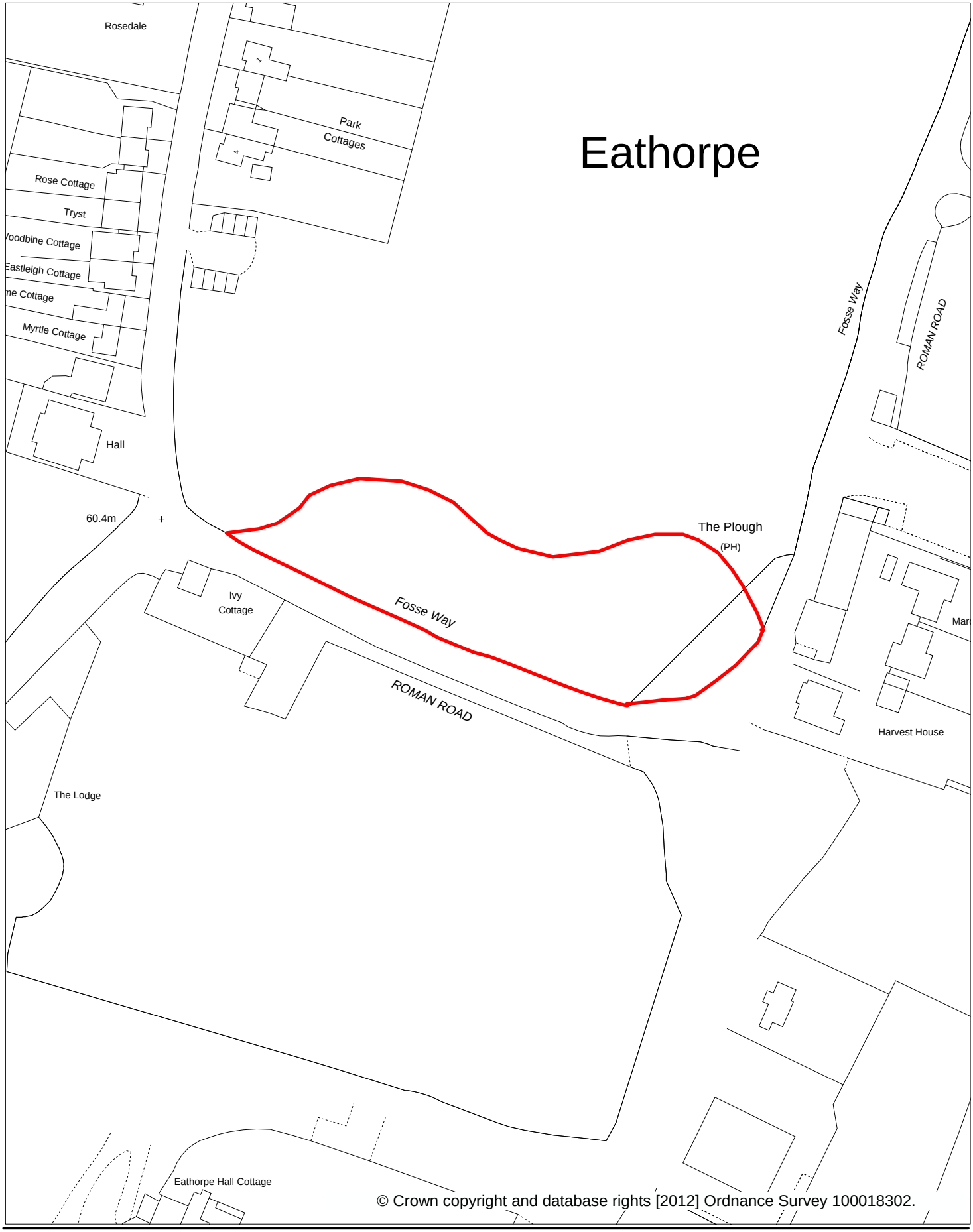
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	CP	03 November 2011	439231 E, 269139 N	

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

Site Ref	R79	**Site Name**	Village Field (South)
Site Size (Hectares)	0.38	**Settlement**	Eathorpe
Source	SHLAA 11	**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	Western tip of site is within Flood Zone 3A. Strong, uninterrupted hedgerows along southern and eastern boundaries. Narrow lanes unable to support much additional housing development
Potential Impacts	Impact on Eathorpe Conservation Area Impact on integrity and character of village by way of the loss of an important area of enclosed farmland, narrow lanes and strong uninterrupted hedgerows and the extension of the built area in a ribbon-type development
Environmental Conditions	Satisfactory, although the village does not offer good transport links to the towns for jobs, schools and services
Overall Suitability	Not suitable due to impact on integrity and character of village and Conservation Area.
Availability	
Owner has expressed willingness to release site for housing along with R78 & R80 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R79 Eathorpe Village Field (South)

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DR	25 May 2012	439205 E, 268973 N	

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

Site Ref	R80	**Site Name**	Penns Lane
Site Size (Hectares)	0.72	**Settlement**	Eathorpe
Source	SHLAA 11	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	On the edge of the village. Eathorpe has a very limited range of facilities and public transport
Policy Restrictions	Green Belt
Physical Constraints	Strong uninterrupted hedgerow along Penn Lane Narrow lane unable to support much additional development
Potential Impacts	Impact on Eathorpe Conservation Area Impact on integrity and character of village by way of extending the built area in a ribbon-type development along Penn Lane Loss of Grade 2 Agricultural Land
Environmental Conditions	Satisfactory, although the village does not offer good transport links to the towns for jobs, schools and services
Overall Suitability	Not suitable due to impact on integrity and character of village and Conservation Area.
Availability	
Owner has expressed willingness to release site for housing along with R78 & R79 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R80 Penns Lane, Eathorpe

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	CP	03 November 2011	439283 E, 269189 N	

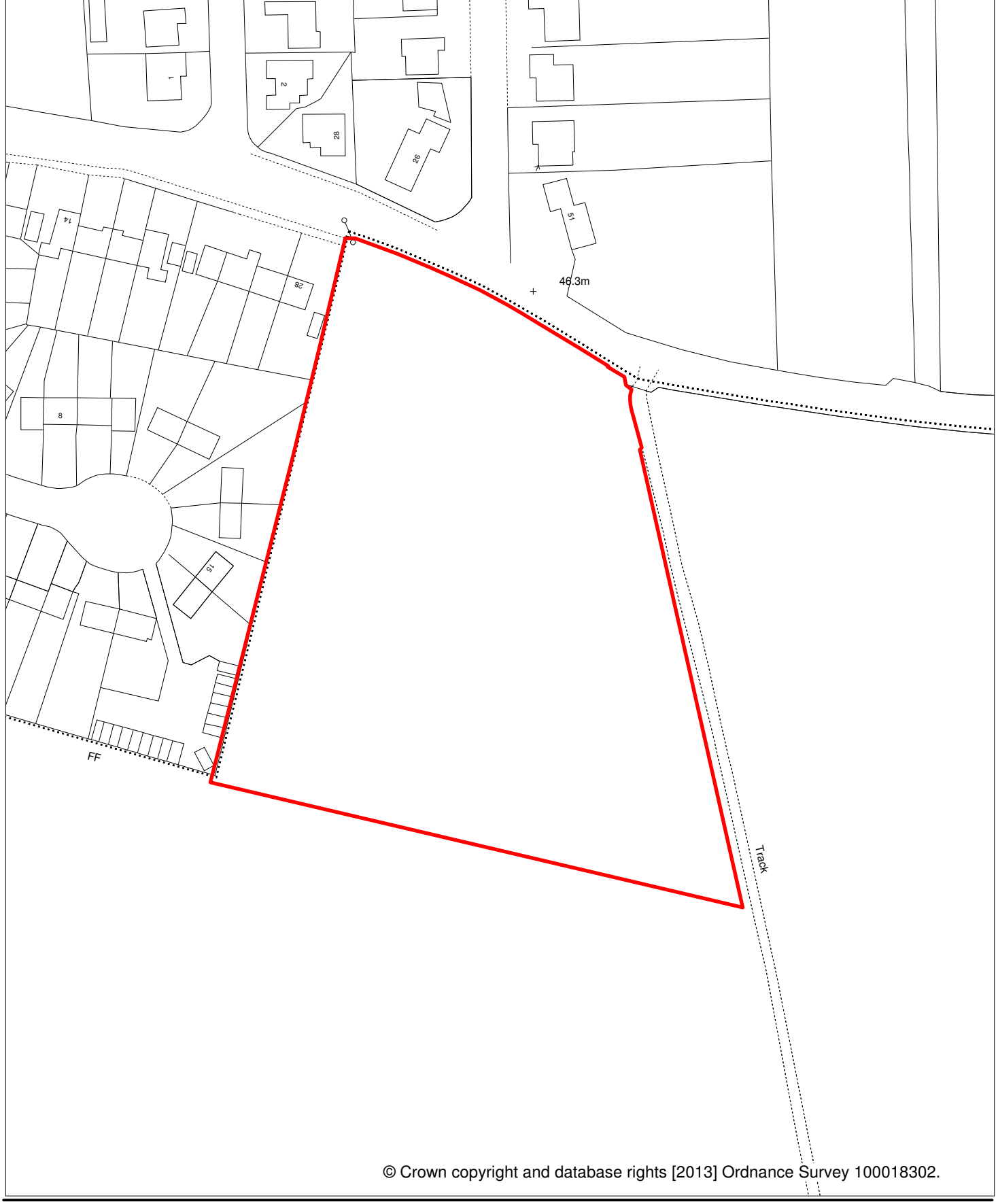
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R81	**Site Name**	Confidential Site
Site Size (Hectares)	0.81	**Settlement**	Pinley Green
Source	SHLAA 11	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	On the edge of a village which has no services and limited transport to the towns
Policy Restrictions	Green Belt
Physical Constraints	Minor watercourse (River Alne) runs along eastern boundary
Potential Impacts	Local Wildlife Site (River Alne) runs along eastern boundary
Environmental Conditions	Not well related to existing built settlement Poor access to jobs and services
Overall Suitability	Not suitable
Availability	
Landowner has expressed interest in making the site available for development	
Achievability	
Housing Capacity	

Site Ref	R83	**Site Name**	Land off Wasperton Lane Extended
Site Size (Hectares)	1.31	**Settlement**	Barford
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Barford has a good range of services and facilities.
Policy Restrictions	
Physical Constraints	Trees on frontage. Strong re-defined boundary required.
Potential Impacts	Impact on the field landscape in this area. High/medium landscape value.
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on area of high landscape value.
Availability	
Owner has formerly expressed interest in releasing the site for housing	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R83 Land Off Wasperton Lane

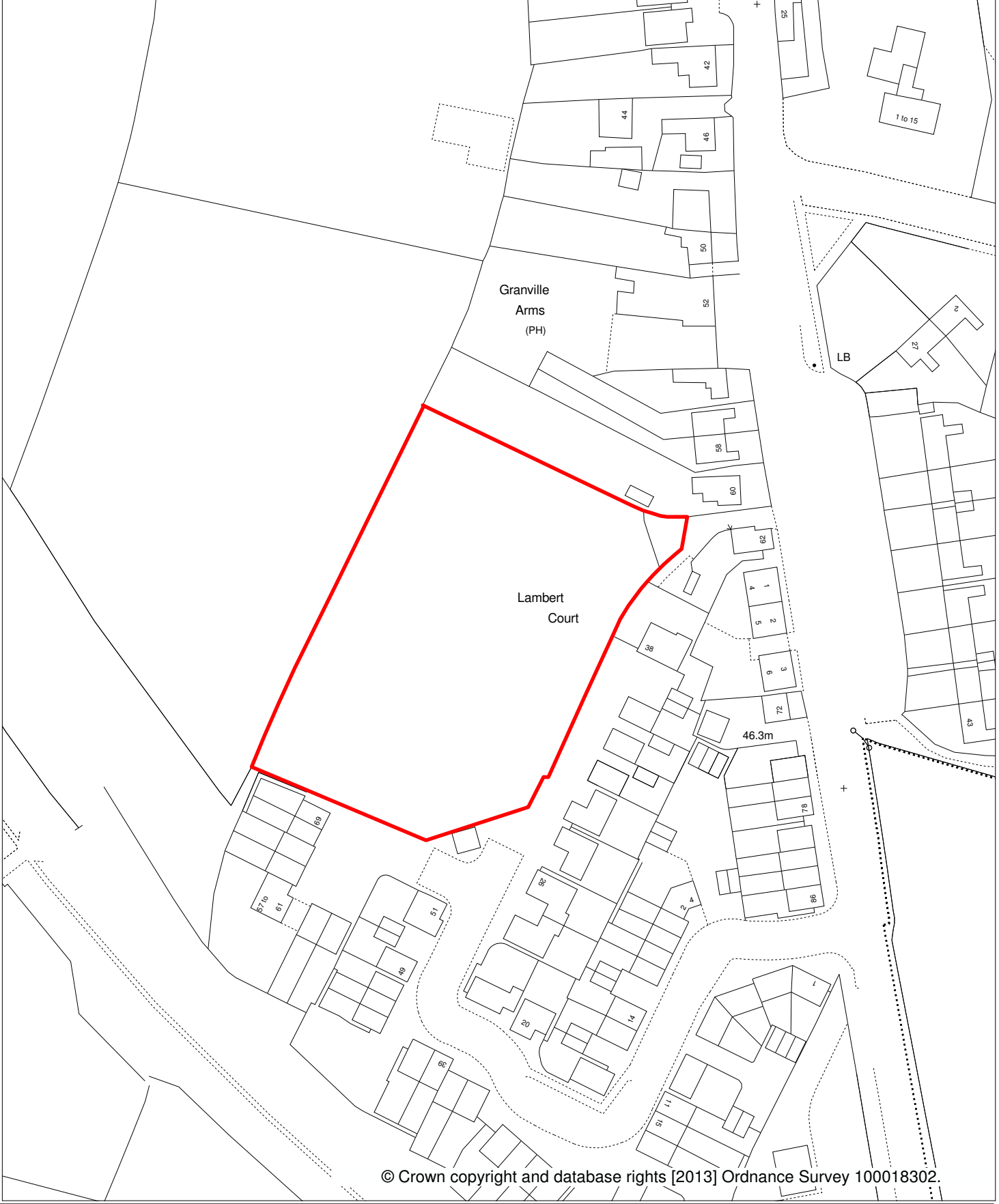
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	427261 E, 260252 N	

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

Site Ref	R84	**Site Name**	Land off Bremridge Close
Site Size (Hectares)	0.62	**Settlement**	Barford
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R85 Land south of Westham Lane	

Suitability for Housing	
Location	Edge of village. Barford has a good range of services and facilities.
Policy Restrictions	
Physical Constraints	Fairly long access to the site through an established residential area which may limit site appeal and reduce residential amenity by increasing traffic levels.
Potential Impacts	Potential reduction in residential amenity. Area of high/medium landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable subject to minimising residential impact on nearby scheme and the possible provision of a secondary pedestrian access to the site.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Potentially achievable.	
Housing Capacity	
Potential for up to 12 homes	



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WARWICK DISTRICT COUNCIL

R84 Lambert Court (Land off Bremridge Close)

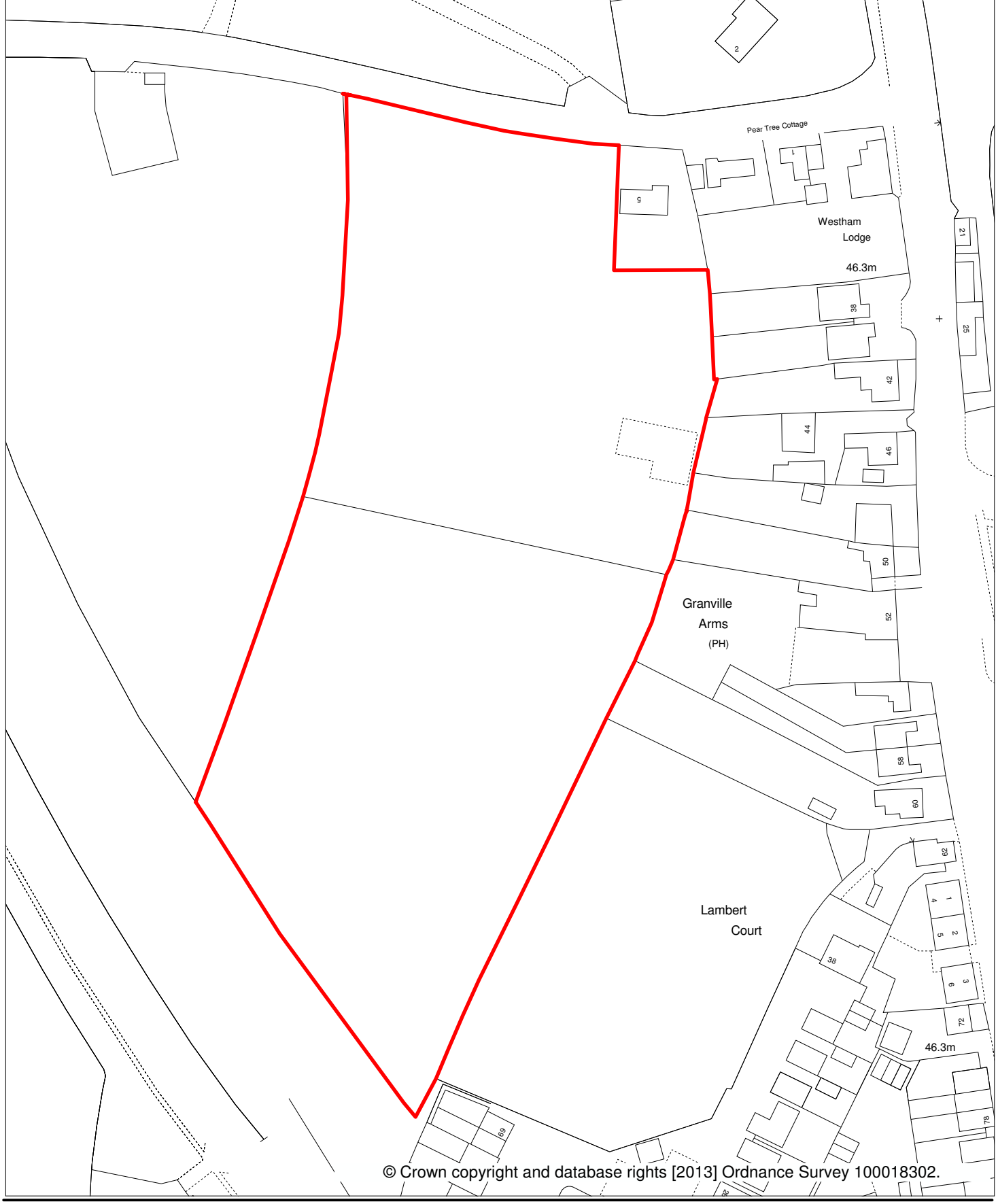
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	426911 E, 260298 N	

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

Site Ref	R85	**Site Name**	Land south of Westham Lane
Site Size (Hectares)	1.79	**Settlement**	Barford
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R84 Land off Bembridge Close	

Suitability for Housing	
Location	Edge of the village. Barford has a good range of services and facilities.
Policy Restrictions	
Physical Constraints	Access difficulties. Westham Lane too narrow to service site.
Potential Impacts	Site borders the Conservation Area. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory, although southern part of site borders the by-pass with potential noise issues.
Overall Suitability	Not suitable. Third party land would be required to achieve suitable access.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



WARWICK DISTRICT COUNCIL

R85 Land to the south of Westham Lane

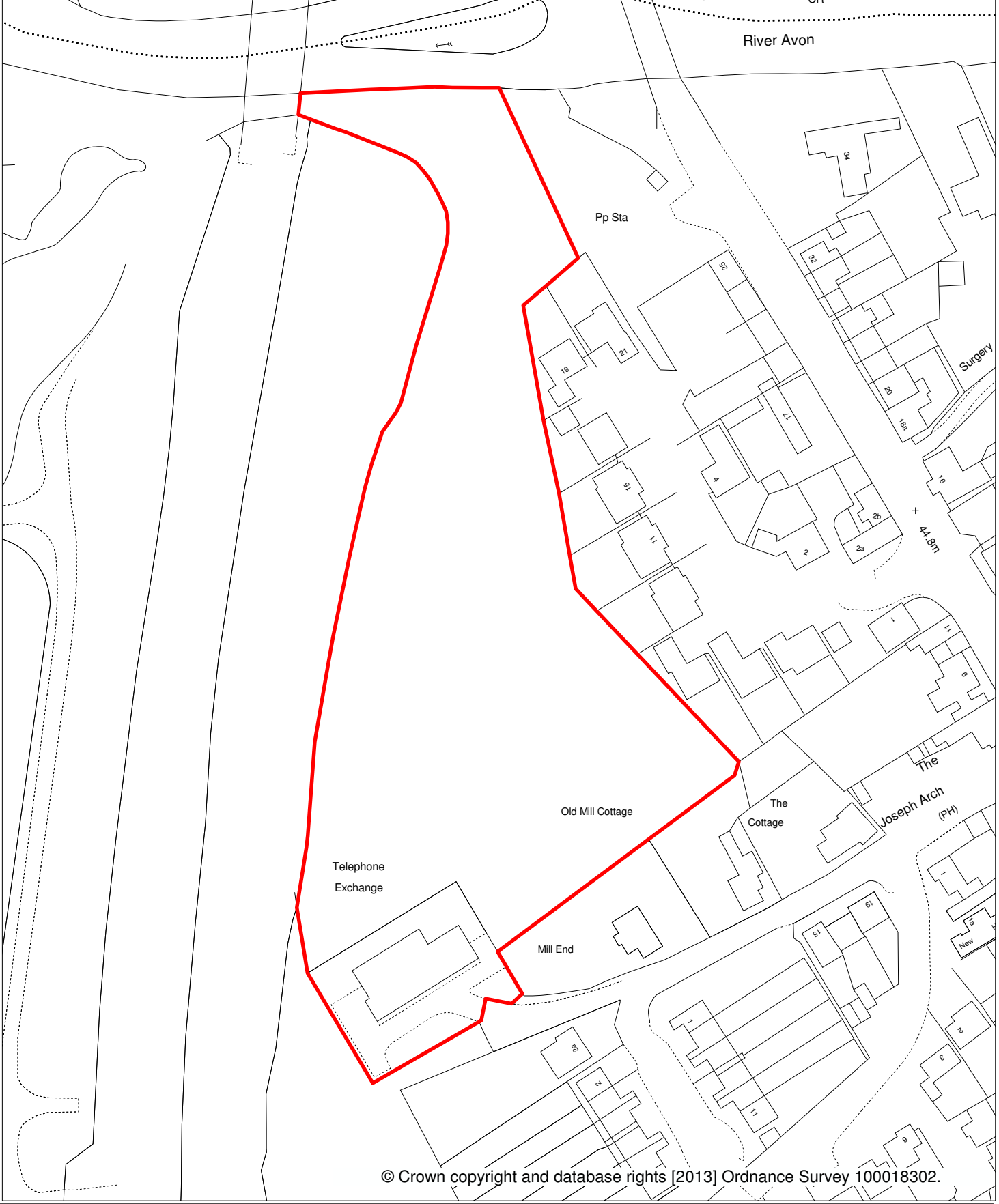
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	426866 E, 260375 N	

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

Site Ref	R86	**Site Name**	Land North of Telephone Exchange
Site Size (Hectares)	1.25	**Settlement**	Barford
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of the village. Barford has a good range of services and facilities.
Policy Restrictions	
Physical Constraints	Northern part of site is located within Flood Zones 2 and 3. Small part of the site fronting onto Bridge Street is located within the Barford Conservation Area. Highway access to the site is below standard.
Potential Impacts	Potential impact on Conservation Area and nearby residential amenity. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Potential high traffic noise levels from an elevated section of the Barford bypass.
Overall Suitability	Not suitable due to insufficient highways access, potential noise pollution and partial site flooding.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R86 Land north of Telephone Exchange

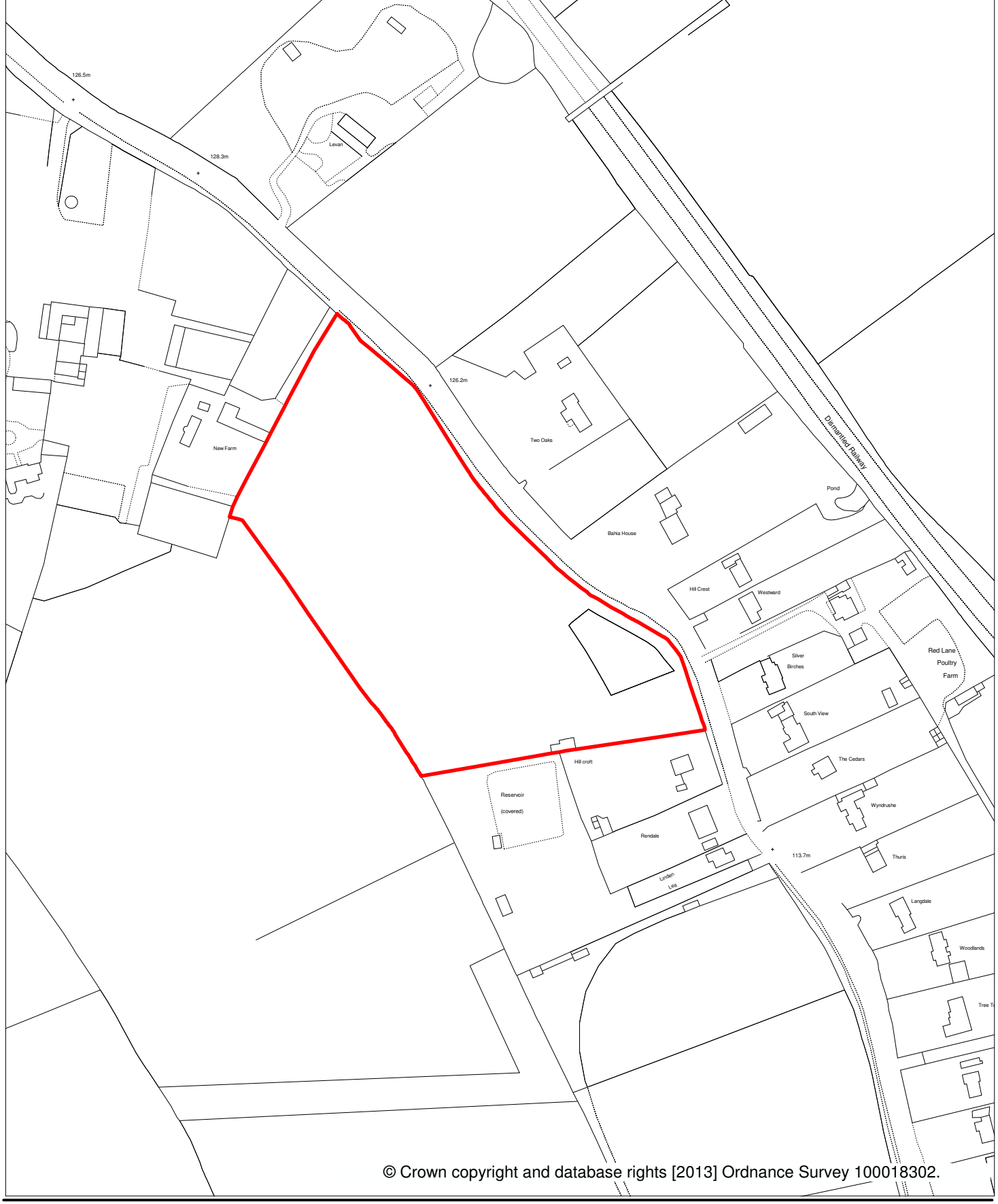
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	426746 E, 260833 N	

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

Site Ref	R87	**Site Name**	Red Lane to the south of New Farm
Site Size (Hectares)	2.44	**Settlement**	Burton Green
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R90 Burrow Hill Nursery	

Suitability for Housing	
Location	Within a gap between village and area of ribbon development. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Some significant trees and hedgerows. Coalfield Consultation Area.
Potential Impacts	Significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Impact on area of medium/ high landscape value. Impacts on built form - further accentuate ribbon development. Area of high/medium landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable. Impact on the character of the area by accentuating ribbon development.
Availability	
Owner has expressed a willingness to bring forward the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R87 South of New Farm, Red Lane, Burton Green

