

LDF Evidence Base

Strategic Housing Land Availability Assessment

Site Assessments: Rural Areas

May 2014



Strategic Housing Land Availability Assessment

Detailed Site
Assessments:
Rural Areas

May 2014

Warwick District Council

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GUIDE TO THE ASSESSMENT TABLES

Site Details	
Site Size	The gross area of the site as submitted to the Council
Source	This relates to the way in which the site became known to the Council e.g. through the current or a previous SHLAA exercise.
Suitability for Housing, Availability and Achievability	
Location	The location of the site in relation to settlements will impact on its sustainability in relation to access to public transport, schools, jobs and services.
Policy Restrictions	Current policy restrictions in either national, regional or local policy documents are noted although some policies and designations may be reviewed in the emerging Local Plan.
Physical Constraints	This includes physical aspects directly affecting the site such as flood risk, protected trees and woodland, public footpaths, ground contamination, access difficulties, overhead power lines.
Potential Impacts	This is the impact of potential development on the surrounding area such as on areas of high landscape value, Conservation Areas, potential Sites of Interest for Nature Conservation (SINCs), Nature Reserves, high quality agricultural land or on adjoining land use activities
Environmental Conditions	This includes aspects of the site's location which may impact on the living conditions of future residents such as proximity to areas which are the source of noise or atmospheric pollution or which are of poor environmental quality as well as, for example, the remoteness of the site in terms of access to public transport, jobs and services
Overall suitability	Where any of the above constraints cannot reasonably be overcome the site may be considered to be unsuitable either totally or in part. Where there is a current designation, such as Green Belt, the site may be assessed as "potentially suitable". In the case of rural area sites suitability is dependent upon the level of local services and facilities; the scale of the site in relation to the rural settlement; and evidence of local housing needs
Availability	Where sites are submitted to the Council by interested parties or agents, some indication of availability is given on the SHLAA Form. In some cases, availability may depend upon the relocation of an existing use.
Achievability	This is only assessed in the case of sites with some element of suitability. The main consideration will be whether the development would be viable, taking into account the measures needed to secure a suitable development. Some marginal sites may be more dependent upon the strength of the housing market at the time.
Housing Capacity	
Due to the fact that many sites in the rural area are located within the Green Belt and adjacent to settlements with a very limited range of services, it was considered that it would not be realistic to estimate capacity. For example, in cases where a large site which would significantly increase the size of an unsustainable settlement such that an estimate of capacity might be unrealistic. The assessment will, however, indicate that the site is potentially suitable for a small amount of development but the quantity would depend upon factors such as a Green Belt review or, in the absence of this, the need for affordable housing to enable a small rural exception scheme to take place.	

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SITES IN THE RURAL AREA

Site Ref	Site Name	Settlement	Site Area
R01	The Valley, Radford Semele	Radford Semele	0.14
R02	Hill Farm	Bishops Tachbrook	18.54
R03	Tinkers Close	Radford Semele	0.73
R04	Land adjacent to The Meadow House	Lapworth	0.11
R06	Land South of Baddesley Clinton	Baddesley Clinton	3.49
R07	Adjacent to Oak Gable Cottage	Baddesley Clinton	0.38
R08	Land North of Oakley Cottage, Bedlam's End	Chadwick End	0.78
R09	Barford House	Barford	4.39
R10	South of Barford House	Barford	0.83
R11	South of School	Bishops Tachbrook	4.11
R12	Land north of Croft Close	Bishops Tachbrook	1.84
R13	Shrewley Gate Nursery	Shrewley	1.35
R14	Land east of Oakley Wood Road	Bishops Tachbrook	2.54
R15	Land west of Wellesbourne Road	Barford	0.17
R16	Sherbourne Nursery	Barford	2.59
R17	Land at Brickyard Cottage	Bishops Tachbrook	3.55
R18	Land NW of Rye Fields	Bishops Tachbrook	0.61
R19	Land at Brickyard Farm	Bishops Tachbrook	35.34
R20	Land at Brickyard Barn	Bishops Tachbrook	0.28
R21	Land South of Radford Semele	Radford Semele	2.62
R22	Land West of Bishop's Tachbrook	Bishops Tachbrook	2.41
R23	Low Hill, Oakley Wood Road	Bishops Tachbrook	0.44
R25	Ward's Hill & Snitterfield Lane	Norton Lindsey	0.25
R26	Land West of Old Budbrooke Road	Budbrooke	1.50
R27	Land Fronting Ward's Hill	Norton Lindsey	0.90
R28	Land adj. Hall Farm Cottages	Hunningham	0.20
R29	R/O 65 Lewis Road & Thornley Close	Radford Semele	0.18
R30	Land south of Westham Lane	Leamington Spa	1.25
R31	Land at Tachbrook Hill Farm	Bishops Tachbrook	18.43
R33	South East of Convent Farm	Baddesley Clinton	0.76
R34	Land West of Baddesley Clinton	Baddesley Clinton	20.66
R35	Land at the Plough	Eathorpe	0.2
R37	East of Barcheston Drive	Hatton	1.35
R38	North of Birmingham Road	Hatton	7.78
R39	Land at Hatton Green	Hatton	0.36
R40	Land at the Gatehouse	Shrewley	0.42

