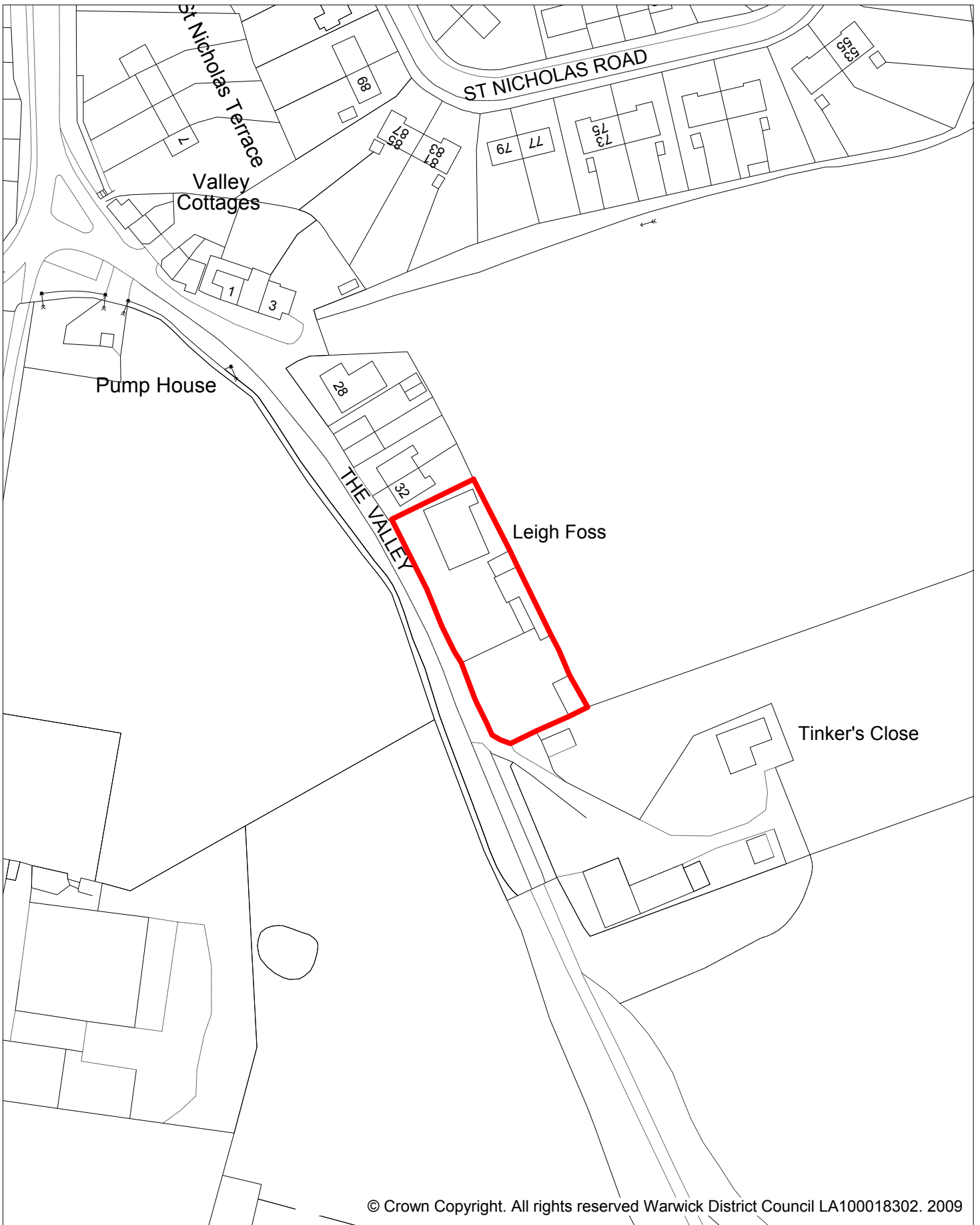


Site Ref	R01	Site Name	The Valley
Site Size (Hectares)	0.14	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Previously developed
Adjacent/ Overlapping Site	R03 Tinkers Close		

Suitability for Housing	
Location	Edge of village. Radford Semele has a range of services including a primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history has highlighted flood issues
Potential Impacts	Development of the site could worsen flooding along The Valley and lead to an inappropriate linear extension of the village.
Environmental Conditions	Flood issues
Overall Suitability	Not suitable
Availability	
The site is currently available.	
Achievability	
Housing Capacity	



R01 The Valley, Radford Semele

LOCATION PLAN

Scale:
1:1250

Drawn By:
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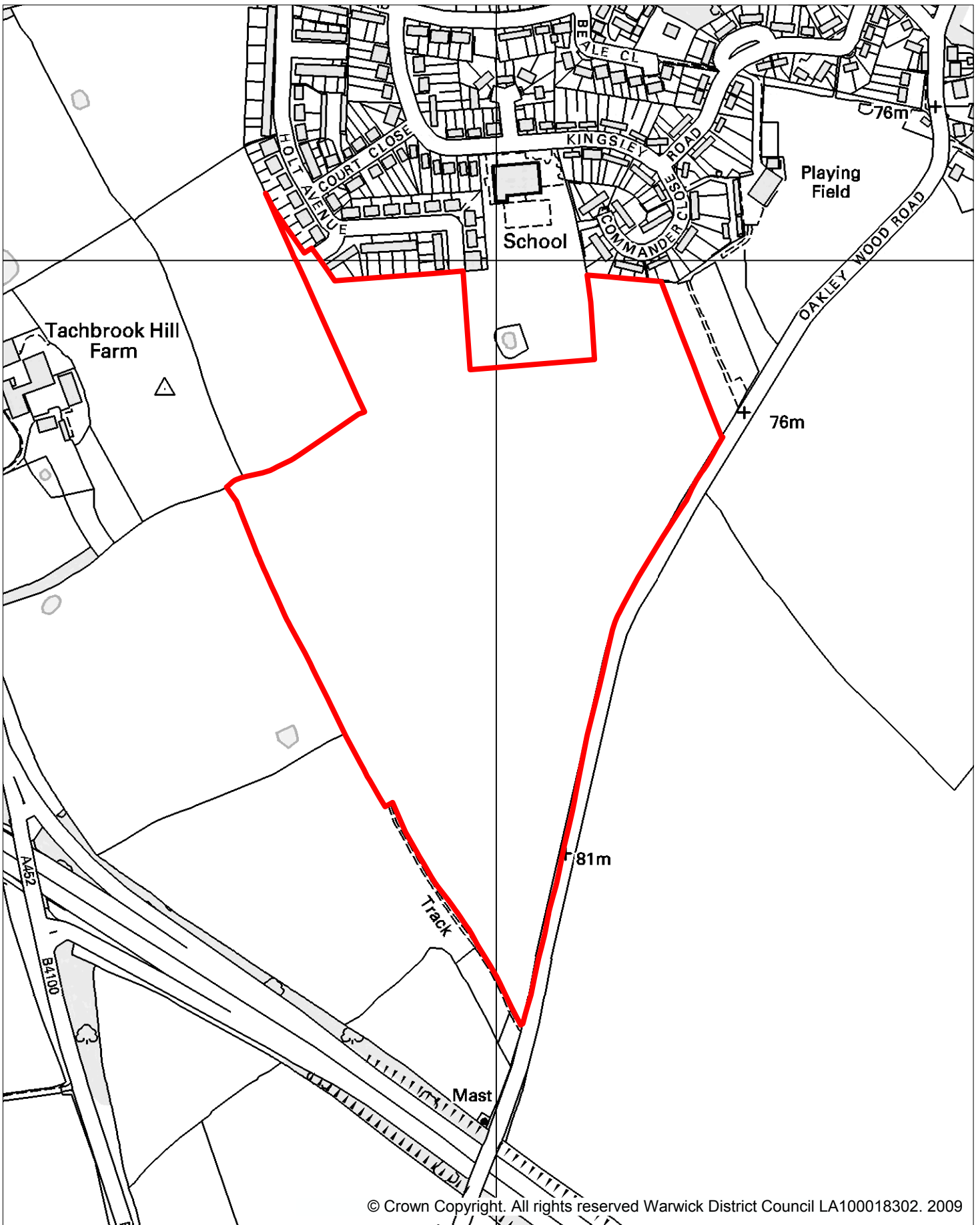
Date:
29 January 2009

Grid Reference:
434543 E, 263812 N

North: 

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

Suitability for Housing	
Location	Edge of village & extending beyond. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and a bus service.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access arrangements potentially only adequate for reduced site size. National Grid high pressure pipeline runs across southern part of site.
Potential Impacts	Impact on physical form of village – disproportionate outward extension to south
Environmental Conditions	Satisfactory
Overall Suitability	Small proportion of site potentially suitable subject to access and evidence of local housing need - limited infill around village boundary.
Availability	
Owner has expressed willingness to release land for development	
Achievability	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R02 Hill Farm, Bishops Tachbrook

LOCATION PLAN



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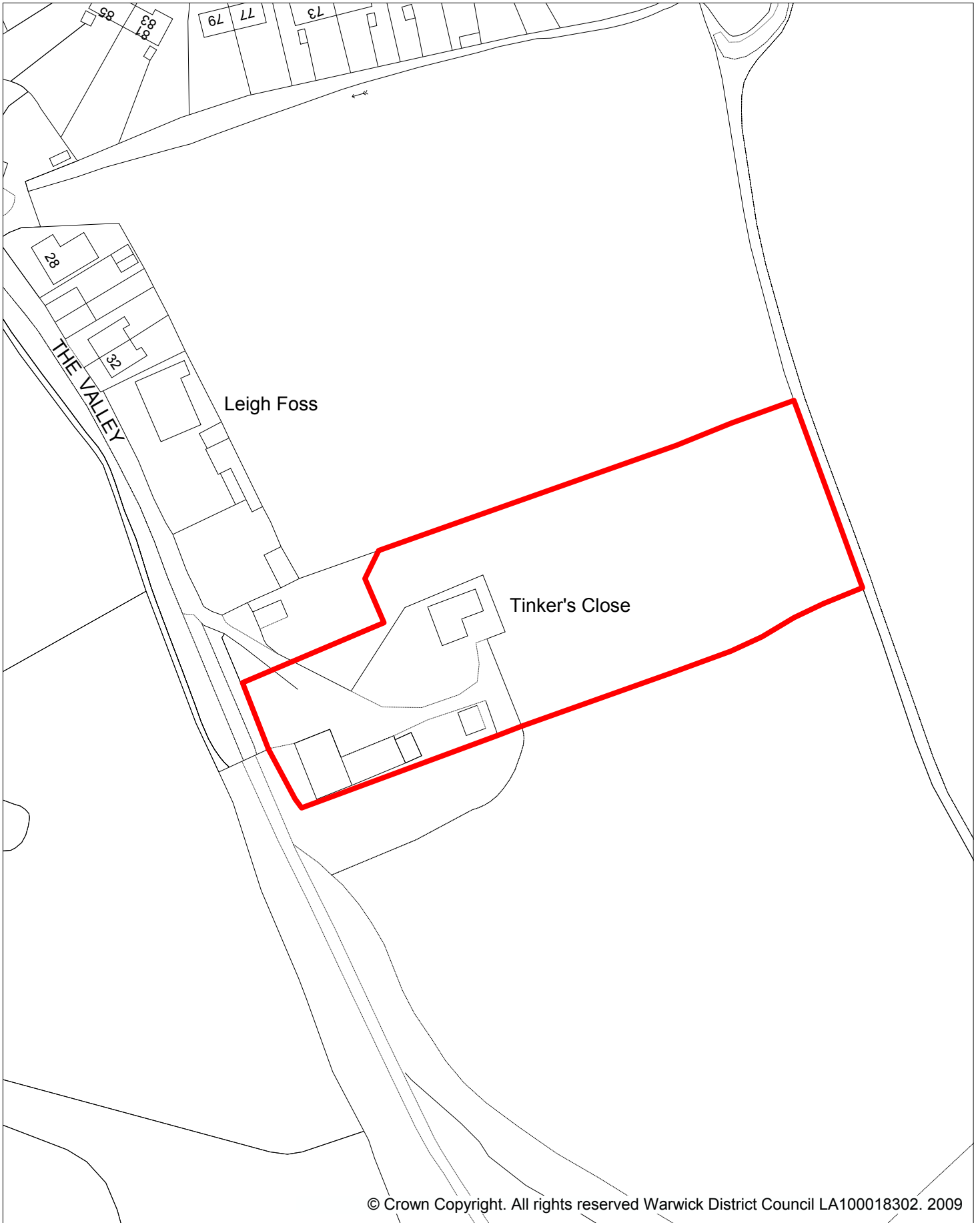
Date:
29 January 2009

Grid Reference:
430992 E, 260647 N

North: 

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

Suitability for Housing	
Location	Edge of Village. Radford Semele has a range of services including primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history in relation to adjacent site (R01) has highlighted flood issues
Potential Impacts	Development of the site could exacerbate flooding along The Valley and lead to an inappropriate linear extension of the village. The Valley SINC to south west of site
Environmental Conditions	Flooding issues & inadequate service road
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to release site for development if adjoining field at Leigh Fosse is released.	
Achievability	
Unlikely due to access and flooding.	
Housing Capacity	



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R03 Tinkers Close, Radford Semele

LOCATION PLAN



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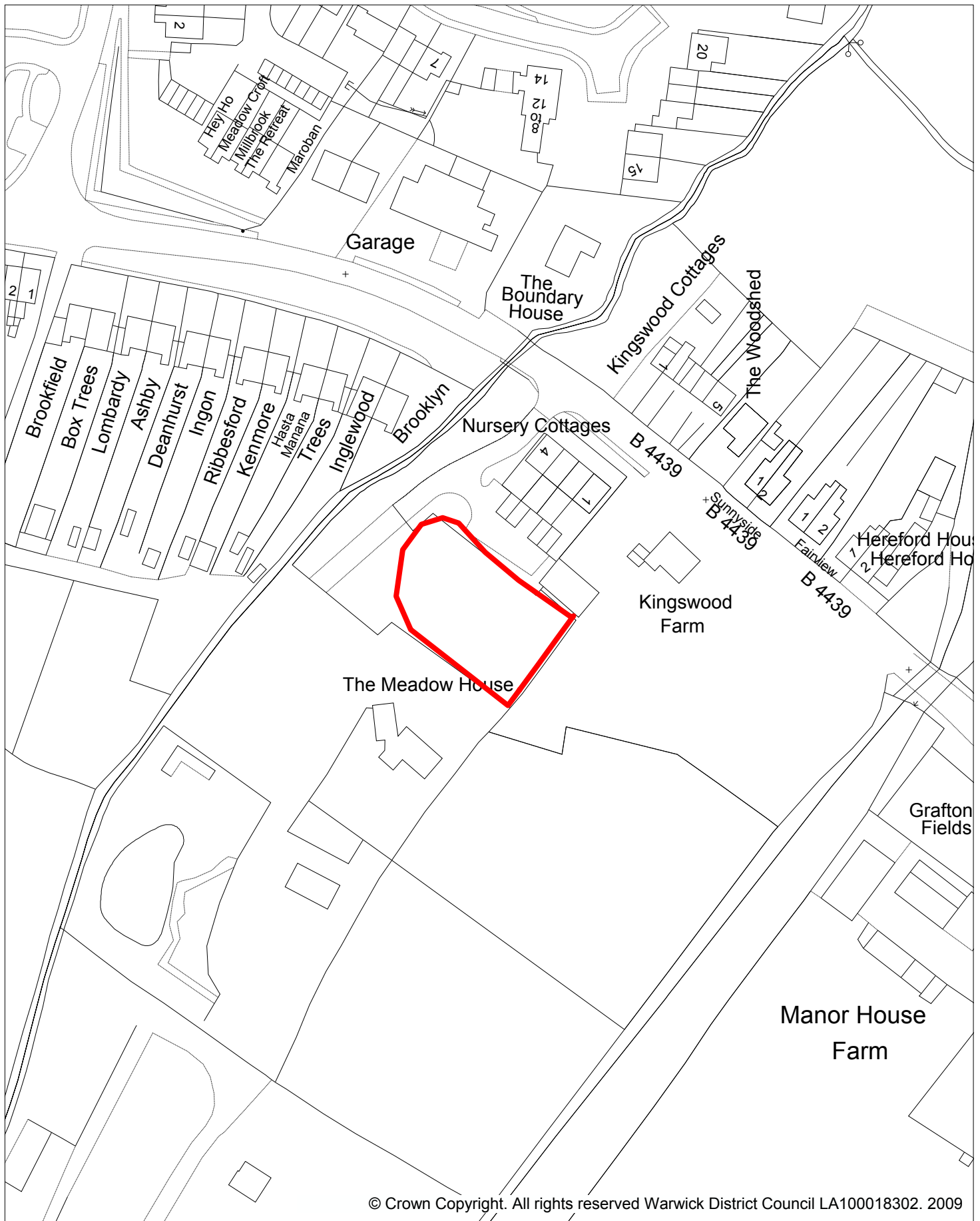
Date:
29 January 2009

Grid Reference:
434614 E, 263781 N

North:

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

Suitability for Housing	
Location	Edge of Village. Lapworth / Kingswood have a range of services including a primary school, shop, community facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	Although not in a Flood Zone, the area is liable to flood from surface water drainage
Potential Impacts	Neighbouring Kingswood Farm is a (Grade II) Listed Building Impact on Lapworth Conservation Area Development of this site would have an adverse impact on surface water drainage in the locality
Environmental Conditions	Site liable to flood
Overall Suitability	Not suitable
Availability	
Within 2 years	
Achievability	
Housing Capacity	



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R04 Land adjacent to The Meadow House, Lapworth

LOCATION PLAN

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1:1250

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Grid Reference:
418931 E, 270968 N

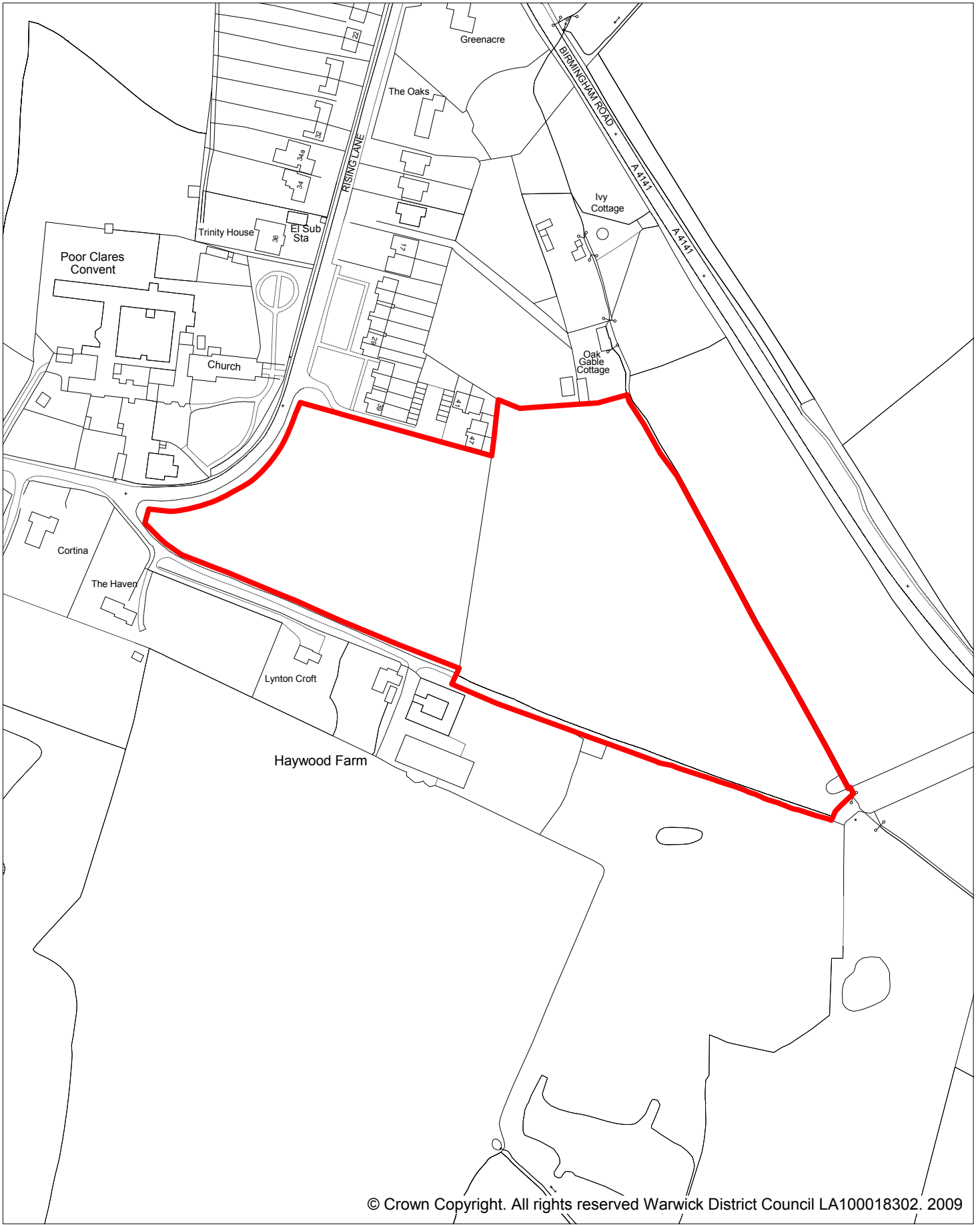
North:

Site Ref	R05	Site Name	Land South of Woodside
Site Size (Hectares)		Settlement	Chadwicks End
Source	SHLAA 08	Land Type	
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Outside of Warwick District
Policy Restrictions	
Physical Constraints	
Potential Impacts	
Environmental Conditions	
Overall Suitability	
Availability	
Achievability	
Housing Capacity	

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

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has a very limited range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	Landfill site on south easterly edge of site – land remediation may be required Access point on bend in the road – visibility may be an issue.
Potential Impacts	Impact on physical form of village – disproportionate outward extension to south east. Impact on openness of Green Belt.
Environmental Conditions	
Overall Suitability	Potentially suitable in part for rural affordable housing subject to evidence of local housing need and satisfactory access.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Dependent upon ability to achieve a satisfactory access, evidence of housing need and the willingness of the owner to release part of the site for affordable housing	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



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R06 Land South of Baddersley Clinton



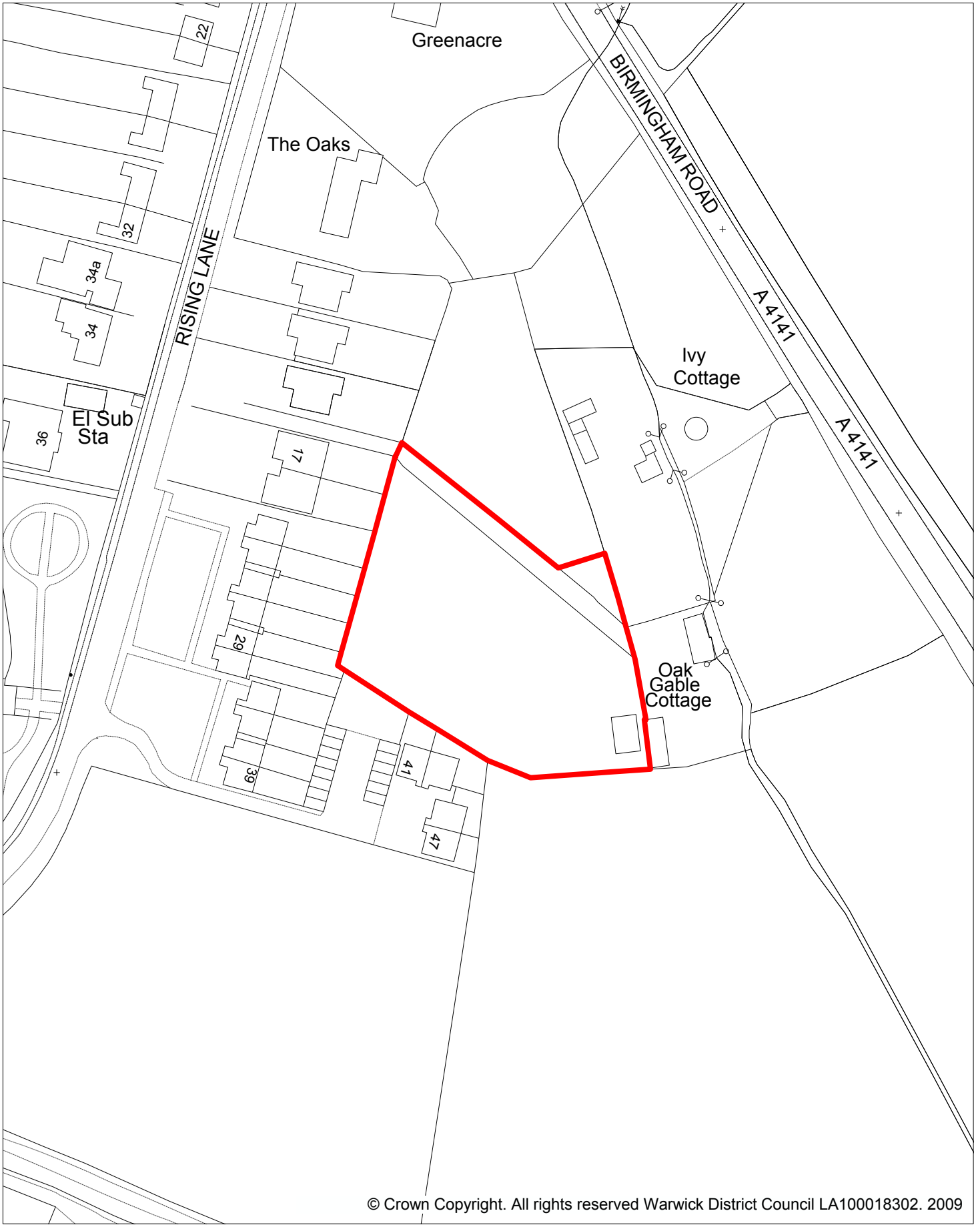
LOCATION PLAN

Scale: 1:2500 Drawn By: DR Date: 29 January 2009 Grid Reference: 420915 E, 272302 N North: 

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

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

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has very limited facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	Lack of road access – third party agreement would be necessary
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable - access
Availability	
Promoter has indicated that the site could become available immediately but this would be subject to third party agreement to secure access	
Achievability	
Housing Capacity	



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R07 Adjacent to Oak Gable Cottage