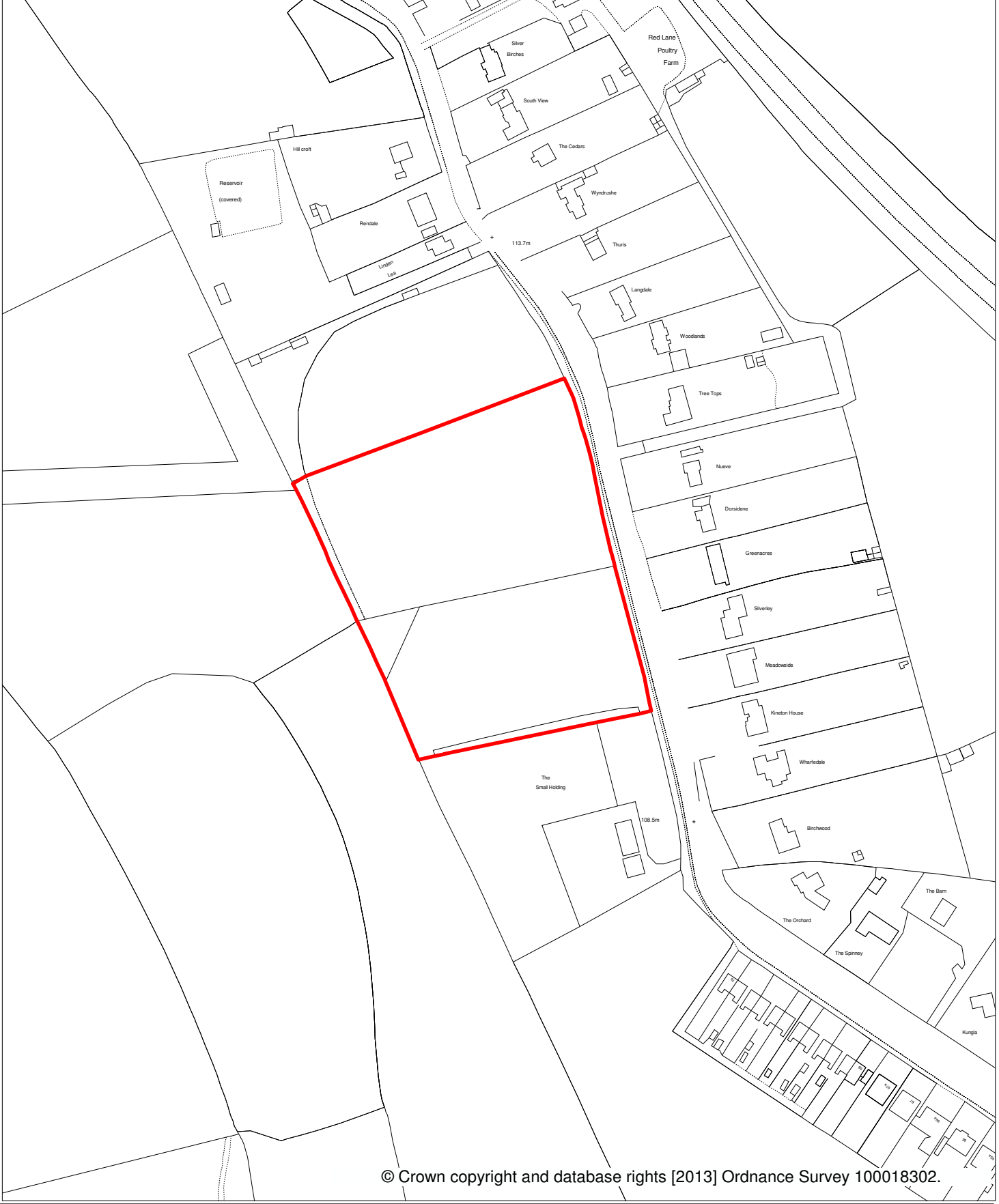
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	427185 E, 275294 N	

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

Site Ref	R88	**Site Name**	Land North of The Small Holding, Red Lane.
Site Size (Hectares)	2.02	**Settlement**	Burton Green
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R90 Burrow Hill Nursery	

Suitability for Housing	
Location	Along a corridor of ribbon development, divorced from main village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Some significant trees and hedgerows.
Potential Impacts	Significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Impact on area of high landscape value. Impacts on built form - further accentuate ribbon development. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory, but divorced from main settlement.
Overall Suitability	Not suitable due to impact on area of high landscape value and on character of the area by accentuating ribbon development.
Availability	
Owner has expressed a willingness to bring forward the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R88 Land North of The Small Holding, Red Lane, Burton Green

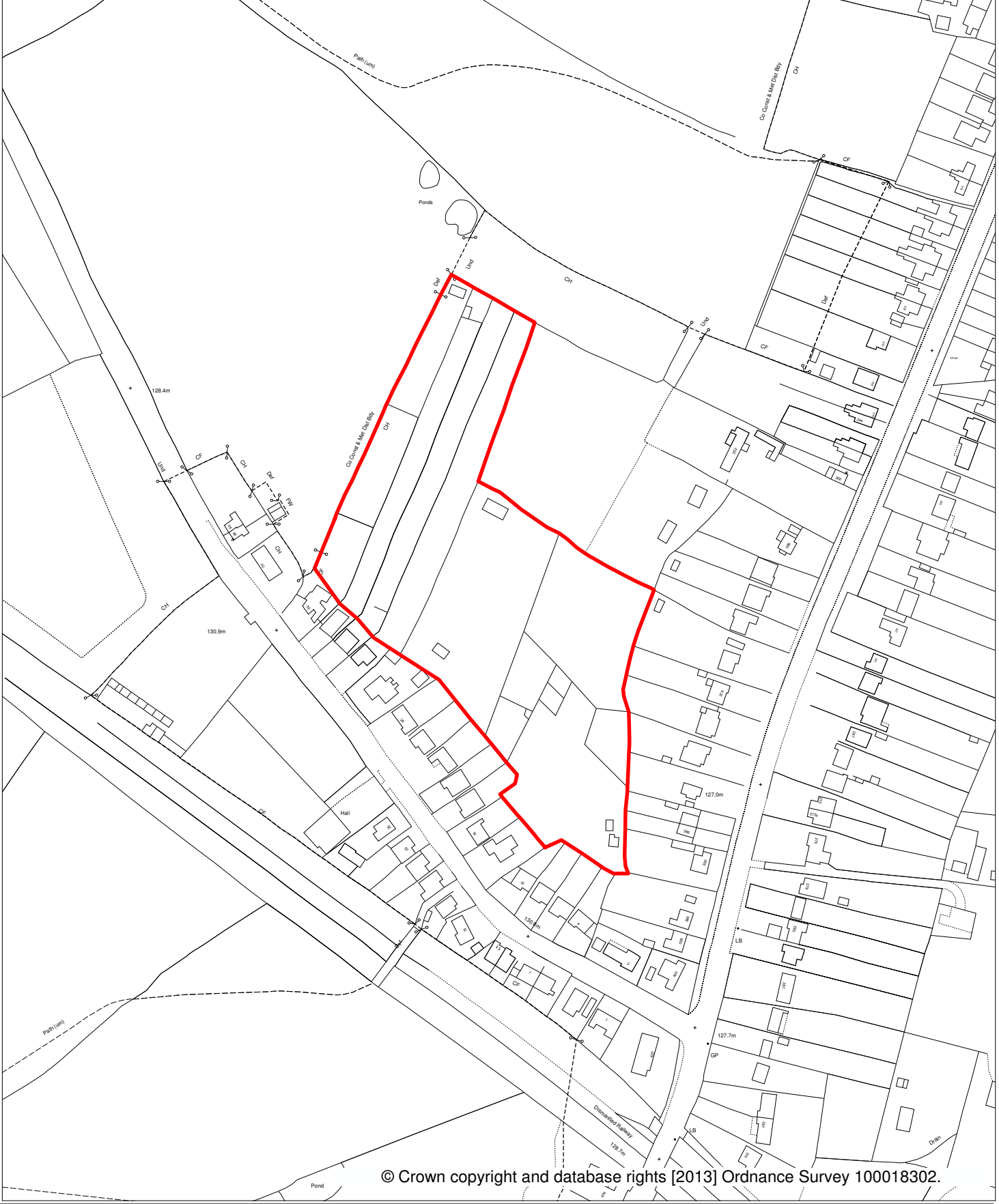
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	427321 E, 274995 N	

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

Site Ref	R89	**Site Name**	Land off Hodgetts Lane
Site Size (Hectares)	2.18	**Settlement**	Burton Green
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Proposed site access appears satisfactory.
Potential Impacts	Potential impact on character of residential area and amenity.
Environmental Conditions	Although the site is located within close proximity to the HS2 line, noise maps suggest that noise pollution may not be a significant issue in this area. Generally high ground water levels in the Burton Green area.
Overall Suitability	Potential for significant impact on nearby residential properties' amenity; proximity/location in relation to HS2 may also be an issue.
Availability	
The owners have expressed a willingness to release the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R89 Land off Hodgetts Lane

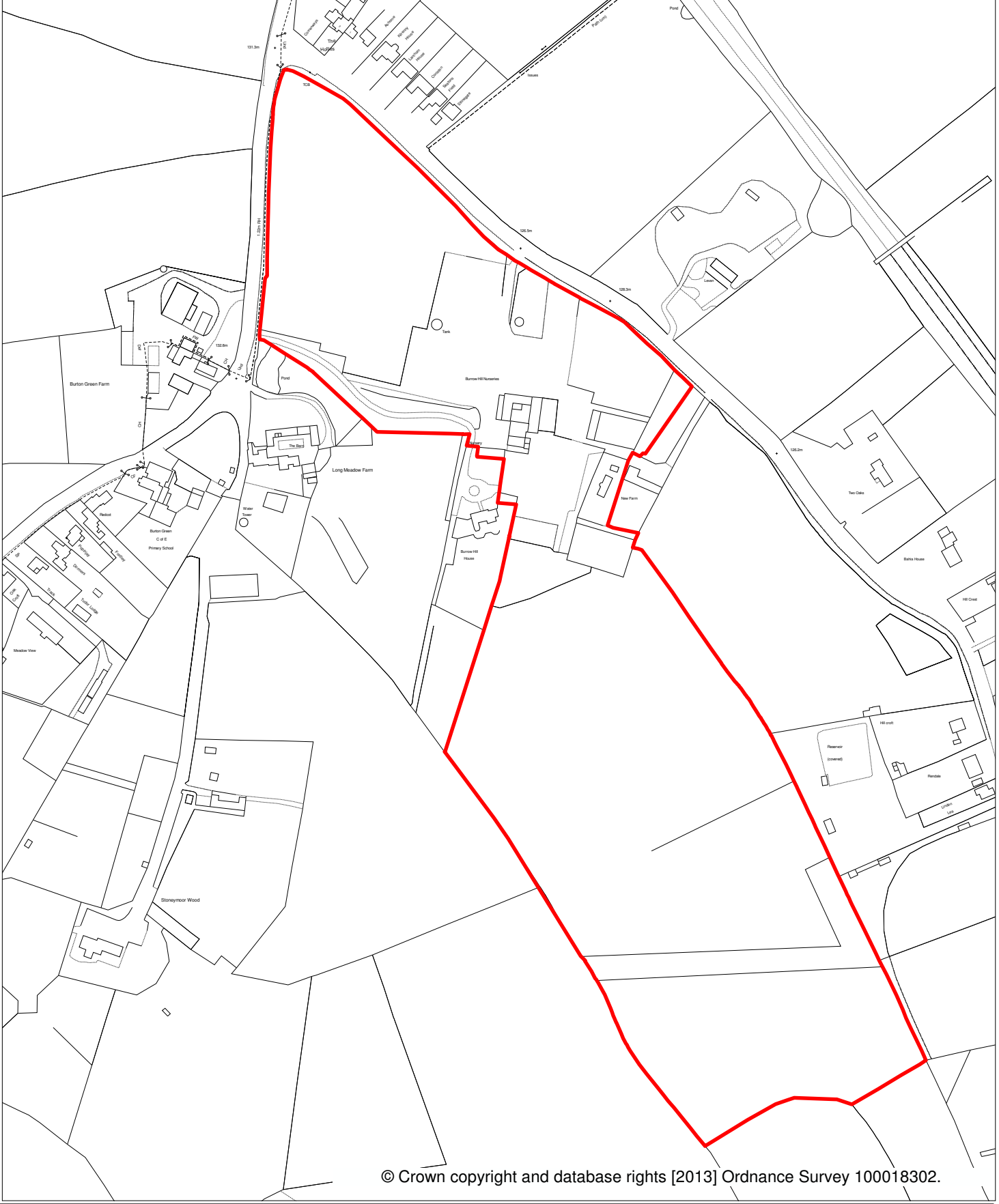
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	426821 E, 276185 N	

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

Site Ref	R90	**Site Name**	Burrow Hill Nursery
Site Size (Hectares)	11.7	**Settlement**	Burton Green
Source	SHLAA14	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R087 Red Lane to the south of New Farm	

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Coalfield Consultation Zone. Buildings on many parts of the site. Mature trees and hedgerows along frontage. Long Meadow Farm Grade 2 listed building to the south of the site. Elevated position - need to manage surface water.
Potential Impacts	Impact on area of high landscape value. Potential loss of hedgerows and trees. May require closure/relocation of business. Southern part of site would extend built form inappropriately to south. Majority of the land is of high landscape sensitivity with the exception of the area fronting Red Lane (2013 Assessment).
Environmental Conditions	Suitable subject to attention to drainage and protection of pipeline.
Overall Suitability	Potentially suitable in northern part subject to 3m protection zone for pipeline; management of surface water; protection of environmental quality; and satisfactory master plan and phasing
Availability	
The owners have expressed a willingness to release the site for development.	
Achievability	
Potentially achievable subject to overcoming layout and landscaping considerations.	
Housing Capacity	
Potential for up to 60 over the period 2014-2029, subject to HS2 issues.	



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WARWICK DISTRICT COUNCIL

R90 Burrow Hill Nursery

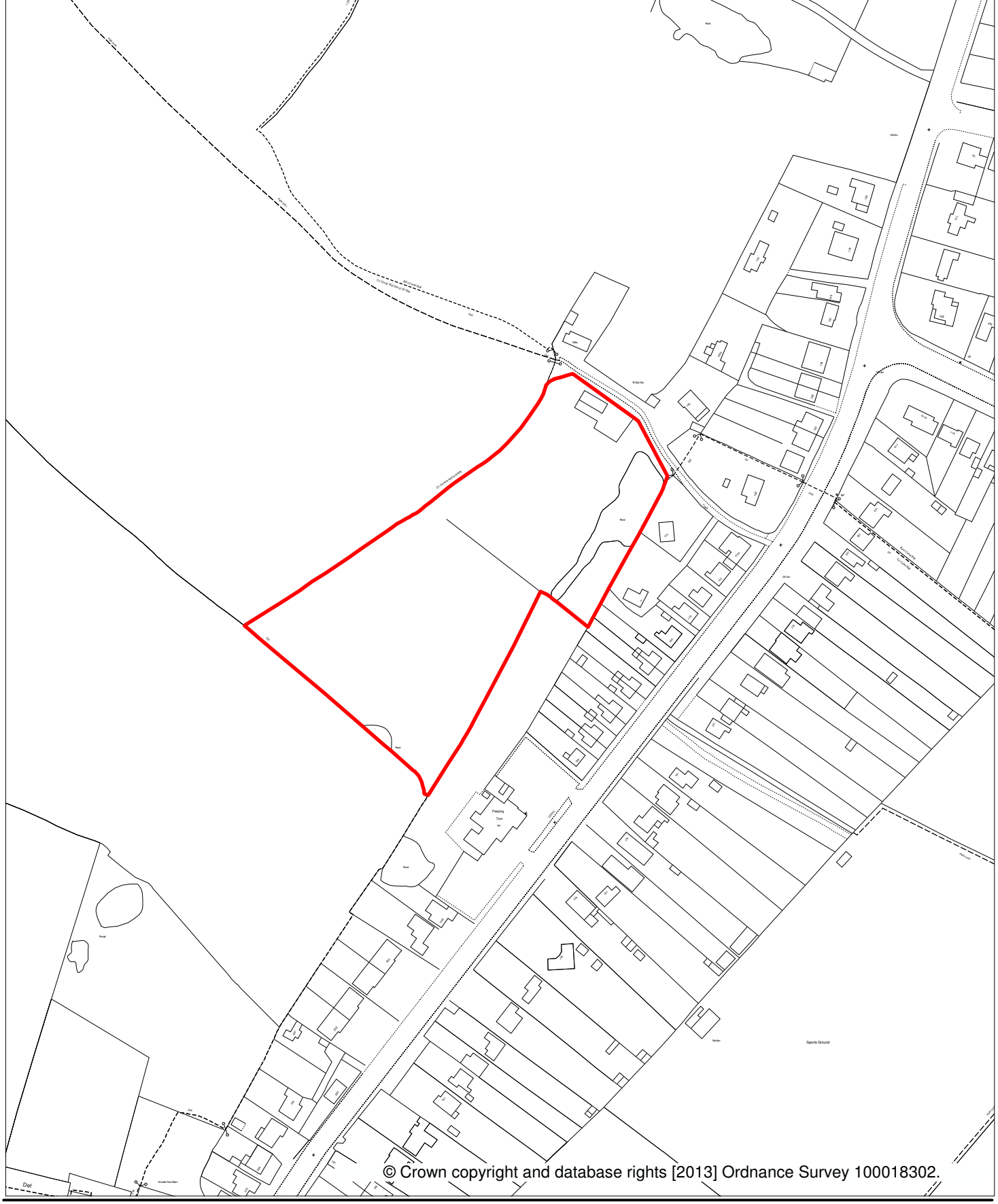
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:3500	SJ	21 November 2013	426963 E, 275303 N	

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

Site Ref	R91	**Site Name**	Land at the rear of Peeping Tom Public House
Site Size (Hectares)	1.76	**Settlement**	Burton Green
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Burton Green has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Backland location. Access only possible through Public House Car Park. Coalfield Consultation Zone.
Potential Impacts	Potential impact on nearby residential amenity. Impact on existing built form. Relationship to PH and village generally.
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to backland location and access.
Availability	
The owner has expressed a willingness to release the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R91 Land to the Rear of Peeping Tom Pub, Cromwell Lane

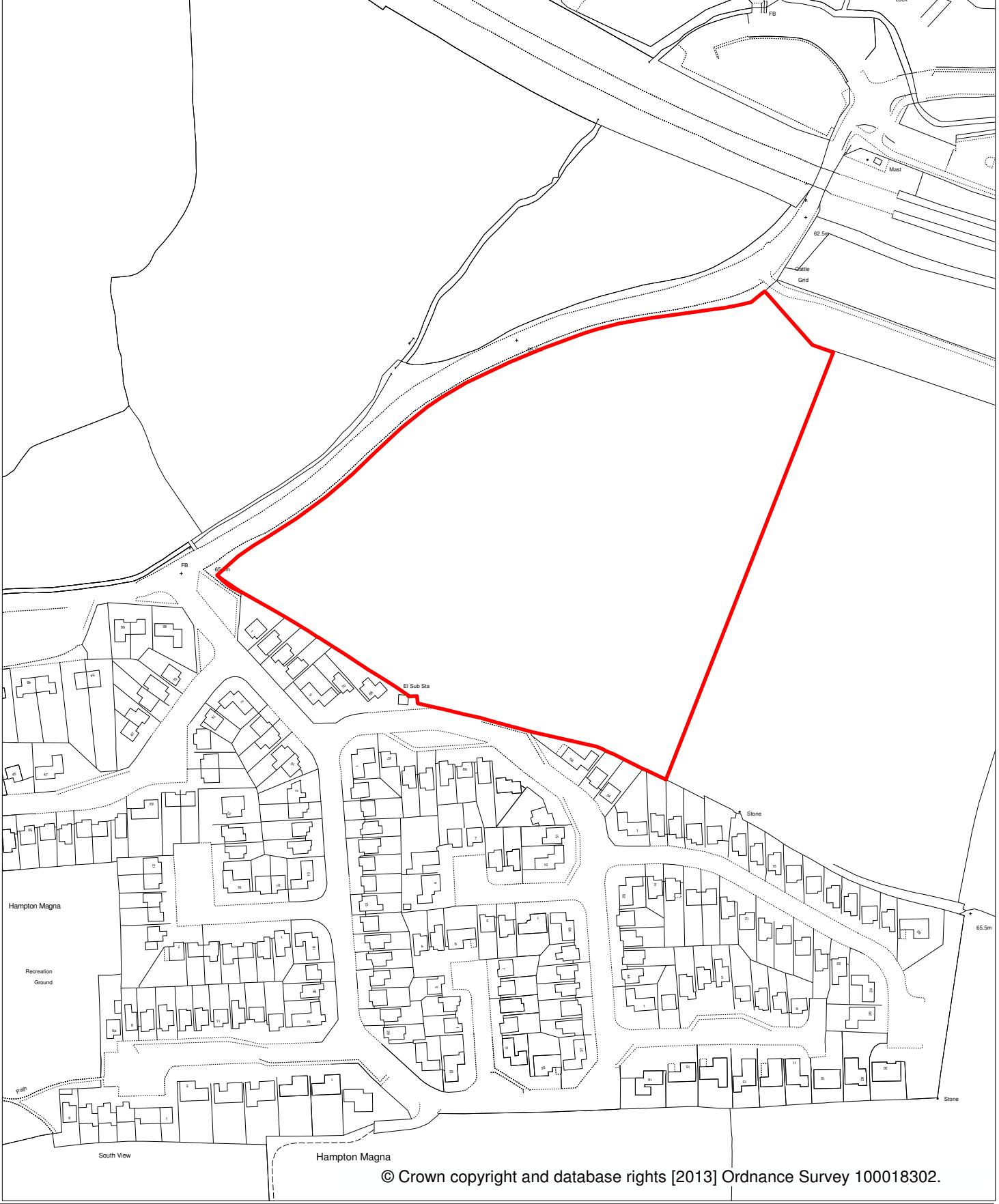
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	427221 E, 276783 N	

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

Site Ref	R94	**Site Name**	Land west of Stanks Farm
Site Size (Hectares)	3.88	**Settlement**	Hampton Magna
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Drainage and sewage infrastructure is limited locally.
Potential Impacts	Impact on built form of village - major eastwards extension of the settlement. Potential impact on area of high/medium landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory subject to suitable noise alleviation connected to the railway line and station.
Overall Suitability	Potentially suitable in part subject to alteration of Green belt boundary; impact on existing built form and connectivity with existing village.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable subject to overcoming issues of noise, built form, landscape impact, and Green Belt	
Housing Capacity	
Potential for up to 94 subject to any Green Belt alteration allowing this extent of development	



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WARWICK DISTRICT COUNCIL

R94 West of Stanks Farm, Hampton Magna

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	426239 E, 265243 N	

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

Site Ref	R95	**Site Name**	Land north of Montgomery Avenue
Site Size (Hectares)	1.30	**Settlement**	Hampton Magna
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Area of open land between two villages. Hampton Magna has a good range of services & facilities
Policy Restrictions	Green Belt
Physical Constraints	Appropriate site access cannot be achieved. Drainage and sewage infrastructure is limited locally. Significant trees/hedgerows.
Potential Impacts	Loss of sensitive frontage, coalescence of settlements.
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to insufficient highway access and coalescence of settlements.
Availability	
No evidence of landowner's willingness to release the site.	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R95 Land north of Montgomery Avenue

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	425333 E, 264712 N	

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

Site Ref	R96	**Site Name**	Land at Maple Lodge
Site Size (Hectares)	5.53	**Settlement**	Hampton Magna
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	The site slopes downhill away from Old Budbrooke Road. Potential lead pollution.
Potential Impacts	Impact on area of high landscape value. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Connectivity to existing village - separated by relatively busy rural road. Potential lead pollution.
Overall Suitability	Not suitable due to high landscape impact and connectivity with existing village.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R96 Land at Maple Lodge, Hampton Magna

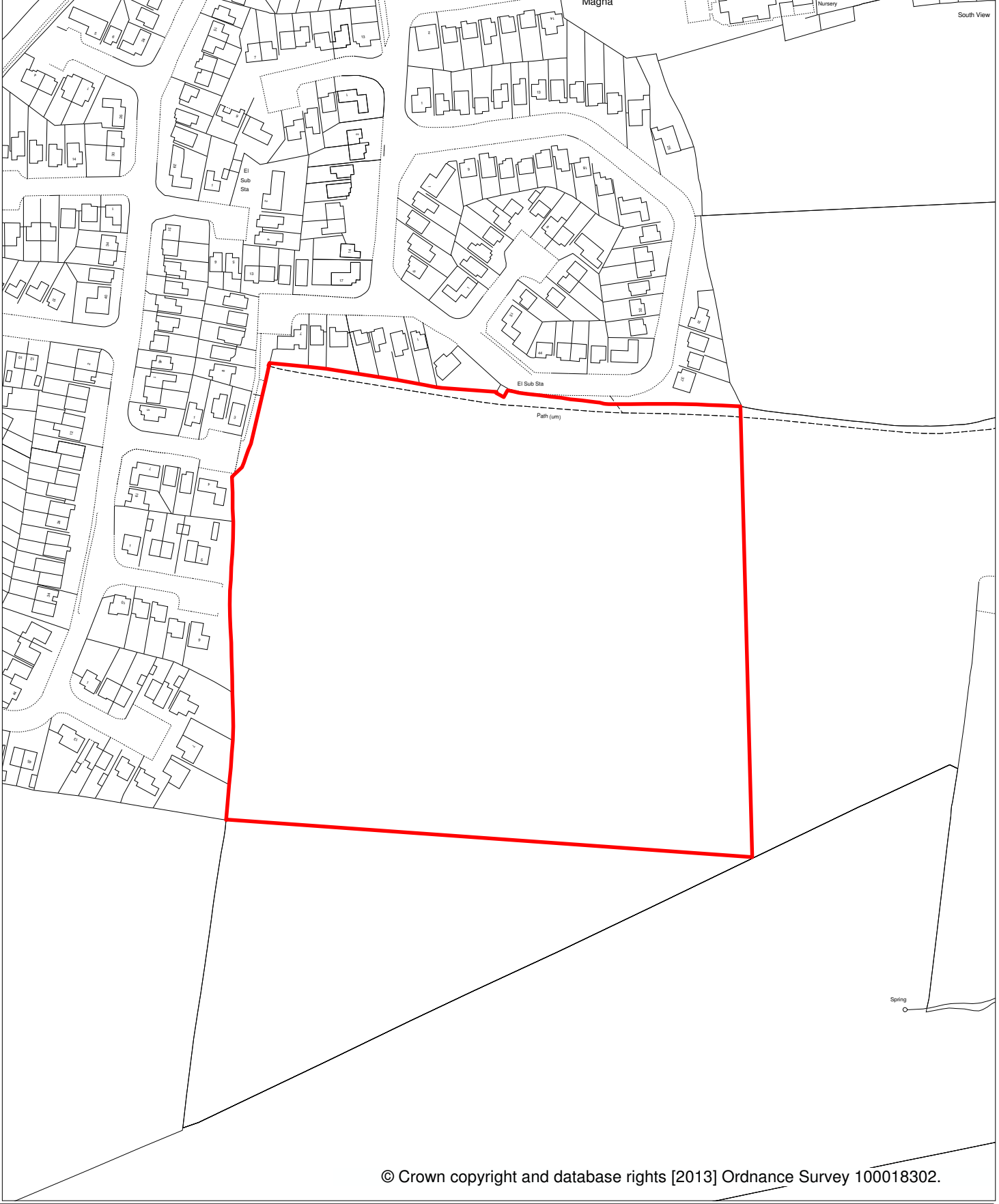
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	425404 E, 264850 N	

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

Site Ref	R97	**Site Name**	Land south of Lloyd Close
Site Size (Hectares)	5.39	**Settlement**	Hampton Magna
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R74 South of Arras Boulevard.	