Site Ref	Site Name	Settlement	Site Area
R41	Land at Southam Road	Radford Semele	7.78
R42	Land at Village Farm	Offchurch	0.68
R43	Sydon's Piece	Offchurch	3.84
R44	Canal Field, Offchurch Lane	Radford Semele	2.58
R45	Canal Wharf, Offchurch Lane	Radford Semele	1.14
R46	Land West of School Lane	Radford Semele	14.06
R47	Land R/O Rectory	Barford	0.28
R48	West of School Hill	Offchurch	0.26
R49	Land off Green Lane, Little Shrewley	Shrewley	0.32
R50	Land at Convent Farm	Baddesley Clinton	0.28
R51	Land SE of Shrewley Common	Shrewley	0.27
R52	New House Farm	Bishops Tachbrook	78.97
R53	R/O The Hamlet	Leek Wootton	3.35
R54	Land N of Hill Wootton Road	Leek Wootton	1.85
R55	West of Mill Lane	Barford	0.55
R56	South West Radford Semele	Radford Semele	5.94
R57	Land off Moat Close, Bubbenhall	Bubbenhall	1.00
R58	Land at Red Lane	Burton Green	0.43
R59	Land off Pit Hill/ Church Road	Bubbenhall	3.02
R60	Land R/O Lower End	Bubbenhall	3.82
R61	Land off Ryton Road	Bubbenhall	1.73
R62	Land Off Warwick Road	Leek Wootton	4.59
R63	Land NW of Leek Wootton	Leek Wootton	25.44
R64	Land NE of Leek Wootton (1&2)	Leek Wootton	46.88
R65	R/O Savages Close	Bishops Tachbrook	2.45
R66	Land fronting Old Warwick Road	Lapworth	0.19
R67	Land Fronting Southam Road	Radford Semele	3.38
R68	Sunnyside, Valley Road	Radford Semele	2.23
R69	South of Elmdene Close	Hatton	1.25
R70	North of Hatton Station	Hatton	2.06
R71	West of Station Road	Hatton	1.20
R72	Cubbington Wood Yard	Cubbington	1.04
R73	Land off Starmar Place	Hatton	0.60
R74	Land South of Arras Boulevard	Hampton Magna	6.45
R75	407 Birmingham Road & Land to West	Hatton	1.15
R76	Confidential Site	Kenilworth	19.63
R77	Former Storage Depot	Hatton	1.17
R78	Village Field (North)	Eathorpe	0.60
R79	Village Field (South)	Eathorpe	0.38
R80	Penns Lane	Eathorpe	0.72
R81	Confidential Site	Pinley Green	0.81
R83	Land off Wasperton Lane	Barford	1.31
R84	Land off Bremridge Close	Barford	0.62
R85	Land south of Westham Lane	Barford	1.79