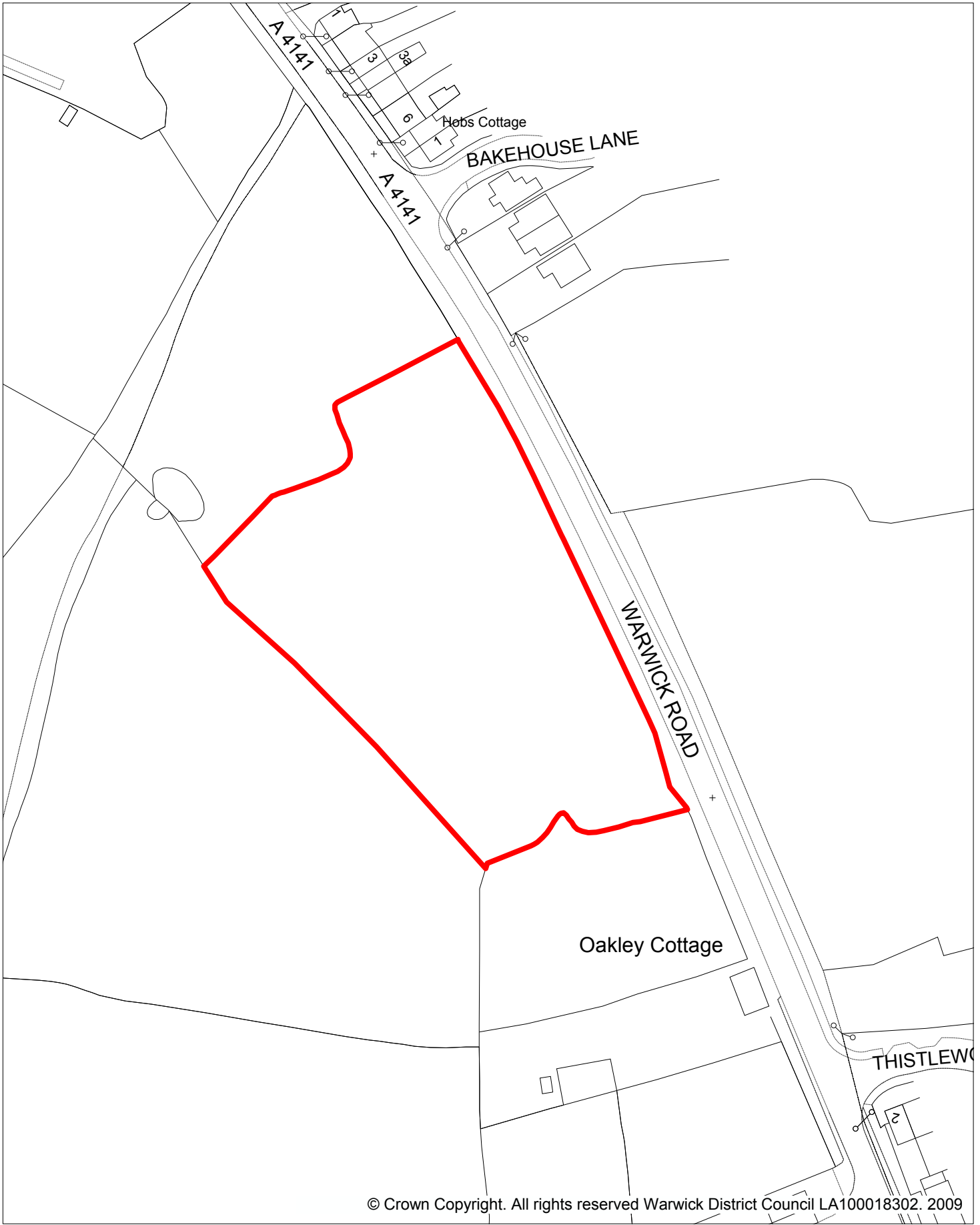


LOCATION PLAN

Scale: 1:1250 Drawn By: DR Date: 29 January 2009 Grid Reference: 420921 E, 272444 N North: 

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

Suitability for Housing	
Location	Edge of Village. Chadwick End has very limited facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	None
Potential Impacts	Development of the site would close the gap between Chadwick End & Baddesley Clinton Impact on openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – development would close the gap between two settlements and impact on the openness of the Green Belt
Availability	
The promoter has indicated that the site could become available immediately	
Achievability	
Housing Capacity	



R08 Land North of Oakley Cottage, Bedlams End

LOCATION PLAN



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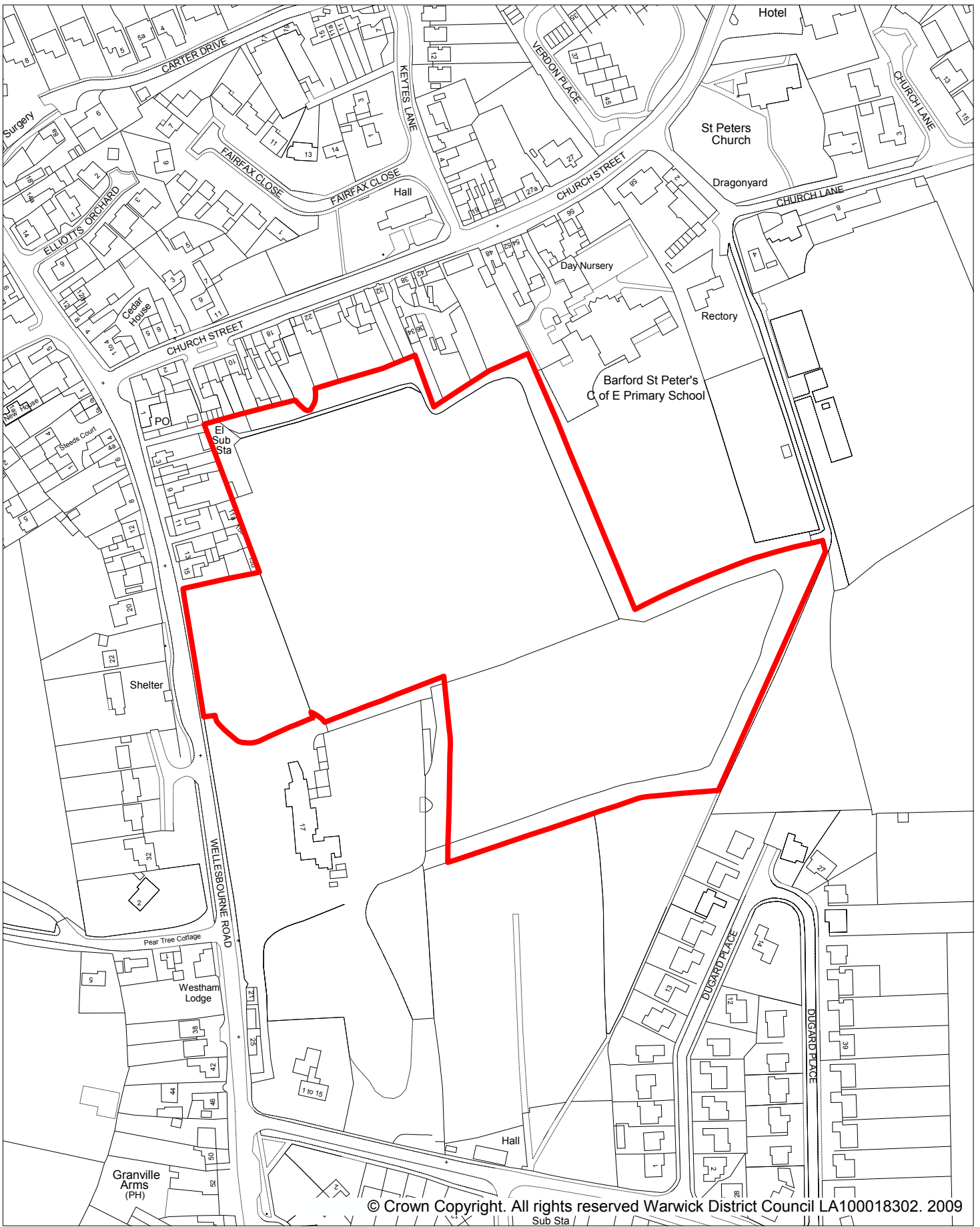
Date:
29 January 2009

Grid Reference:
420785 E, 272875 N

North: 

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

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Protected hedgerows and trees within Barford House Estate Ability to achieve satisfactory access which does not have detrimental impact on Wellesbourne Road frontage and Conservation Area
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Conservation Area Impact on Barford House Estate
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in much reduced area of site subject to satisfactory access, mitigation of impact on Barford House and Conservation Area and evidence of local housing needs.
Availability	
The site (along with R10) has been promoted for mixed uses to include sporting, recreation and community uses to meet needs identified in the Parish Plan. Availability potentially depends upon acceptance of a mixed use scheme. However, the level of housing required to support a mixed use scheme would be contrary to regional policy.	
Achievability	
Depends upon acceptability of a wider mixed use scheme and evidence of local housing need.	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R09 Barford House

LOCATION PLAN

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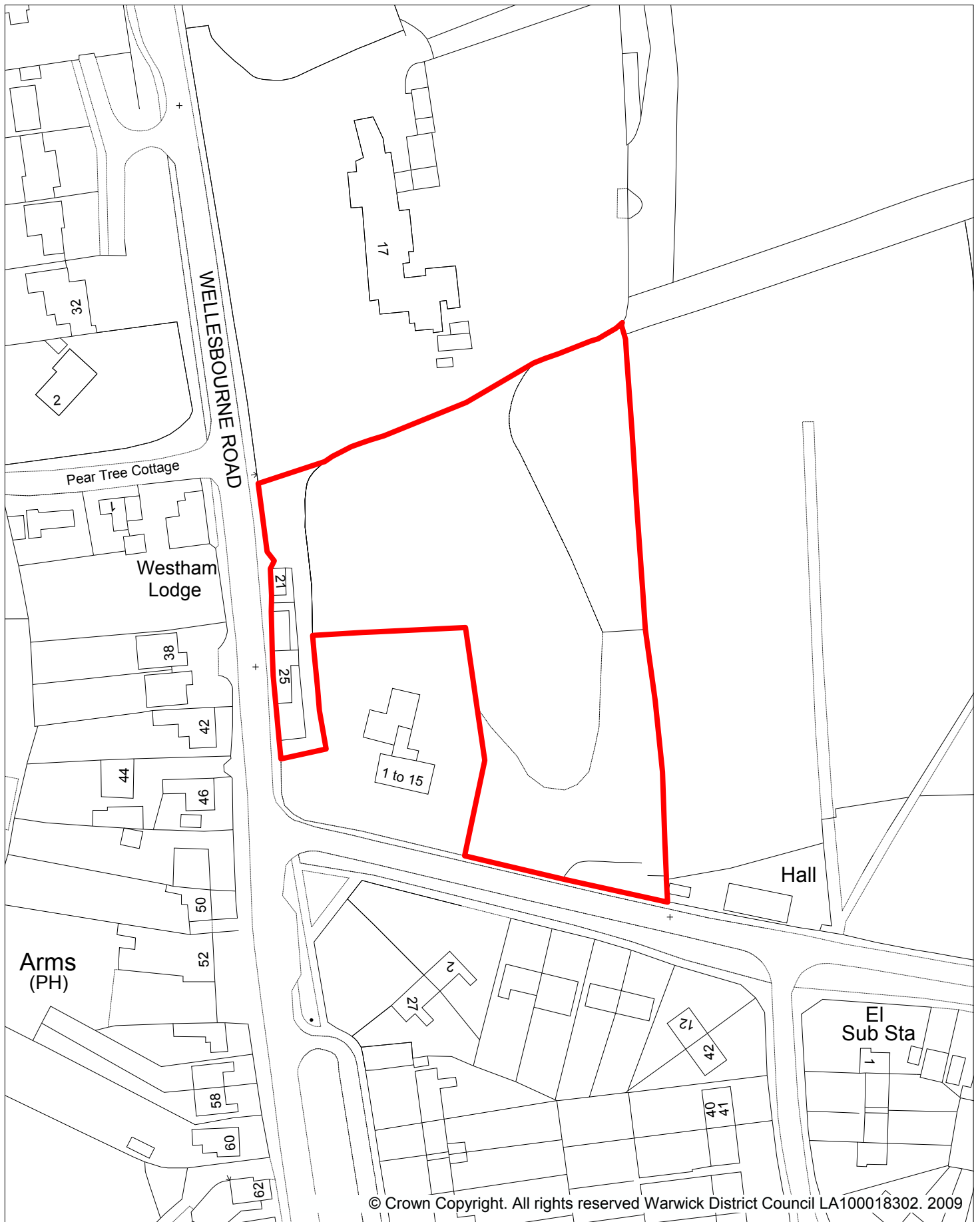
Date:
29 January 2009

Grid Reference:
427097 E, 260645 N

North:

Site Ref	R10	Site Name	South of Barford House
Site Size (Hectares)	0.83	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/Overlapping Site		R9 Barford House	

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Protected hedgerows and trees within Barford House Estate
Potential Impacts	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House Estate
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in much reduced area of site subject to mitigation of impact and evidence of local housing need.
Availability	
The site (along with R9) has been promoted for mixed uses to include sporting, recreation and community uses to meet needs identified in the Parish Plan. Availability may depend upon acceptance of a mixed use scheme. However, the level of housing required to support a mixed use scheme would be contrary to regional policy.	
Achievability	
May depend upon acceptability of a wider mixed use scheme and evidence of need.	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R10 South of Barford House

LOCATION PLAN



Scale:
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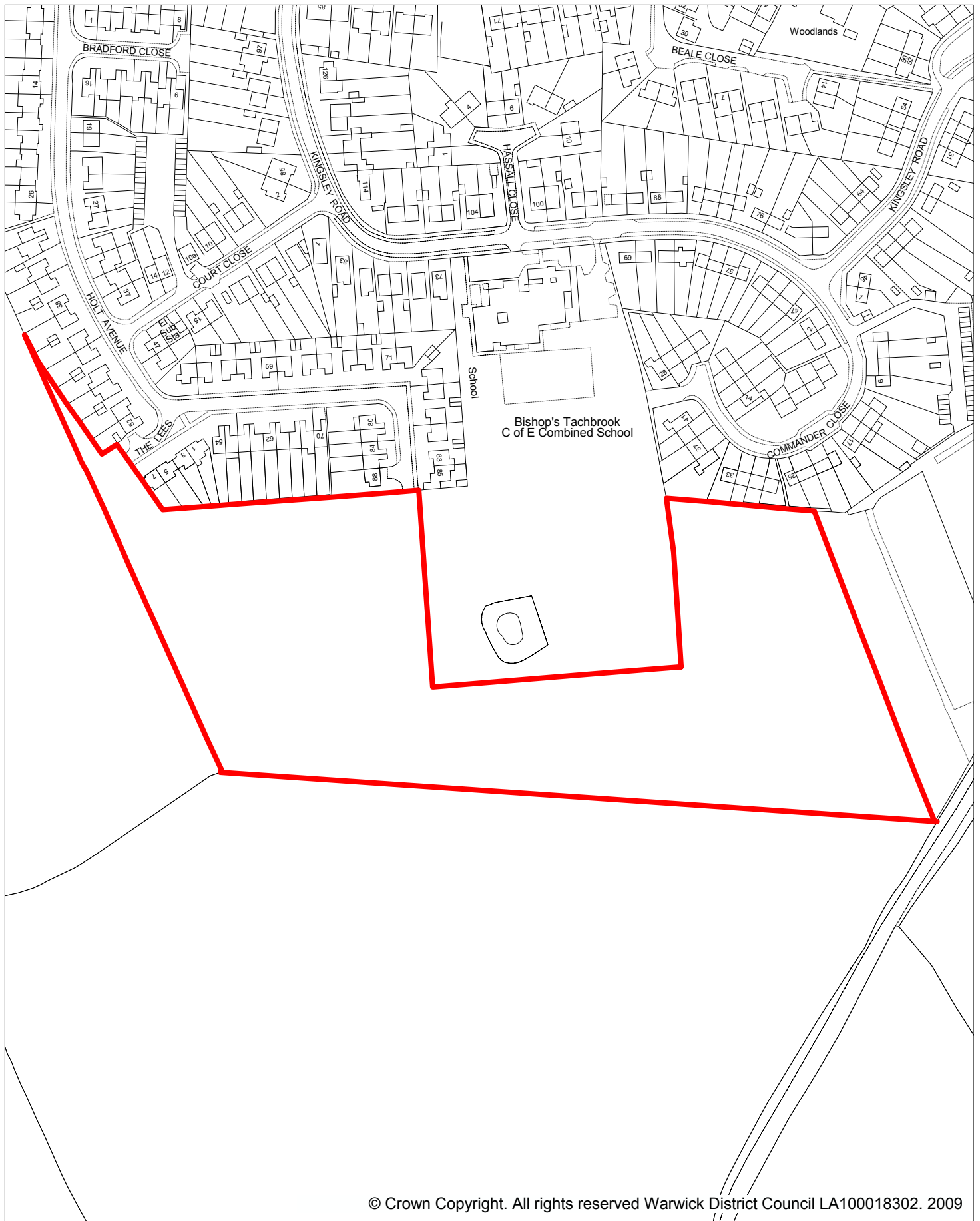
Date:
30 January 2009

Grid Reference:
427031 E, 260449 N

North:

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

Suitability for Housing	
Location	Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access indicated from Oakley Wood Road but this would require additional land outside of submitted site.
Potential Impacts	Scale of development in relation to existing built up area of village
Environmental Conditions	Satisfactory
Overall Suitability	Potential limited suitability adjacent to existing built up area of village and subject to evidence of local housing need and suitable access to site.
Availability	
Owner has expressed willingness to release land for development	
Achievability	
Depends upon need and access.	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



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R11 South of School, Bishops Tachbrook

LOCATION PLAN

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1:2500

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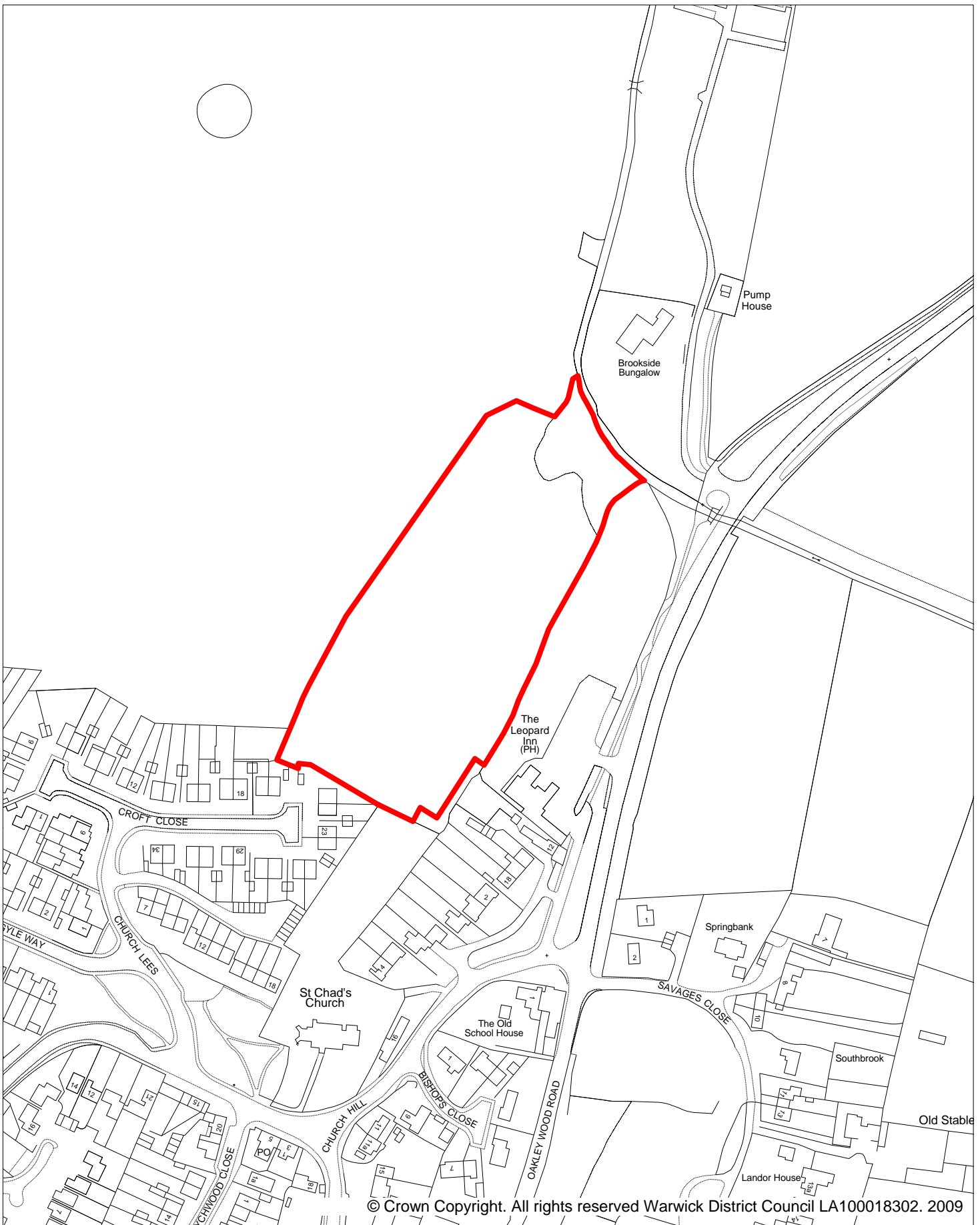
Date:
29 January 2009

Grid Reference:
431002 E, 260927 N

North:

Site Ref	R12	Site Name	Land north of Croft Close
Site Size (Hectares)	1.84	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site		R52 Land at New House Farm	

Suitability for Housing	
Location	Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns..
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access from Croft Close would require demolition of garage. Croft Close inadequate to serve a large development Northern part of site in Flood Risk Zones 2, 3A & 3B Telephone masts cross site Impact on physical form of village – disproportionate outward extension to north
Potential Impacts	Impact on open views from church Adjacent to Conservation Area and impact on northern entrance to village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – access & impact on built form of village and Conservation Area
Availability	
Subject to ability to resolve 2 potential ransom strips, access issues and, if access from Croft Close is satisfactory, relocation of garage on Croft Close.	
Achievability	
Housing Capacity	



R12 Land north of Croft Close, Bishop's Tachbrook

LOCATION PLAN




Scale:
1:2500

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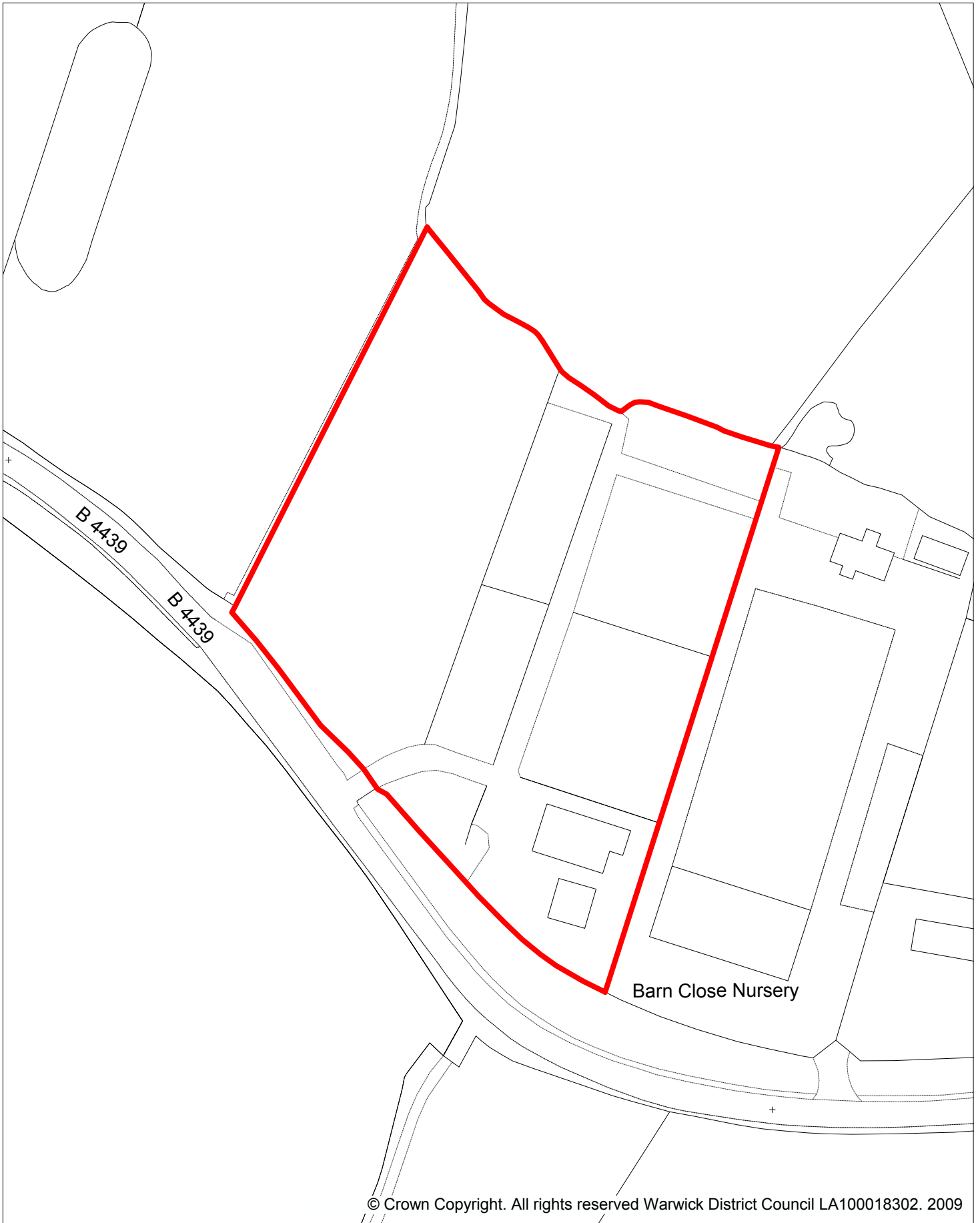
Date:
18 March 2009

Grid Reference:
431451 E, 261595 N

North: 

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

Suitability for Housing	
Location	Not within or adjacent to village
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	Footpath on western boundary. Existing buildings require demolition.
Potential Impacts	Impact on open countryside.
Environmental Conditions	Satisfactory, but remote from settlement
Overall Suitability	Not suitable – not adjacent to settlement
Availability	
Subject to cessation of existing business	
Achievability	
Housing Capacity	