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site slopes steeply downwards towards east.
Potential Impacts	Impact on area of high landscape value. Area of high/medium landscape sensitivity (2013 Assessment). Highly visible site from existing built up areas.
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable as highly visible site in area of high landscape value.
Availability	
No evidence of landowner's willingness to release the site.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R97 Land south of Lloyd Close

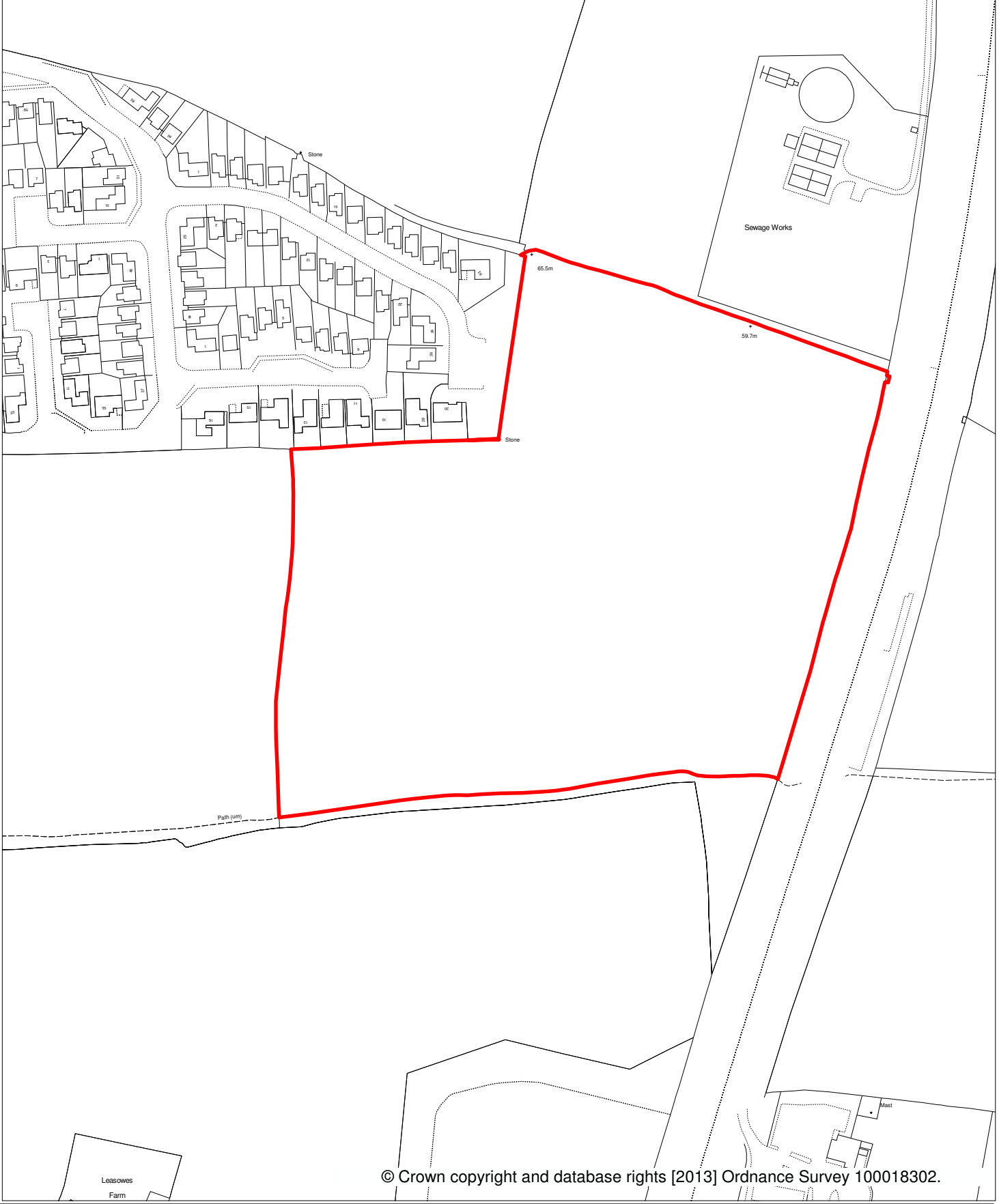
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	425822 E, 264690 N	

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

Site Ref	R98	**Site Name**	Land to the East of Clinton Avenue
Site Size (Hectares)	5.62	**Settlement**	Hampton Magna
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R74 South of Arras Boulevard	

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	A46 road corridor is within close proximity. Drainage and sewage infrastructure is limited locally. Proximity to sewage works.
Potential Impacts	Impact on an area of high landscape value in a highly visible Green Belt location. Potential impact of surface water drainage. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Noise from the A46 and odour from the sewage works will need to be addressed.
Overall Suitability	Not suitable due to high landscape impact and proximity to A46 / sewage works.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R98 Land to the East of Clinton Avenue

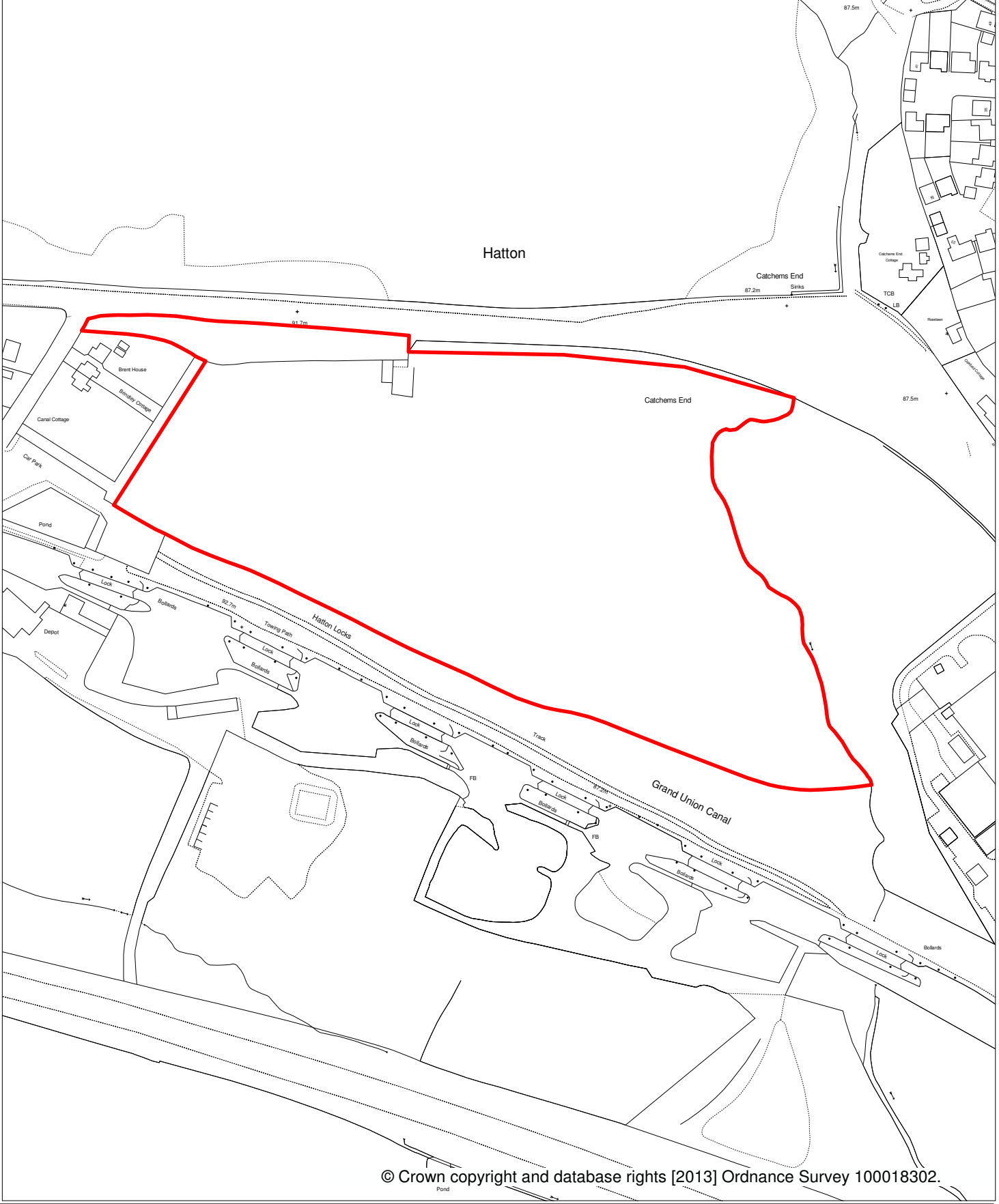
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	426452 E, 264923 N	

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

Site Ref	R99	**Site Name**	Land at Hatton Hill/East of Canal Road
Site Size (Hectares)	4.72	**Settlement**	Hatton Park
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village, separated by A4177. Hatton Park has a limited range of facilities
Policy Restrictions	Green Belt.
Physical Constraints	Hatton Hill Fields potential LWS borders the eastern edge of the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS. Area of high landscape sensitivity (2013 Assessment).
Potential Impacts	Impact on area of high landscape value. Potential impact on LWS areas. Impact on built form of village - extending ribbon development along south side of A4177.
Environmental Conditions	Satisfactory, although connectivity to existing village would need to be addressed.
Overall Suitability	Not suitable due to landscape impact, potential impact on Local Wildlife Site & Potential LWS and partial separation from main built up village of Hatton Park, leading to ribbon development.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R99 Land at Hatton Hill / East of Canal Road

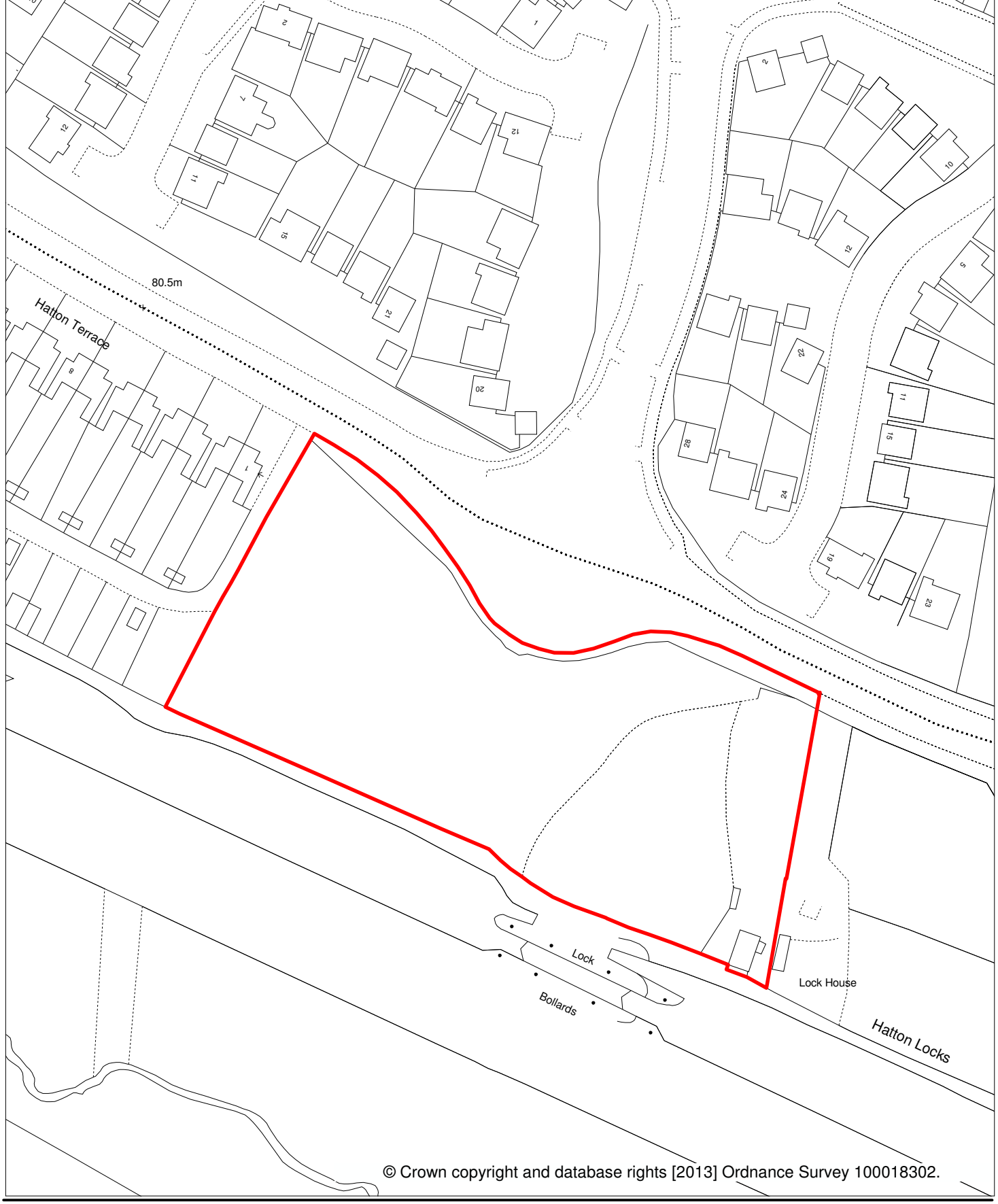
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	424534 E, 266873 N	

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

Site Ref	R100	**Site Name**	Land south of Charingworth Drive/Birmingham Road Roundabout
Site Size (Hectares)	0.98	**Settlement**	Hatton Park
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R75 407 Birmingham Road and Land to West	

Suitability for Housing	
Location	Edge of village. Hatton Park, separated by A4177, has a limited range of services.
Policy Restrictions	Green Belt.
Physical Constraints	Requirement for access onto a busy main road. Listed Lock House in SE of site. Canal beyond southern boundary - site within BW Consultation Zone. Significant trees and hedgerows to northern boundary. Minerals Consultation Area.
Potential Impacts	Potential impact on Grand Union Canal Potential LWS. Listed Lock House to SE boundary. Consultation required with Canal and River Trust regarding potential impact on adjacent Hatton Locks. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on canal corridor and area of high landscape sensitivity.
Availability	
Availability has not been confirmed.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R100 Land south of the Charingworth Drive/Birmingham Road

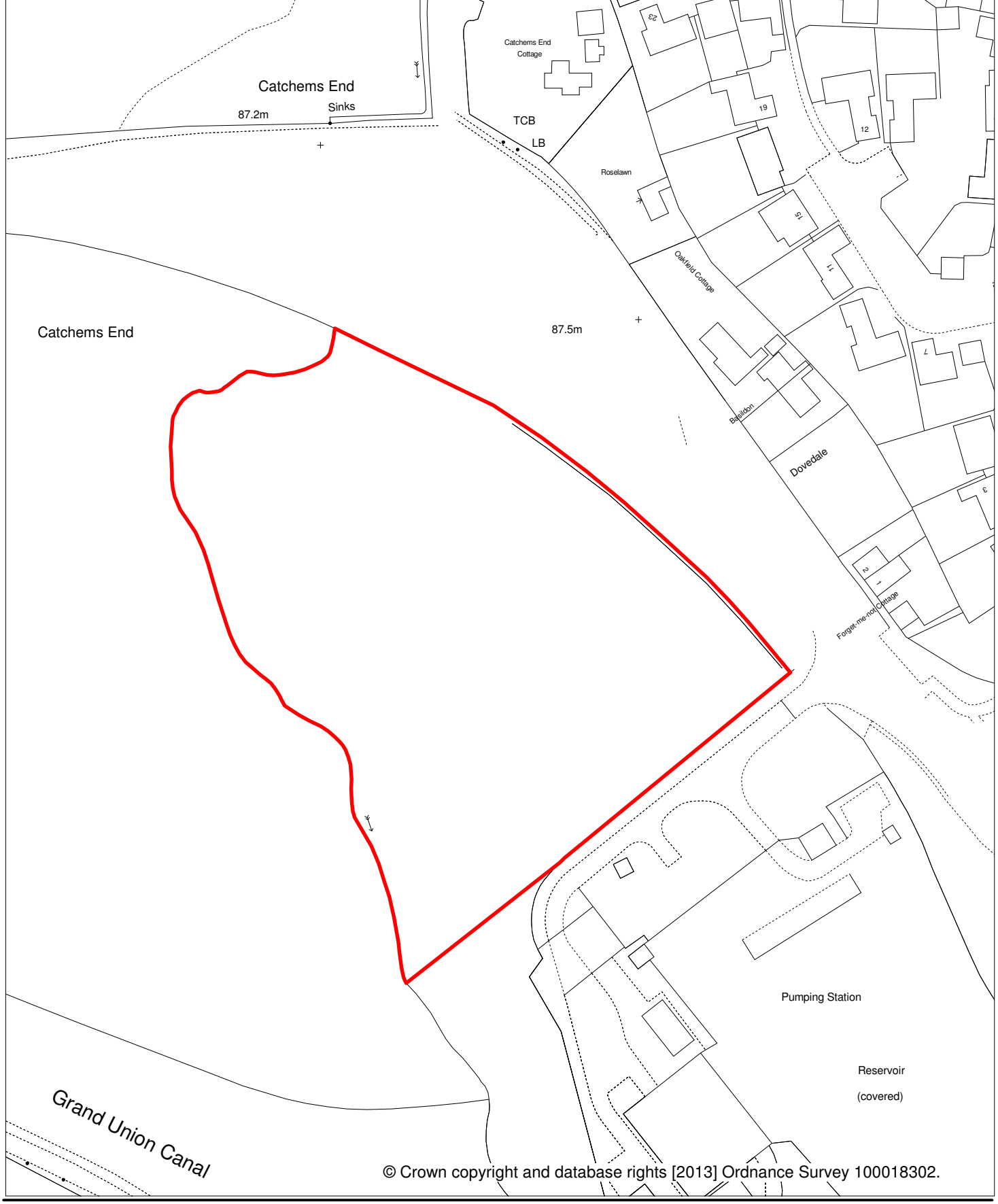
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	425151 E, 266554 N	

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

Site Ref	R101	**Site Name**	Land NW of Severn Trent Treatment Works
Site Size (Hectares)	1.24	**Settlement**	Hatton Park
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R101 Land at Hatton Hill/East of Canal Road	

Suitability for Housing	
Location	Edge of village. Hatton Park, separated by A4177, has a limited range of services.
Policy Restrictions	Green Belt.
Physical Constraints	Hatton Hill Fields potential LWS covers the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS.
Potential Impacts	Loss of potential LWS. Impact on other LWS areas. Adjacent to Hatton House which is a listed building with a locally listed park and garden. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Close proximity to Severn Trent Water Treatment works.
Overall Suitability	Not suitable due to loss of a potential LWS.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R101 Land west of Severn Trent Treatment Works

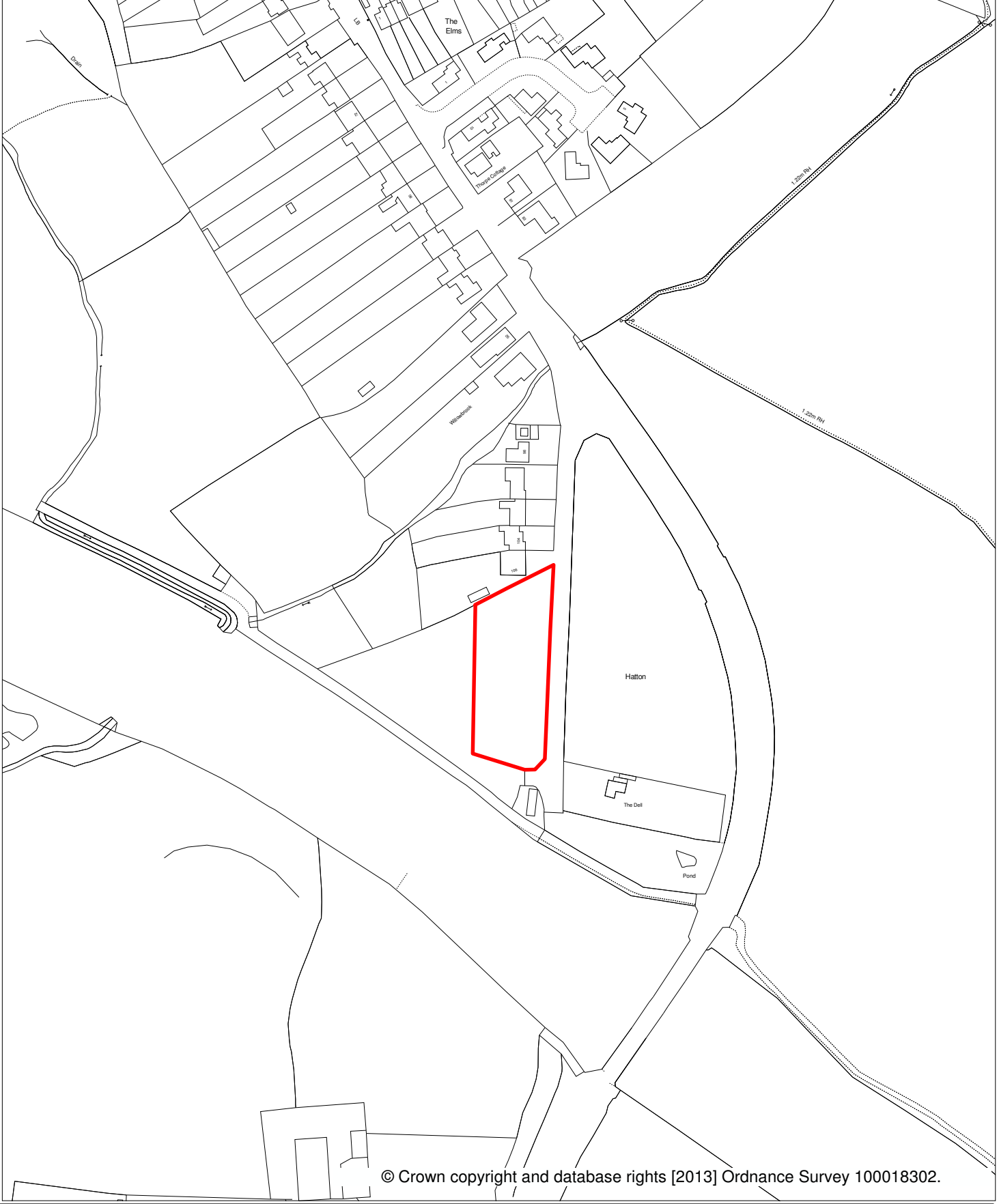
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	424717 E, 266899 N	

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

Site Ref	R102	**Site Name**	Land off Station Road
Site Size (Hectares)	0.31	**Settlement**	Hatton Station
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R71 West of Station Road	

Suitability for Housing	
Location	Edge of the village location. Hatton Station has a very limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Very close proximity to motorway corridor. Only suitable for small scale linear development.
Potential Impacts	
Environmental Conditions	Very close proximity to motorway. High levels of ambient traffic noise.
Overall Suitability	Potentially suitable in part subject to satisfactory noise mitigation; alteration of Green Belt or evidence of local need for affordable housing
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Subject to viability given the size of the scheme and requirements for environmental screening and noise mitigation; Green Belt alteration; or evidence of local need for affordable housing	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R102 Land off Station Road, Hatton Station

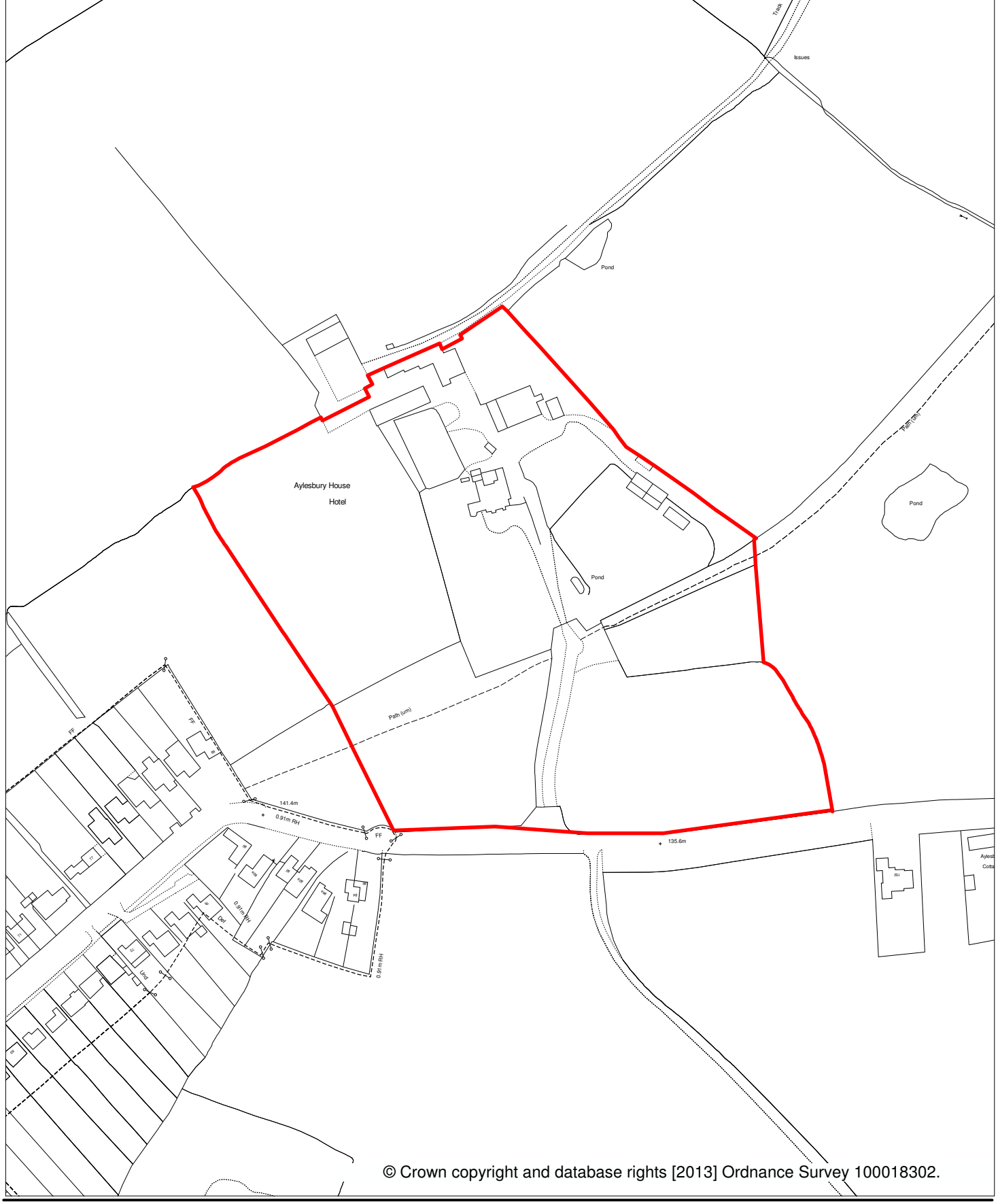
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	422440 E, 265996 N	

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

Site Ref	R104	**Site Name**	Former Aylesbury House Hotel and Surrounds.
Site Size (Hectares)	4.90	**Settlement**	Hockley Heath
Source	SHLAA 2014	**Land Type**	Greenfield and previously developed land.
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village location but does not directly abut the built up area of the village. Hockley Heath has a wide range of local service and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Aylesbury House is a listed building currently falling into disrepair within associated historic walled garden. Visibility splay for access is insufficient. Potential asbestos on site
Potential Impacts	Impact on setting of a listed building. Impact on openness of Green Belt and village form - some open areas between site and village.
Environmental Conditions	Satisfactory subject to proper disposal of asbestos.
Overall Suitability	Previously-developed part of site suitable in part for conversion of the listed house and limited redevelopment of outbuildings, subject to minimising impact on setting of historic building.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable subject to viability.	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R104 Aylesbury House

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	415689 E, 273241 N	

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

Site Ref	R105	**Site Name**	Swallowfield Stud
Site Size (Hectares)	0.25	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Culverted River Alne traverses site - regular flooding experienced on the site. Minerals Consultation Area.
Potential Impacts	Impact upon River Alne Local Wildlife Site which traverses the site.
Environmental Conditions	Not suitable due to localised flooding.
Overall Suitability	Not suitable due to localised flooding and impact on Local Wildlife Site.
Availability	
No confirmation of landowner interest.	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R105 Swallowfield Stud