Site Ref	Site Name	Settlement	Site Area
R86	Land North of Telephone Exchange	Barford	1.25
R87	Red Lane to the south of New Farm	Burton Green	2.44
R88	Land North of The Small Holding, Red Lane	Burton Green	2.02
R89	Land off Hodgetts Lane	Burton Green	2.18
R90	Burrow Hill Nursery	Burton Green	11.7
R91	Land at the rear of Peeping Tom Public House	Burton Green	1.76
R94	Land west of Stanks Farm	Hampton Magna	3.88
R95	Land north of Montgomery Avenue	Hampton Magna	1.30
R96	Land at Maple Lodge	Hampton Magna	5.53
R97	Land south of Lloyd Close	Hampton Magna	5.39
R98	Land to the East of Clinton Avenue	Hampton Magna	5.62
R99	Land at Hatton Hill/East of Canal Road	Hatton Park	4.72
R100	Land south of Charingworth Drive/Birmingham Road Roundabout	Hatton Park	0.98
R101	Land NW of Severn Trent Treatment Works	Hatton Park	1.24
R102	Land off Station Road	Hatton Station	0.31
R104	Former Aylesbury House Hotel and Surrounds.	Hockley Heath	4.90
R105	Swallowfield Stud	Kingswood	0.25
R106	Land rear of Kingswood Cottages	Kingswood	0.48
R107	Old Bakehouse, west of Mill Lane.	Kingswood	0.19
R108	The Meadow House, Kingswood	Kingswood	2.32
R109	Kingswood Farm	Kingswood	1.25
R110	Land to East of Station Lane	Kingswood	10.06
R111	Station Lane opposite Gowan Bank	Kingswood	6.5
R112	Land off Brome Hall Lane	Kingswood	0.55
R113	Land S of The Stables, Station Lane	Lapworth/ Kingswood	0.55
R114	Land to the south of Rising Lane, Kingswood	Kingswood	1.82
R115	Rear of Brome Hall Lane	Kingswood	0.56
R116	East of Lensana, Warwick Road	Kingswood	0.15
R117	Priory Farm, Kingswood	Kingswood	0.40
R118	Land south of Hill Wootton Road	Leek Wootton	6.46
R120	The Paddock, Warwickshire Police HQ	Leek Wootton	2.27
R121	Land north of main entrance, Warwickshire Police HQ	Leek Wootton	0.32
R122	Former Tennis Courts, Warwickshire Police HQ	Leek Wootton	0.57
R123	Warwickshire Police HQ – Northern Lodge	Leek Wootton	0.36
R124	Black Spinney Fields	Leek Wootton	2.72
R125	Warwickshire Golf and Country Club Car Park	Leek Wootton	0.32
R127	Open Field, Warwickshire Golf and Country Club	Leek Wootton	5.12
R128	Land to the East of Church Lane	Radford Semele	8.80
R129	Land south of Southam Road	Radford Semele	13.45
R130	Land at Home Farm, Leek Wootton	Leek Wootton	2.26
R132	Land to the South West side of Old Warwick Road, Rowington	Rowington	0.9

Site Ref	Site Name	Settlement	Site Area
R133	Land to the South of the Almshouses, Rowington Green	Rowington Green	1.20
R136	Bishop's Tachbrook, Allotments	Bishops Tachbrook	0.81
R137	Former Police HQ Buildings, Woodcote	Leek Wootton	2.62
R138	Land at Old Budbrooke Road	Warwick	3.11
R139	Land west of New Road	Norton Lindsey	0.97
R140	Land S of Warwick Road	Norton Lindsey	0.51
R141	Land near School	Leek Wootton	6.81
R142	Land east of Curlieu Lane	Norton Lindsey	2.15
R147	Land north of Hockley Road	Hatton Green	3.2
R148	Birmingham Road, Stoneleigh	Stoneleigh	0.68
R149	Land west of Ferncumbe Primary School	Hatton Green	0.68
R150	Confidential Site	Bishops Tachbrook	0.68
R155	Land south of Hill Wootton Road	Hill Wootton	0.50

Please note that some of these sites overlap.

Confidential Sites

Some site promoters have requested that the location of certain sites remains confidential. This is normally because the site is still currently occupied by a third party.

Where possible, information can be made available in other formats,
including large print, CD and other languages if required.
To obtain one of these alternatives, please contact 01926 410410



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