R13 Shrewley Gate Nursery

LOCATION PLAN



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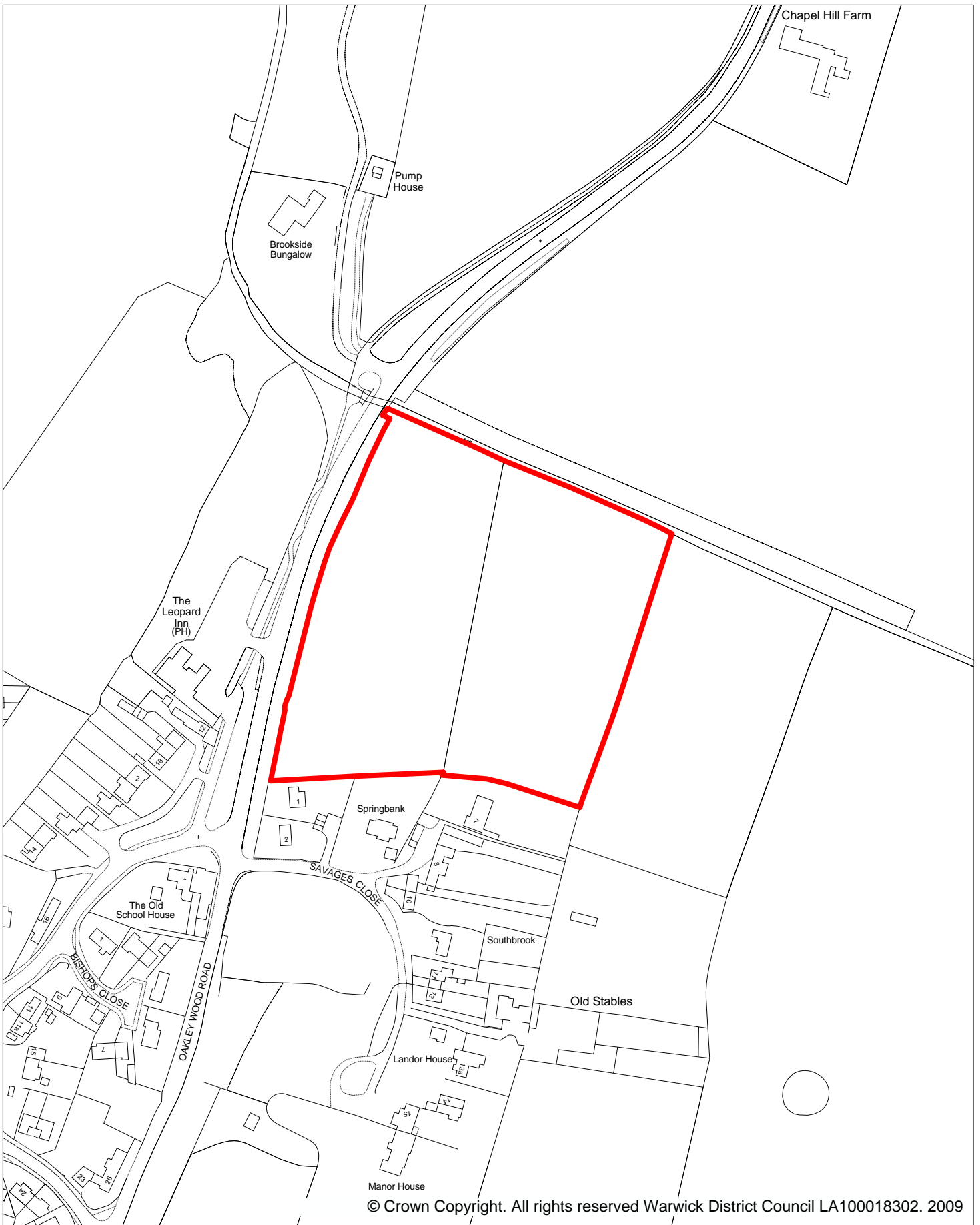
Date:
29 January 2009

Grid Reference:
422081 E, 267296 N

North: 

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

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Flood Risk Zones 3A & 3B in northern section of site Tree belt N/S through middle of site Steep upward slope towards south of site Impact on physical form of village – disproportionate outward extension to north
Potential Impacts	Very prominent site on entrance to village Impact on Conservation Area and northern entrance to village
Environmental Conditions	Site separated from main village by busy Oakley Wood Road
Overall Suitability	Not suitable – impact on Conservation Area, northerly entrance to village and separation from main village by busy Oakley Wood Road
Availability	
Site currently redundant agricultural land – available immediately.	
Achievability	
Housing Capacity	



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

LOCATION PLAN



Scale:
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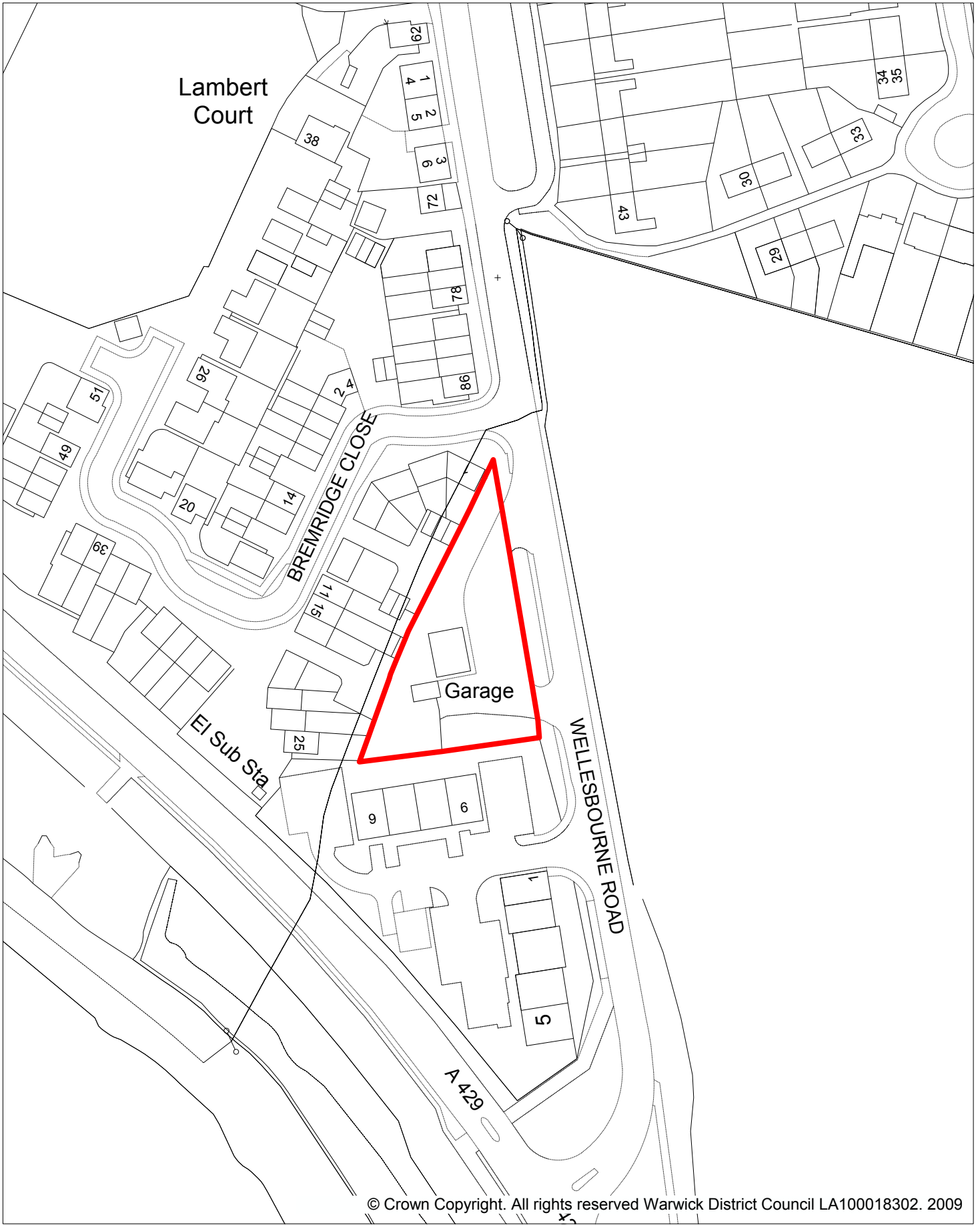
Date:
18 March 2009

Grid Reference:
431623 E, 261536 N

North:

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

Suitability for Housing	
Location	Within built up area of village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Site requires clearance Possible contamination (former use was garage) Configuration of site
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable subject to evidence of local housing need
Availability	
Site currently in use – promoter suggests the site could become available within 2 years.	
Achievability	
Subject to relocation of existing use and viability	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



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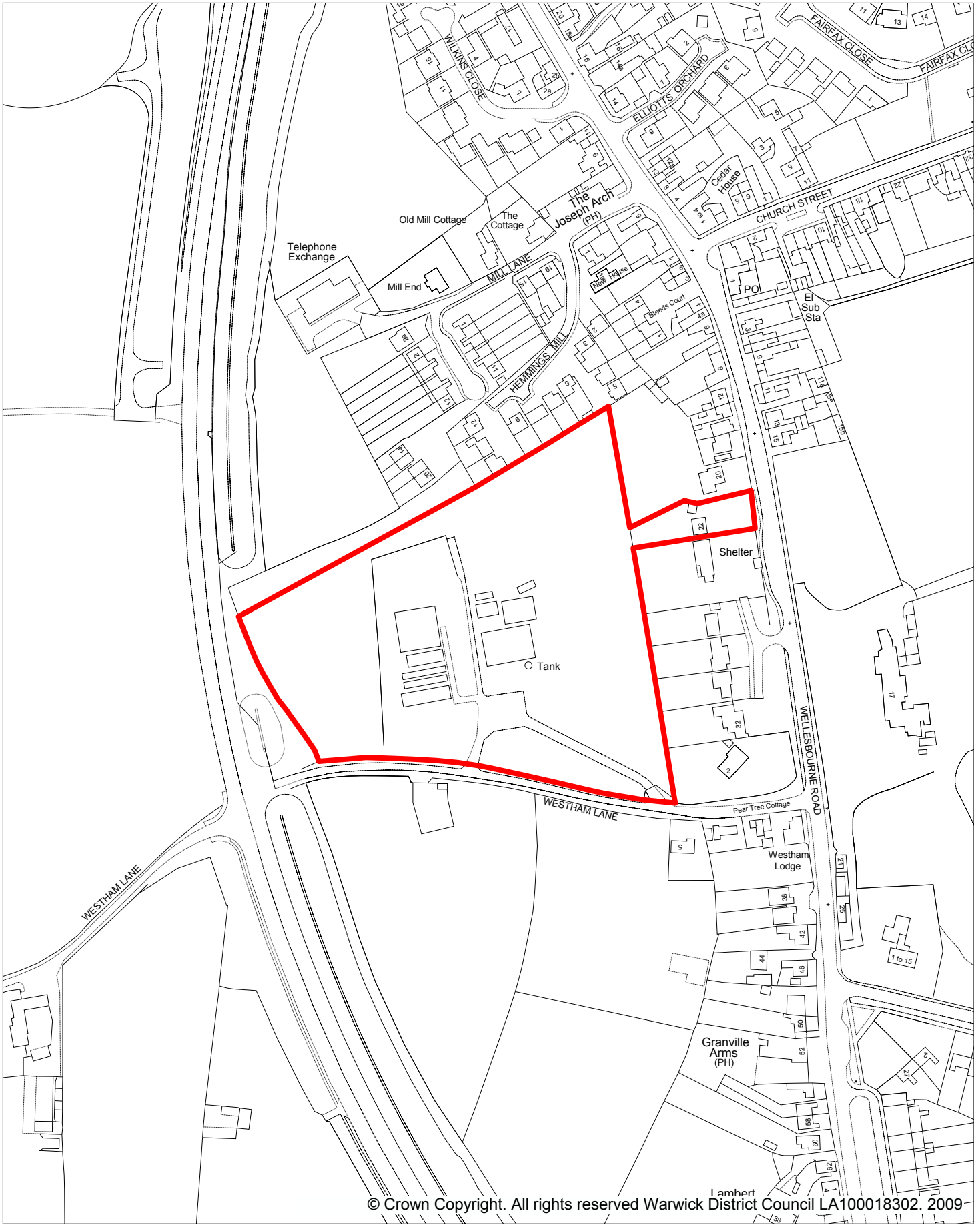
R15 Land west of Wellesbourne Road, Barford

LOCATION PLAN

Scale: 1:1250 Drawn By: DR Date: 29 January 2009 Grid Reference: 426992 E, 260163 N North: 

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

Suitability for Housing	
Location	Edge of Village. Barford has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Western part of site subject to noise from Barford Bypass. Access from Wellesbourne Road unlikely to achieve adequate visibility. Works to upgrade Westham Lane would have significant environmental impacts.
Potential Impacts	Site adjacent to Barford Conservation Area
Environmental Conditions	Satisfactory except for noise impact on far western part of site.
Overall Suitability	Potentially suitable in part subject to suitable access and evidence of local housing need.
Availability	
The site promoter proposes that the nursery be relocated to the back part of the site in order that the area of the site closest to the village can be released for housing. Suggested availability within 2 years.	
Achievability	
Dependent upon ability to secure suitable access and relocation of nursery.	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



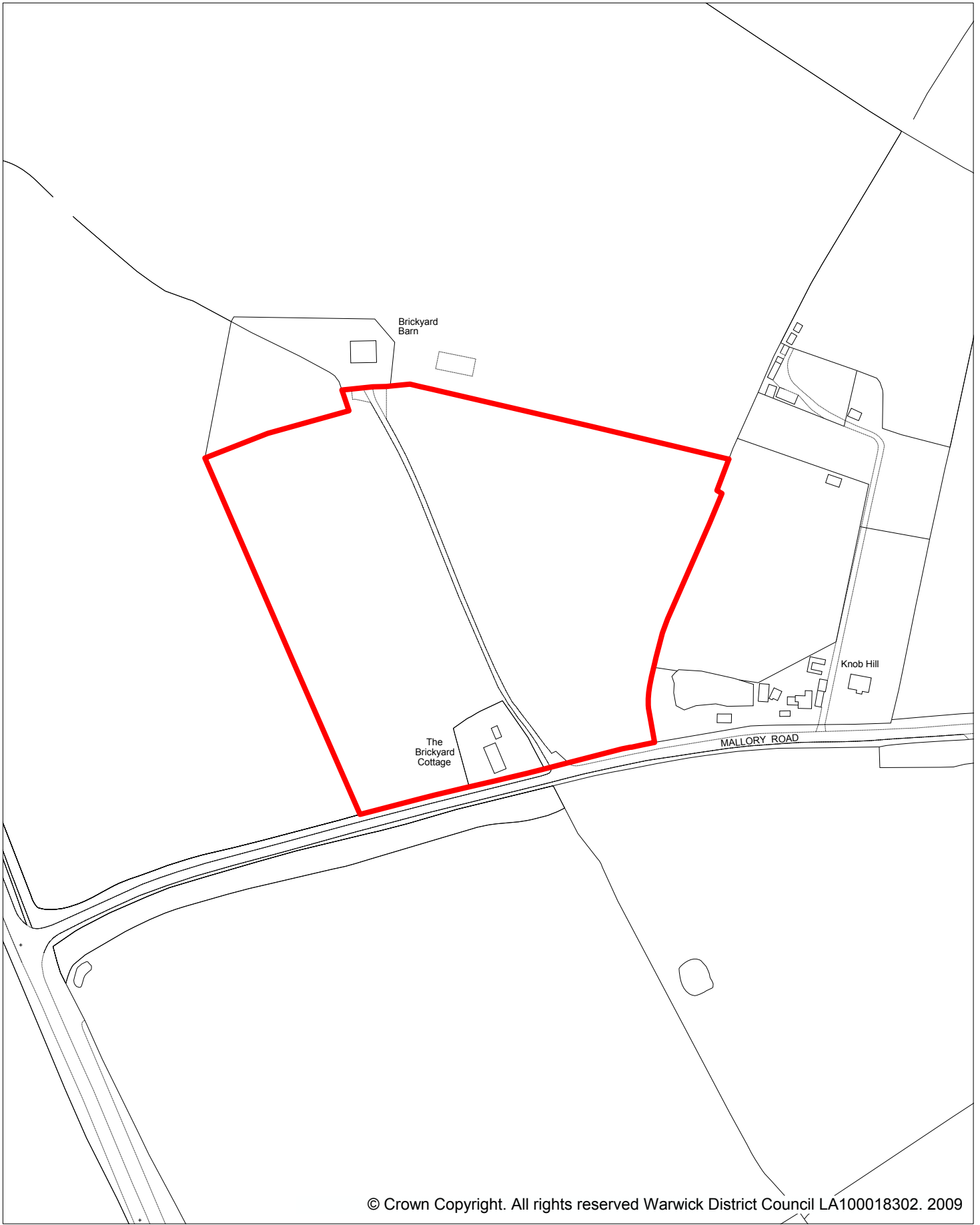
R16 Sherbourne Nursery

LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 29 January 2009	Grid Reference: 426805 E, 260580 N	North: 
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Site Ref	R17	Site Name	Land at Brickyard Cottage
Site Size (Hectares)	3.66	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R19 Land at Brickyard Farm; R20 Land at Brickyard Barn		

Suitability for Housing	
Location	Not within or adjacent to a village – some 200 metres from the built up area of Bishop's Tachbrook
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	None
Potential Impacts	Significant impact on views from southern edge of Warwick/ Leamington
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site not adjacent to built up area of village.
Availability	
Promoter suggests site would be available within 2 years	
Achievability	
Housing Capacity	



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R17 Land at Brickyard Cottage, Bishop's Tachbrook

LOCATION PLAN

Scale:
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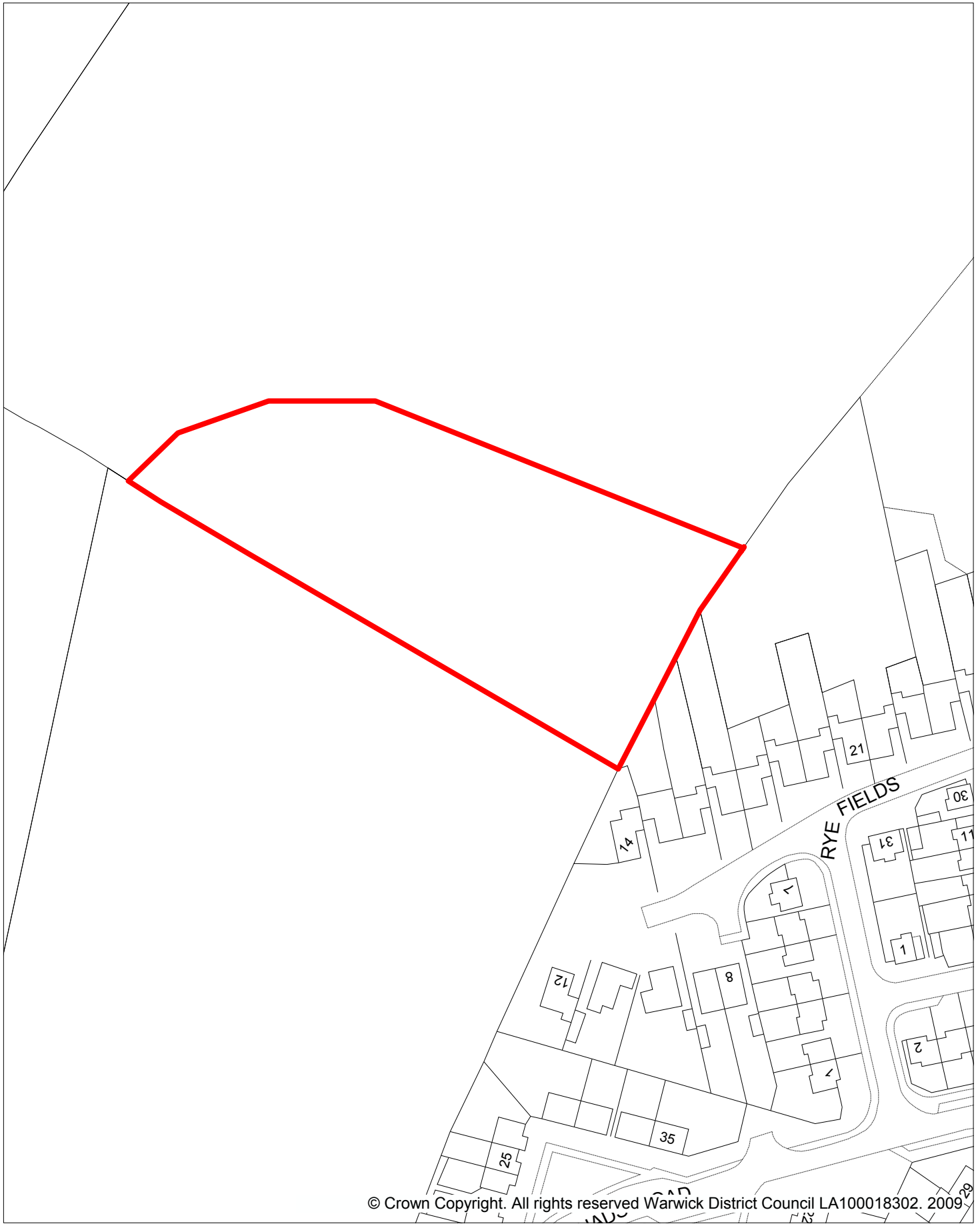
Date:
29 January 2009

Grid Reference:
430484 E, 261339 N

North: 

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

Suitability for Housing	
Location	On the edge of the village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access only through adjacent site R22. Therefore site only developable if adjacent site is developed.
Potential Impacts	Along with adjacent site, the developed area would be out of scale with existing built up area of village. Impact on views - site visible from southern edge of Warwick/ Leamington – and on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site could only be developed with adjoining site and this larger area would be out of scale with existing village.
Availability	
Promoter suggests site would be available within 2 years	
Achievability	
Housing Capacity	



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R18 Land NW of Rye Fields

LOCATION PLAN



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Drawn By:
DR

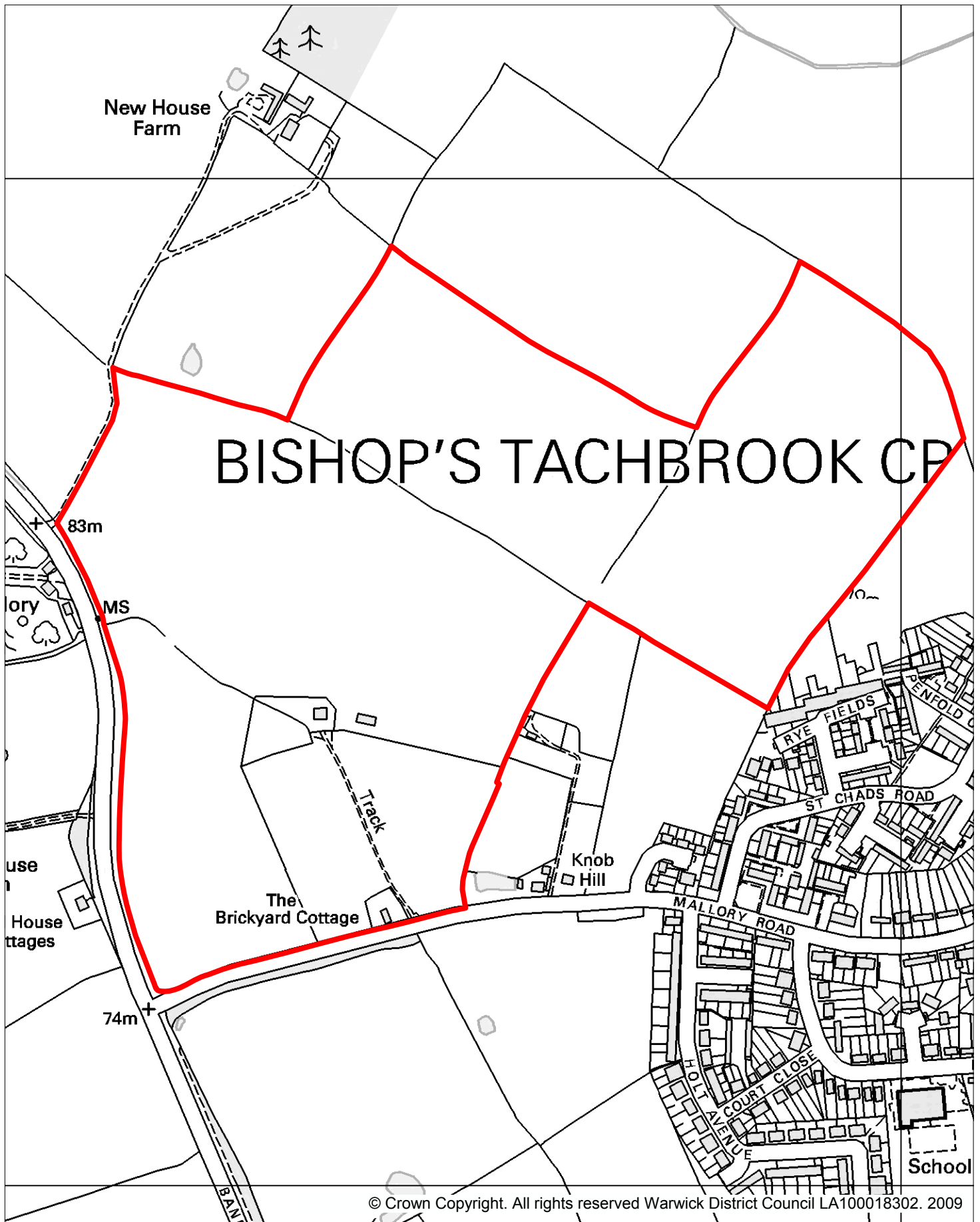
Date:
29 January 2009

Grid Reference:
430835 E, 261512 N

North: 

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

Suitability for Housing	
Location	Large area of open farmland west of Bishop's Tachbrook. Adjacent to built up area at one point to the rear of Rye Fields. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access - only available from Mallory Road, 200 metres from edge of village
Potential Impacts	Impact on views from southern edge of Warwick/Leamington. Impact on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – scale in relation to size of existing built up area. Not possible to locate a small housing development on edge of village built up area.
Availability	
Promoter suggests the site could be available within 6-8 years.	
Achievability	
Housing Capacity	