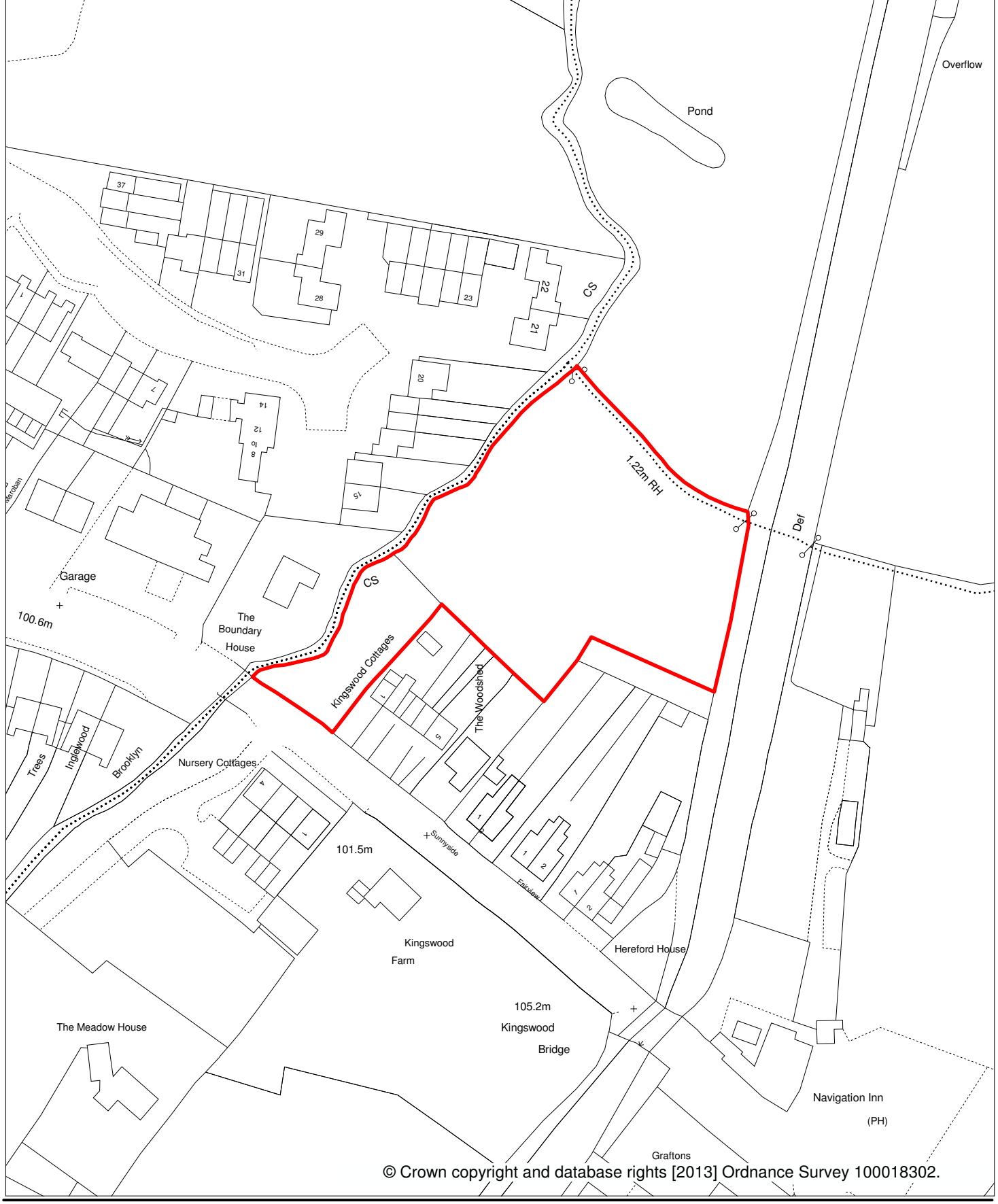
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	419076 E, 272278 N	

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

Site Ref	R106	**Site Name**	Land rear of Kingswood Cottages
Site Size (Hectares)	0.48	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Kingswood has a good level of services & facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site subject to risk of flood. Temporary Tree Preservation Order covers the site. River Alne LWS along western boundary.
Potential Impacts	Grade II Listed properties on Old Warwick Road. Potential impact on River Alne LWS. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Site at risk of flood.
Overall Suitability	Not suitable –most of site at risk of flood
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R106 Land rear of Kingswood Cottages

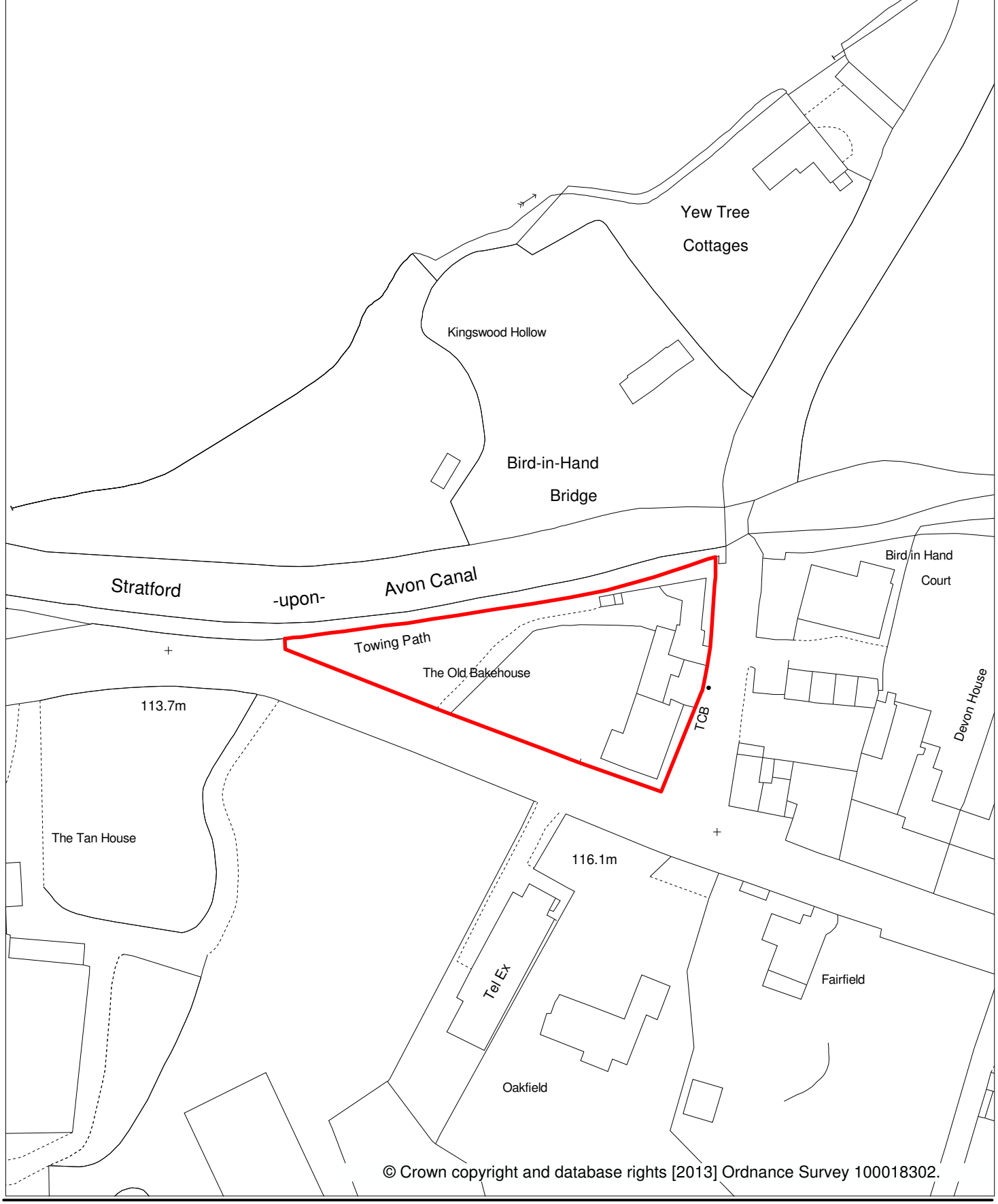
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	25 November 2013	419003 E, 271061 N	

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

Site Ref	R107	**Site Name**	Old Bakehouse, west of Mill Lane.
Site Size (Hectares)	0.19	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Previously developed land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Kingswood has a good level of services & facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site access is constrained. Buildings on site.
Potential Impacts	Potential impact on potential LWS along canal corridor. Within area of high/medium landscape value (2013 Assessment).
Environmental Conditions	Potential site contamination linked to previous uses.
Overall Suitability	Suitable in part for a small scale housing development subject to alteration of Green Belt or evidence of local need for affordable housing
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable subject to agreeing a suitable development layout; alteration of Green Belt boundary or evidence of local need for affordable housing	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R107 The Old Bakehouse, west of Mill Lane

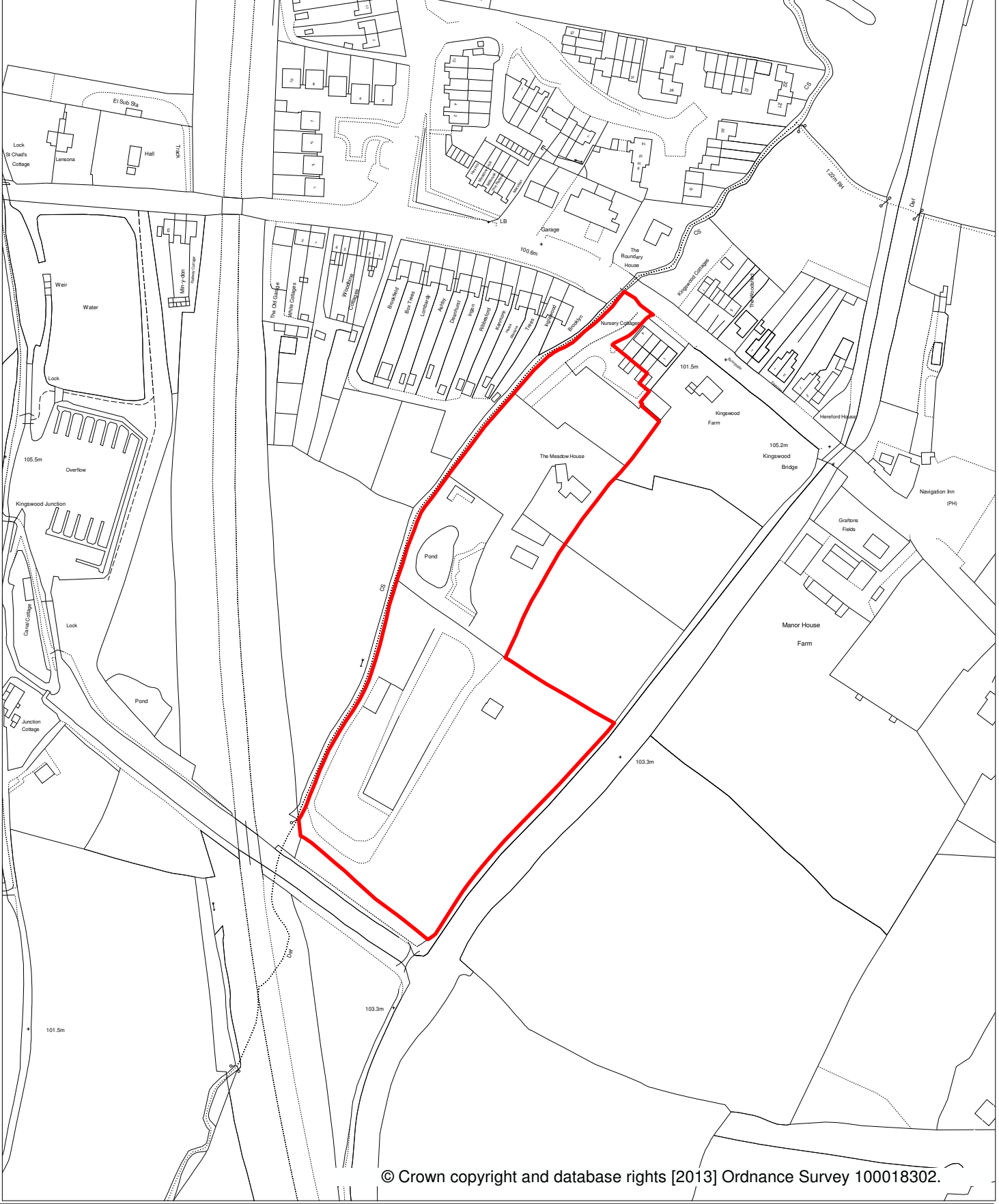
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1000	SJ	25 November 2013	418327 E, 271193 N	

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

Site Ref	R108	**Site Name**	The Meadow House, Kingswood
Site Size (Hectares)	2.32	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield and previously developed land
Adjacent/ Overlapping Site		R04 Land adjacent to The Meadow House; R109 Kingswood Farm	

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Area susceptible to surface water flooding. River Alne Local Wildlife Site (LWS) runs along the western edge of the site. Minor watercourse traverses the middle of the site.
Potential Impacts	Neighbouring Kingswood Farm is Grade II listed. 1-5 Old Warwick Road opposite the site is Grade II listed. Adjacent to Grand Union Canal. Potential Local Wildlife Site. Adjacent to listed waterways and listed locks.
Environmental Conditions	Part of the site is subject to surface water flooding.
Overall Suitability	Potentially suitable in part subject to mitigation of surface water flooding; protection of local wildlife corridor; alteration of Green Belt boundary or evidence of local need for affordable housing
Availability	
Development option available within two years.	
Achievability	
Potentially achievable subject to mitigation of surface water flooding and Green Belt issues.	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R108 The Meadow House, Kingswood

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	418875 E, 270894 N	

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

Site Ref	R109	**Site Name**	Kingswood Farm
Site Size (Hectares)	1.25	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R04 Land adjacent The Meadow House; R108 The Meadow House	

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt
Physical Constraints	Grade II Listed Kingswood Farm in northern corner of site. Access onto B4439.
Potential Impacts	Kingswood Farm is a Grade II Listed building. Listed waterways and listed locks run adjacent to site. Grand Union Canal Potential SINC abuts eastern boundary of the site.
Environmental Conditions	Satisfactory.
Overall Suitability	Suitable subject to protecting the setting of the Listed Building adjacent Potential SINC; resolution of access issues; and alteration of Green Belt boundary or evidence of local need for affordable housing
Availability	
Landowner has expressed interest in releasing the site for development.	
Achievability	
Potentially achievable for small scale development - subject to resolving above issues.	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	

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WARWICK DISTRICT COUNCIL

R109 Kingswood Farm

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	418941 E, 270948 N	

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

Site Ref	R110	**Site Name**	Land to East of Station Lane
Site Size (Hectares)	10.06	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R111 Station Lane opposite Gowan Bank; R114 Land South of Rising Lane	

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Number of Tree Preservation Orders along the frontage of the site. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.
Potential Impacts	Listed building towards the west of the site - potential impact on setting. Significant impact on landscape character. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on tree frontage and significant landscape impact.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R110 Land to the East of Station Lane

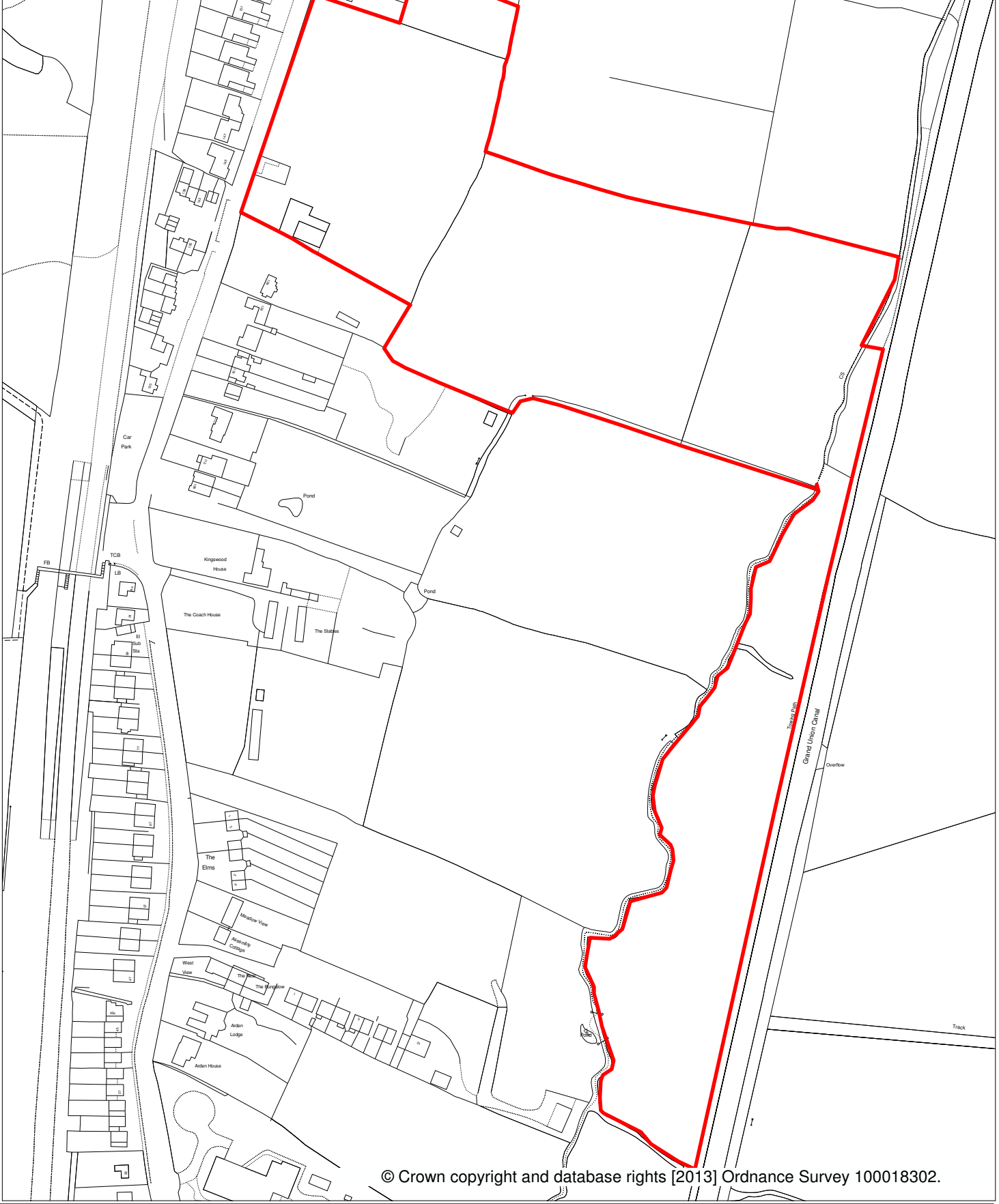
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	419130 E, 271969 N	

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

Site Ref	R111	**Site Name**	Station Lane opposite Gowan Bank
Site Size (Hectares)	6.5	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R110 Land south of Kingswood Close	

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Small number of Tree Preservation Orders along site frontage. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.
Potential Impacts	Significant impact on landscape character. Access will require removal of tree frontage. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on tree frontage and significant landscape impact.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R111 Station Road opposite Gowan Bank

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2750	SJ	21 November 2013	419000 E, 271568 N	

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

Site Ref	R112	**Site Name**	Land off Brome Hall Lane
Site Size (Hectares)	0.55	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Kingswood has a good range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Stratford Upon Avon canal potential LWS borders the south eastern edge of the site. Site is slightly separated from the main built up form and would have a significant impact on landscape character.
Potential Impacts	Listed building located near the north of the site. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to high landscape impact and separation from the main settlement.
Availability	
Achievability	
Housing Capacity	

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WARWICK DISTRICT COUNCIL

R112 Land off Broome Hall Lane

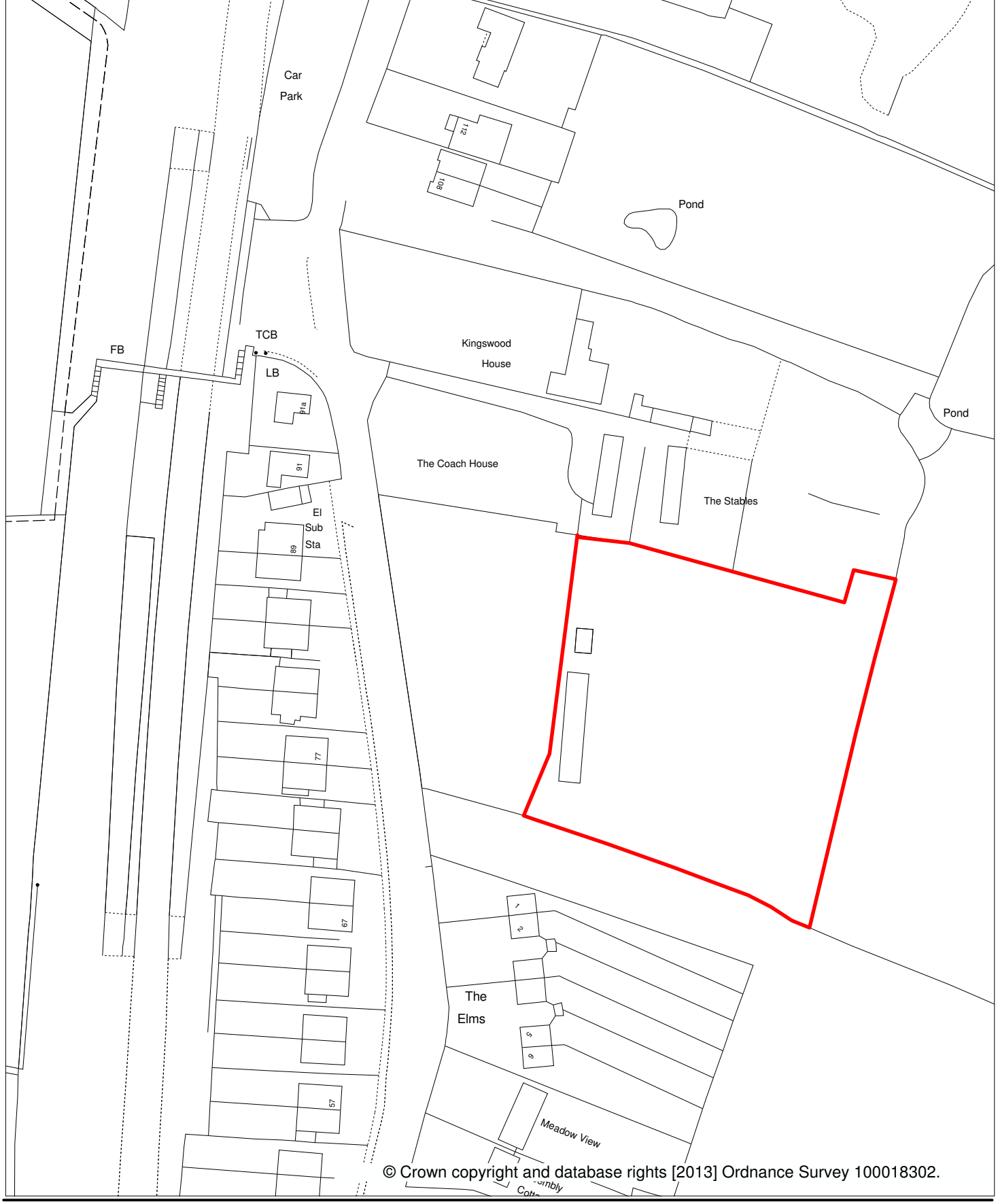
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	25 November 2013	418567 E, 270821 N	

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

Site Ref	R113	**Site Name**	Land S of The Stables, Station Lane
Site Size (Hectares)	0.55	**Settlement**	Lapworth/ Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield/ Previously-developed Land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood village, but does not abut existing built up area. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site set well away from Station Lane and access only possible using existing long driveway. Substantial number of Tree Preservation Orders. In an area of medium to high landscape value.
Potential Impacts	Potential impact on landscape character but the site is also well screened.
Environmental Conditions	Satisfactory
Overall Suitability	Suitable in small part (western edge of site) due to landscape impact.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Achievable in very small part subject to minimising landscape impact and alteration of Green Belt or evidence of local need for small affordable housing exception scheme	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R113 Land south of The Stables, Station Lane

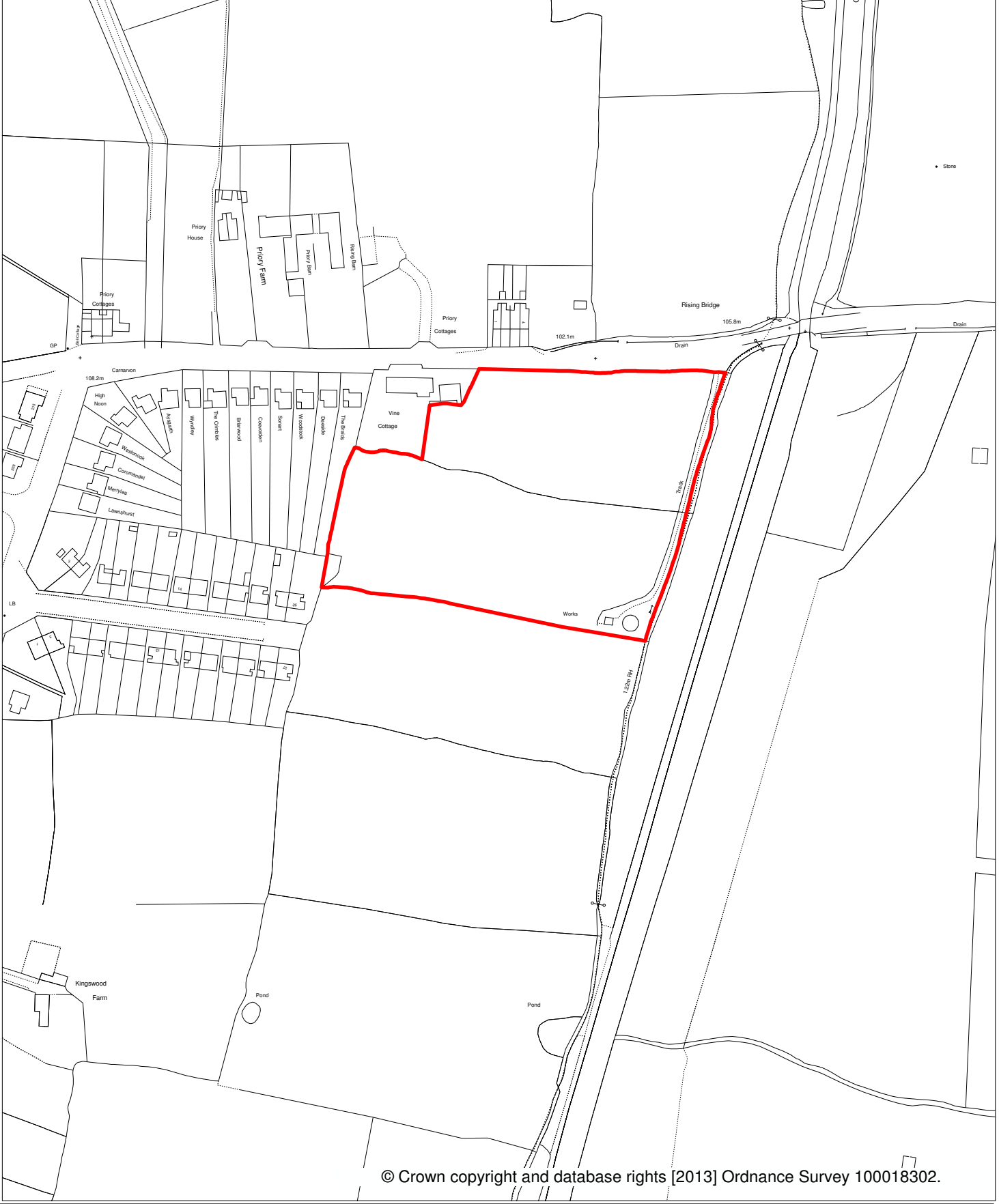
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	418852 E, 271520 N	

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

Site Ref	R114	**Site Name**	Land to the south of Rising Lane, Kingswood
Site Size (Hectares)	1.82	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Insufficient site access. Eastern part of site within Flood Risk Zones 2, 3a and 3b.
Potential Impacts	Significant impact on landscape character. Potential impact upon setting of Listed Vine Cottage. Potential LWS to east of site at the Grand Union Canal. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Eastern part of site in Flood Risk Zones 2, 3a and 3b.
Overall Suitability	Not suitable due to insufficient site access, flood risk and significant landscape impact.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R114 Rising Lane, Kingswood

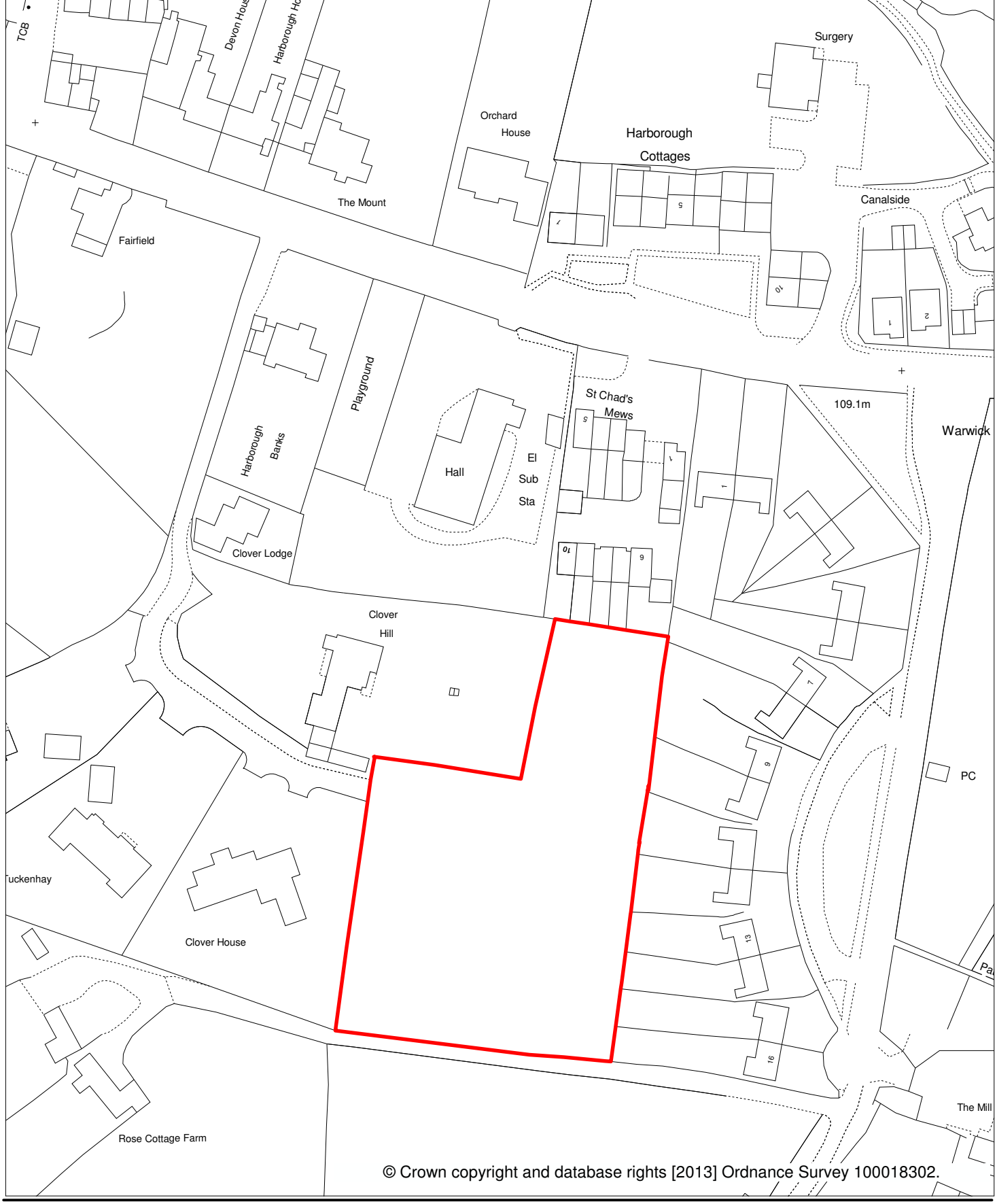
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	419220 E, 272144 N	

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

Site Ref	R115	**Site Name**	Rear of Brome Hall Lane
Site Size (Hectares)	0.56	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Improved site access required. Tree preservation orders on north western edge of the site.
Potential Impacts	Close relationship to open field landscape which will need to be protected. Within area of high/medium landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable in part for small scale development subject to access improvements and sufficient site screening.
Availability	
Landowner has expressed interest in promoting the site for development	
Achievability	
Achievable subject to access, screening, alteration of Green Belt boundary or evidence of local need for affordable housing for small rural exception scheme	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R115 Land to the Rear of Broome Hall Lane

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	418482 E, 271033 N	

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

Site Ref	R116	**Site Name**	East of Lensana, Warwick Road
Site Size (Hectares)	0.15	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Previously developed land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Very close proximity to railway line and bridge. Very limited site access.
Potential Impacts	Loss of informal parking area.
Environmental Conditions	Satisfactory, subject to adequate noise mitigation
Overall Suitability	Suitable subject to noise mitigation.

Availability
Confirmation of multiple landownership interest required.

Achievability
Subject to confirmation of landowner interest; alteration of Green Belt boundary or evidence of local housing need for small rural exception scheme

Housing Capacity
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing

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WARWICK DISTRICT COUNCIL

R116 East of Lensona, Warwick Road

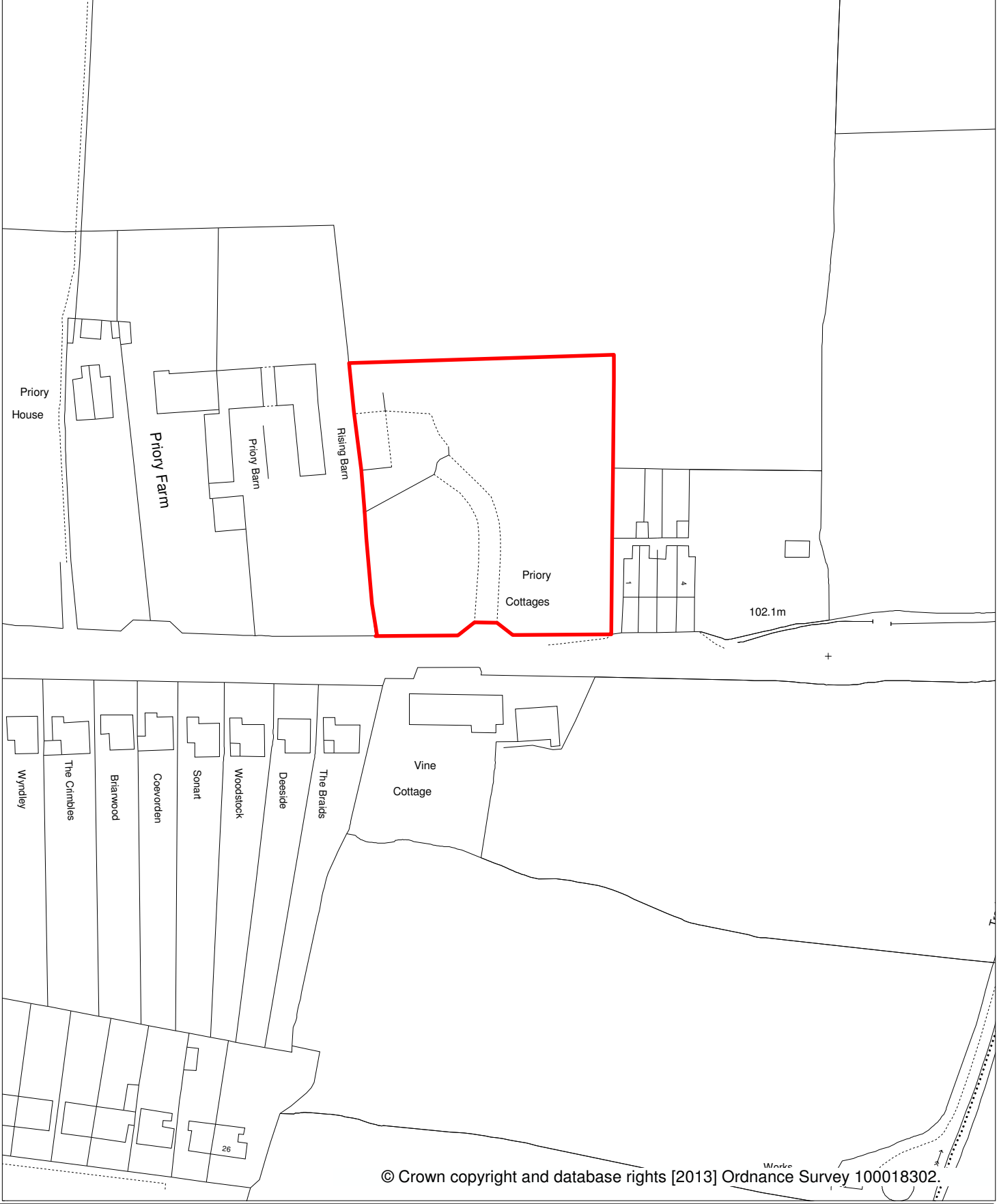
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	418700 E, 271099 N	

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

Site Ref	R117	**Site Name**	Priory Farm, Kingswood
Site Size (Hectares)	0.40	**Settlement**	Kingswood
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Kingswood village. Kingswood has a good range of facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Regular site flooding linked to nearby brook. Area of high landscape value to the north (2013 Assessment).
Potential Impacts	
Environmental Conditions	Localised flooding.
Overall Suitability	Not suitable due to localised flooding.
Availability	
No confirmation of landowner interest.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R117 Priory Farm, Kingswood

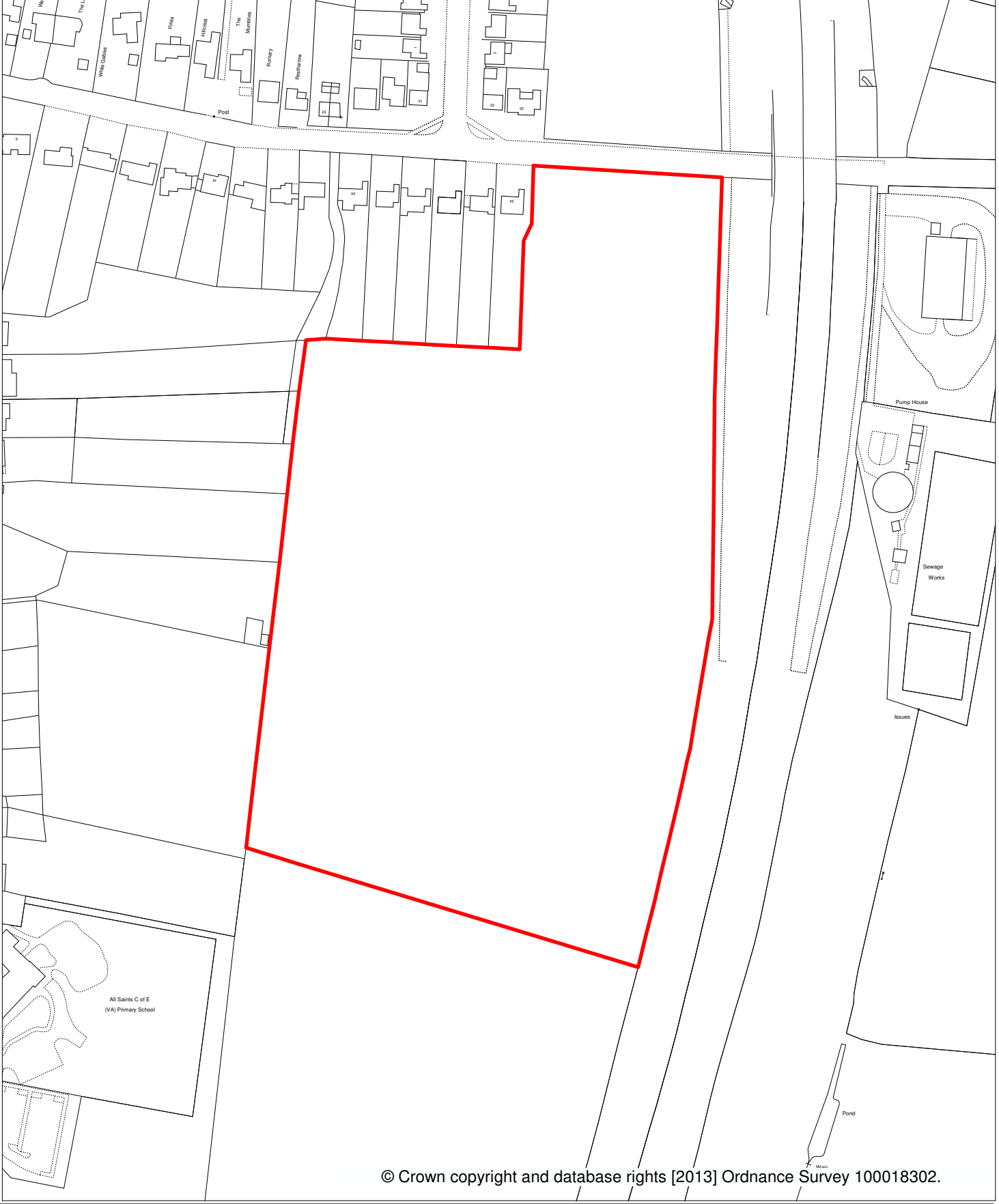
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	419187 E, 272268 N	

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

Site Ref	R118	**Site Name**	Land south of Hill Wootton Road
Site Size (Hectares)	6.46	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R141 Land near school	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Proximity to A46 and buffer will be required, leaving limited developable area Trees on frontage to Hill Wootton Road.
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. Area of high/medium landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory to western edge subject to noise mitigation measures.
Overall Suitability	Not suitable due to impact of loss of trees along the frontage, impact on landscape quality 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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WARWICK DISTRICT COUNCIL

R118 Land South of Hill Wootton Road

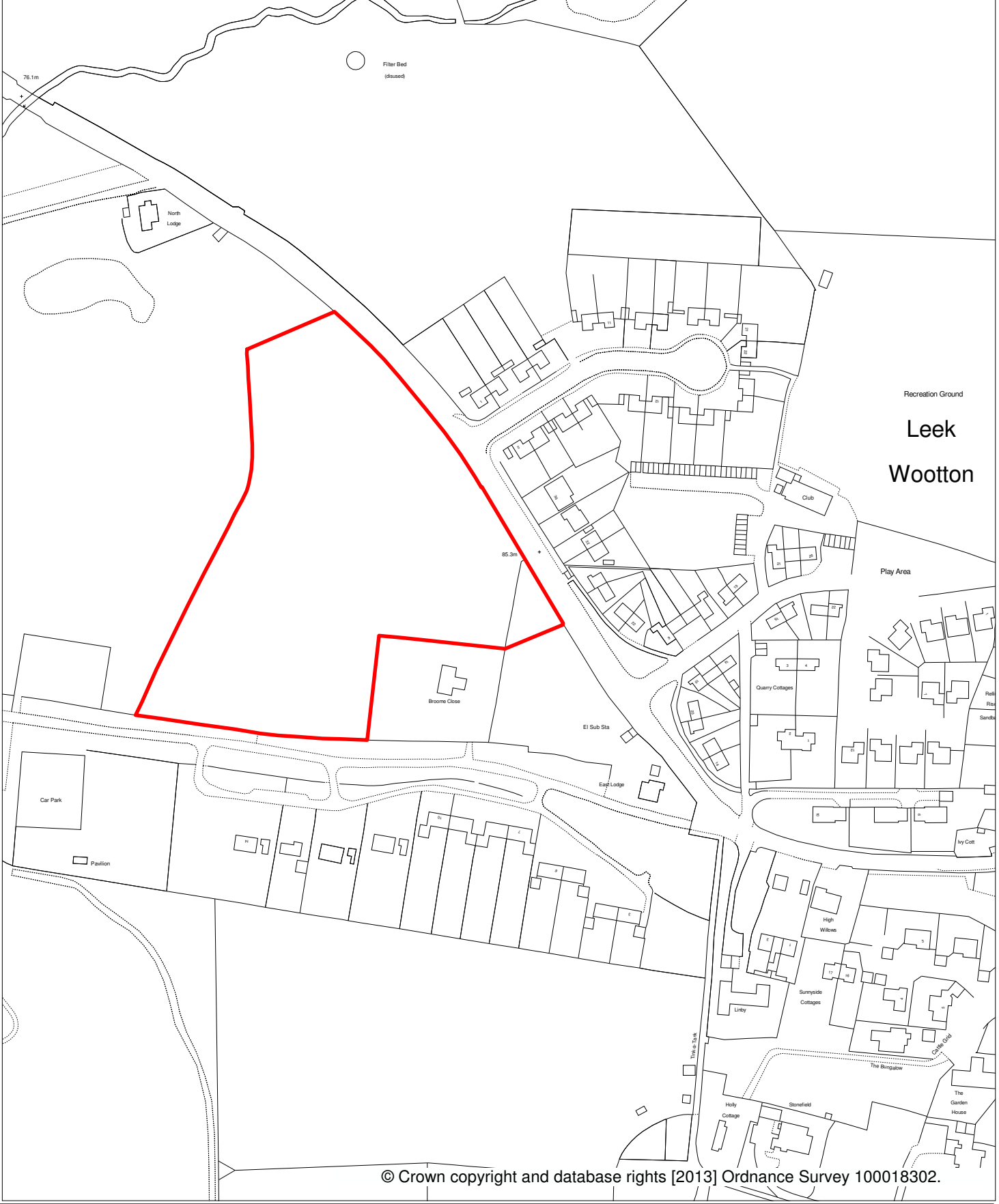
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	429277 E, 268665 N	

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

Site Ref	R120	**Site Name**	The Paddock, Warwickshire Police HQ
Site Size (Hectares)	2.27	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R121 Land north of main entrance; R123 North Lodge	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site situated in the grounds of the Grade II Listed building of Woodcote. Tree Preservation Order covers the site. North eastern edge of the site borders Cattle Brook Potential LWS.
Potential Impacts	Potential impact on setting of a Listed Building and on adjacent potential LWS.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable in part but any development should be planned as part of wider master plan for the whole Woodcote site.
Availability	
Landowner has marketed the site for sale.	
Achievability	
Subject to inclusion within a comprehensive master plan for the development of the former Police HQ site; and to alteration of Green Belt boundary	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration, but could potentially include up to 30 dwellings	



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WARWICK DISTRICT COUNCIL

R120 The Paddock, Warwickshire Police HQ

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	428669 E, 269138 N	

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

Site Ref	R121	**Site Name**	Land north of main entrance, Warwickshire Police HQ
Site Size (Hectares)	0.32	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R120 The Paddock	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site situated in the grounds of the Grade II Listed building of Woodcote. Tree Preservation Order covers the site.
Potential Impacts	Potential impact on setting of a Listed Building.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable site but as part of wider master plan.
Availability	
Landowner has marketed the site for sale.	
Achievability	
Subject to inclusion within a comprehensive master plan for the development of the former Police HQ site; and to alteration of Green Belt boundary	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration	

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WARWICK DISTRICT COUNCIL

R121 Land North of Main Entrance, Warwickshire Police HQ

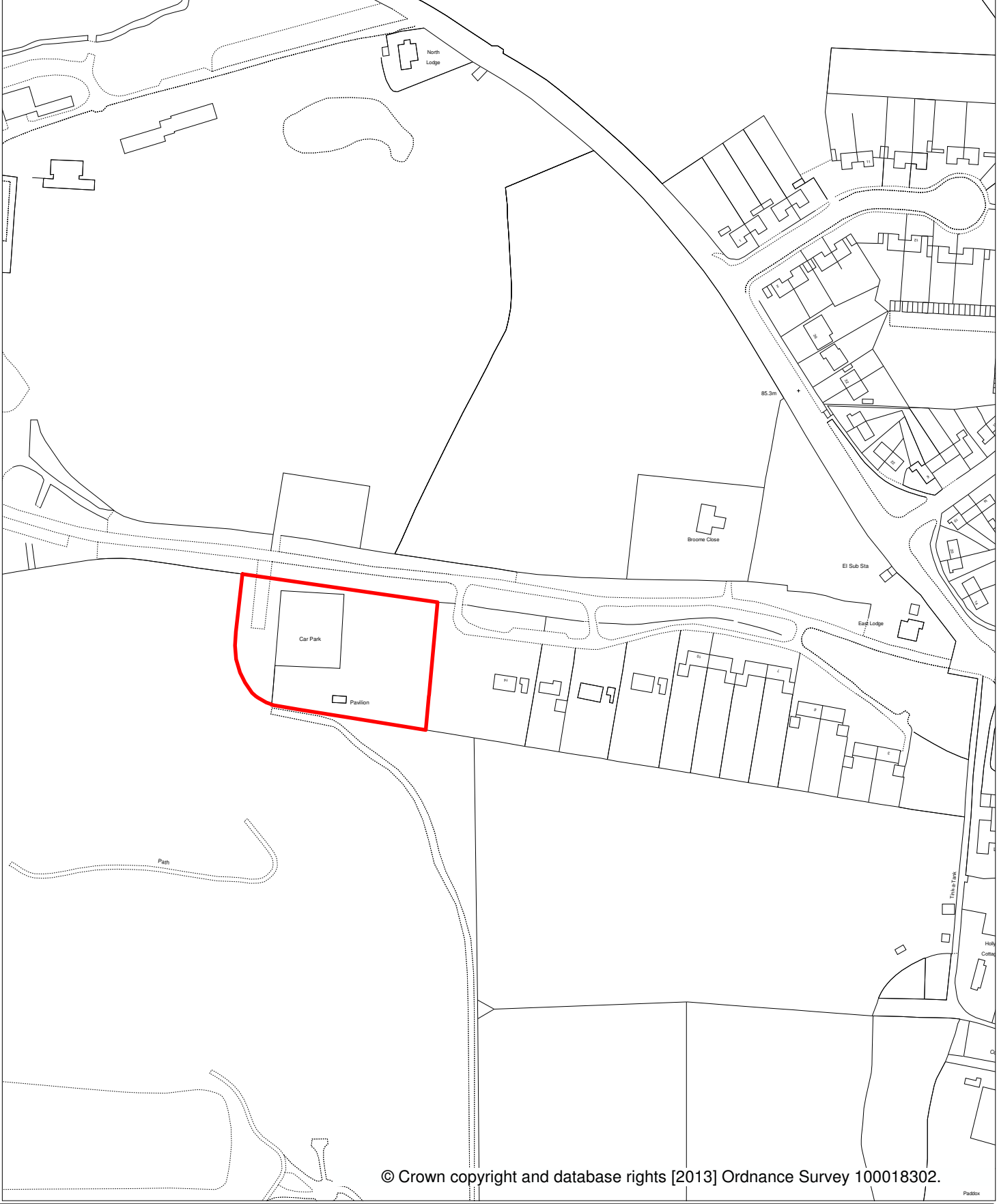
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	SJ	21 November 2013	428708 E, 269079 N	

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

Site Ref	R122	**Site Name**	Former Tennis Courts, Warwickshire Police HQ
Site Size (Hectares)	0.57	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Tree Preservation Order covering the site. Sensitive location in grounds of Grade II Listed Woodcote.
Potential Impacts	Potential impact of setting of listed building and its grounds.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable site but as part of wider masterplan.
Availability	
Owner has marketed the site.	
Achievability	
Subject to inclusion within a comprehensive master plan for the development of the former Police HQ site; and to alteration of Green Belt boundary	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration	



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WARWICK DISTRICT COUNCIL

R122 Tennis Courts, Warwickshire Police HQ

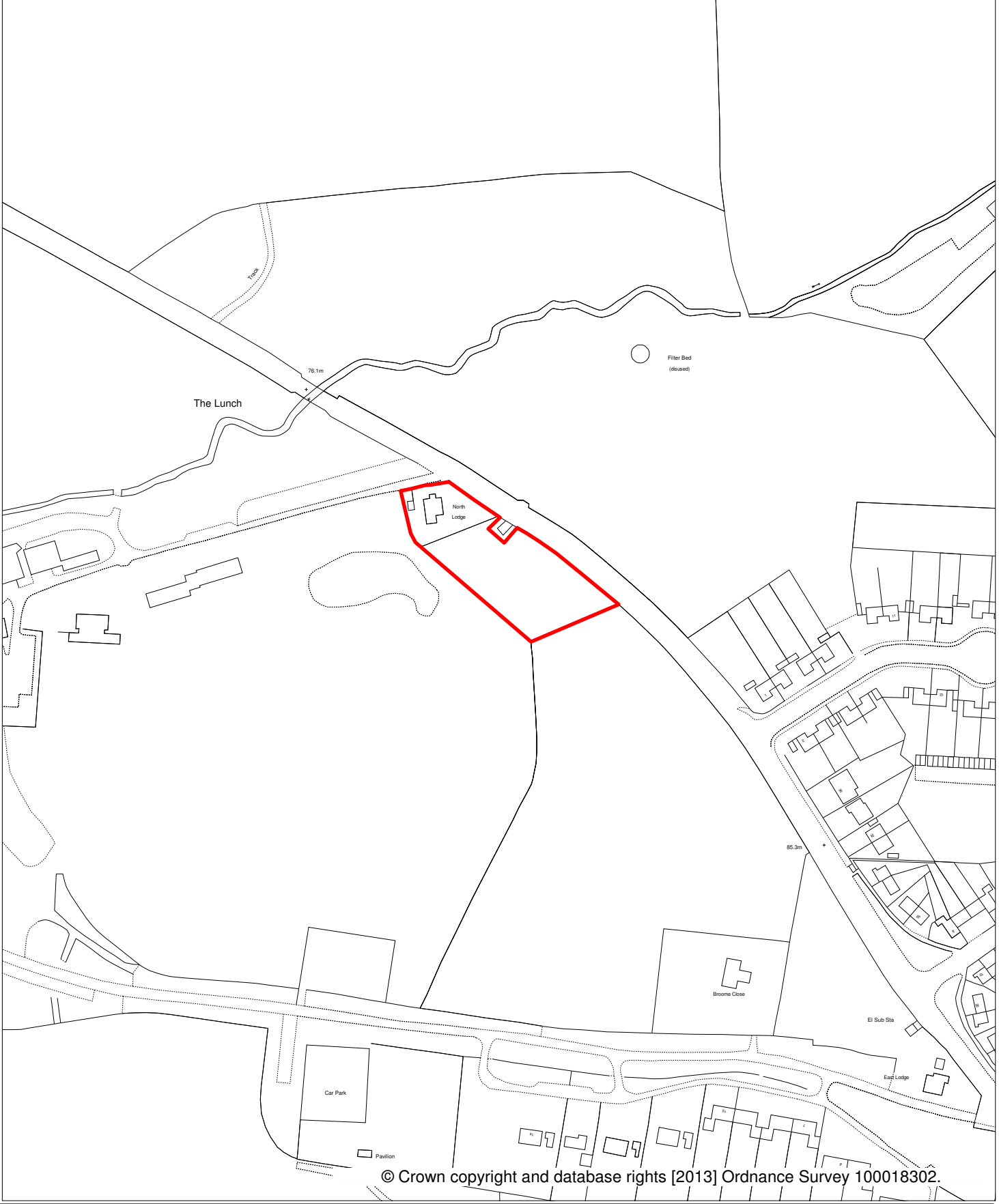
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	428543 E, 269060 N	

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

Site Ref	R123	**Site Name**	Warwickshire Police HQ – Northern Lodge
Site Size (Hectares)	0.36	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R120 The Paddock	

Suitability for Housing	
Location	Remote from edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Gas Pipeline Consultation Zone (outer Zone) covers northern half of the site. Existing access is limited. Site situated in the grounds of the Grade II Listed building of Woodcote. Tree Preservation Order covers the site. Potential LWS on opposite side of Woodcote Lane and to north.
Potential Impacts	Potential impact on setting of listed building. Potential LWS and area of landscape value.
Environmental Conditions	Site is set apart from edge of existing built up area.
Overall Suitability	Not suitable due to location away from the edge of the village and Gas Pipeline
Availability	
Landowner has marketed the site for sale.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R123 North Lodge, Warwickshire Police HQ