R19 Land at Brickyard Farm

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

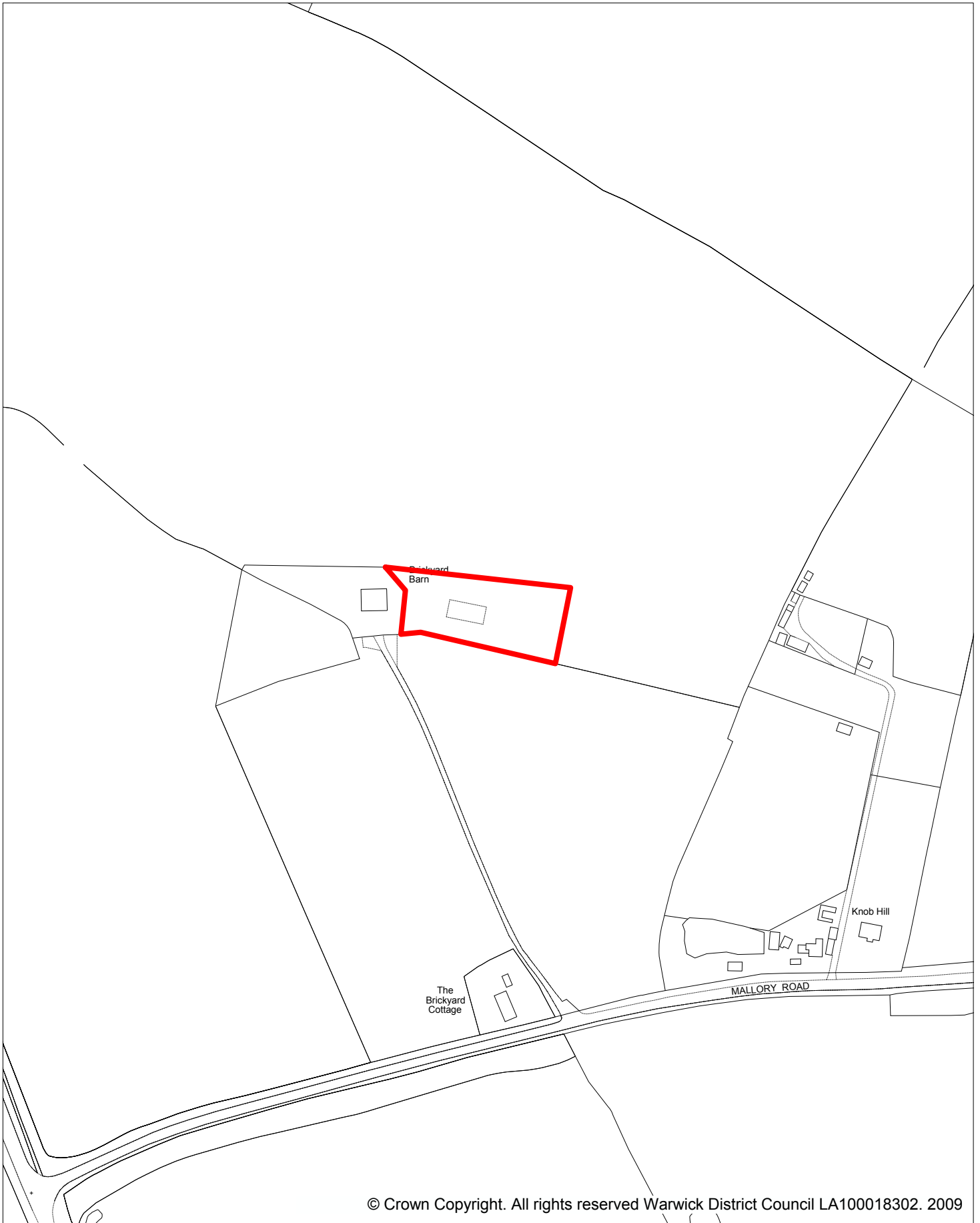
Date:
29 January 2009

Grid Reference:
430590 E, 261567 N

North:

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

Suitability for Housing	
Location	Not within or adjacent to the built up area of a village.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Distance from highway
Potential Impacts	Topography - highly visible from surrounding area Impact on open countryside
Environmental Conditions	Remote from settlements
Overall Suitability	Not suitable – remote from main village facilities and in highly visible location.
Availability	
Promoter suggests the site would be available within 3 years	
Achievability	
Housing Capacity	



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R20 Land at Brickyard Barn

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

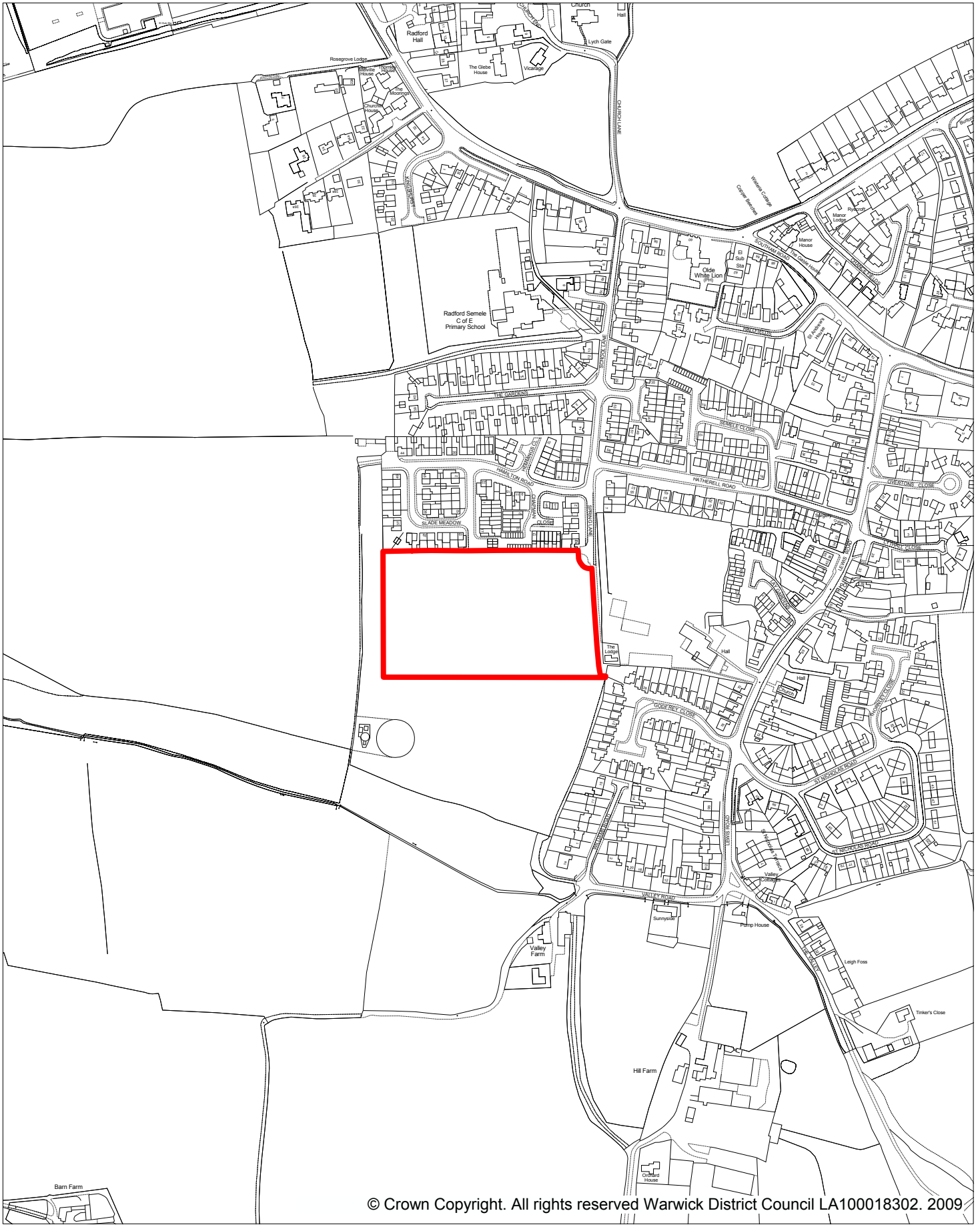
Date:
29 January 2009

Grid Reference:
430479 E, 261462 N

North: 

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

Suitability for Housing	
Location	Edge of village. Radford Semele has a primary school, shop, community facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Area of Restraint
Physical Constraints	None
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to evidence of local housing need
Availability	
The site is under the control of a single landowner who has confirmed that the site is available for development	
Achievability	
The site is capable of achieving a development within 5 years	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R21 Land South of Radford Semele

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

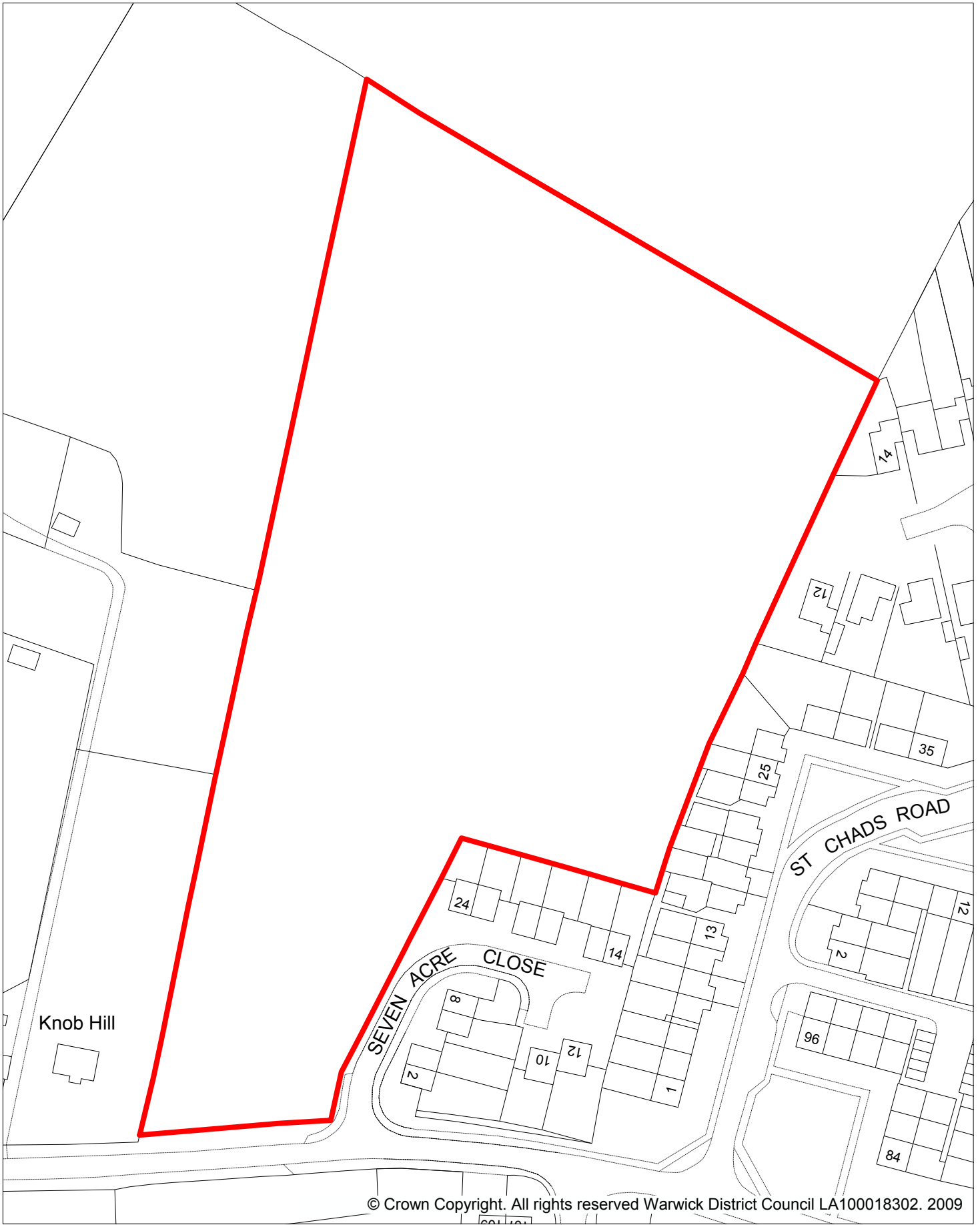
Date:
29 January 2009

Grid Reference:
434196 E, 264178 N

North: 

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

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Electricity line traverses site.
Potential Impacts	Northern part of site would impact on views from southern edge of Warwick/ Leamington
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable, in part, subject to evidence of local housing need.
Availability	
The site is under the control of a single landowner who have confirmed that the site is available for development	
Achievability	
The site is capable of achieving a development within 5 years	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R22 Land West of Bishop's Tachbrook

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

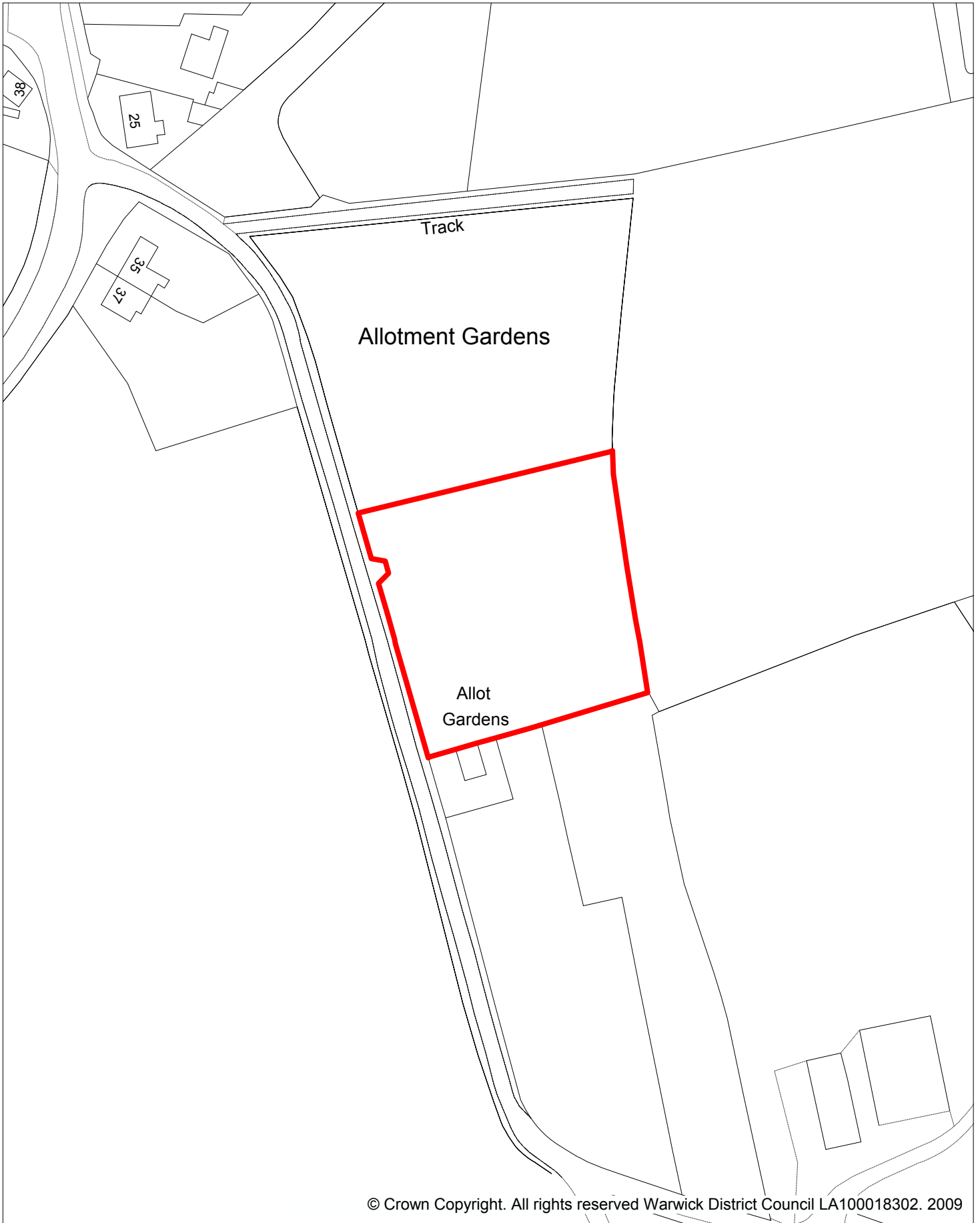
Date:
29 January 2009

Grid Reference:
430771 E, 261415 N

North:

Site Ref	R23	Site Name	Low Hill, Oakley Wood Road
Site Size (Hectares)	9.15	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a village
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Protecting recreation facilities (allotments)
Physical Constraints	Existing (disused) allotment land
Potential Impacts	Isolated development in open countryside away from built up area of village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – not within or adjacent to an existing settlement
Availability	
Owner has indicated a willingness to release land for development in the short term	
Achievability	
Housing Capacity	



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R23 Low Hill, Oakley Wood Road



LOCATION PLAN

Scale:
1:1250

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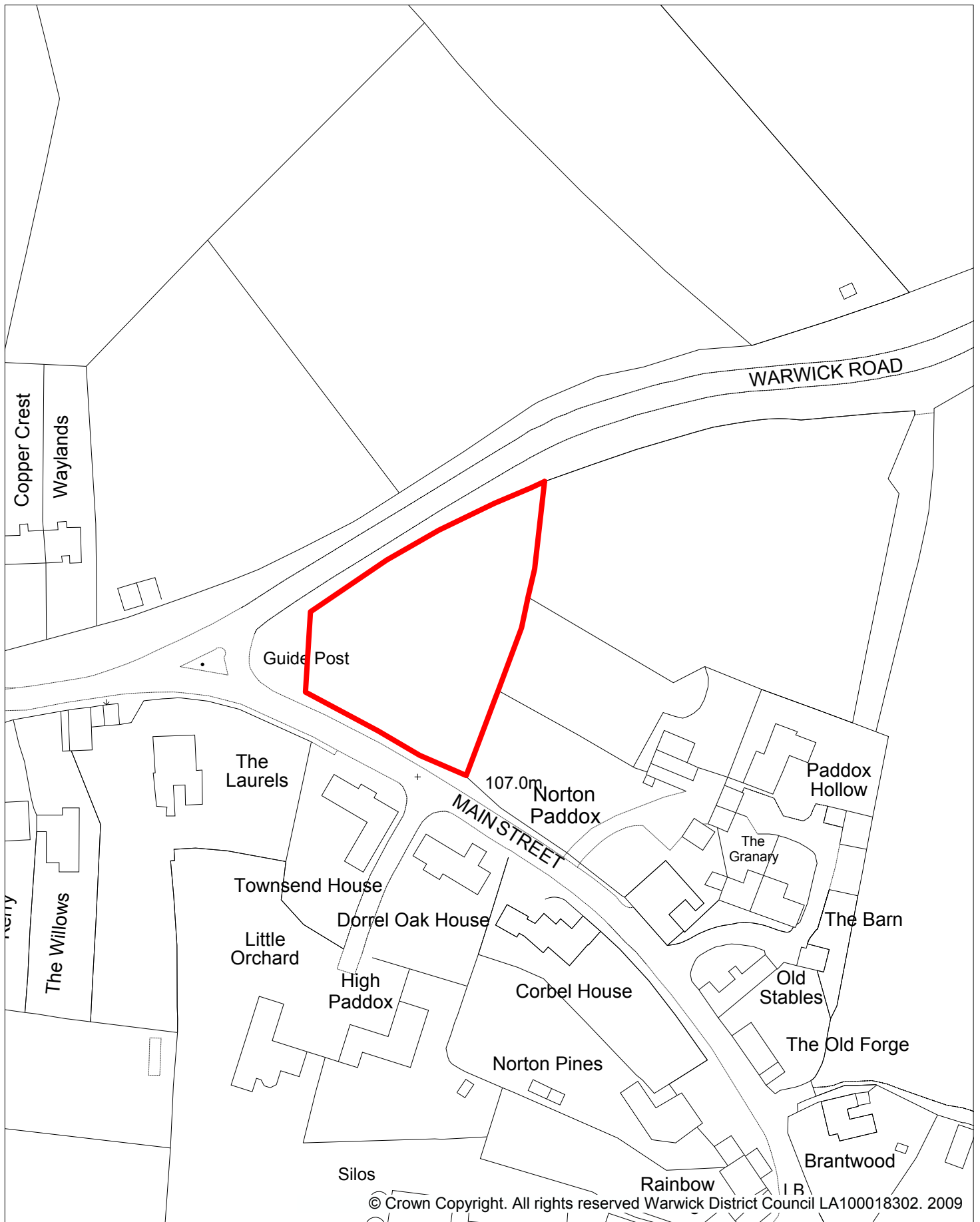
Date:
29 January 2009

Grid Reference:
431544 E, 261006 N

North:

Site Ref	R25	Site Name	Ward's Hill / Snitterfield Lane
Site Size (Hectares)	0.25	Settlement	Norton Lindsey
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Norton Lindsey has a limited range of facilities including community facilities. Wolverton Primary School, in adjoining village, within walking distance.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	Site slopes steeply upwards towards Snitterfield Lane.
Potential Impacts	Site located within Norton Lindsey Conservation Area. Prominent open site on entrance to village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – impact on Conservation Area and Green Belt
Availability	
Within 2 years	
Achievability	
Housing Capacity	



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R25 Ward's Hill & Snitterfield Lane, Norton Lindsey

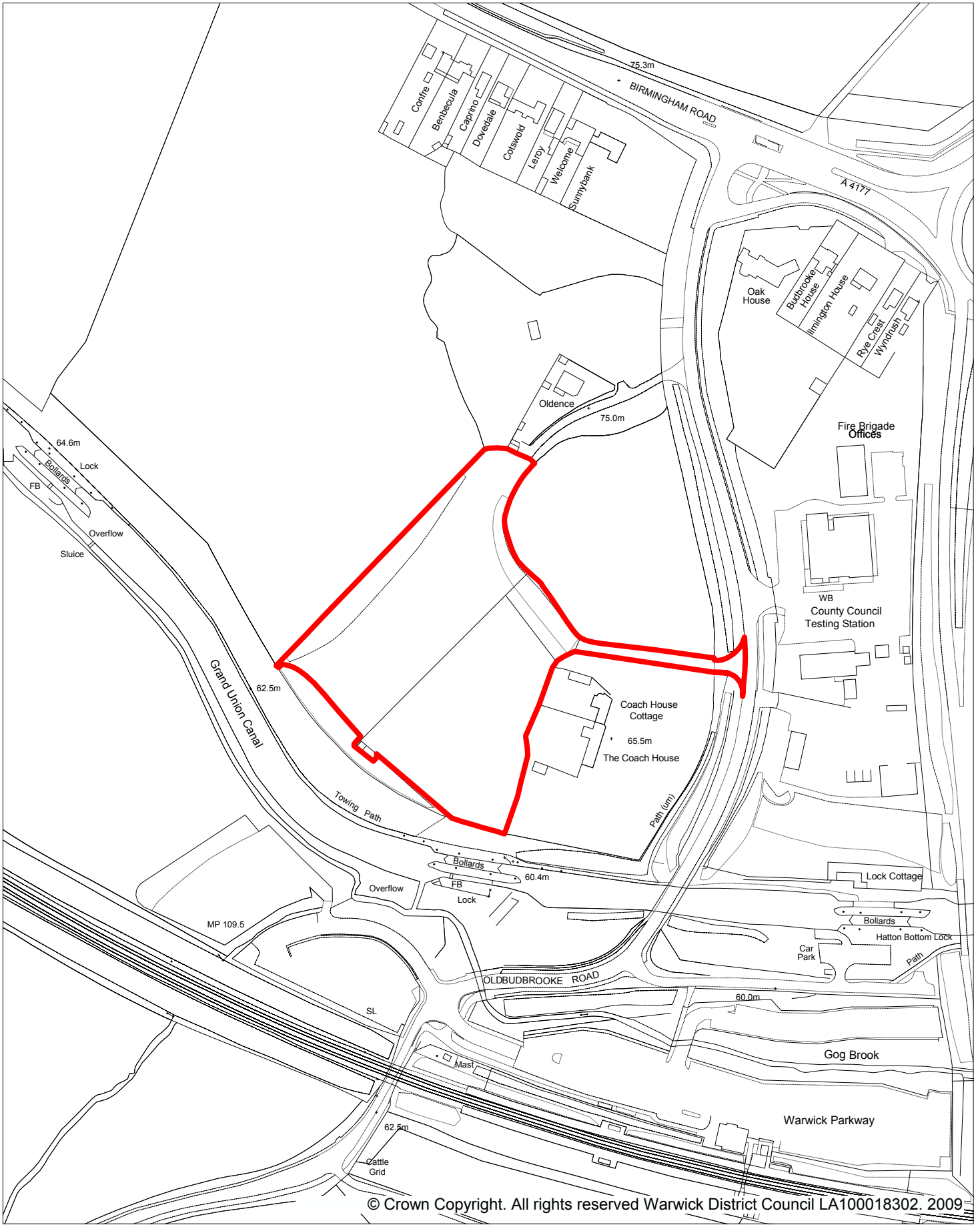


LOCATION PLAN

Scale: 1:1250	Drawn By: DR	Date: 29 January 2009	Grid Reference: 422666 E, 263329 N	North: 
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Site Ref	R26	Site Name	Land West of Old Budbrooke Road
Site Size (Hectares)	1.5	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield/ Brownfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Former landfill site – extensive remediation works likely to be required. Unsatisfactory access point due to constraints on visibility.
Potential Impacts	Western part of site is a Potential SINC. Impact on openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – divorced from built up area, impact on Green Belt and Potential SINC, access and ground contamination
Availability	
No ownership constraints so subject to land remediation works	
Achievability	
Housing Capacity	



R26 Land West of Old Budbrooke Road, Warwick

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

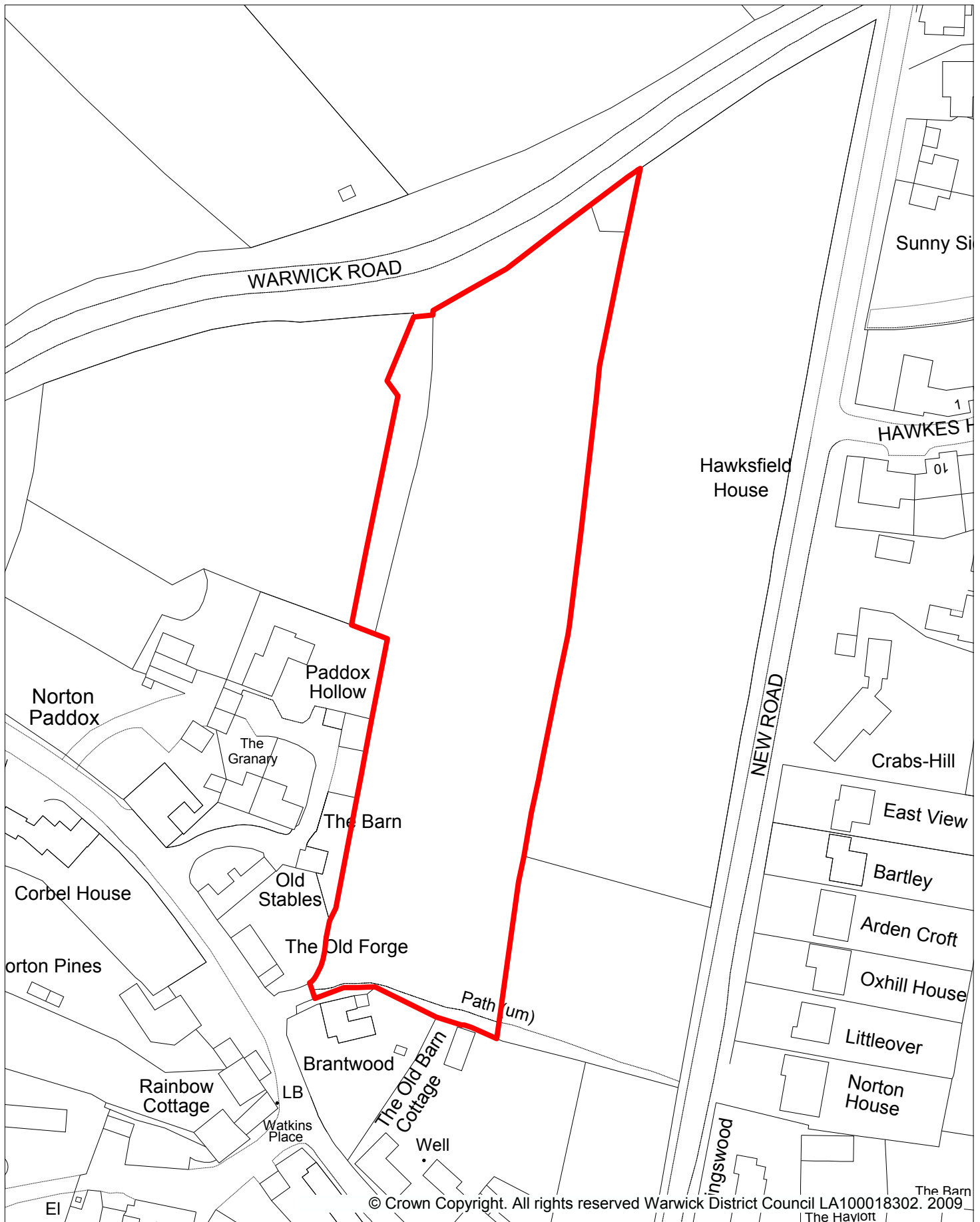
Date:
29 January 2009

Grid Reference:
426443 E, 265663 N

North:

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

Suitability for Housing	
Location	Edge of village. Village has a limited range of facilities including community facilities. Wolverton Primary School in adjoining village.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Site slopes steeply upwards towards Main Street. Unacceptable access onto either main Street or Warwick Road due to constraints on visibility.
Potential Impacts	Site located adjacent to Norton Lindsey Conservation Area. Northern part of site adjacent to Ward's Hill is highly visible on entrance to village and remote from village core. Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to inadequate access
Availability	
Owners have expressed willingness to release site for development within 2 years.	
Achievability	
Housing Capacity	



R27 Land Fronting Ward's Hill, Norton Lindsey

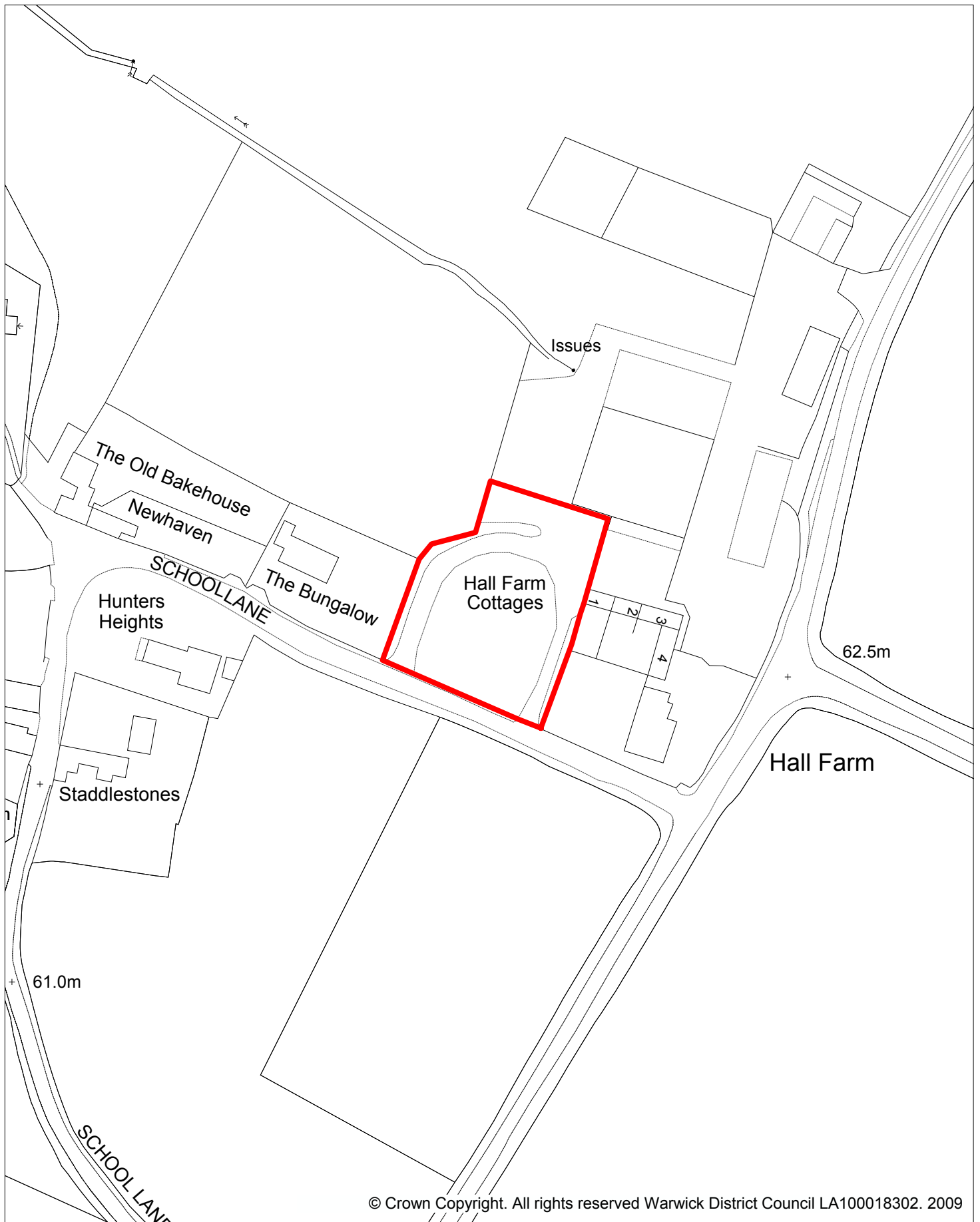


LOCATION PLAN

Scale: 1:1250 Drawn By: DR Date: 29 January 2009 Grid Reference: 422790 E, 263304 N North: 

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

Suitability for Housing	
Location	Within village. Hunningham has a very limited range of facilities
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Electricity cables
Potential Impacts	Development of the site would impact on access and parking for holiday accommodation at Hall Farm Cottages. Hall Farm Meadow Local Nature Reserve on opposite side of School Lane. Nearby Hall Farmouse is a Grade II Listed Building
Environmental Conditions	Potential noise and air pollution from adjoining farm
Overall Suitability	Potentially suitable for affordable housing, subject to satisfactory parking and access arrangements for both this site and Hall Farm Cottages; separation from farm operations; and evidence of local housing need
Availability	
Owners have expressed willingness to release site for development	
Achievability	
Achievable subject to mitigation of impacts	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R28 Land adj. Hall Farm Cottages, Hunningham



LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

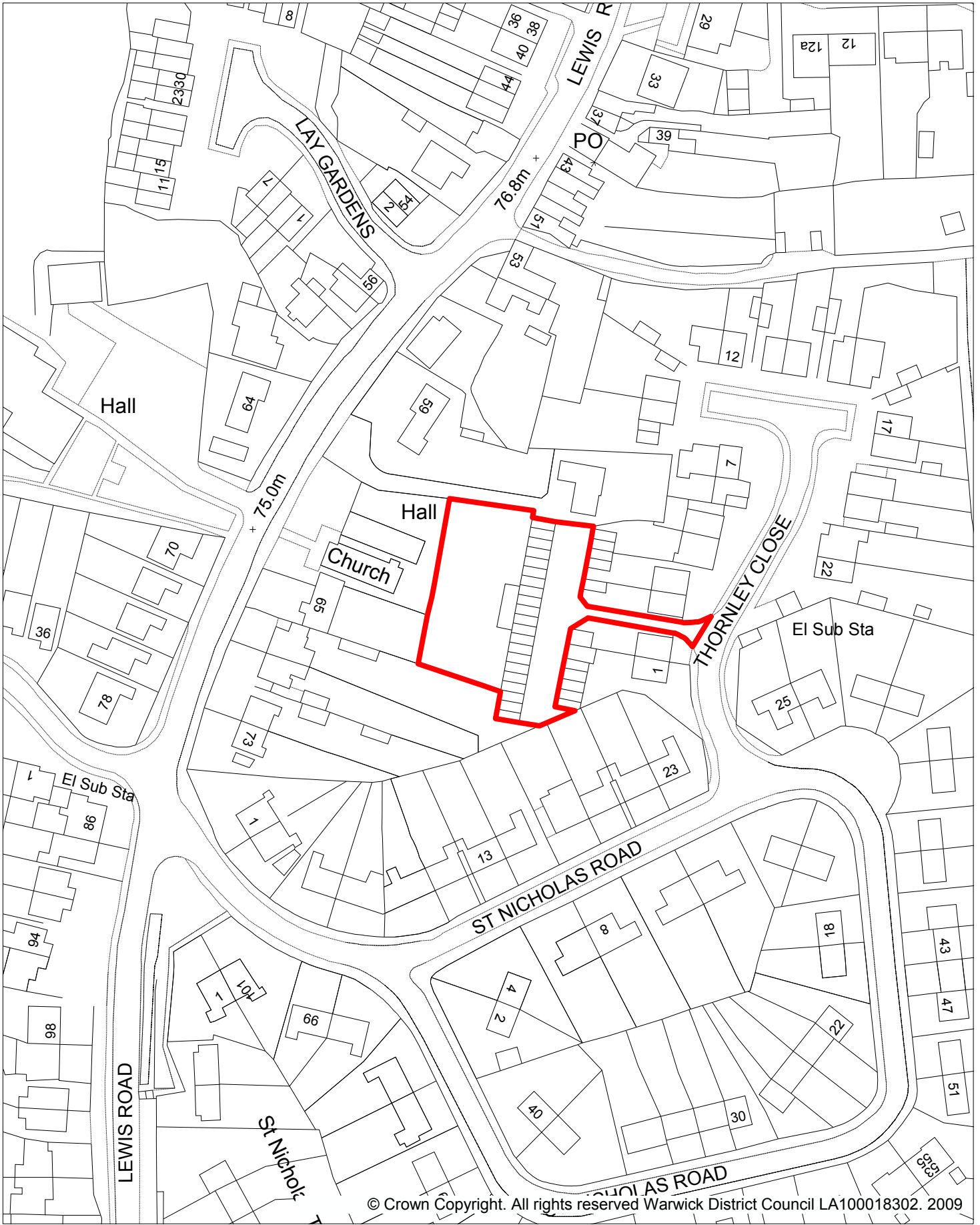
Date:
29 January 2009

Grid Reference:
437369 E, 268065 N

North:

Site Ref	R29	Site Name	R/O 65 Lewis Road & Thornley Close
Site Size (Hectares)	0.9	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of the village. Radford Semele has a range of facilities including primary school, shops community facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Existing access off Thornley Road is inadequate. Third party land would need to be acquired.
Potential Impacts	
Environmental Conditions	Satisfactory subject to layout
Overall Suitability	Not suitable due to inadequate access
Availability	
Subject to agreement of part owners	
Achievability	
Housing Capacity	



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

LOCATION PLAN



Scale:
1:1250

Drawn By:
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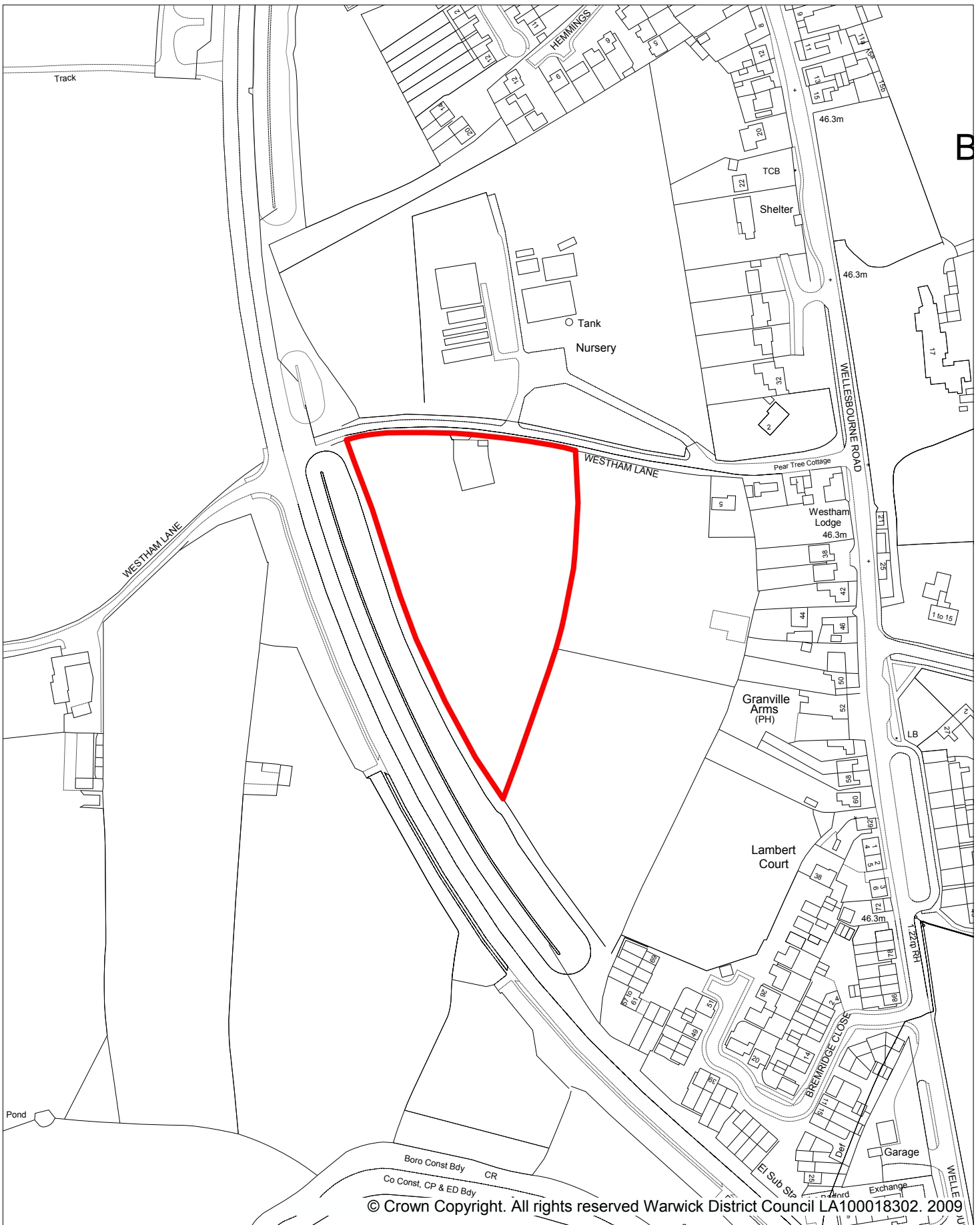
Date:
29 January 2009

Grid Reference:
434523 E, 264089 N

North:

Site Ref	R30	Site Name	Land south of Westham Lane
Site Size (Hectares)	1.25	Settlement	Barford
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R16 Sherbourne Nursery (opposite side of Westham Lane)		

Suitability for Housing	
Location	Not within or adjacent to village
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access – works to upgrade Westham Lane would have significant environmental impact
Potential Impacts	Site divorced from main settlement – impact on built form of Barford. Impact on Barford Conservation Area
Environmental Conditions	Noise from Barford by-pass.
Overall Suitability	Not suitable – divorced from main built up area of village, existing access is inadequate and could not be upgraded without significant impact
Availability	
Not known	
Achievability	
Housing Capacity	



R30 Land south of Westham Lane, Barford

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

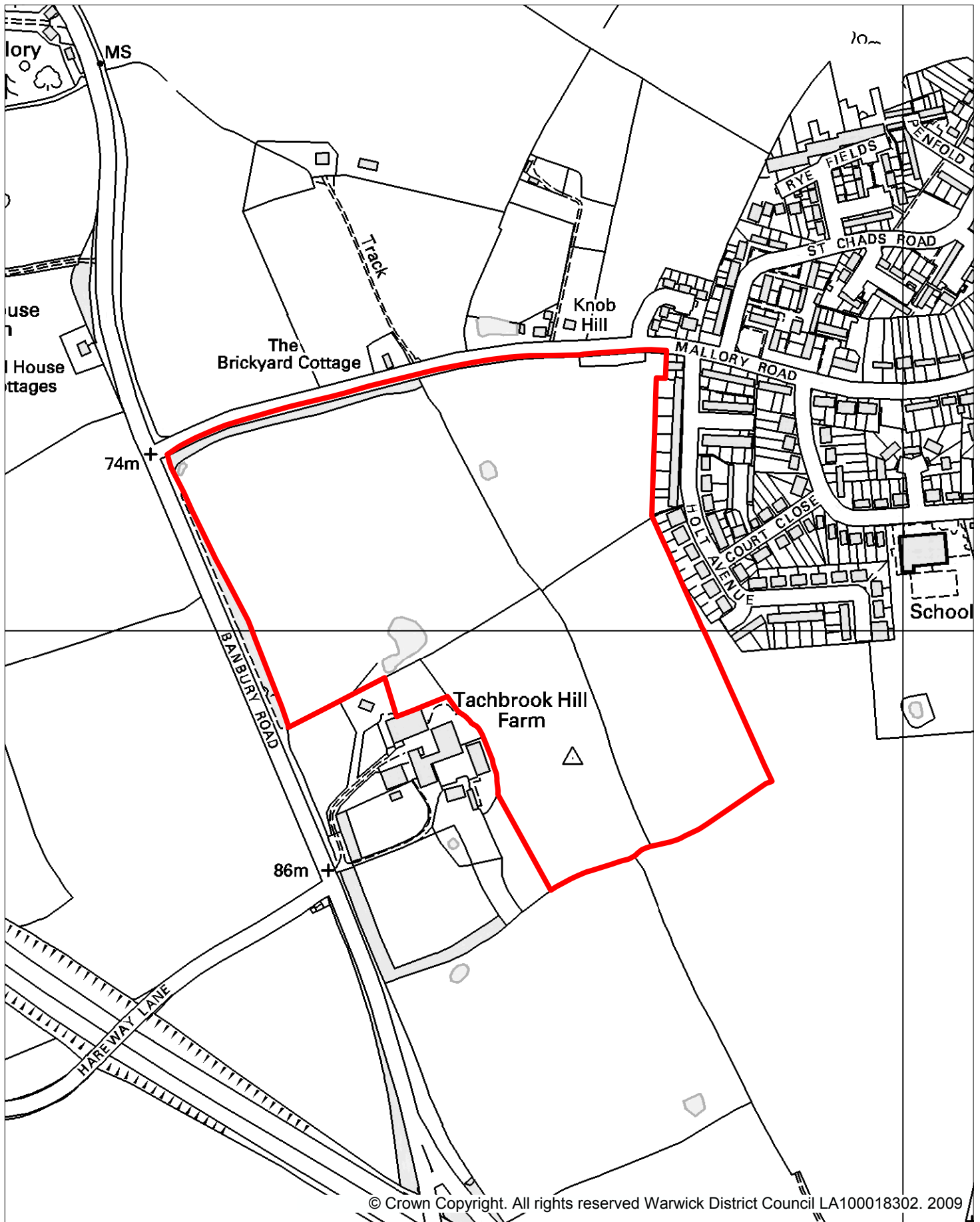
Date:
29 January 2009

Grid Reference:
426785 E, 260409 N

North:

Site Ref	R31	Site Name	Land at Tachbrook Hill Farm
Site Size (Hectares)	18.43	Settlement	Bishops Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R02 Hill Farm; R11 South of School; R17 Land at Brickyard Cottage; R19 Land at Brickyard Farm; R22 Land West of Bishop's Tachbrook		

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	
Potential Impacts	Scale – in relation to size of existing settlement
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to evidence of local housing need and scale of development in relation to existing settlement.
Availability	
Land in single ownership – owner has expressed willingness to bring the site forward for development	
Achievability	
Dependent upon evidence of need and satisfactory scheme in terms of scale	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R31 Land at Tachbrook Hill Farm, Bishops Tachbrook



LOCATION PLAN

Scale: 1:5000

Drawn By: DR

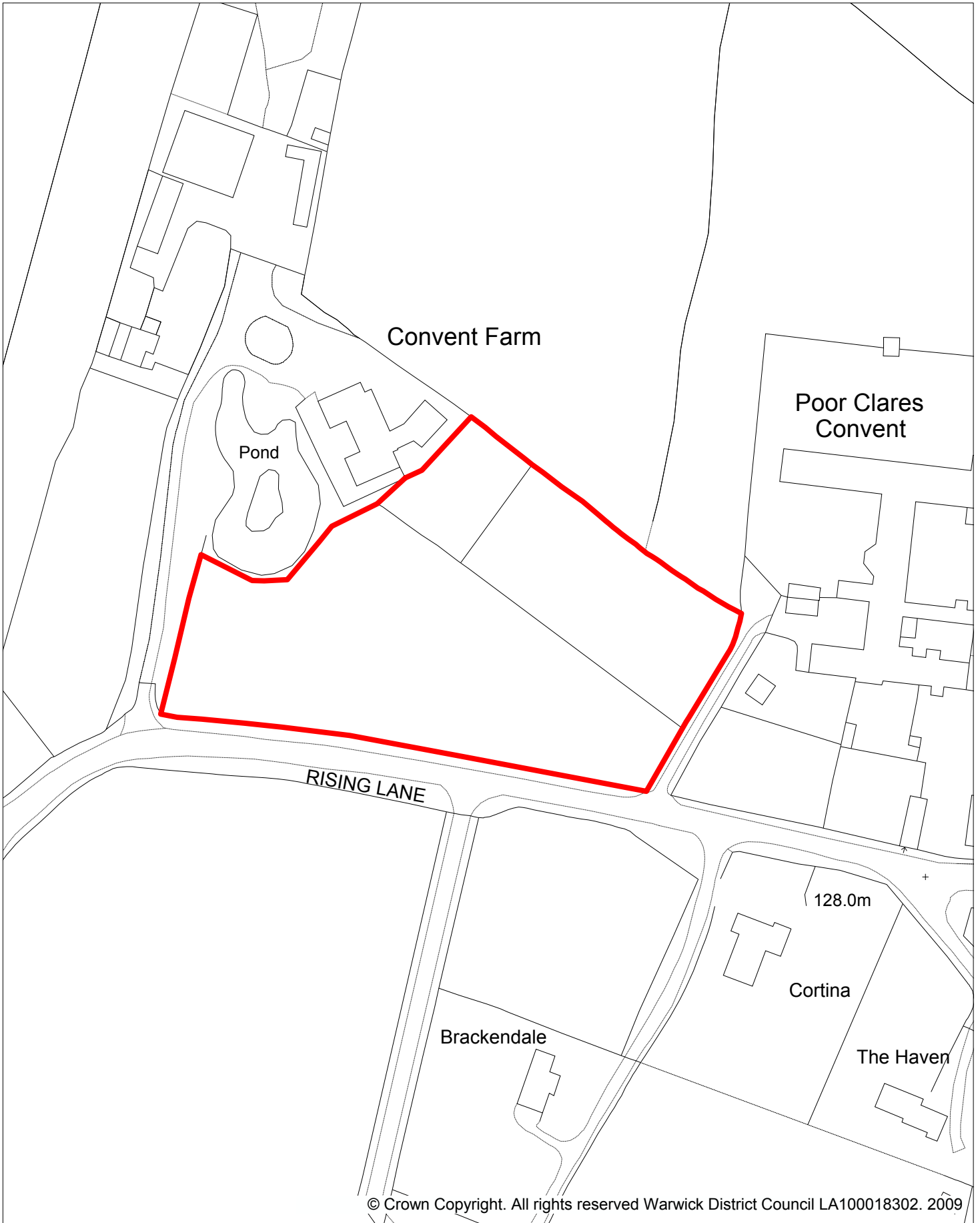
Date: 29 January 2009

Grid Reference: 430588 E, 261015 N

North:

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

Suitability for Housing	
Location	Edge of village. Baddesley Clinton has very limited facilities
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	Openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part for rural affordable housing subject to evidence of local housing need.
Availability	
Owner has expressed willingness to release site for development in the short term	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R33 South East of Convent Farm, Baddersley Clinton

LOCATION PLAN

Scale: 1:1250

Drawn By: DR

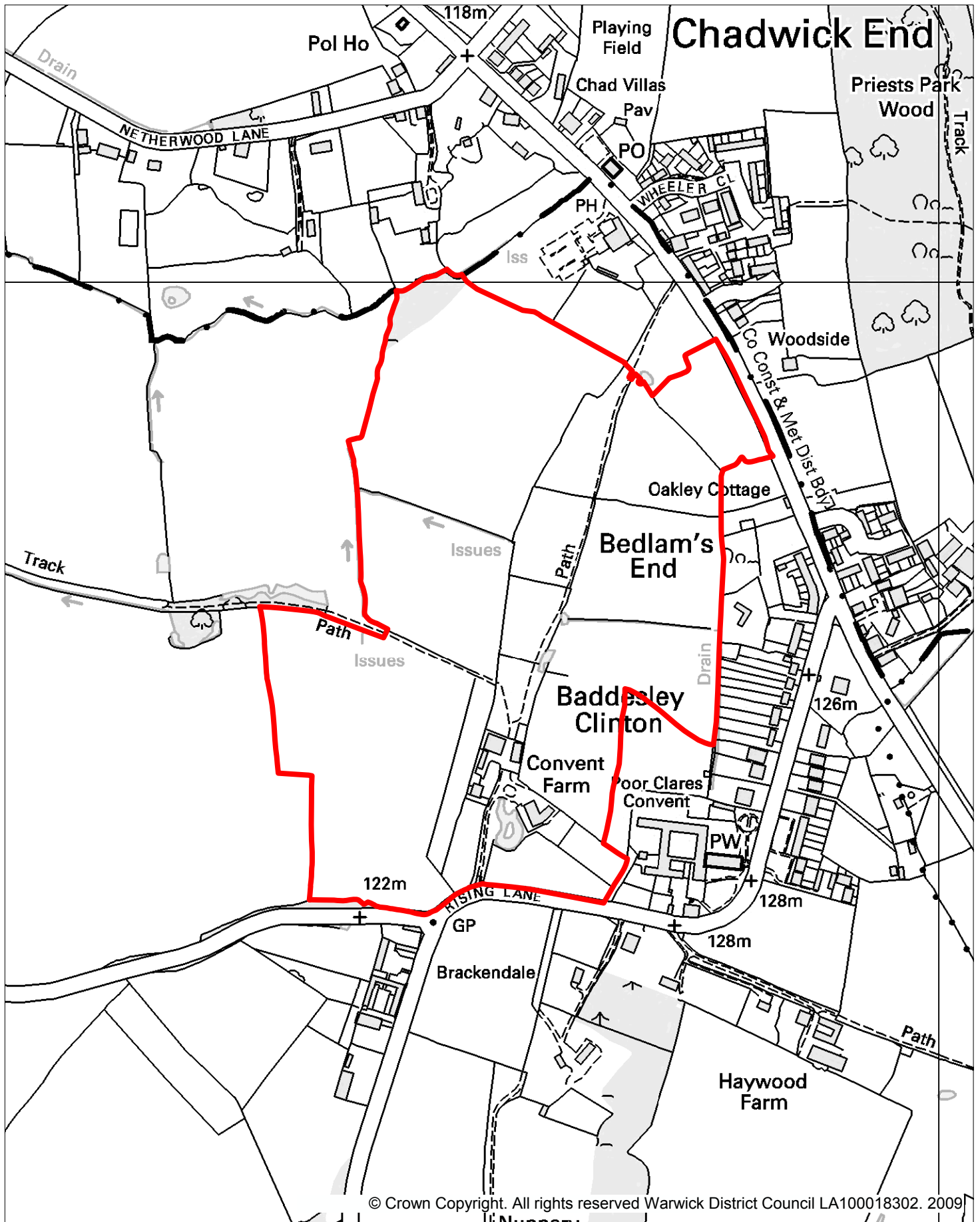
Date: 29 January 2009

Grid Reference: 420627 E, 272426 N

North:

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

Suitability for Housing	
Location	Edge of village in part but extending well beyond the built up area. Baddesley Clinton has very limited facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt.
Physical Constraints	
Potential Impacts	Impact on physical form of village – disproportionate outward extension to west. Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Small part of site potentially suitable for rural affordable housing subject to evidence of local housing need.
Availability	
There are two owners of whole site	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R34 Land West of Baddesley Clinton

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
420553 E, 272670 N

North: 

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

Suitability for Housing	
Location	Within built up area of village. Eathorpe has a very limited range of facilities and public transport
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	None
Potential Impacts	Impact on Eathorpe Conservation Area
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable for rural affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to release site for housing	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R35 Land at the Plough, Eathorpe

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

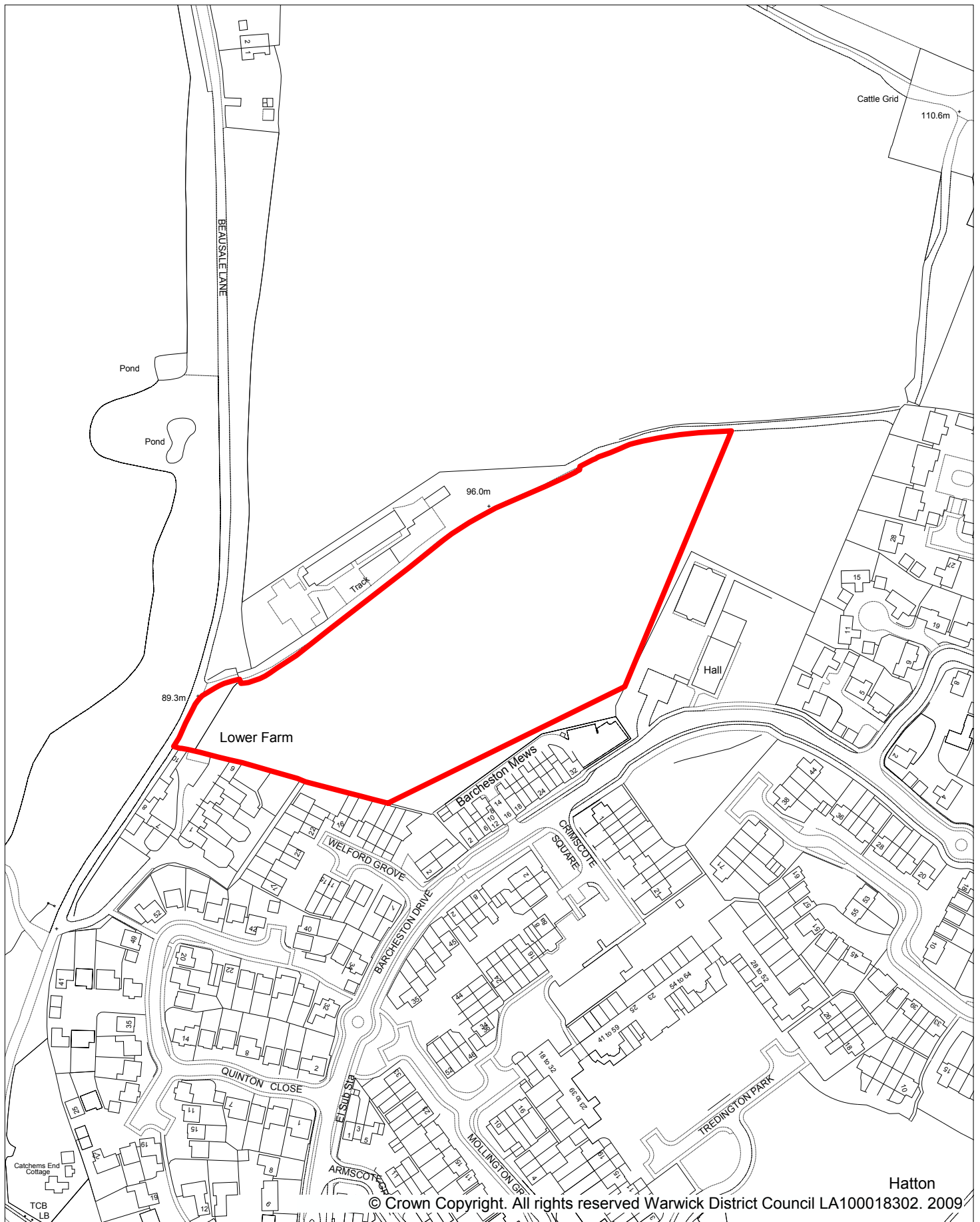
Date:
29 January 2009

Grid Reference:
439327 E, 269037 N

North: 

Site Ref	R36	Site Name	West of Barcheston Drive
Site Size (Hectares)	2.32	Settlement	Hatton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of built up area of village. Village has limited facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Access
Potential Impacts	
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for affordable housing subject to agreement with third party to secure access from Barcheston Drive and evidence of local housing need
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Housing Capacity	



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R36 West of Barcheston Drive, Hatton

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

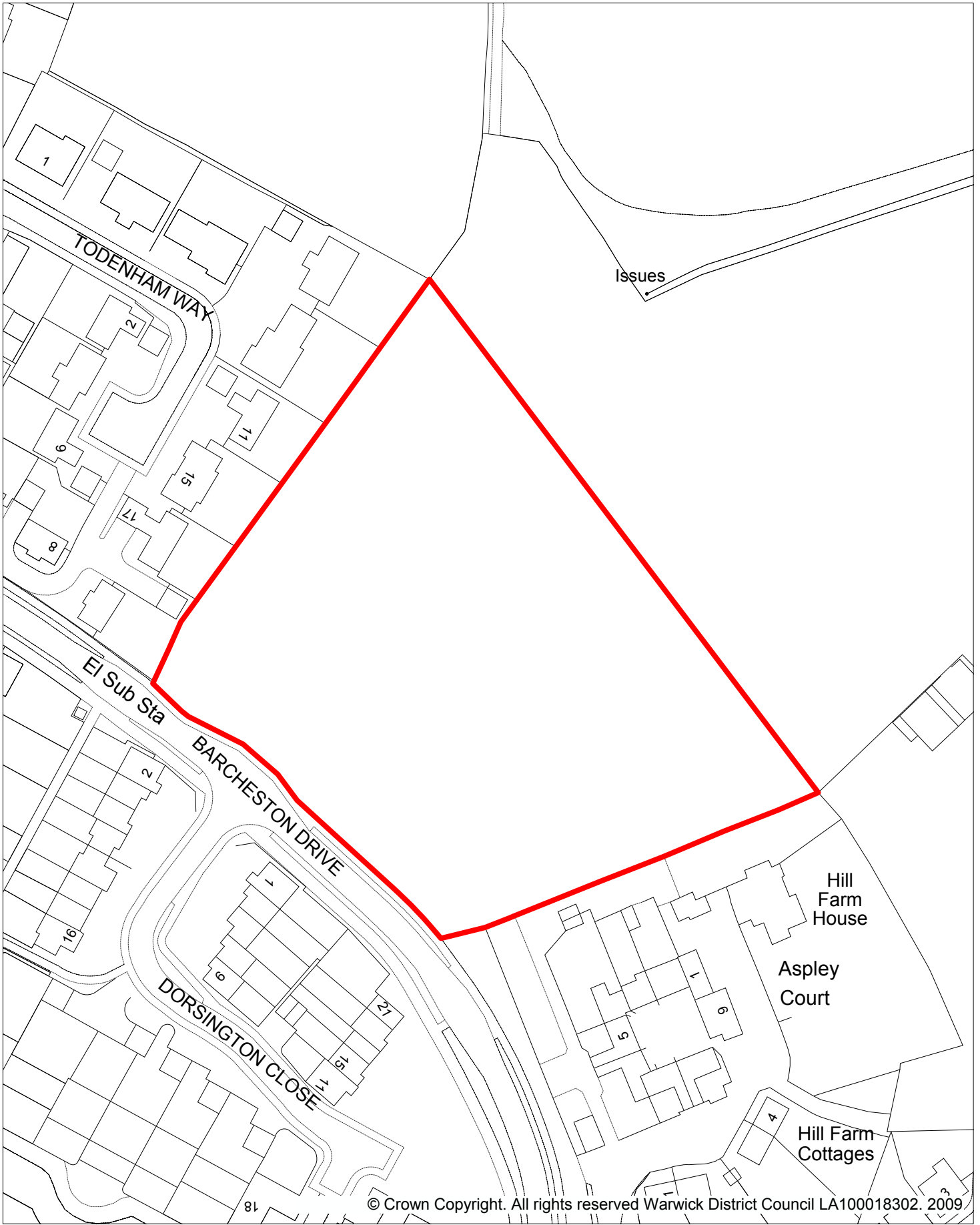
Date:
29 January 2009

Grid Reference:
424949 E, 267302 N

North:

Site Ref	R37	Site Name	East of Barcheston Drive
Site Size (Hectares)	1.35	Settlement	Hatton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of built up area of village. Hatton has limited facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Protected oak tree on western border Public footpath along western boundary
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of need
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R37 East of Barcheston Drive

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

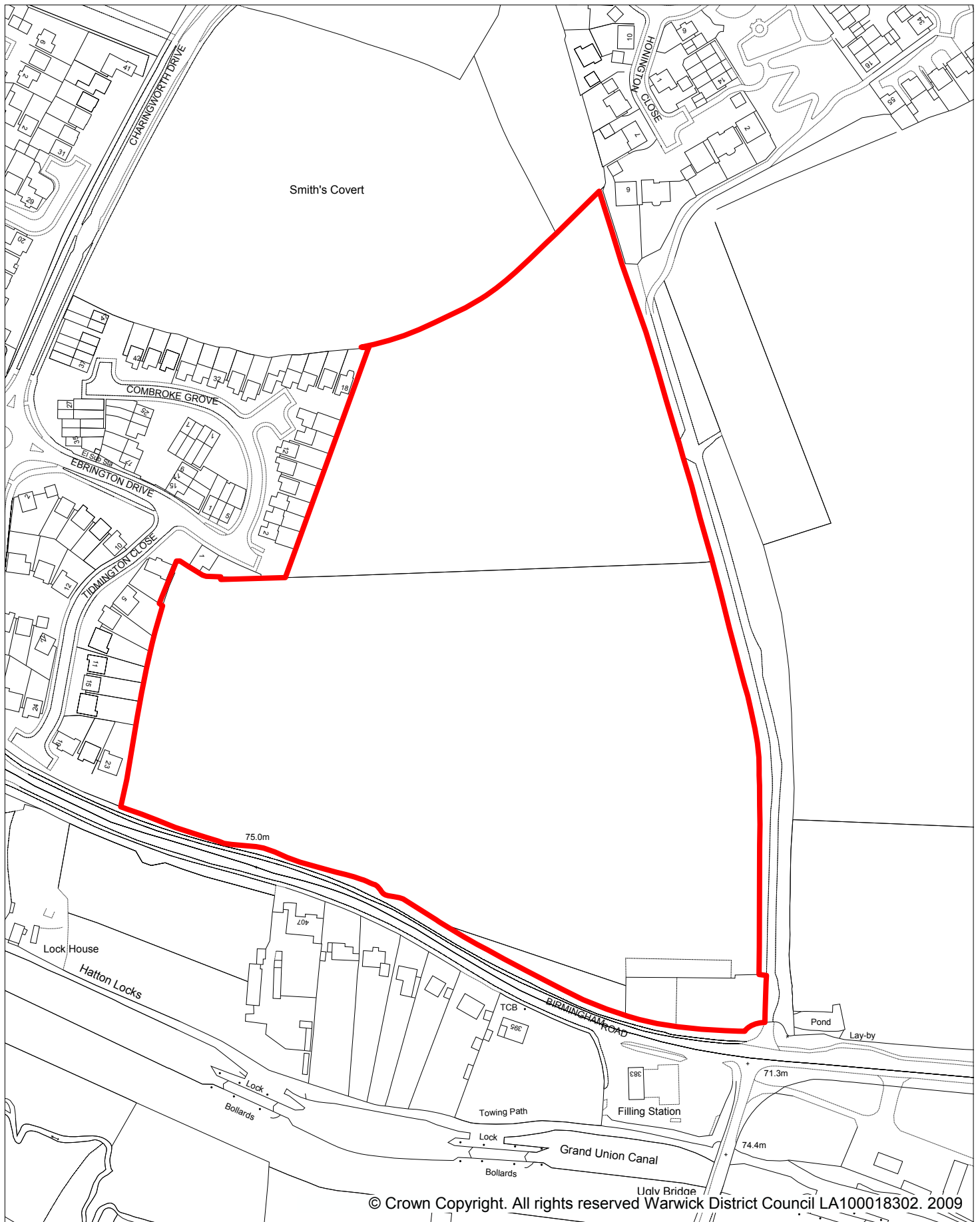
Date:
29 January 2009

Grid Reference:
425365 E, 267150 N

North:

Site Ref	R38	Site Name	North of Birmingham Road
Site Size (Hectares)	7.78	Settlement	Hatton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of built up area of village. Hatton has a limited range of facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	Protected trees on adjacent land to north of site
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R38 North of Birmingham Road, Hatton

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

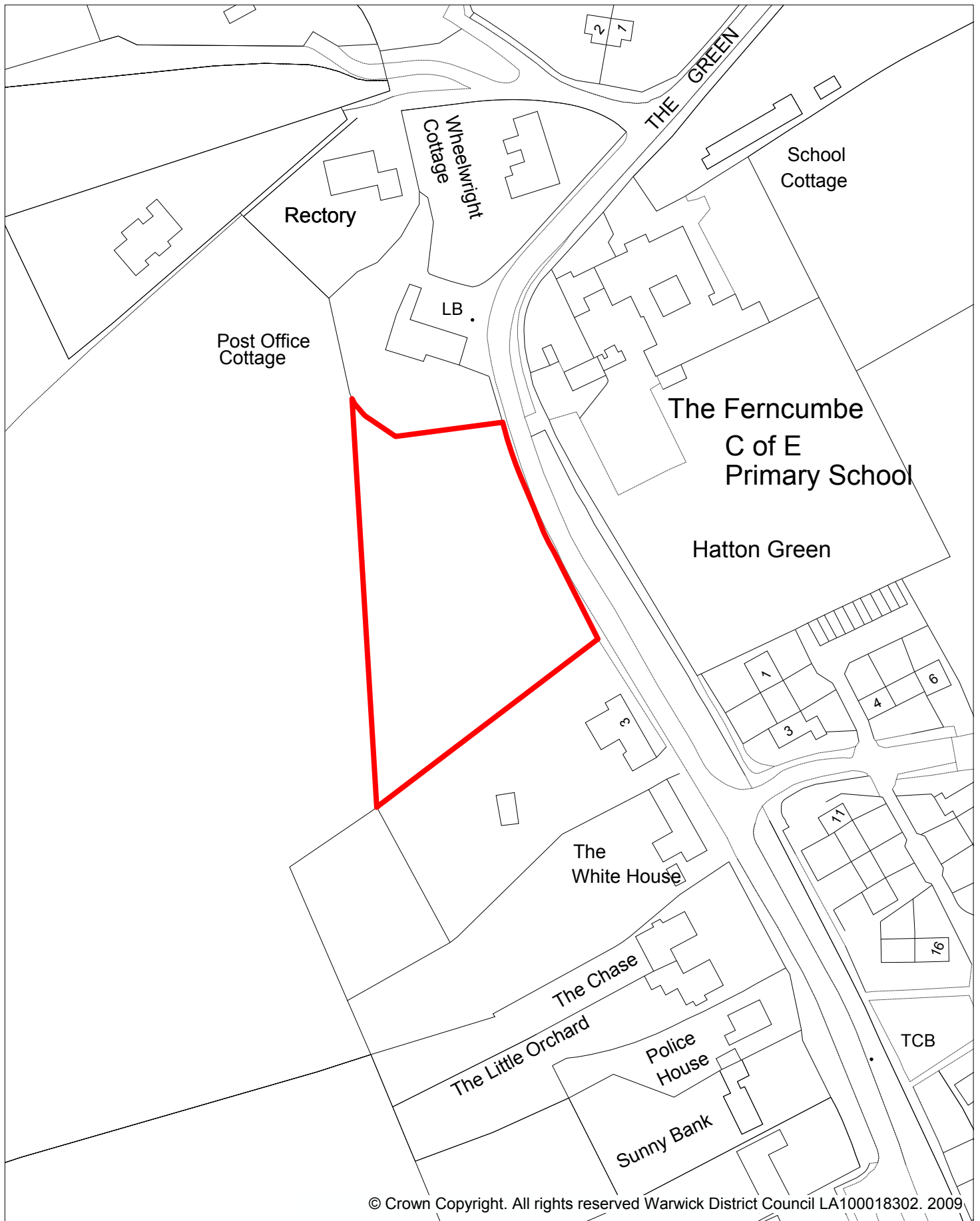
Date:
29 January 2009

Grid Reference:
425445 E, 266620 N

North: 

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

Suitability for Housing	
Location	Within existing built up area of the village. Hatton Green has a primary school and church and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	Grade II Listed Buildings at No 3 and Post Office Cottage on neighbouring sites
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to release the site for development	
Achievability	
Subject to demonstration of need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R39 Land at Hatton Green

LOCATION PLAN



Scale: 1:1250

Drawn By: DR

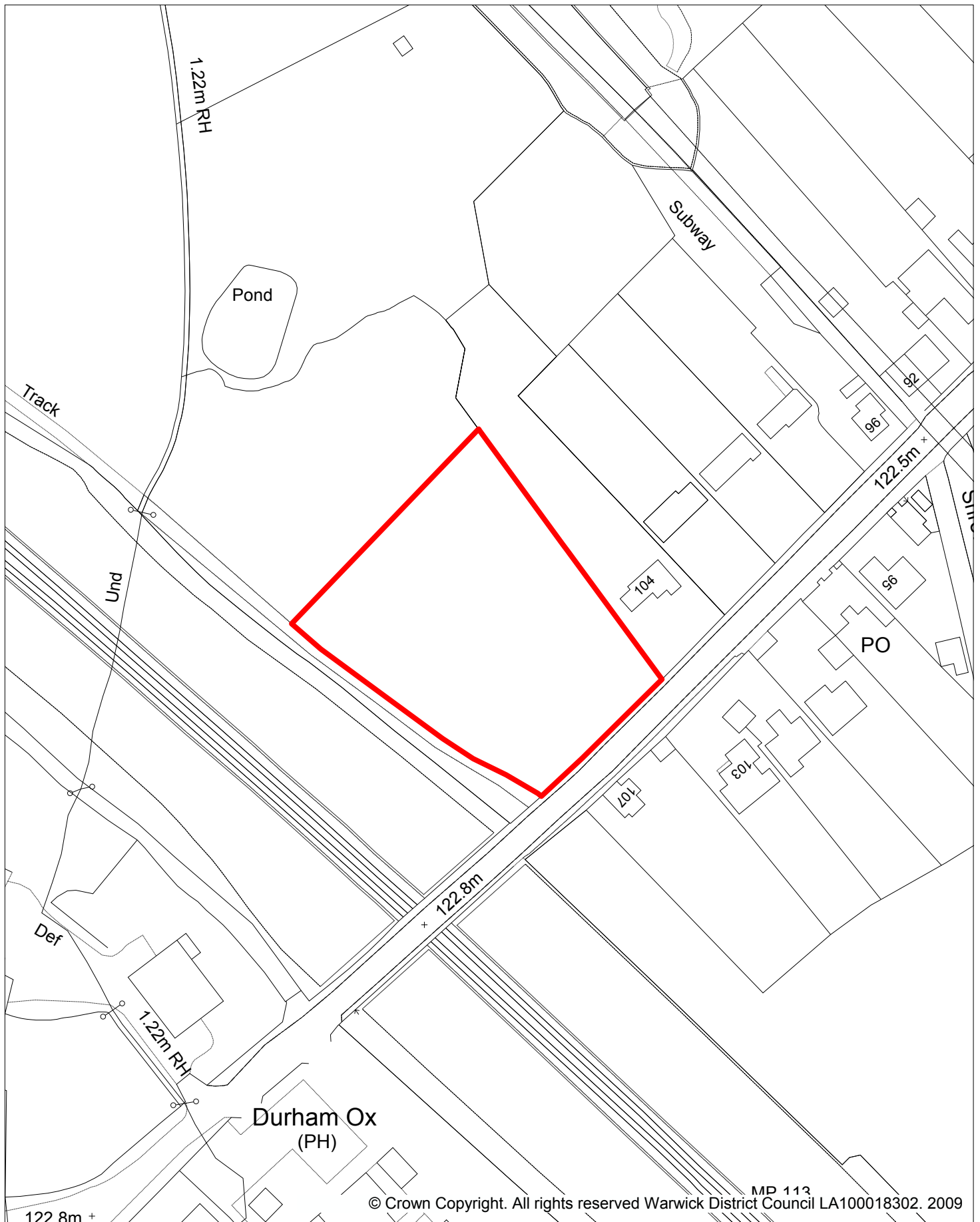
Date: 29 January 2009

Grid Reference: 423300 E, 267372 N

North:

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

Suitability for Housing	
Location	Edge of village. Shrewley has limited range of facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	
Potential Impacts	Protected roadside tree to the south east
Environmental Conditions	Noise from railway and motorway
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of local housing need and satisfactory noise mitigation
Availability	
Owners have expressed a willingness to bring the site forward for housing development	
Achievability	
Subject to evidence of need for affordable housing	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R40 Land at the Gatehouse, Shrewley

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

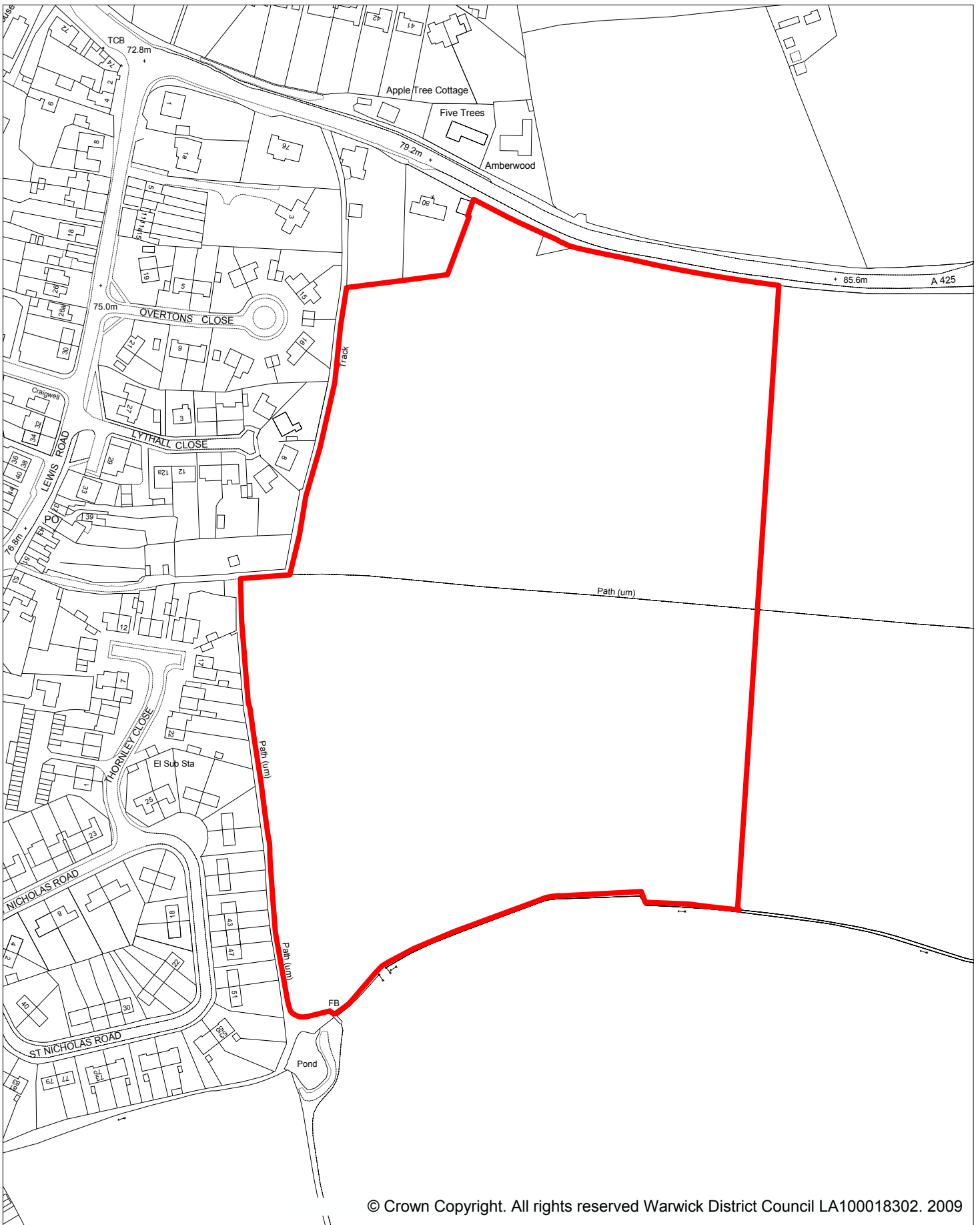
Date:
29 January 2009

Grid Reference:
421235 E, 267224 N

North:

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

Suitability for Housing	
Location	Edge of village. The village has a good range of facilities and public access to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Footpath runs east/west through site Buffer required along brook to south for surface water drainage.
Potential Impacts	Potential for worsening drainage along valley of the brook to the south of the village Size of site out of scale with existing built up area
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to satisfactory drainage and evidence of need for both market and affordable housing.
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Subject to evidence of need and overcoming constraints	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



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R41 Land at Southam Lane

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

Date:
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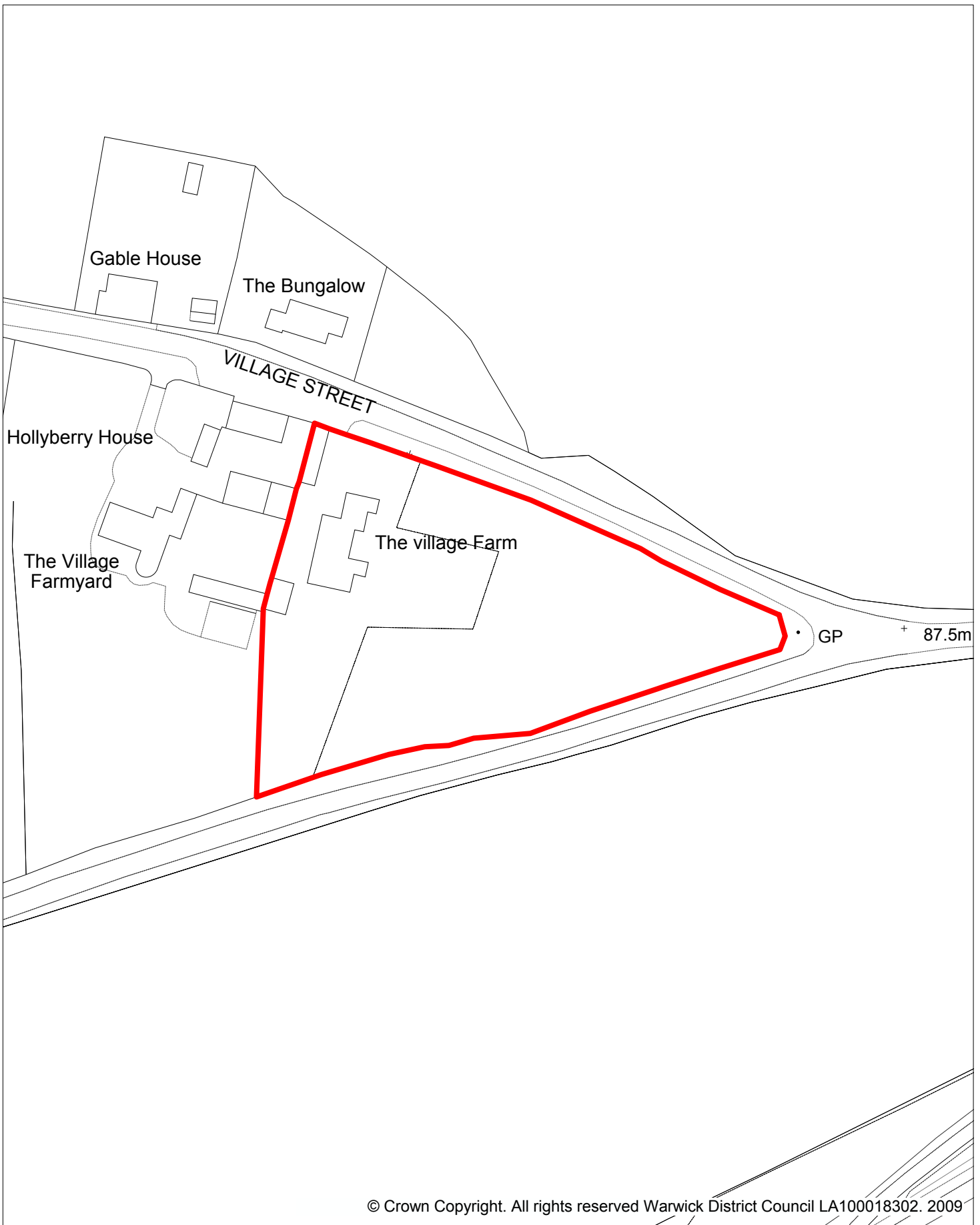
Grid Reference:
434764 E, 264159 N

North: 

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

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

Suitability for Housing	
Location	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Configuration of the site. Proximity to National Grid high pressure gas pipeline.
Potential Impacts	Impact on gateway to village. Development fronting Offchurch Lane would have adverse impact on focus of the village. Offchurch Conservation Area
Environmental Conditions	Satisfactory
Overall Suitability	Limited potential due to configuration of site and limited road frontage to Village Street. Possible small affordable housing site subject to evidence of local housing need and protection of gas pipeline.
Availability	
Owners have expressed willingness to release the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



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R42 Land at Village Farm, Offchurch



LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

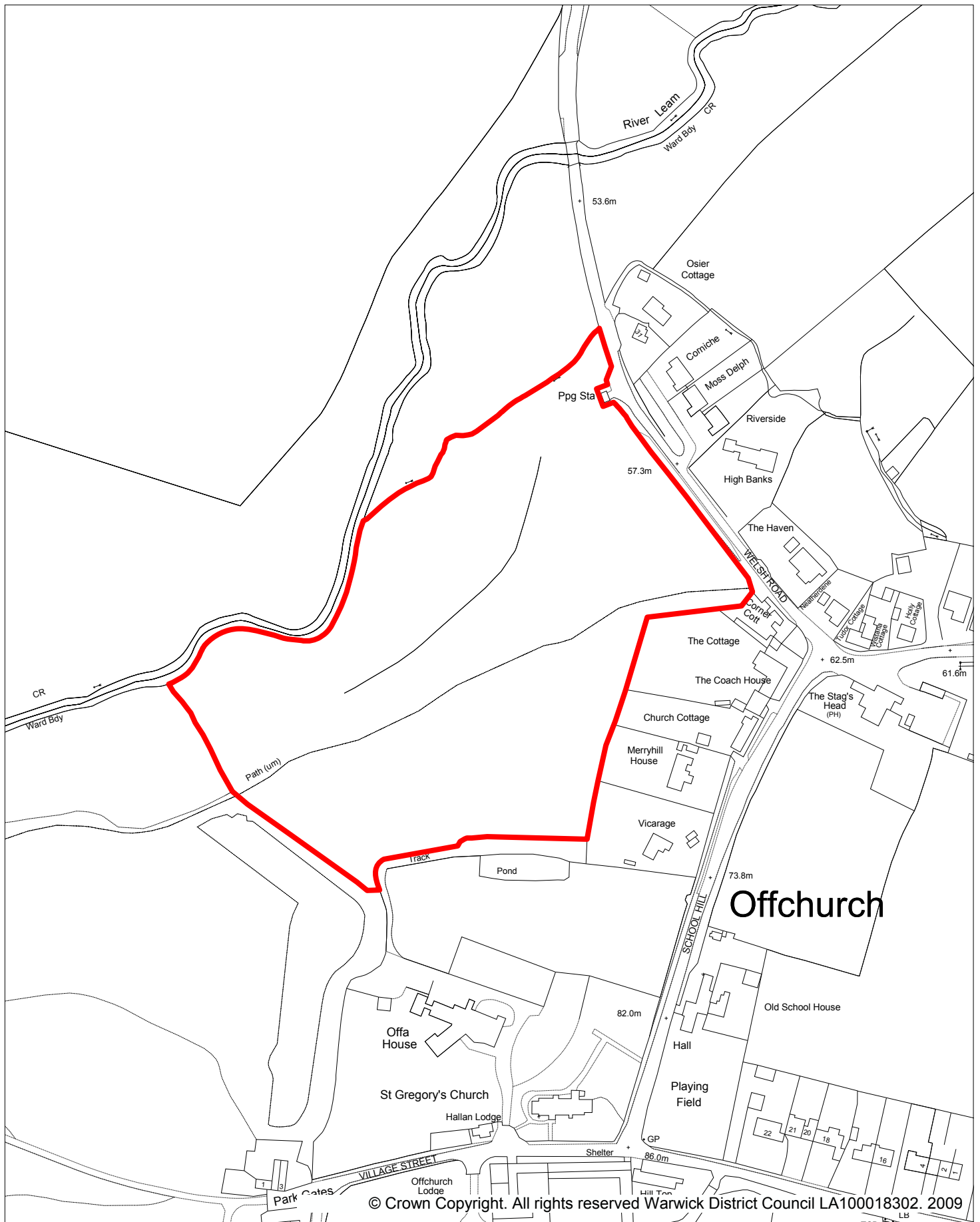
Date:
29 January 2009

Grid Reference:
436167 E, 265515 N

North:

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

Suitability for Housing	
Location	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	North western part of site in Flood Risk Zones 2, 3A and 3B Site slopes down northwards towards river Footpaths traverse site
Potential Impacts	River Leam Potential SINC forms north western boundary Site within Offchurch Conservation Area Impact on setting of nearby Grade II Listed Buildings – the Retreat House and St Gregory's Church Size of site out of scale with existing built up area of village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part for affordable housing subject to evidence of local housing need and ability to overcome constraints and impacts
Availability	
Within 2 years	
Achievability	
Subject to evidence of need and ability to overcome constraints and impacts	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R43 Sydon's Piece, Offchurch

LOCATION PLAN



Scale:
1:2500

Drawn By:
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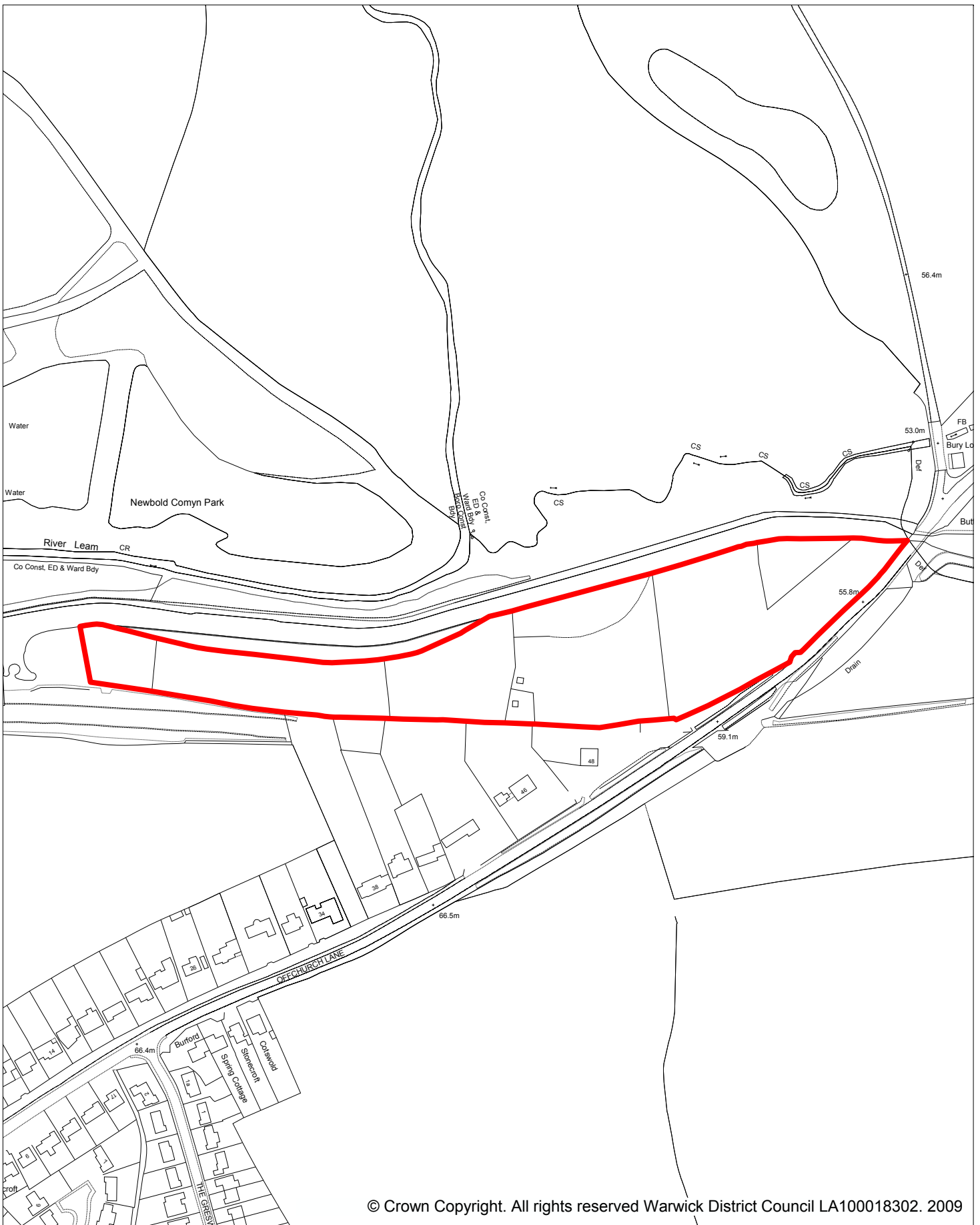
Date:
29 January 2009

Grid Reference:
435782 E, 265900 N

North:

Site Ref	R44	Site Name	Canal Field
Site Size (Hectares)	2.58	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Not within or adjacent to a settlement. Separated from Radford Semele by disused railway
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Position of access point Elongated site enclosed by canal to north and disused railway to south. Steeply sloping
Potential Impacts	Impact on Potential SINC along Grand Union Canal to north. Leam valley Local nature Reserve on opposite side of canal.
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable
Availability	
Within 3 years	
Achievability	
Housing Capacity	



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R44 Canal Field, Radford Semele

LOCATION PLAN



Scale:
1:3000

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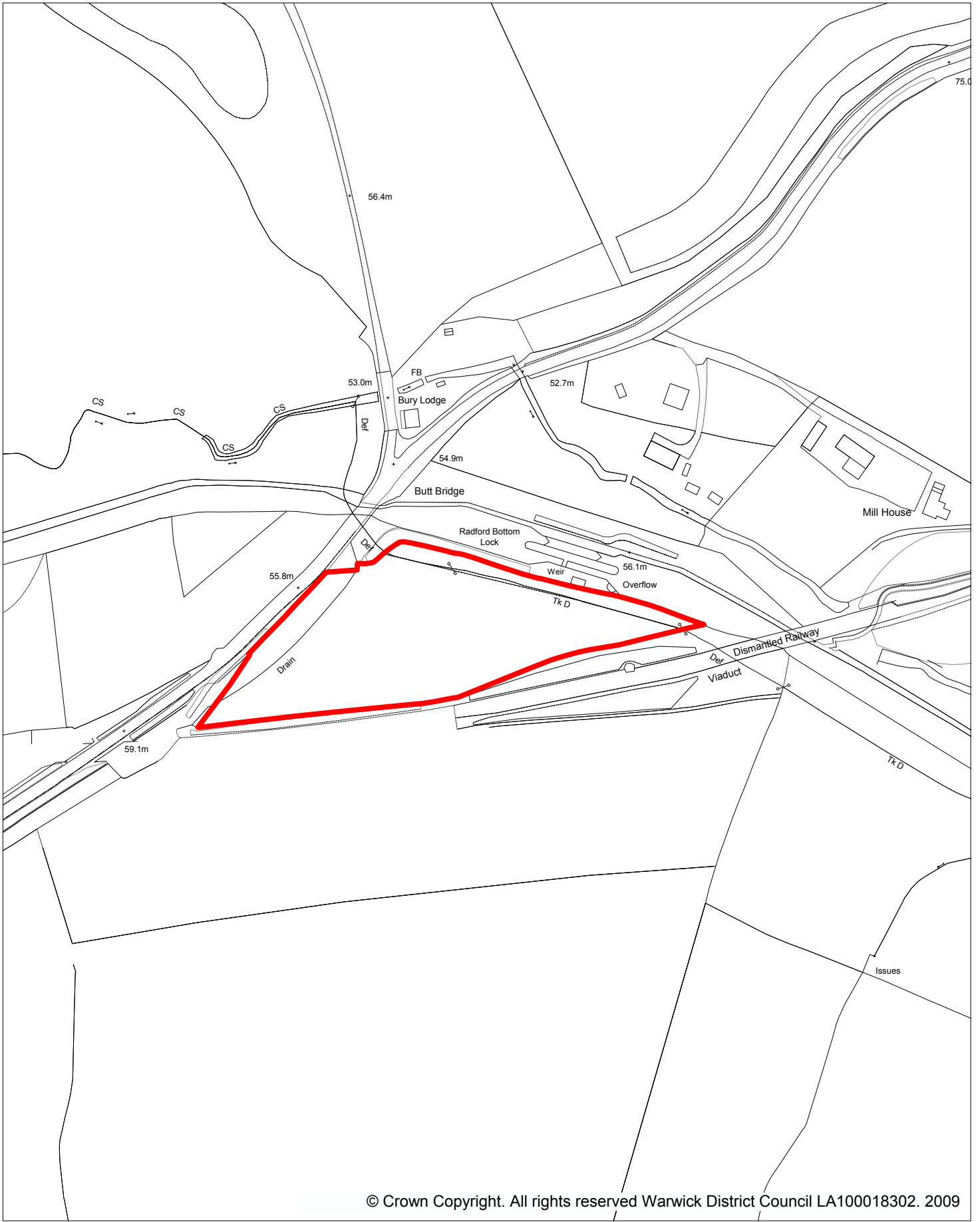
Date:
29 January 2009

Grid Reference:
434849 E, 264920 N

North: 

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

Suitability for Housing	
Location	Not within or adjacent to a settlement. Separated from Radford Semele by disused railway
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Site a Potential SINC Position of access point Site an awkward configuration, enclosed by canal to north and disused railway to south.
Potential Impacts	Impact on Potential SINC
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable – location, access and impact on Potential SINC
Availability	
Within 3 years	
Achievability	
Housing Capacity	



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R45 Canal Wharf, Offchurch

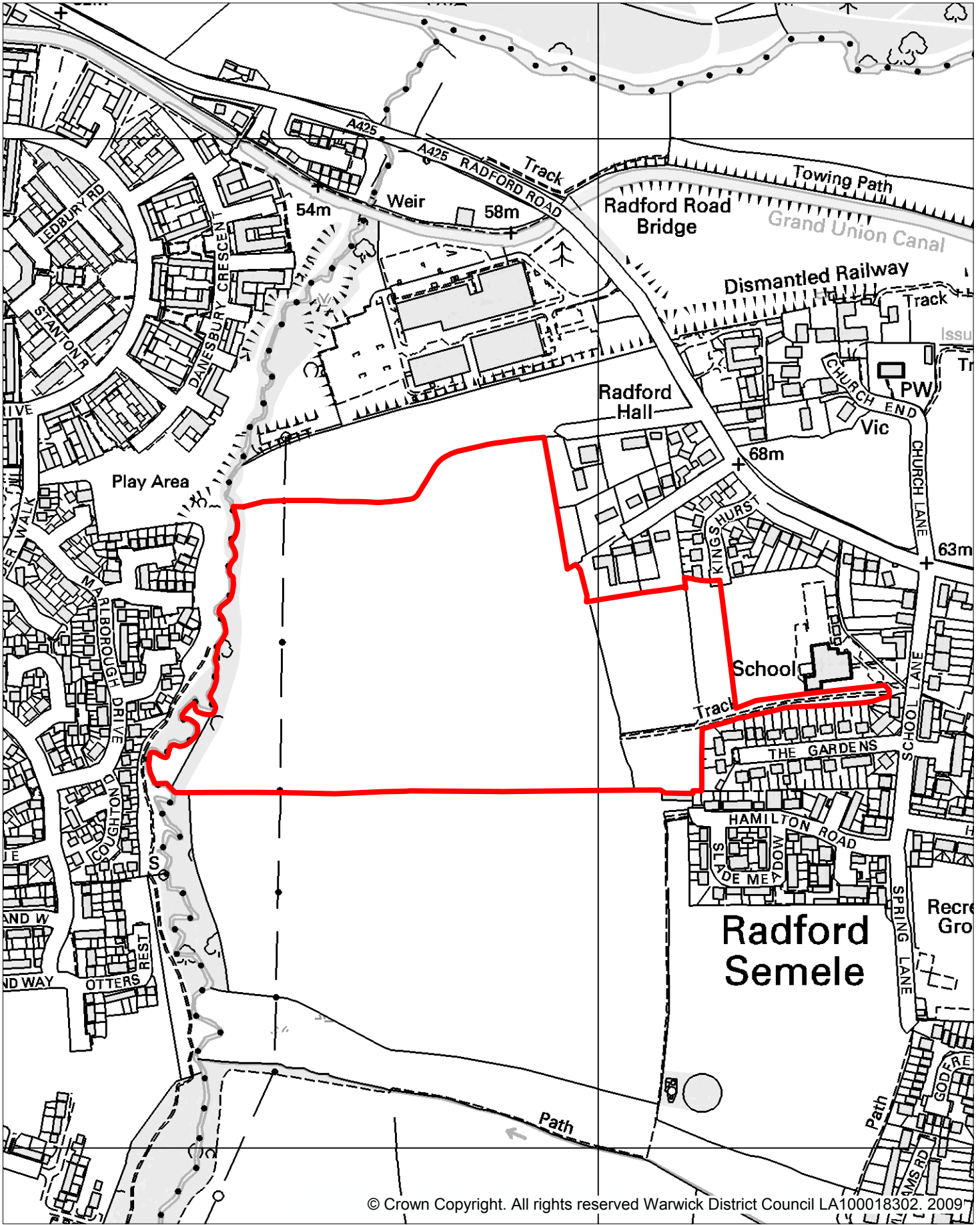
LOCATION PLAN

Scale: 1:2500	Drawn By: DR	Date: 29 January 2009	Grid Reference: 435166 E, 264916 N	North: 
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Site Ref	R46	Site Name	School Lane
Site Size (Hectares)	14.06	Settlement	Radford Semele
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of a village. Radford Semele has a good range of facilities and access to the towns by public transport
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Area of Restraint
Physical Constraints	Far western edge of site in Flood Risk Zones 2, 3A & 3B Access from School Lane currently inadequate and would require improvements. No secondary (emergency) access. Potential access problems at junction of School Lane and Southam Road.
Potential Impacts	Scale of site in relation to existing village Coalescence of Leamington and Radford Semele Impact on flooding further downstream. Whitnash Brook Valley Local Nature Reserve to west of site. Area of medium to high landscape value.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to satisfactory access; evidence of local housing need for market and/or affordable housing and protection of Local Nature Reserve
Availability	
Within 2 years	
Achievability	
Subject to ability to secure safe access	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	




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R46 School Lane, Radford Semele

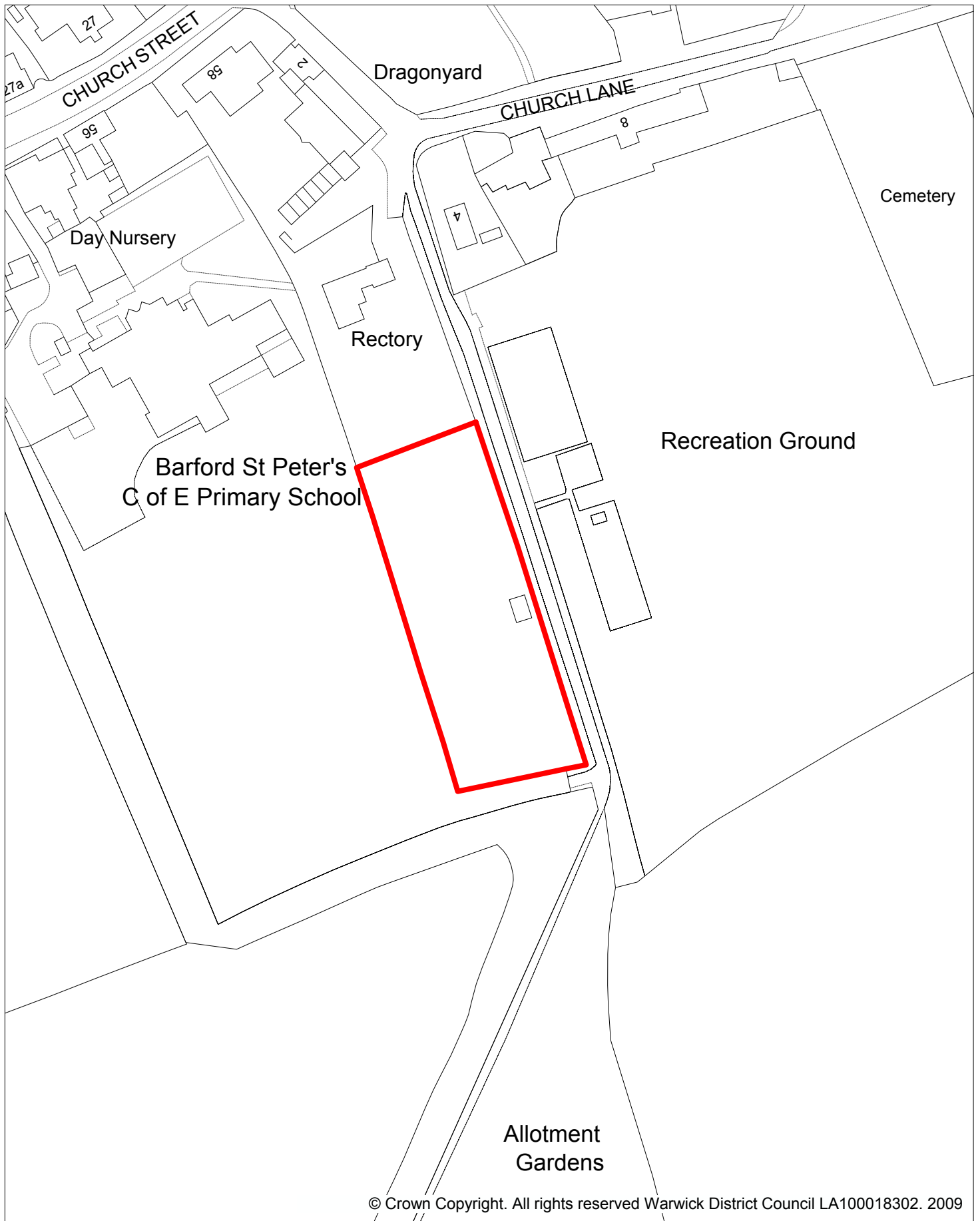


LOCATION PLAN

Scale: 1:5000 Drawn By: DR Date: 29 January 2009 Grid Reference: 433891 E, 264529 N North: 

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

Suitability for Housing	
Location	Edge of a village. Barford has a good range of facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access
Potential Impacts	Site within Barford Conservation Area Impact on open views on edge of village – if developed the site would form an inappropriate linear extrusion beyond the existing boundary of the village
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – access and impact
Availability	
Within 2 years	
Achievability	
Housing Capacity	