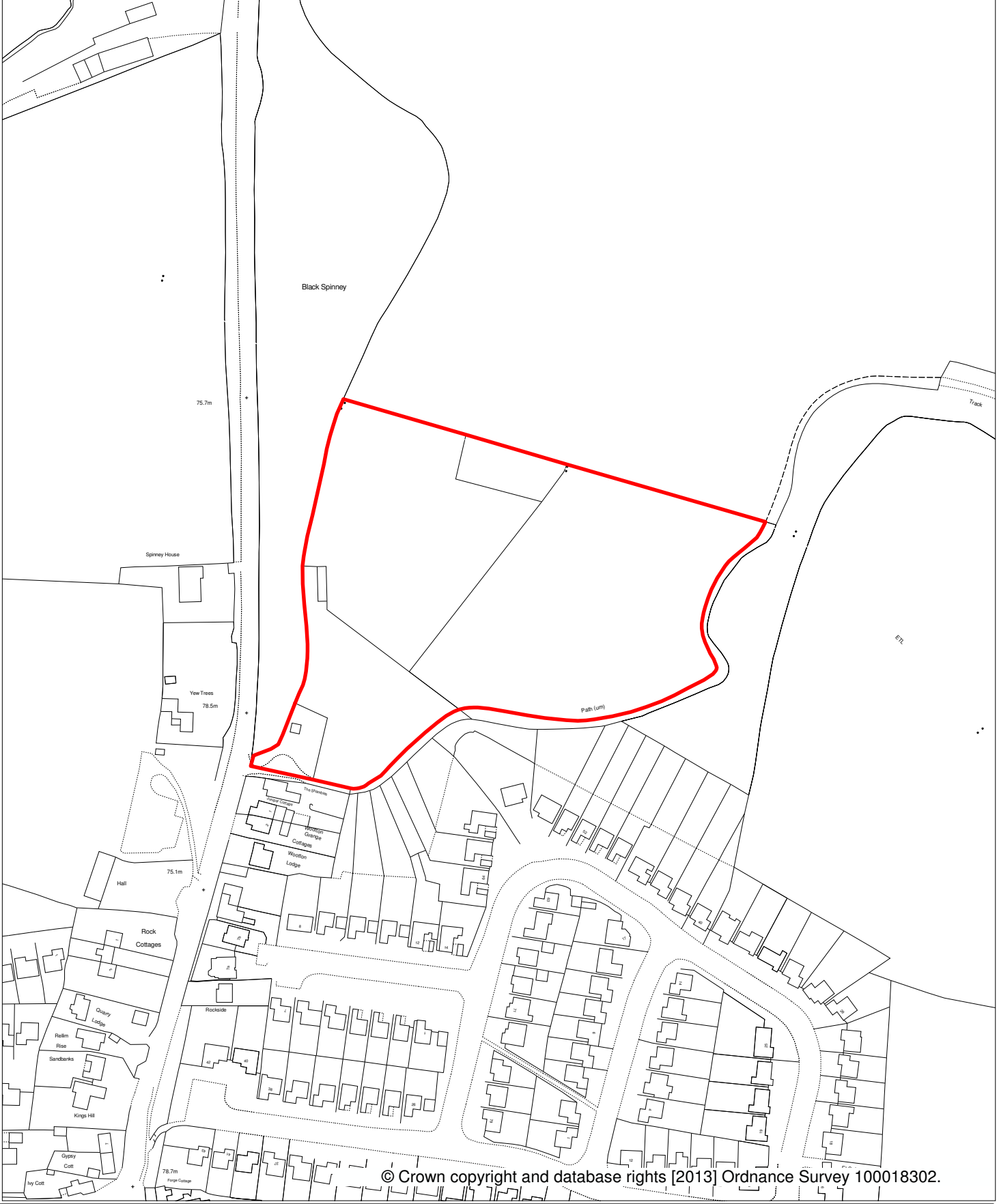
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	428531 E, 269280 N	

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

Site Ref	R124	**Site Name**	Black Spinney Fields
Site Size (Hectares)	2.72	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Gas Pipeline Consultation Zones (Inner, Middle & Outer) cover the site Potentially poor site access.
Potential Impacts	Black Spinney & Wootton Spinneys Potential LWS to west and east of site and ancient woodland to south. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to access, gas pipeline and impact on landscape, ancient woodland and adjacent Potential LWS.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R124 Black Spinney Fields, Leek Wootton

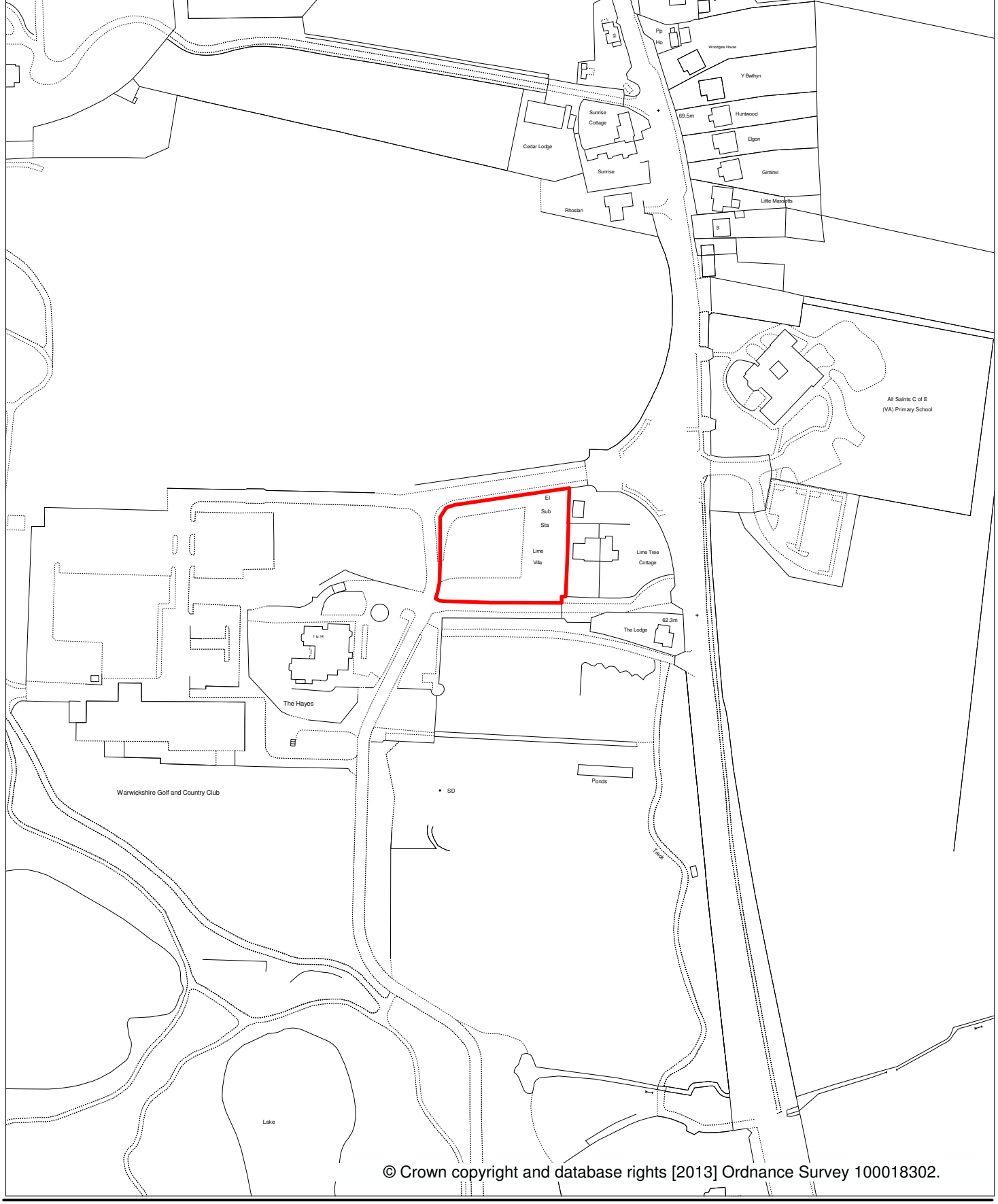
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	429120 E, 269304 N	

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

Site Ref	R125	**Site Name**	Warwickshire Golf and Country Club Car Park
Site Size (Hectares)	0.32	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Previously developed land
Adjacent/ Overlapping Site		R127 Land at Warwickshire Golf and Country Club Car Park	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site may require investigation for previous uses. Tree Preservation Orders near the rear of the site.
Potential Impacts	Loss of a well-used local car park. Within area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable as small scale development option.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Deliverable subject to quality design and landscaping; alteration of Green Belt boundary; or evidence of local need for affordable housing as a small rural exception site	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R125 Warwickshire Golf and Country Club Car Park

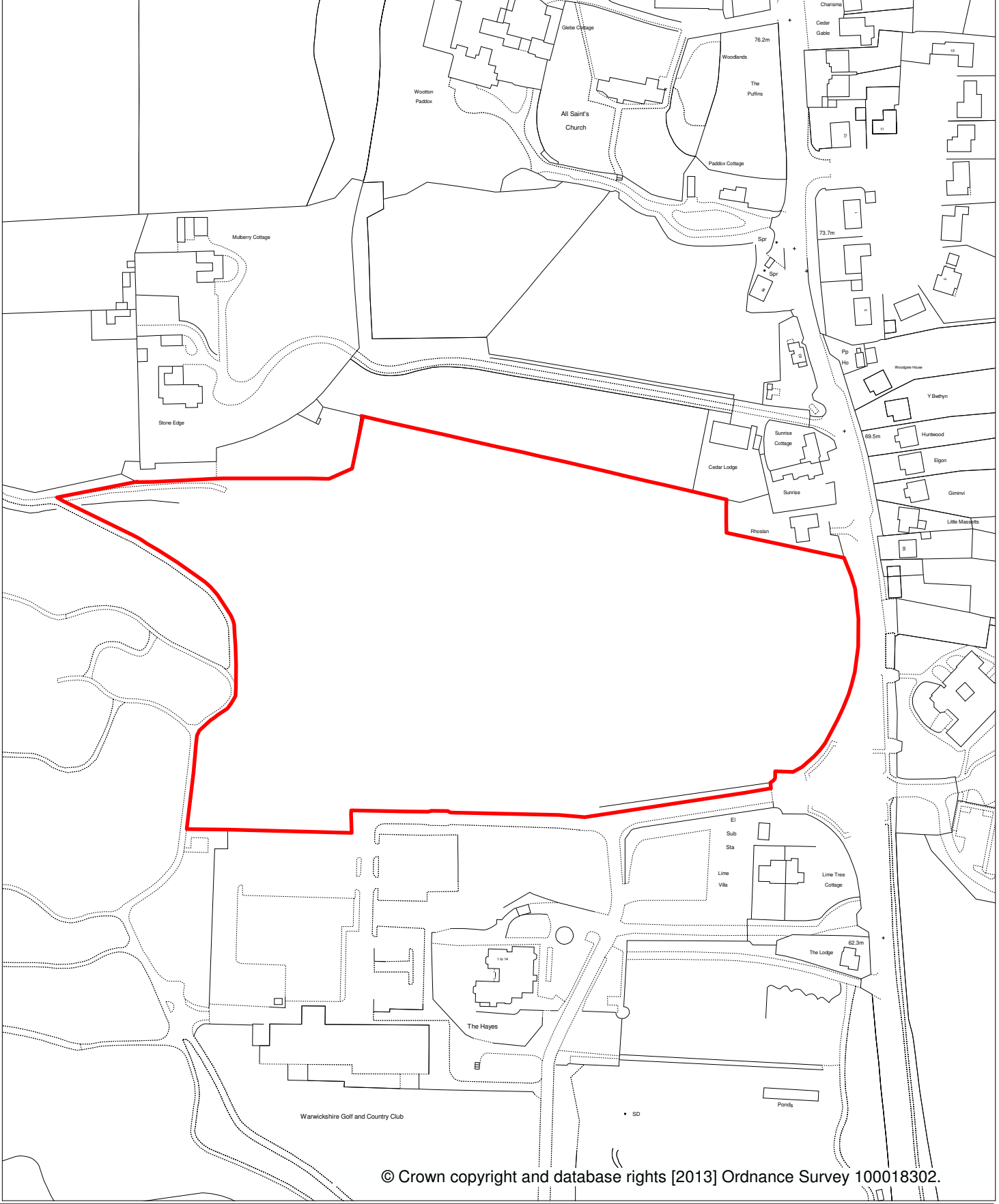
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	428899 E, 268375 N	

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

Site Ref	R127	**Site Name**	Open Field, Warwickshire Golf and Country Club
Site Size (Hectares)	5.12	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R125 Land at Warwickshire Golf and Country Club	

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Site slopes steeply from east to west. High/Medium landscape scoring.
Potential Impacts	Significant impact on gateway / entrance to the village. Within area of high landscape value (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to impact on area of high/medium landscape value.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R127 Land at Warwickshire Golf and Country Club

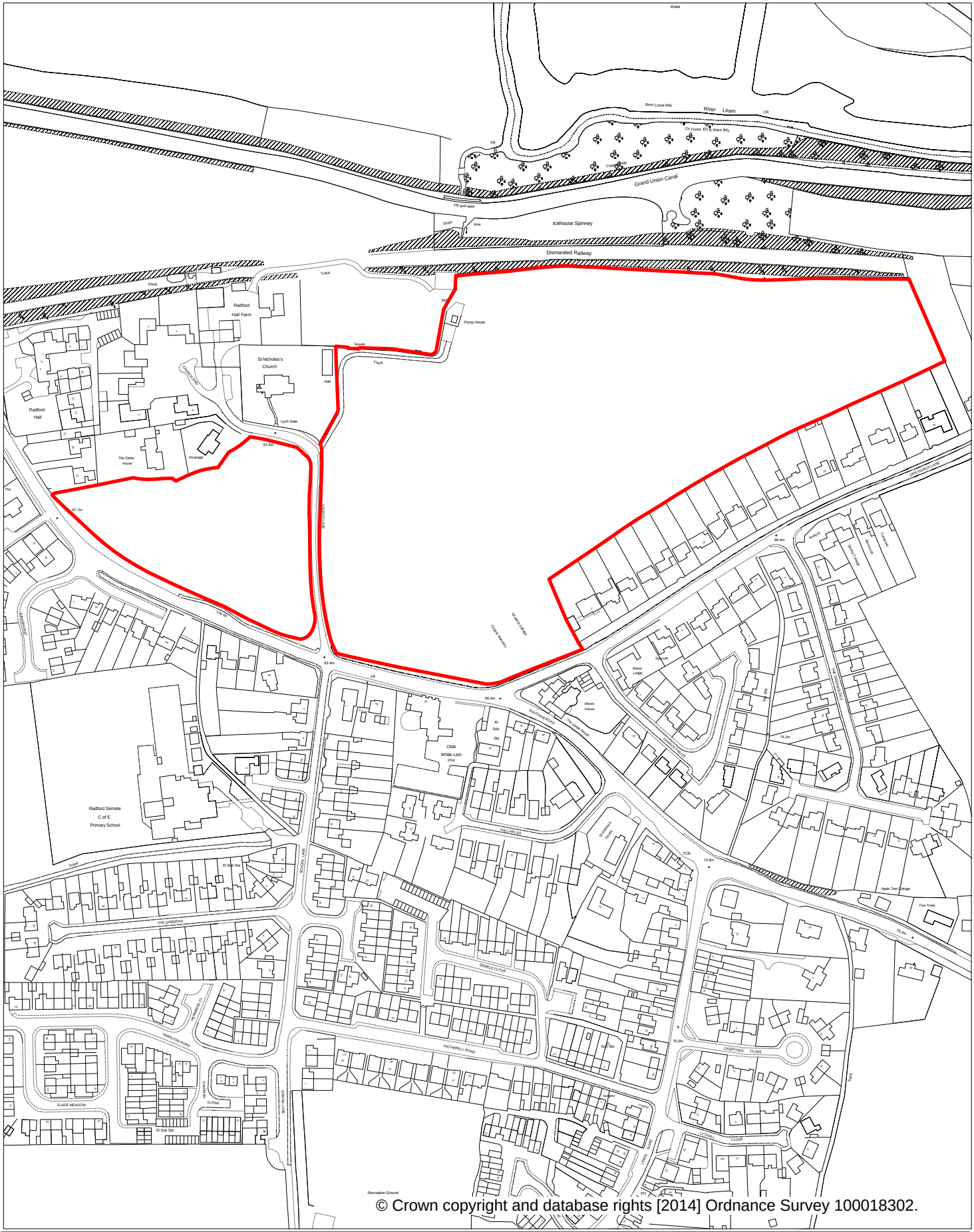
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	428809 E, 268530 N	

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

Site Ref	R128	**Site Name**	Land to the East of Church Lane
Site Size (Hectares)	8.80	**Settlement**	Radford Semele
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
Policy Restrictions	
Physical Constraints	Nearby church is a listed building. Site access requires detailed assessment. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.
Potential Impacts	Potential large landscape impact. Need to protect the curtilage and setting of the listed church building. Area of high landscape sensitivity to the east of Church Lane and area of high landscape value to the west of Church Lane (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable – landscape impact and impact on setting of the Listed church
Availability	
Owners have expressed a willingness to bring forward the site for housing.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R128 East of Church Lane

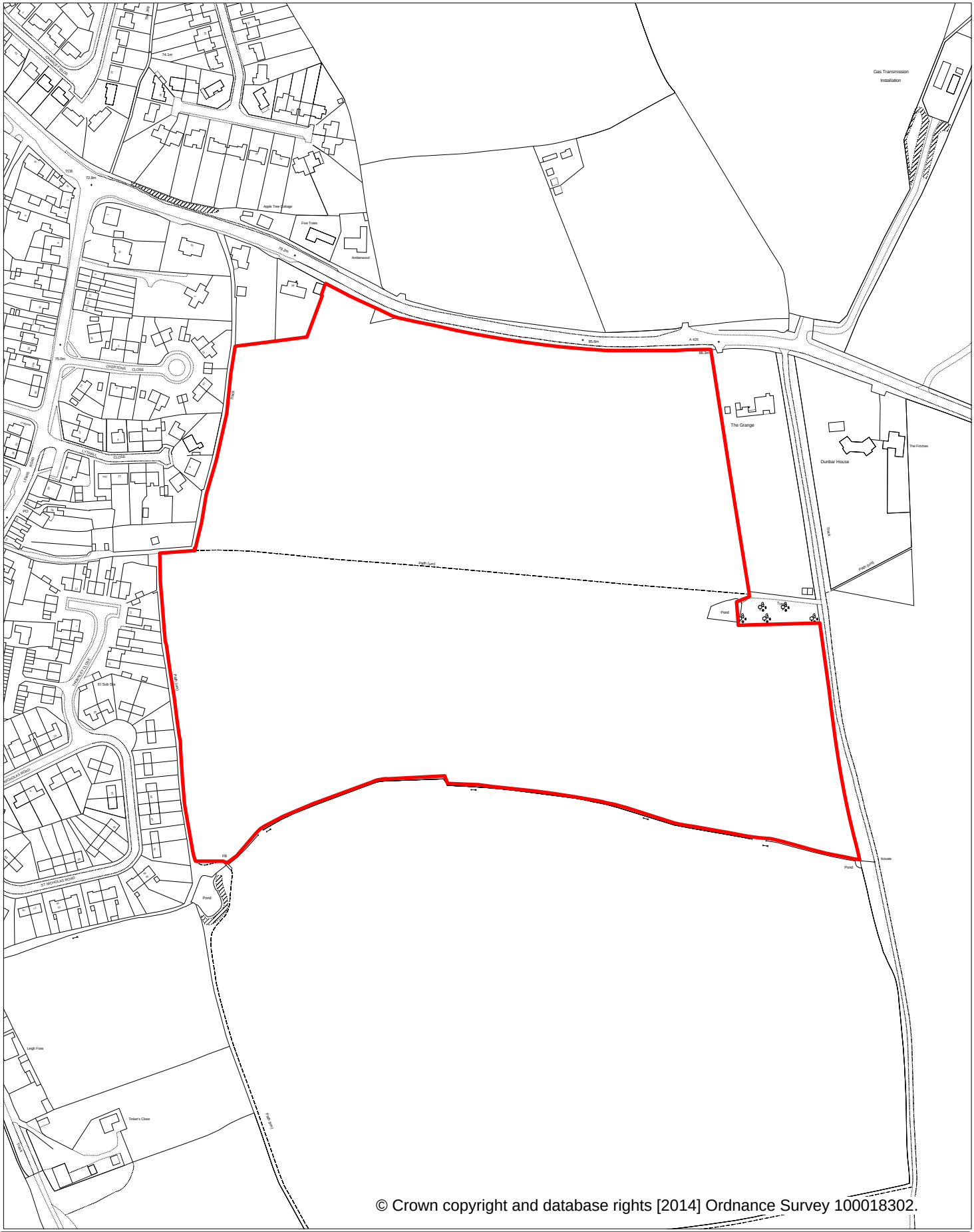
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:3500		04 March 2014	434439 E, 264609 N	

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

Site Ref	R129	**Site Name**	Land south of Southam Road
Site Size (Hectares)	13.45	**Settlement**	Radford Semele
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R41 Land at Southam Lane	

Suitability for Housing	
Location	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
Policy Restrictions	
Physical Constraints	Footpath runs east to west through the site. SE part of site is within Gas Pipeline Consultation Zone. Drainage - brook to south at capacity.
Potential Impacts	Development may worsen drainage along the valley of the brook to the south of the village. Major impact on the open landscape character of the area. Within area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to high landscape impact.
Availability	
Owner has expressed a willingness to bring the site forward for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R129 Land South of Southam Road/ West of the Grange

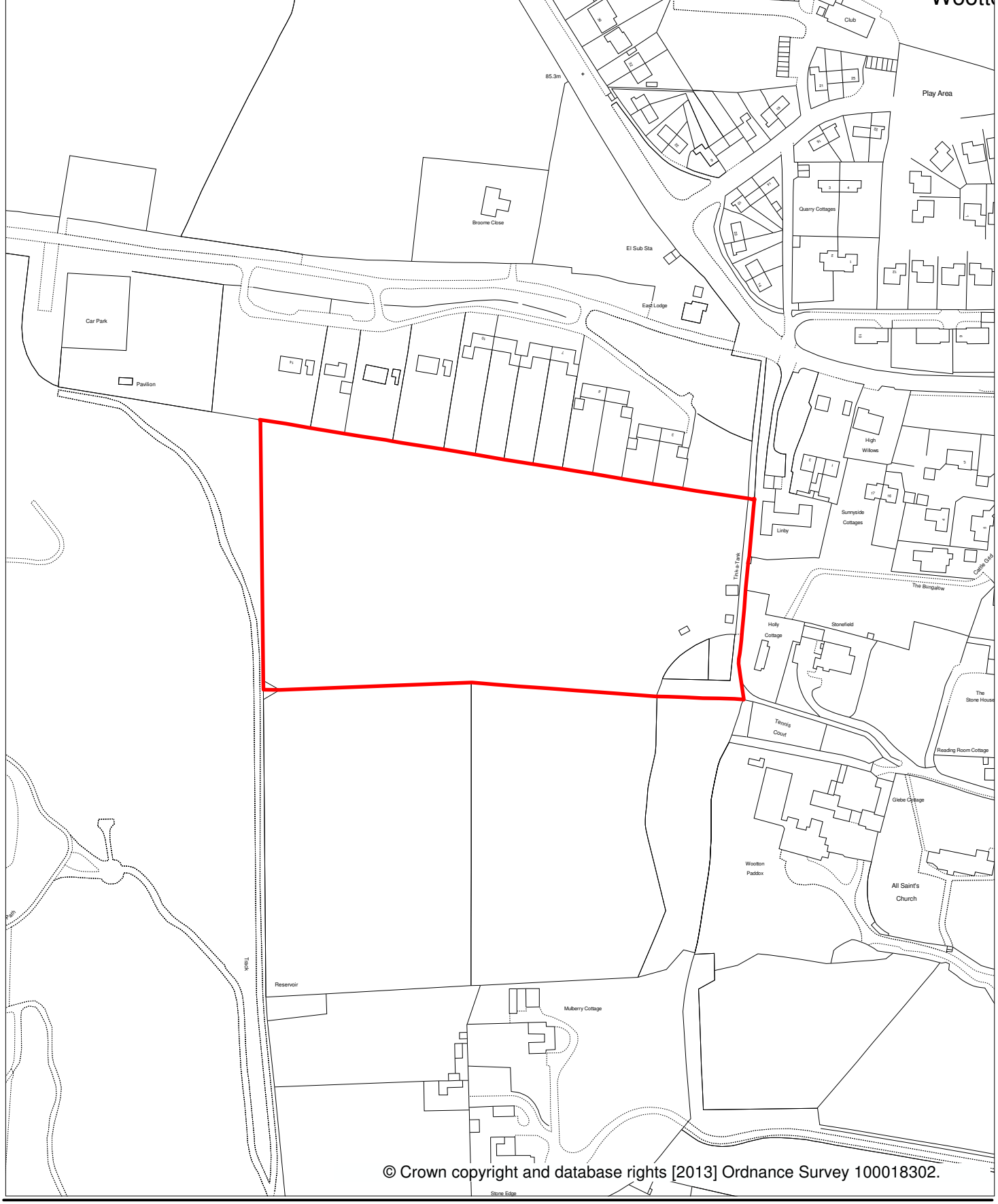
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:3500		04 March 2014	434870 E, 264134 N	

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

Site Ref	R130	**Site Name**	Land at Home Farm, Leek Wootton
Site Size (Hectares)	2.26	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Poor/inappropriate site access off Home Farm.
Potential Impacts	Potential impact on settings of nearby Grade II Listed Buildings: Holly Cottage & Wootton Paddox. Site partly within and adjacent to Conservation Area. Area of high landscape sensitivity (2013 Assessment).
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable due to high impact on landscape and built heritage character and inadequate access.
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R130 Land at Home Farm, Leek Wootton

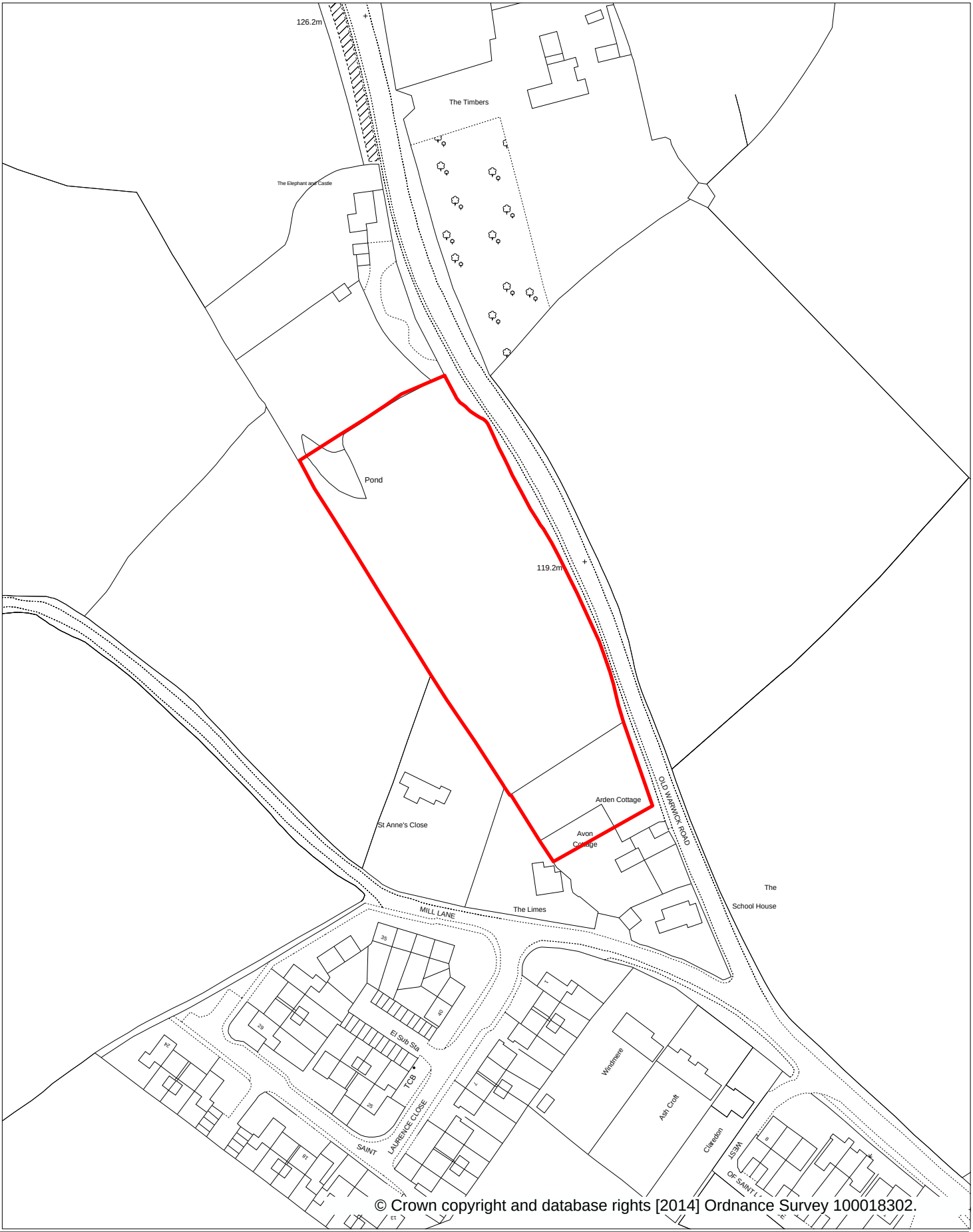
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	25 November 2013	428648 E, 268906 N	

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

Site Ref	R132	**Site Name**	Land to the South West side of Old Warwick Road, Rowington
Site Size (Hectares)	0.9	**Settlement**	Rowington
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Rowington has limited facilities and services
Policy Restrictions	Green Belt
Physical Constraints	Potential access difficulties, would extend development north out of character with existing settlement
Potential Impacts	Potential impact on adjacent Conservation Area
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable, potential impact on Conservation Area, would extend development north out of character with existing settlement
Availability	
Site available	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R132 Land to the South West side of Old Warwick Road, Rowington

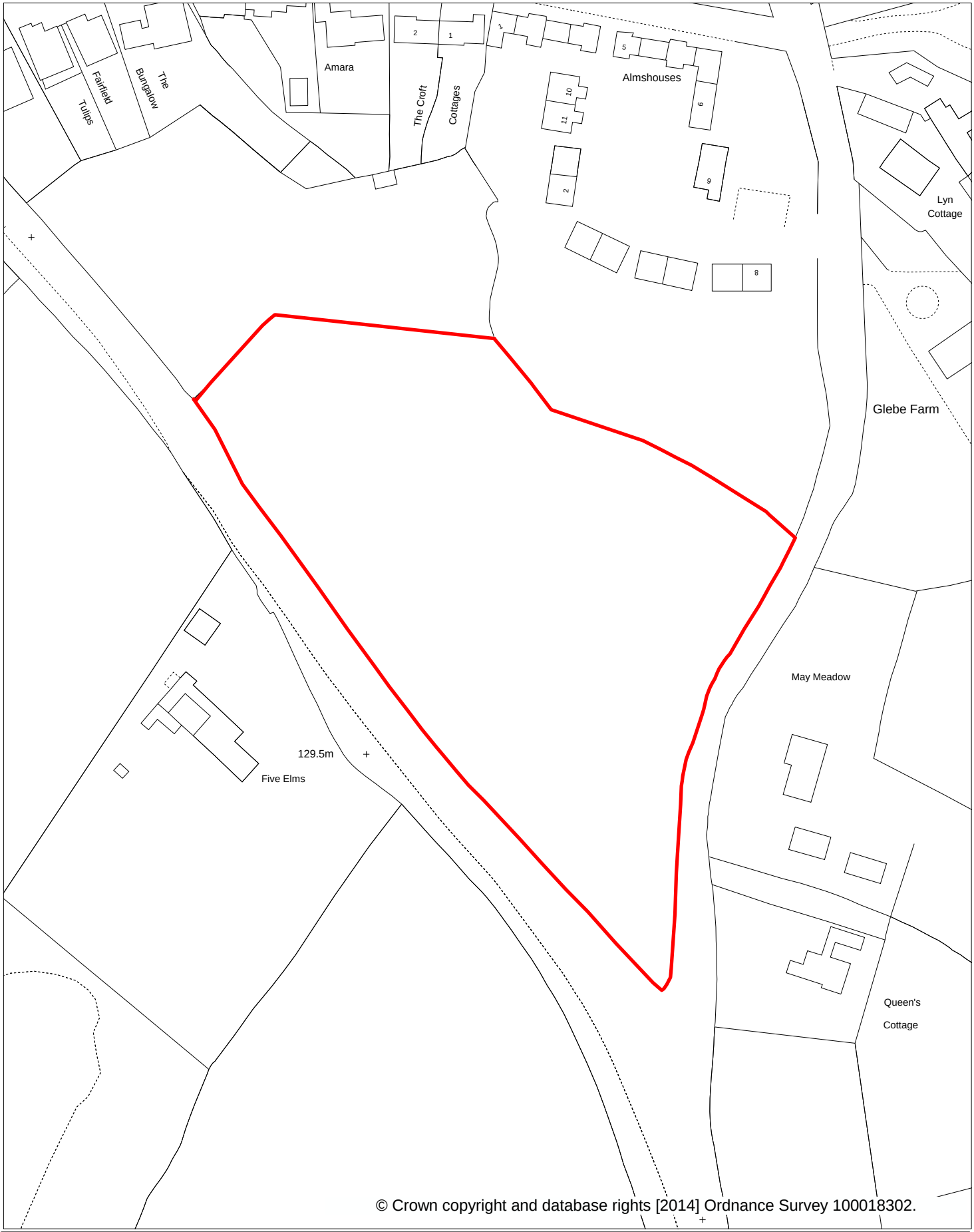
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1750		04 March 2014	420163 E, 269527 N	

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

Site Ref	R133	**Site Name**	Land to the South of the Almshouses, Rowington Green
Site Size (Hectares)	1.20	**Settlement**	Rowington Green
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Remote from edge of village. Village has limited services and facilities
Policy Restrictions	Green belt
Physical Constraints	Potential access difficulties
Potential Impacts	
Environmental Conditions	Site is set apart from edge of existing built up area
Overall Suitability	Not suitable due to location away from the edge of the village
Availability	
Site available	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R133 Land to the South of the Almshouses, Rowington Green

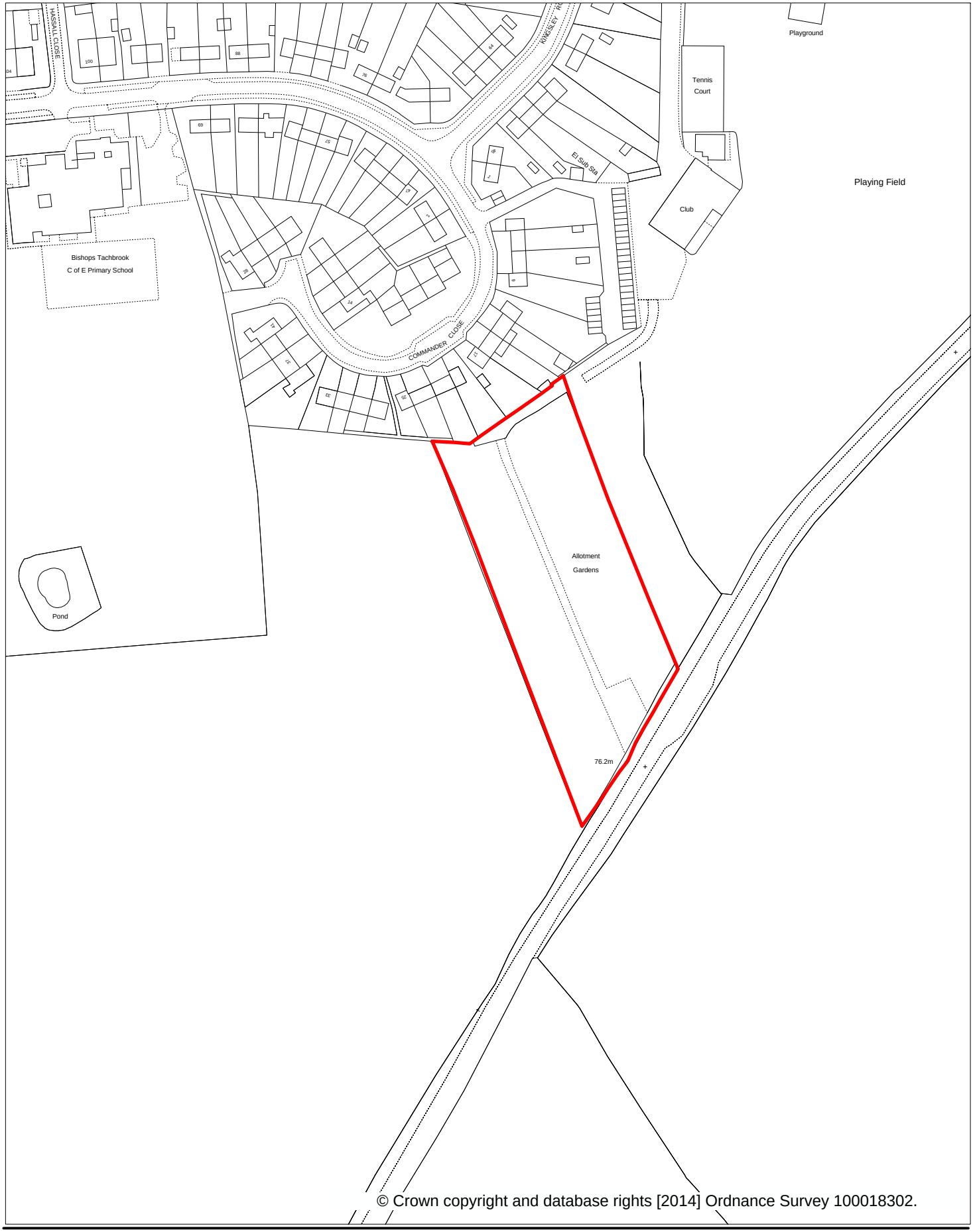
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DSR	19 May 2014	420068 E, 269887 N	

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

Site Ref	R136	**Site Name**	Bishop's Tachbrook, Allotments
Site Size (Hectares)	0.81	**Settlement**	Bishop's Tachbrook
Source	SHLAA 2014	**Land Type**	Green field
Adjacent/ Overlapping Site		Adjacent to R02 Hill Farm	

Suitability for Housing	
Location	Edge of village & extending beyond, adjacent to other partially suitable site. 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	Existing allotment land
Potential Impacts	Impact on existing allotment land
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to adequate relocation of allotments, scale of site and impact on character of village if developed in conjunction with adjacent site
Availability	
Site currently in use as allotments	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R136 Bishop's Tachbrook, Allotments

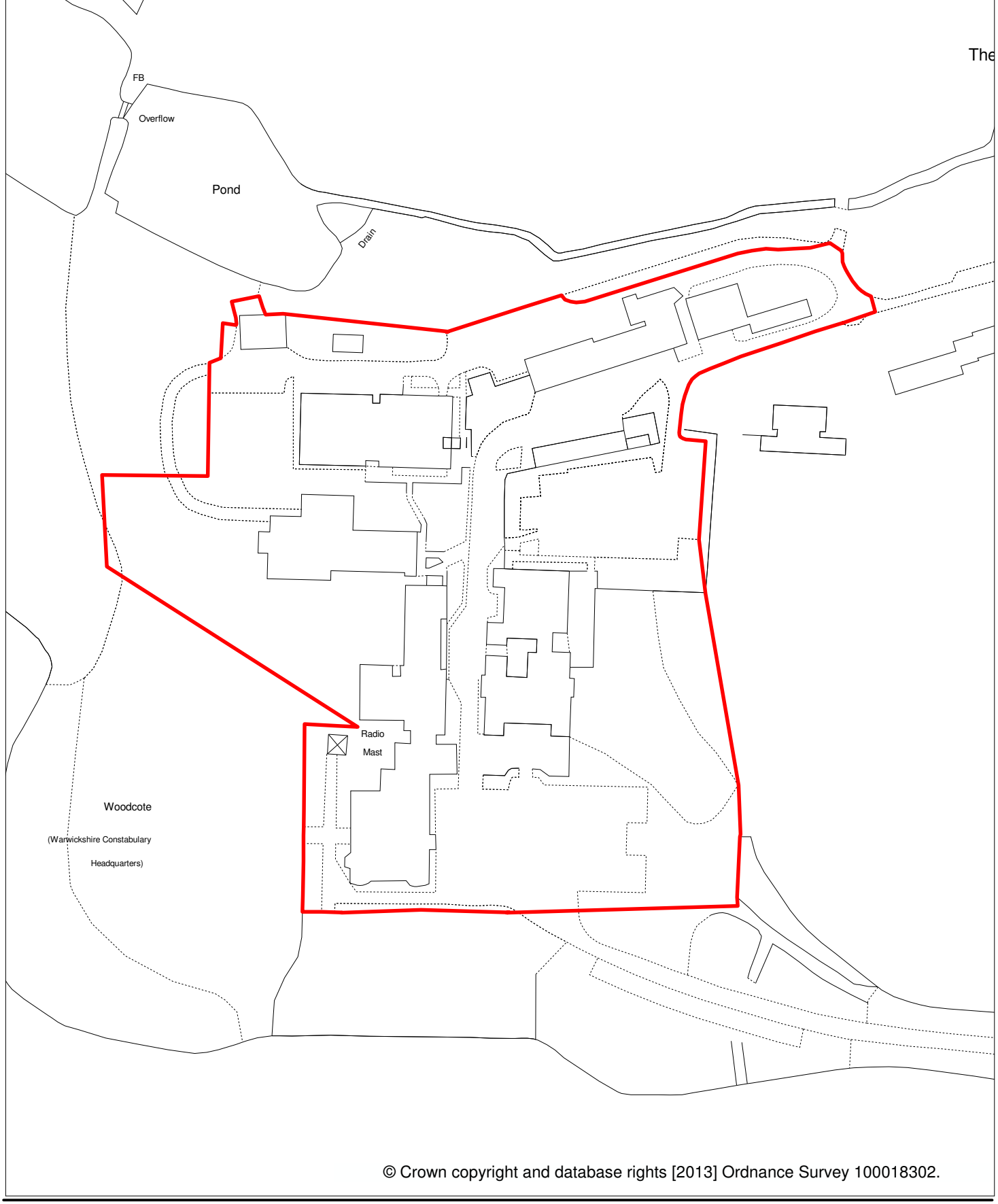
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2000		04 March 2014	431185 E, 260910 N	

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

Site Ref	R137	**Site Name**	Former Police HQ Buildings, Woodcote
Site Size (Hectares)	2.62	**Settlement**	Leek Wootton
Source	SHLAA2014	**Land Type**	Previously developed land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Accessed through long driveway some distance from village. Leek Wootton has a limited range of services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Grade II Listed Woodcote on SW corner of site. A number of other buildings on site.
Potential Impacts	Potential impact on setting of listed building and on Cattle Brook potential LWS which abuts northern boundary of site.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable in part subject to master plan for the larger Woodcote site integrating conservation and landscape considerations.
Availability	
Owner has expressed an interest in releasing the site for development. Communications building still operational & future use not yet known.	
Achievability	
Conversion scheme of Woodcote House achievable in short term (with some new build on hard standing areas).	
Housing Capacity	
Potential for scheme to deliver around 20 dwellings	



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WARWICK DISTRICT COUNCIL

R137 Former Police HQ Buildings, Woodcote

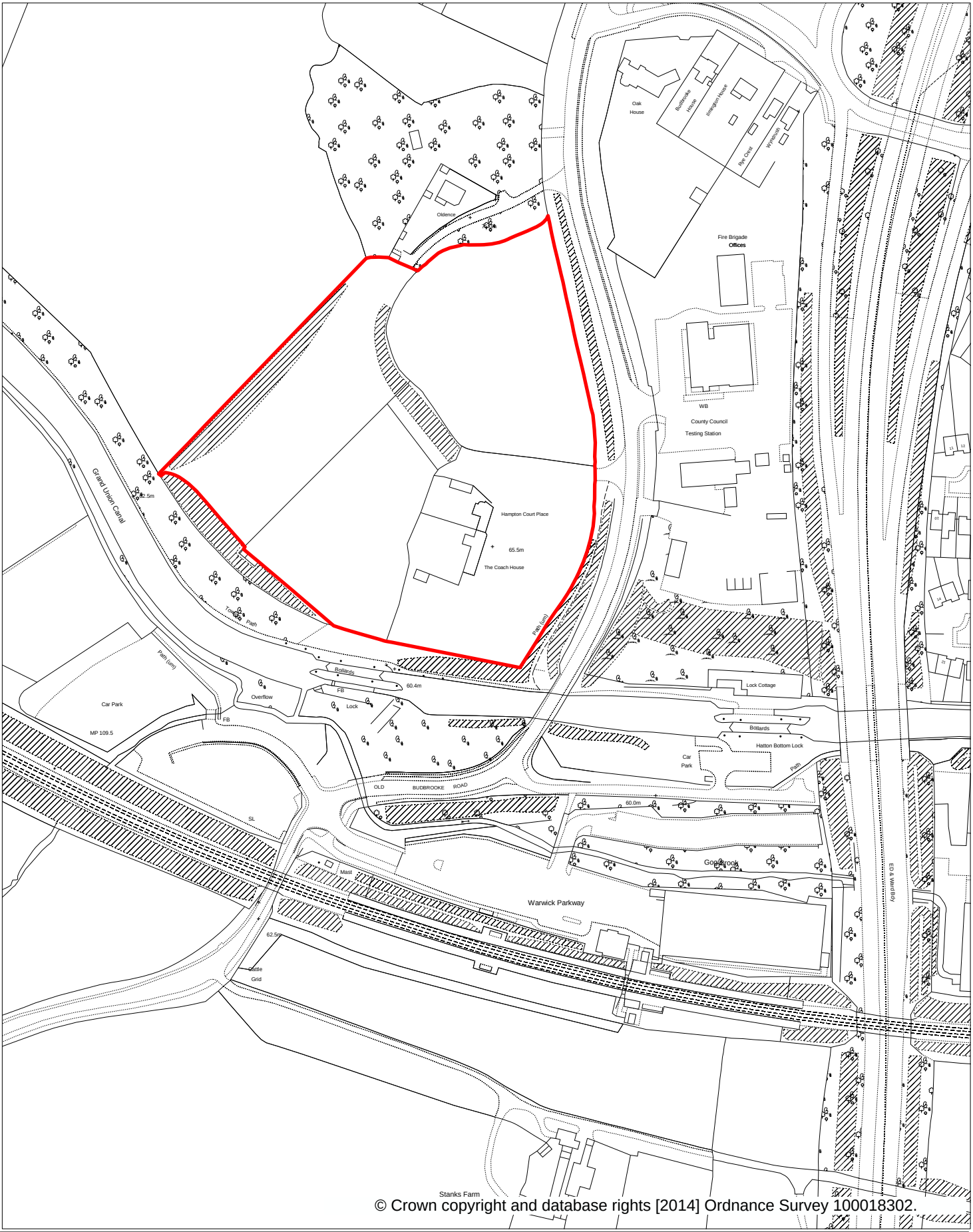
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1500	SJ	25 November 2013	428246 E, 269212 N	

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

Site Ref	R138	**Site Name**	Land at Old Budbrooke Road
Site Size (Hectares)	3.11	**Settlement**	Warwick
Source	SHLAA 2014	**Land Type**	Greenfield/Previously developed
Adjacent/ Overlapping Site		R26 Land W of Old Budbrooke Road	

Suitability for Housing	
Location	West of A46 close to the edge of Warwick
Policy Restrictions	Green Belt
Physical Constraints	Historic landfill site majority of the site. Extensive remediation likely to be required Potential Local Wildlife Site covers western half of site Achieving adequate visibility for access likely to be a problem
Potential Impacts	Canal Field potential Local Wildlife Site to south, west and north of site
Environmental Conditions	Not satisfactory – land contamination – but could be remediated
Overall Suitability	Not suitable – contamination, access and impact on potential Local Wildlife Site
Availability	
. Landowner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R138 Land at Old Budbrook Road

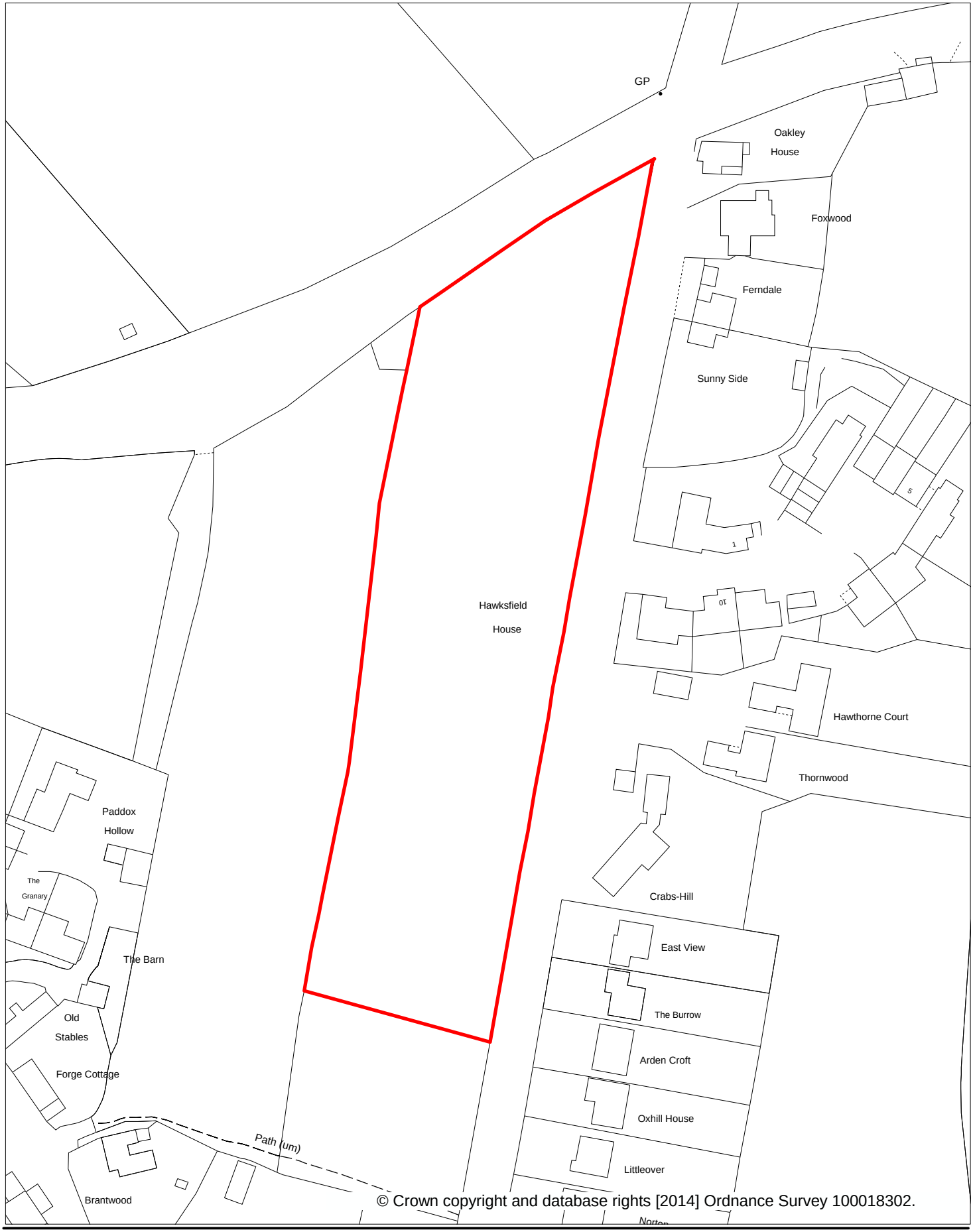
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500		04 March 2014	426501 E, 265566 N	

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

Site Ref	R139	**Site Name**	Land west of New Road
Site Size (Hectares)	0.97	**Settlement**	Norton Lindsey
Source	SHLAA 2013	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R27 Land fronting Ward's Hill	

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 from NE to SW Insufficient visibility for access in this location
Potential Impacts	Impact on Norton Lindsey Conservation Area and on setting of hilltop village
Environmental Conditions	Suitable
Overall Suitability	Not suitable – access and impact on the setting of the Conservation Area
Availability	
. Landowner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R139 Land west of New Road

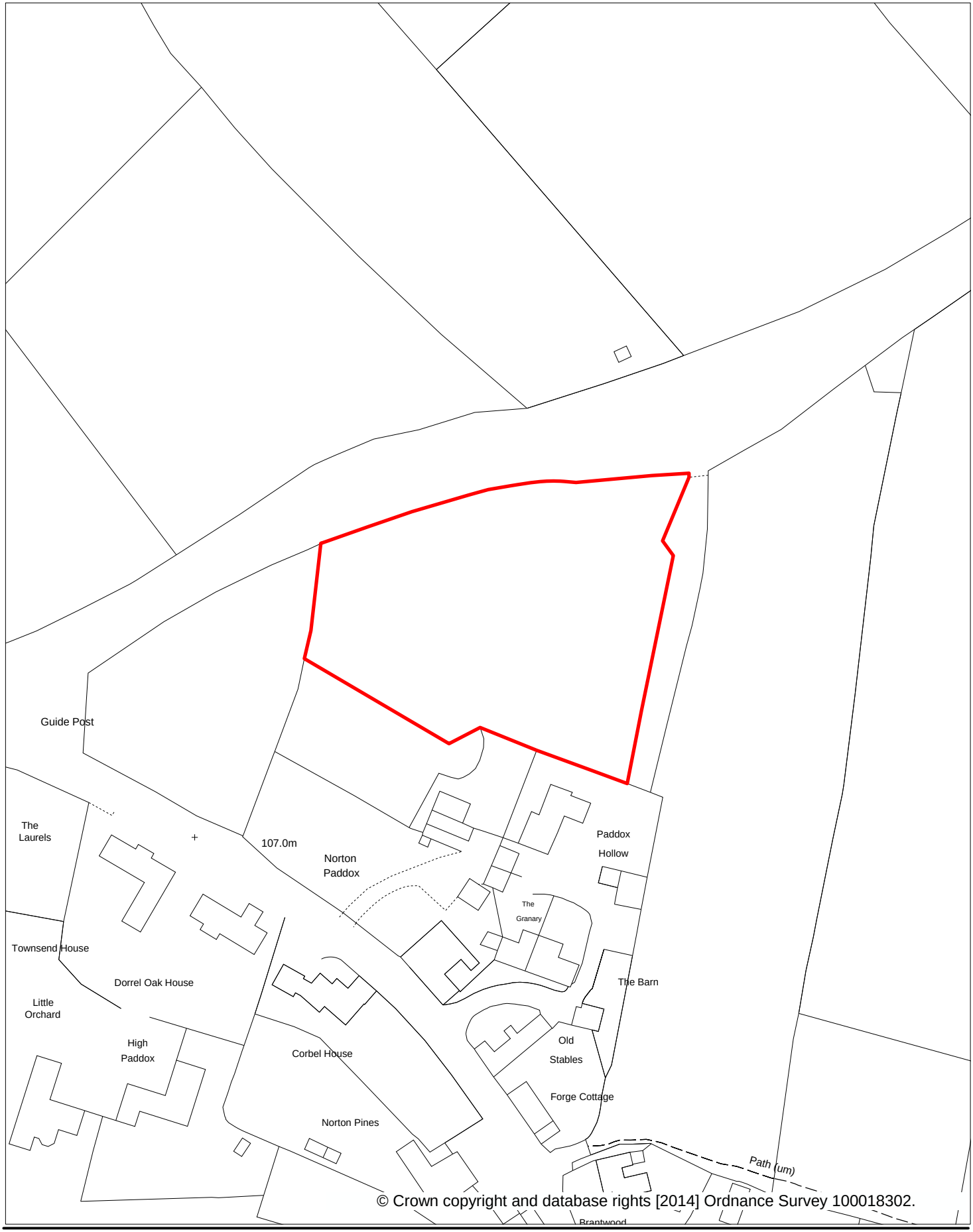
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DSR	19 May 2014	422845 E, 263338 N	

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

Site Ref	R140	**Site Name**	Land S of Warwick Road
Site Size (Hectares)	0.51	**Settlement**	Norton Lindsey
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R25 Wards Hill/ Snitterfield Lane; R27 Land fronting Ward's Hill	

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	Adjacent to Norton Lindsey Conservation Area Insufficient visibility for access in this location
Potential Impacts	Impact on the Conservation Area. Site is in a prominent position at entrance to village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – access and impact on the setting of the Conservation area
Availability	
. Landowner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R140 Land South of Warwick Road

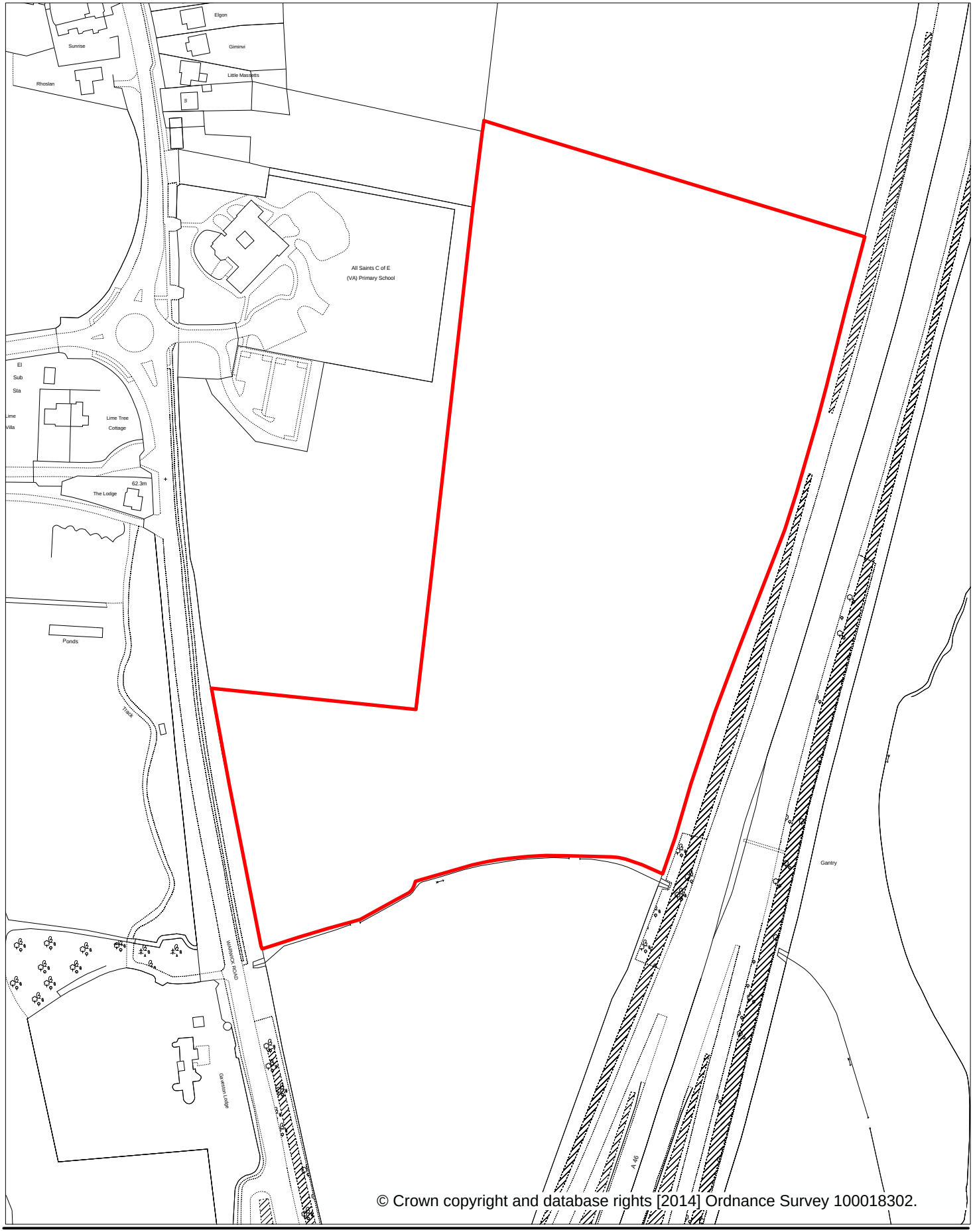
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DSR	19 May 2014	422722 E, 263344 N	

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

Site Ref	R141	**Site Name**	Land near School
Site Size (Hectares)	6.81	**Settlement**	Leek Wootton
Source	SHLAA 2014	**Land Type**	
Adjacent/ Overlapping Site		R118 Land south of Hill Wootton Road	

Suitability for Housing	
Location	Edge of Leek Wootton which has a reasonable level of services
Policy Restrictions	Green Belt
Physical Constraints	Site divorced from main built up area of village
Potential Impacts	Within an area of high landscape sensitivity at entrance to village (2013 Landscape Assessment)
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – landscape sensitivity
Availability	
. Landowner has expressed interest in releasing the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R141 Land near School

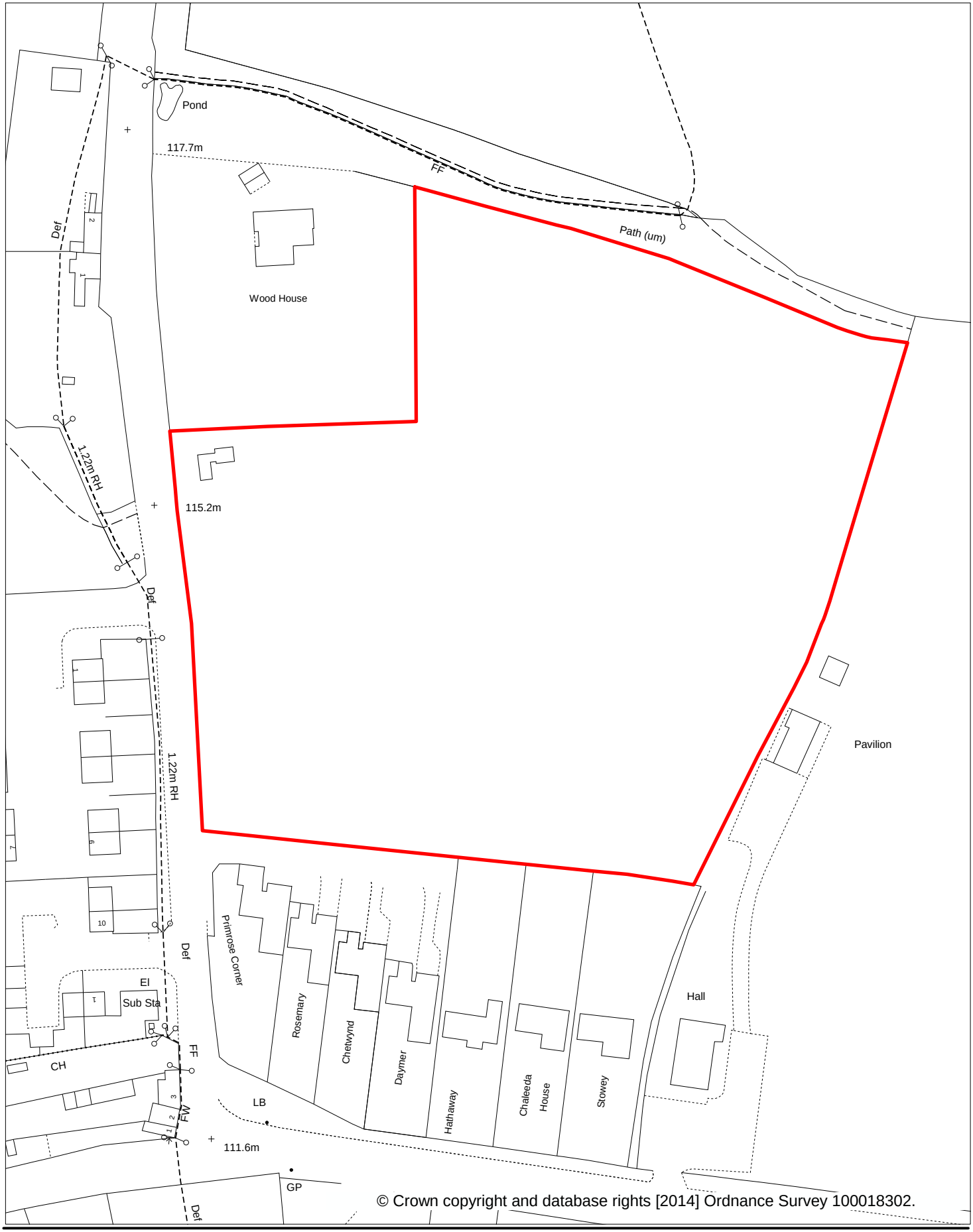
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500		04 March 2014	429156 E, 268286 N	

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

Site Ref	R142	**Site Name**	Land east of Curlieu Lane
Site Size (Hectares)	2.15	**Settlement**	Norton Lindsey
Source	SHLAA2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Frontage onto Curlieu Lane and to the rear of houses on Wolverton Road on the edge of Norton Lindsey village with a reasonable level of services
Policy Restrictions	Green Belt
Physical Constraints	Potential Local Wildlife Site along hedgerow to north and eastern boundary Access from narrow Curlieu Lane close to access to Brick Kiln Close
Potential Impacts	Impact on potential Local Wildlife Site
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to access
Availability	
. Landowner has expressed interest in releasing the site for development	
Achievability	
Subject to access	
Housing Capacity	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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WARWICK DISTRICT COUNCIL

R142 Land west of Curlieu Lane

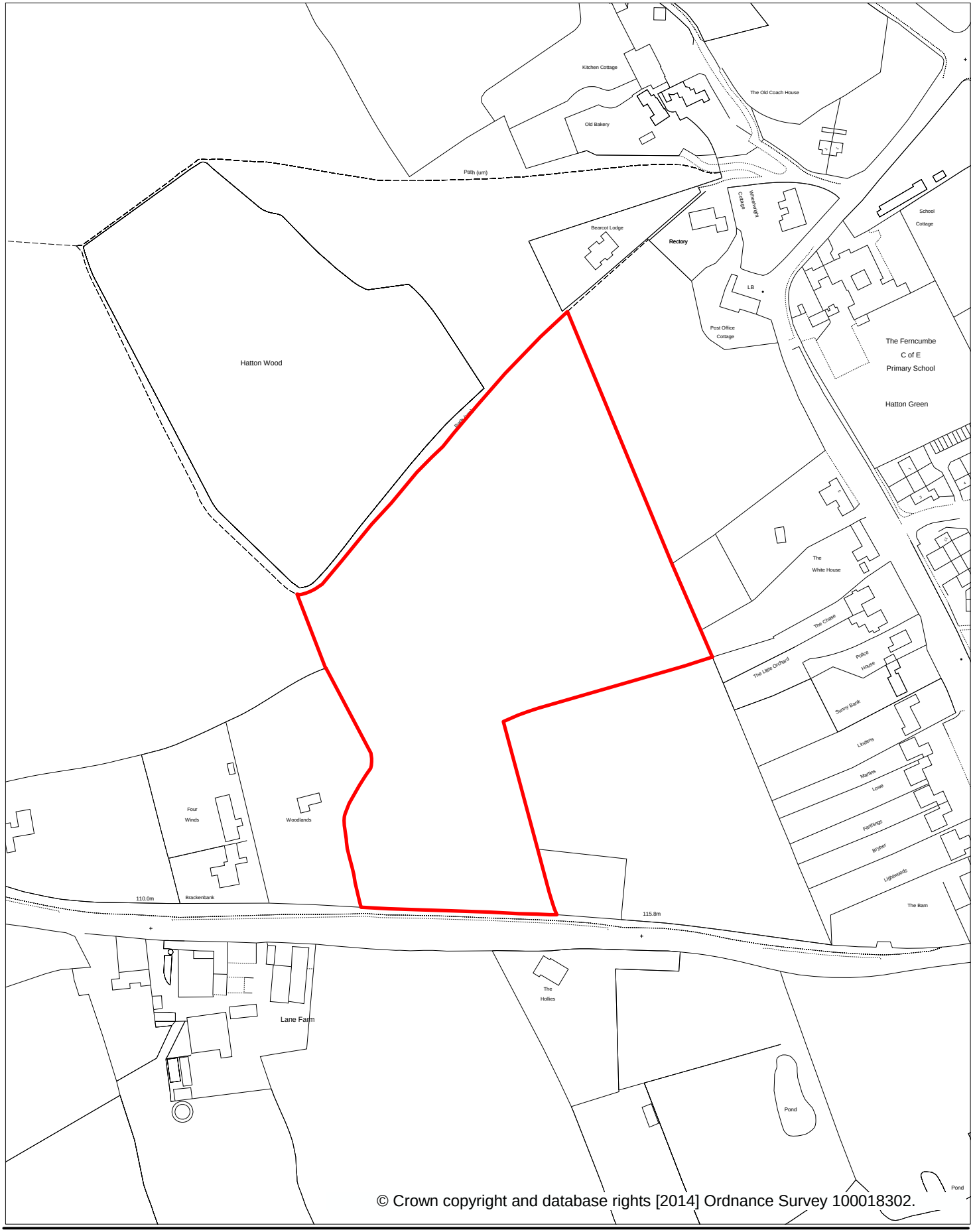
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DSR	19 May 2014	422280 E, 263480 N	

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

Site Ref	R147	**Site Name**	Land north of Hockley Road
Site Size (Hectares)	3.2	**Settlement**	Hatton Green
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Close to the edge of Hatton Green with few services and facilities other than Ferncumbe School and irregular bus service along Hockley Road
Policy Restrictions	Green Belt
Physical Constraints	Adjacent to ancient woodland to the north west Site does not relate well to the village
Potential Impacts	Intrusion into open countryside, extending natural boundaries of the village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site does not relate well to the village – extending development into open countryside remote from village edge
Availability	
. Owner has expressed willingness to release the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R147 Land north of Hockley Road

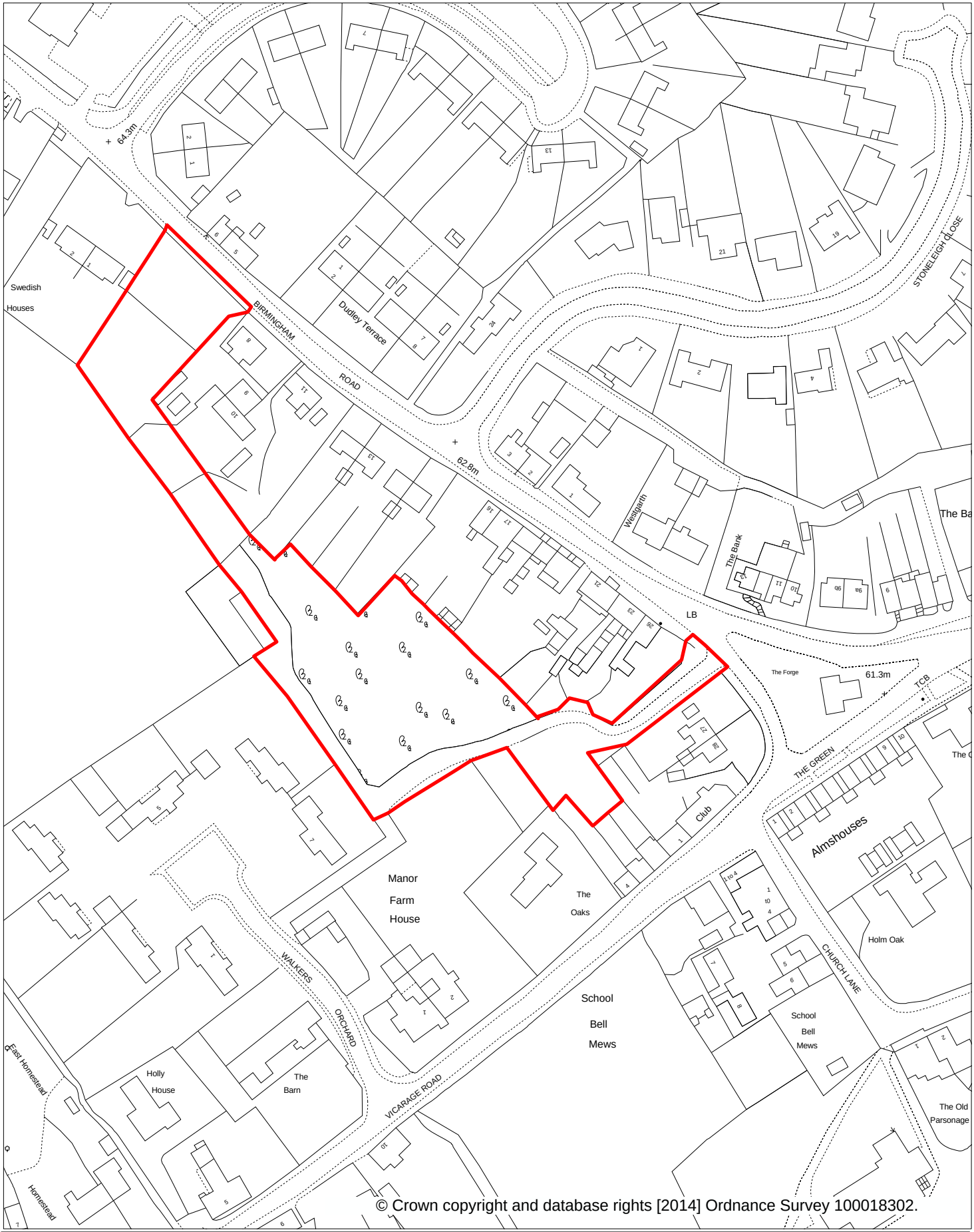
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	DSR	19 May 2014	423159 E, 267284 N	

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

Site Ref	R148	**Site Name**	Birmingham Road, Stoneleigh
Site Size (Hectares)	0.68	**Settlement**	Stoneleigh
Source		**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Stoneleigh
Policy Restrictions	Green Belt
Physical Constraints	Trees & shrubs present throughout site Configuration of site – suitable layout would be difficult to achieve
Potential Impacts	Backland development resulting in loss of soft edge to village boundary
Environmental Conditions	Satisfactory subject to layout
Overall Suitability	Not suitable – backland development resulting in loss of soft edge to village
Availability	
Landowner has expressed willingness to release the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R148 Birmingham Road, Stoneleigh

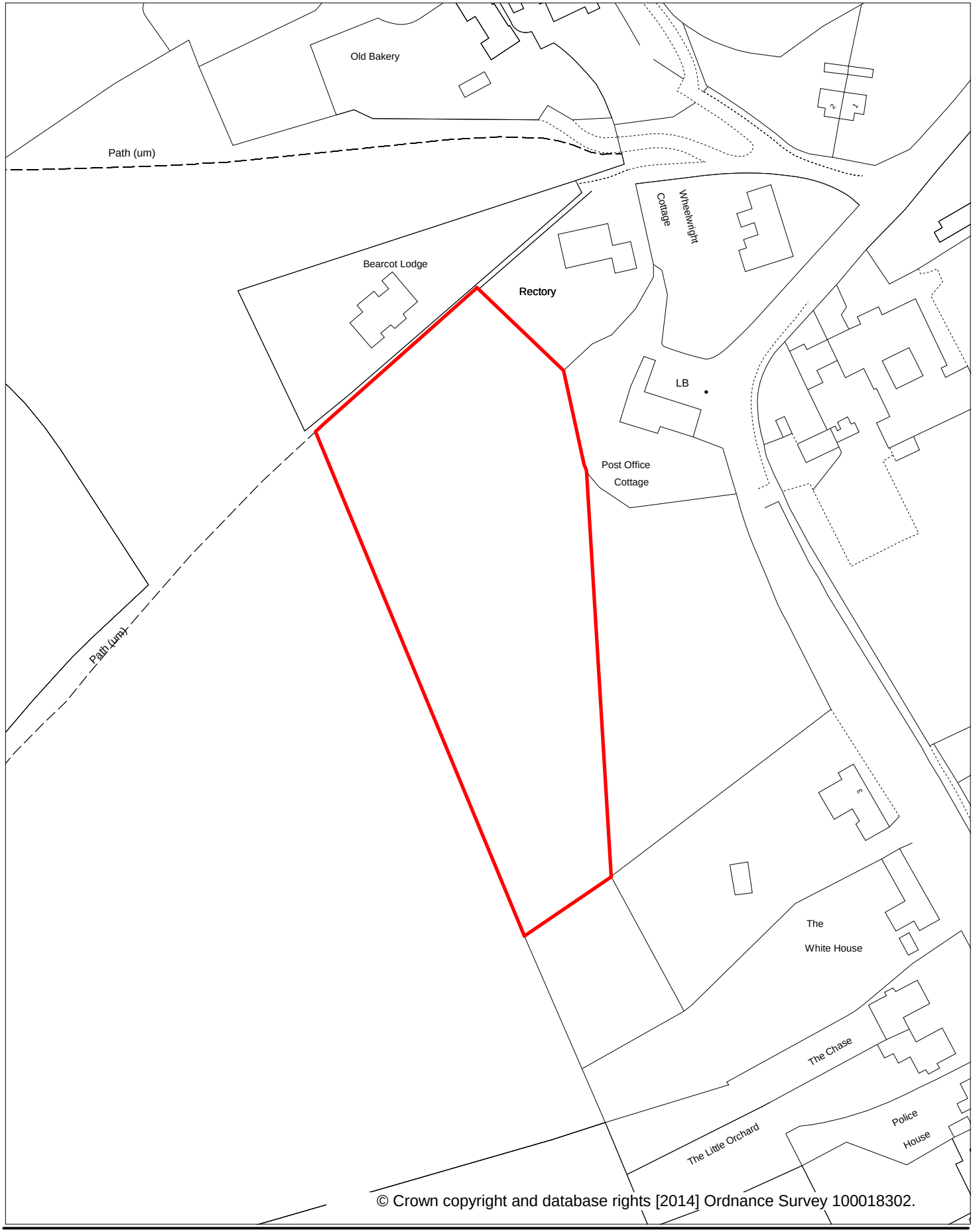
LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1500		04 March 2014	432921 E, 272764 N	

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

Site Ref	R149	**Site Name**	Land west of Ferncumbe Primary School
Site Size (Hectares)	0.68	**Settlement**	Hatton Green
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site		R39 Land at Hatton Green; R147 Land north of Hockley Road	

Suitability for Housing	
Location	On the edge of Hatton Green, which has a limited range of services
Policy Restrictions	Green Belt
Physical Constraints	No frontage and no direct access other than across adjacent sites Site could only be developed with adjoining site
Potential Impacts	Expanding village beyond natural boundaries into Green Belt
Environmental Conditions	Site divorced from rest of built up area of village
Overall Suitability	Not suitable – access and extending village beyond natural boundaries into Green Belt
Availability	
. Owner has expressed willingness to release the site for development	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R149 Land to the west of The Ferncumbe Primary School

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:1250	DSR	19 May 2014	423241 E, 267390 N	

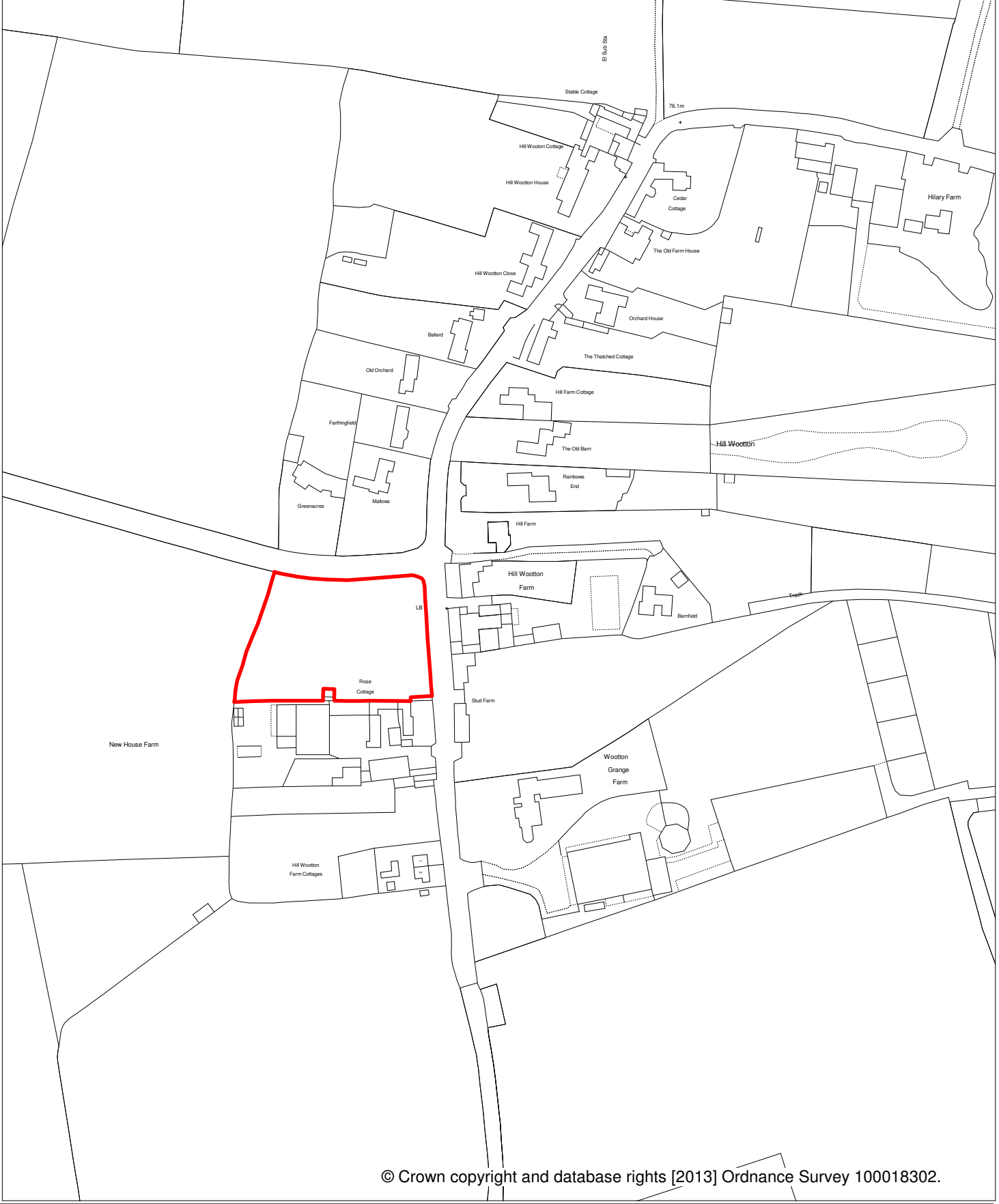
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R150	**Site Name**	Confidential Site
Site Size (Hectares)	0.68	**Settlement**	Bishop's Tachbrook
Source	SHLAA 2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	On the edge of Bishop's Tachbrook, which has a good level of services
Policy Restrictions	
Physical Constraints	No road frontage. Backland development
Potential Impacts	Impact on views from Leamington/ Whitnash
Environmental Conditions	Backland development, facing outwards from village
Overall Suitability	Not suitable – backland site with no access
Availability	
. Owner has expressed willingness to release the site for development	
Achievability	
Housing Capacity	

Site Ref	R155	**Site Name**	Land south of Hill Wootton Road
Site Size (Hectares)	0.50	**Settlement**	Hill Wootton
Source	SHLAA2014	**Land Type**	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village location. Hill Wootton is a hamlet with no services but close to leek Wootton which has a limited range of services.
Policy Restrictions	Green Belt.
Physical Constraints	Close proximity to existing farmhouse and barn / storage units to the south of the site. Mature trees and hedgerow will limit site access points.
Potential Impacts	Potential impact on setting of Listed Grade II Hill Wootton Farmhouse opposite the site. Impact on area of high landscape sensitivity (2013 Assessment)
Environmental Conditions	Satisfactory.
Overall Suitability	Not suitable
Availability	
Landowner has expressed interest in releasing the site for development in the plan period.	
Achievability	
Housing Capacity	



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WARWICK DISTRICT COUNCIL

R155 Land south of Hill Wootton Road

LOCATION PLAN

Scale:	Drawn By:	Date:	Grid Reference:	North:
1:2500	SJ	21 November 2013	430251 E, 268733 N	

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

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To obtain one of these alternatives, please contact 01926 410410

www.warwickdc.gov.uk