R47 Land R/O Rectory, Church Lane, Barford



LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

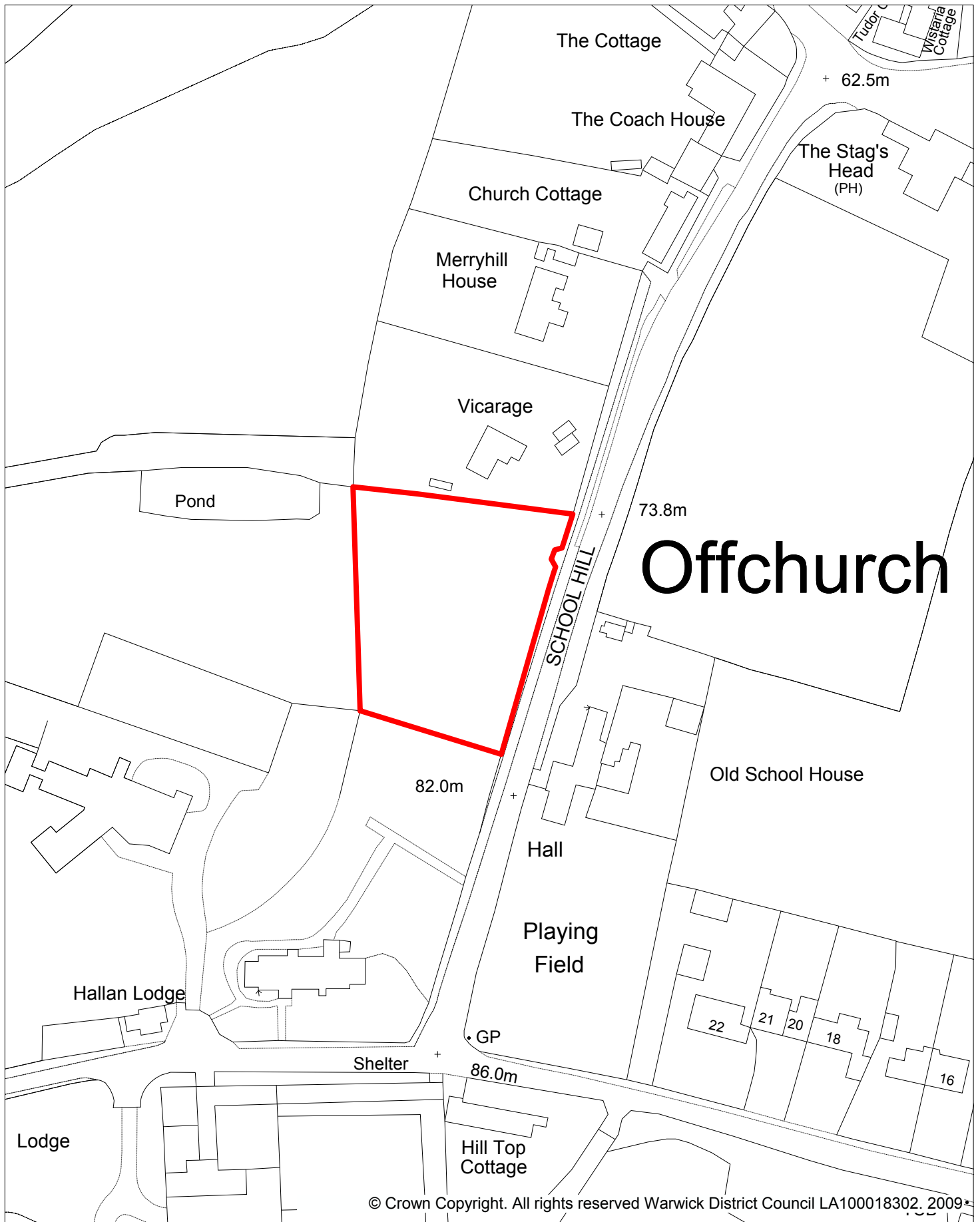
Date:
29 January 2009

Grid Reference:
427237 E, 260725 N

North: 

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

Suitability for Housing	
Location	Within existing built up area of a village. Offchurch has a limited range of facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Site slopes steeply down towards north east
Potential Impacts	Site lies within the Offchurch Conservation Area Impact on setting of nearby Grade II Listed Buildings – the Retreat House and St Gregory’s Church
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of local housing need and ability to overcome constraints and impacts
Availability	
Within 1 year	
Achievability	
Subject to ability to overcome constraints and potential impacts	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R48 West of School Hill, Offchurch

LOCATION PLAN



Scale: 1:1250

Drawn By: DR

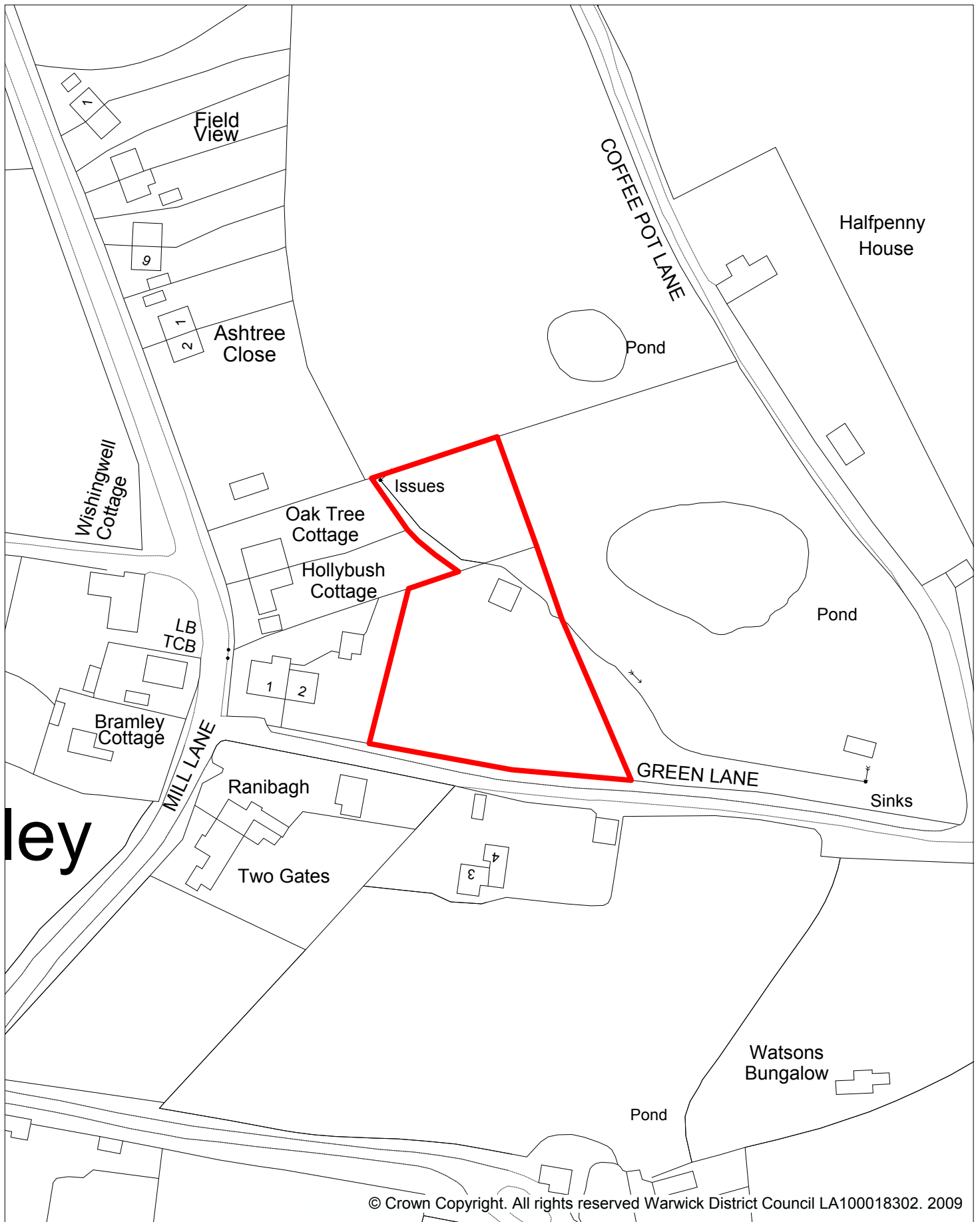
Date: 29 January 2009

Grid Reference: 435863 E, 265745 N

North:

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

Suitability for Housing	
Location	Within a small hamlet with no facilities
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – hamlet has no facilities
Availability	
Within 1 year	
Achievability	
Housing Capacity	



R49 Land off Green Lane, Little Shrewley

LOCATION PLAN

Scale:
1:1250

Drawn By:
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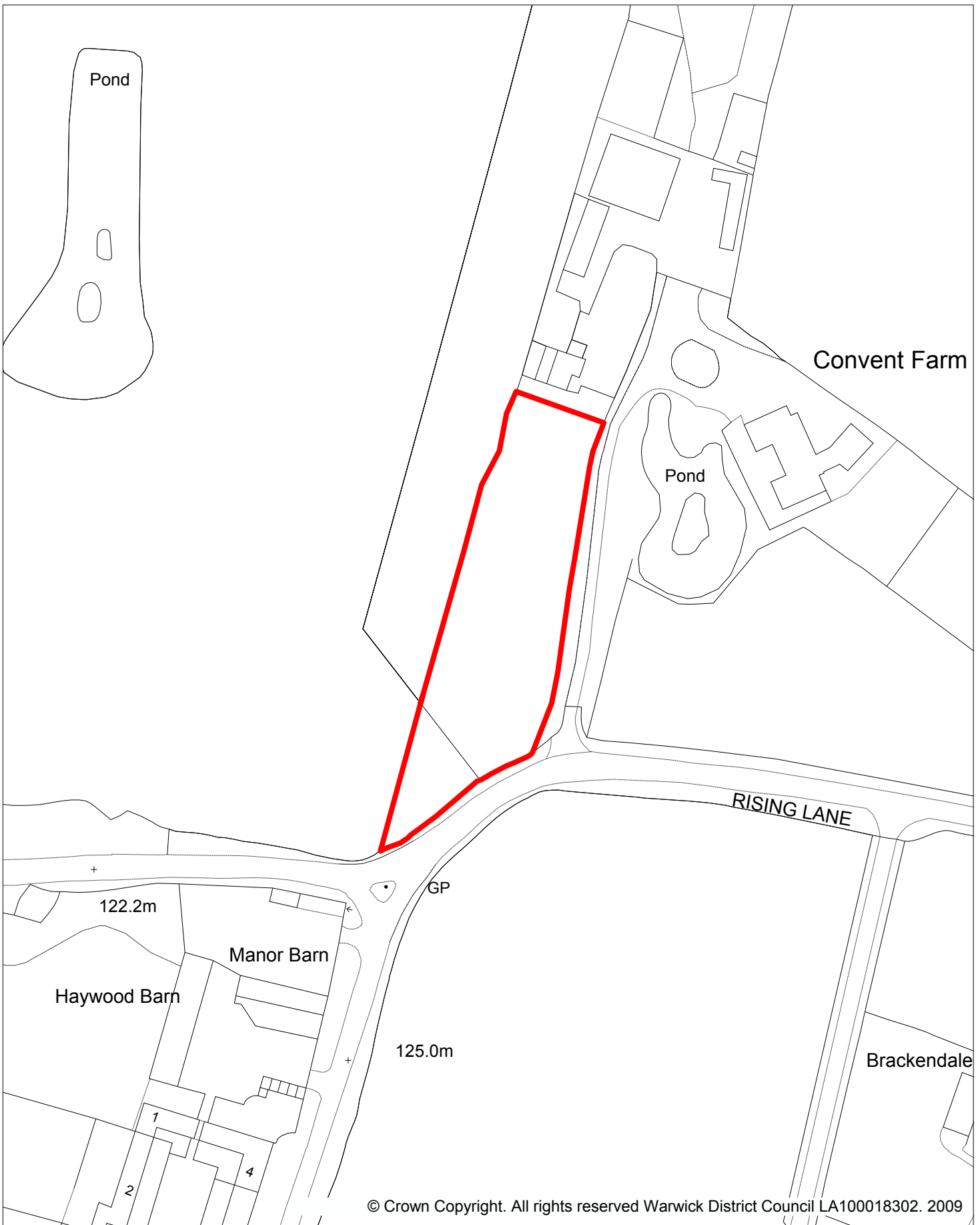
Date:
29 January 2009

Grid Reference:
422513 E, 267598 N

North:

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

Suitability for Housing	
Location	Close to, but not within or on the edge of a village. Nearest village has limited range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Access. Surface drainage may be an issue
Potential Impacts	Impact on the built form of the village - development away from the main built up area
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – site not within or adjacent to settlement
Availability	
Within 1 year	
Achievability	
Housing Capacity	



R50 Land at Convent Farm

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

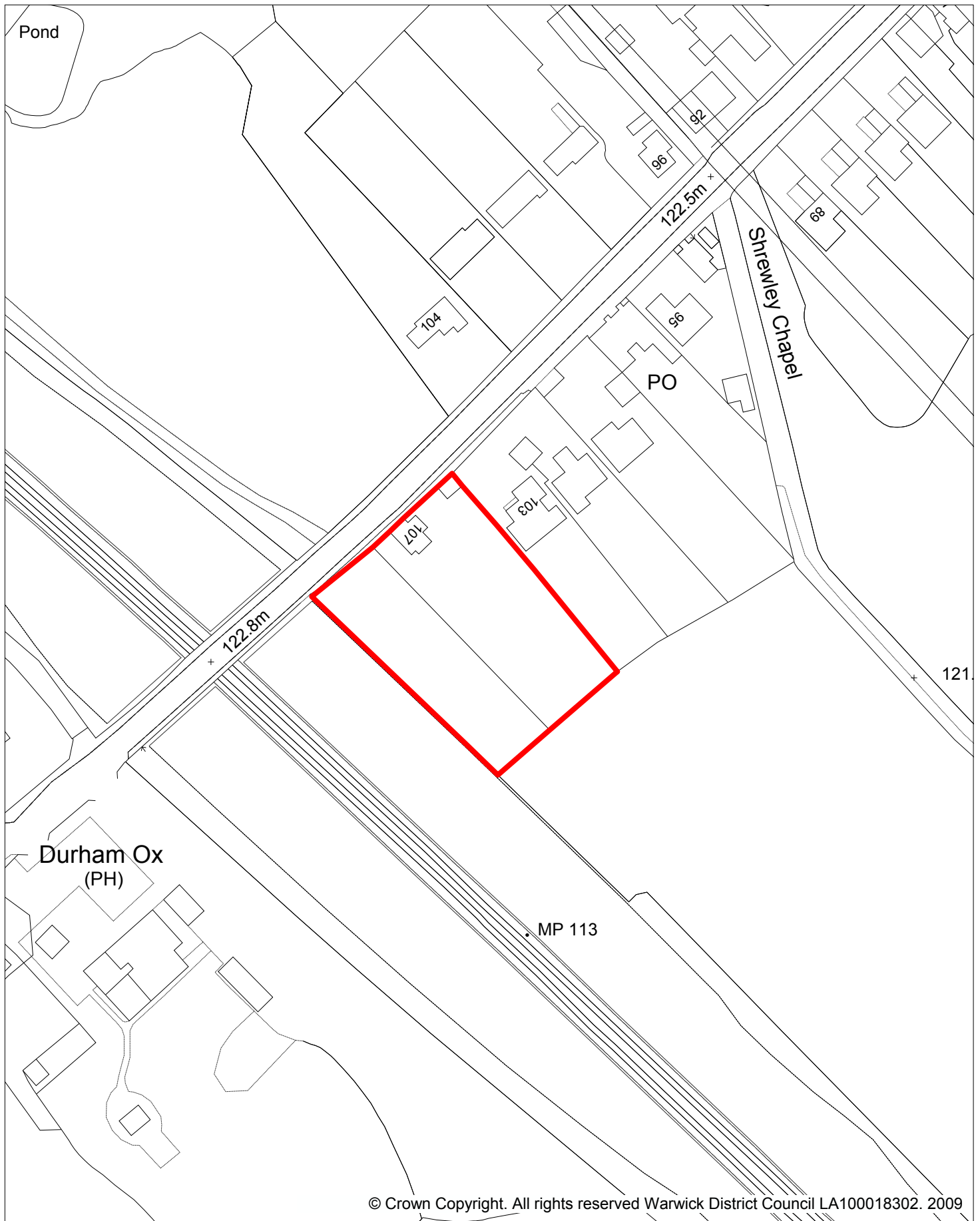
Date:
29 January 2009

Grid Reference:
420522 E, 272432 N

North:

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

Suitability for Housing	
Location	Edge of village. Shrewley has limited range of facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	
Environmental Conditions	Noise from railway and motorway
Overall Suitability	Potentially suitable in part for affordable housing subject to evidence of local housing need and satisfactory noise mitigation
Availability	
Within 1 year	
Achievability	
Subject to evidence of local need	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R51 Land SE of Shrewley Common

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

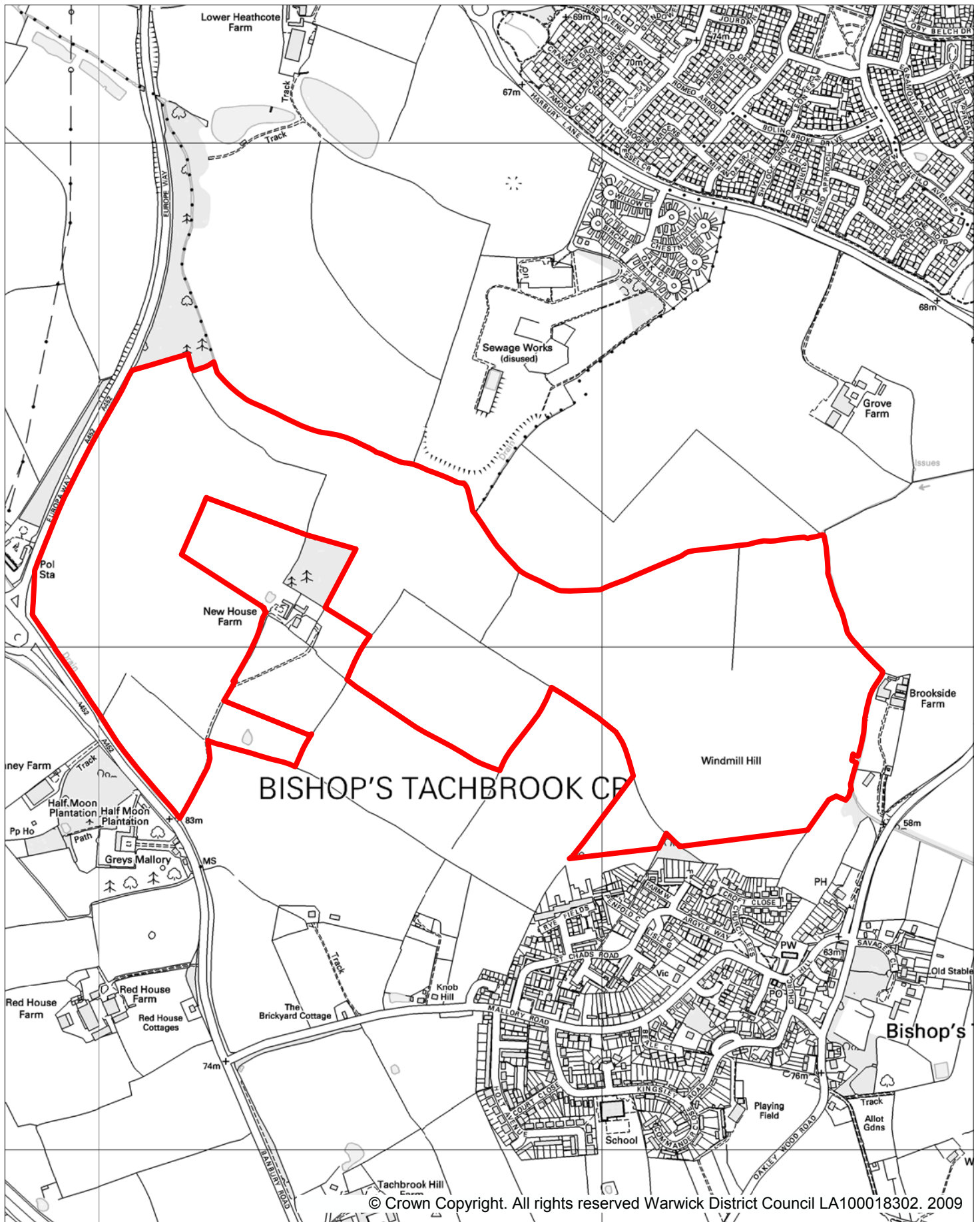
Date:
29 January 2009

Grid Reference:
421288 E, 267158 N

North: 

Site Ref	R52	Site Name	Land at New House Farm
Site Size (Hectares)	78.97	Settlement	Bishop's Tachbrook
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R12 Land north of Croft Close, Bishop's Tachbrook; R19 Land at Brickyard Farm; W03 Heathcote Sewage Works; W7 Lower Heathcote Farm plus adjoining land		

Suitability for Housing	
Location	South eastern part of the site close to Bishop's Tachbrook. The village has a range of facilities and public transport to the towns. Site mainly in open countryside, detached from any built up areas.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Site does not relate well to an existing built up area. Potential access points would be in open countryside, well away from a settlement Potential contamination from landfill at New House Farm and from disused sewage works to north Flood Risk Zones 2, 3A & 3B along brook on northern perimeter of site
Potential Impacts	Coalescence of Bishop's Tachbrook and Warwick/Leamington Spa Site slopes upwards away from Warwick Leamington and would be highly visible from the existing edge of the urban area Impact on setting of Grade II Listed barn at New House farm
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable
Availability	
Not known	
Achievability	
Housing Capacity	



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R52 Land at New House Farm, Bishop's Tachbrook

LOCATION PLAN

Scale:
1:10000

Drawn By:
DR

Date:
29 January 2009

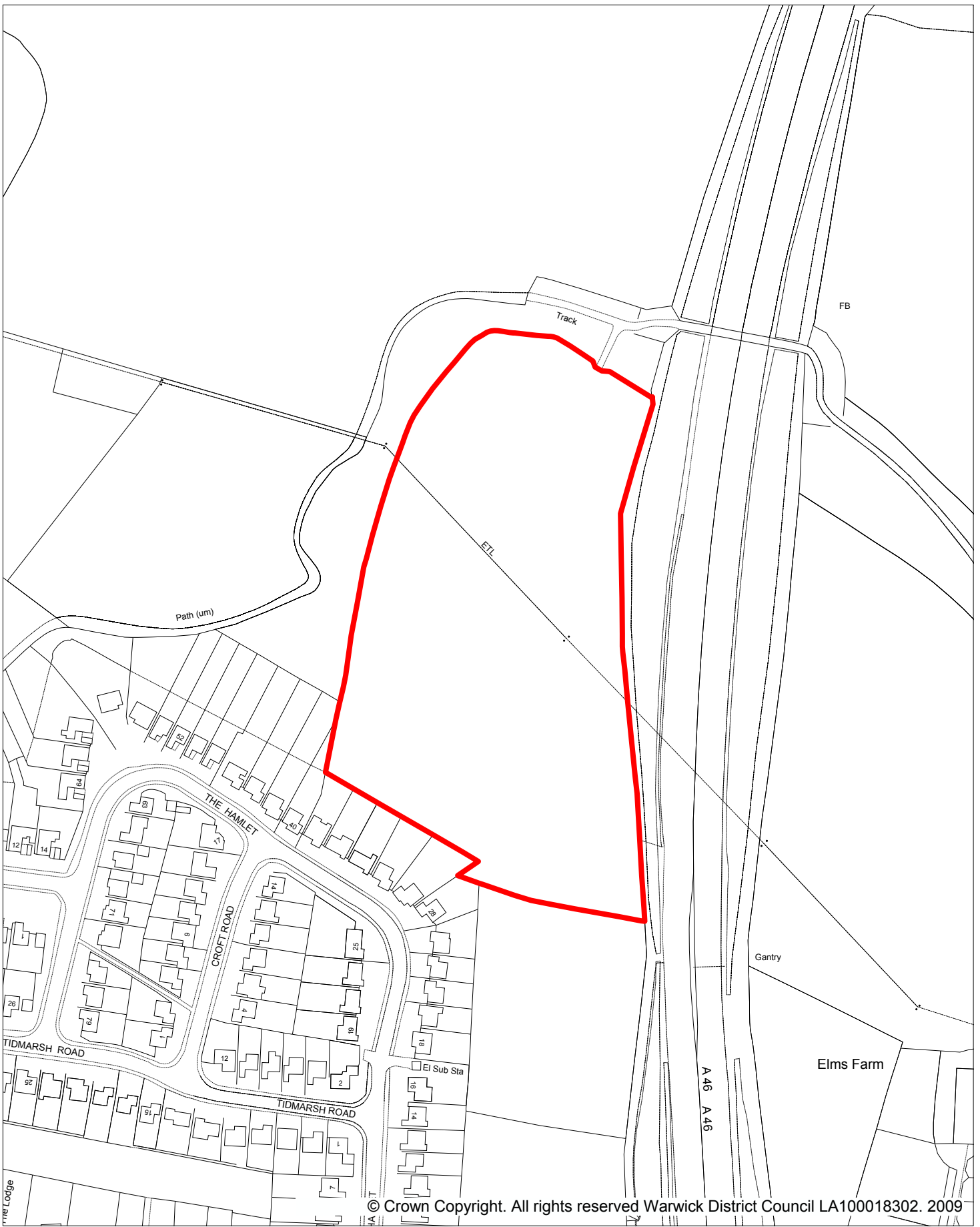
Grid Reference:
430775 E, 262063 N

North: 

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

Suitability for Housing	
Location	Edge of village. Leek Wootton has a limited range of facilities and access by public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Access dependent upon adjoining site to south being developed Site borders on protected Ancient Woodland to north and west of site Noise from A46 Electricity transmission line traverses the site
Potential Impacts	Potential SINC along A46 corridor to east Ancient Woodland to north and west Development of this site, and site to south, would be out of scale with existing village Inappropriate northern extension to limits of the village
Environmental Conditions	Satisfactory subject to noise mitigation close to A46
Overall Suitability	Not suitable – access, scale and impacts
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R53 Land R/O The Hamlet, Leek Wootton

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
429315 E, 269239 N

North:

Site Ref	R54	Site Name	Land North of Hill Wootton Road
Site Size (Hectares)	1.85	Settlement	Leek Wootton
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	R53 Land R/O The Hamlet		

Suitability for Housing	
Location	Edge of Village. Leek Wootton has a limited range of facilities and access by public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Noise from A46. Works may be required to achieve satisfactory visibility at access point onto Hill Wootton Road.
Potential Impacts	Loss of trees on frontage to achieve visibility
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to evidence of need and noise mitigation
Availability	
Not known	
Achievability	
Not known	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R54 Land North of Hill Wootton Road, Leek Wootton



LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

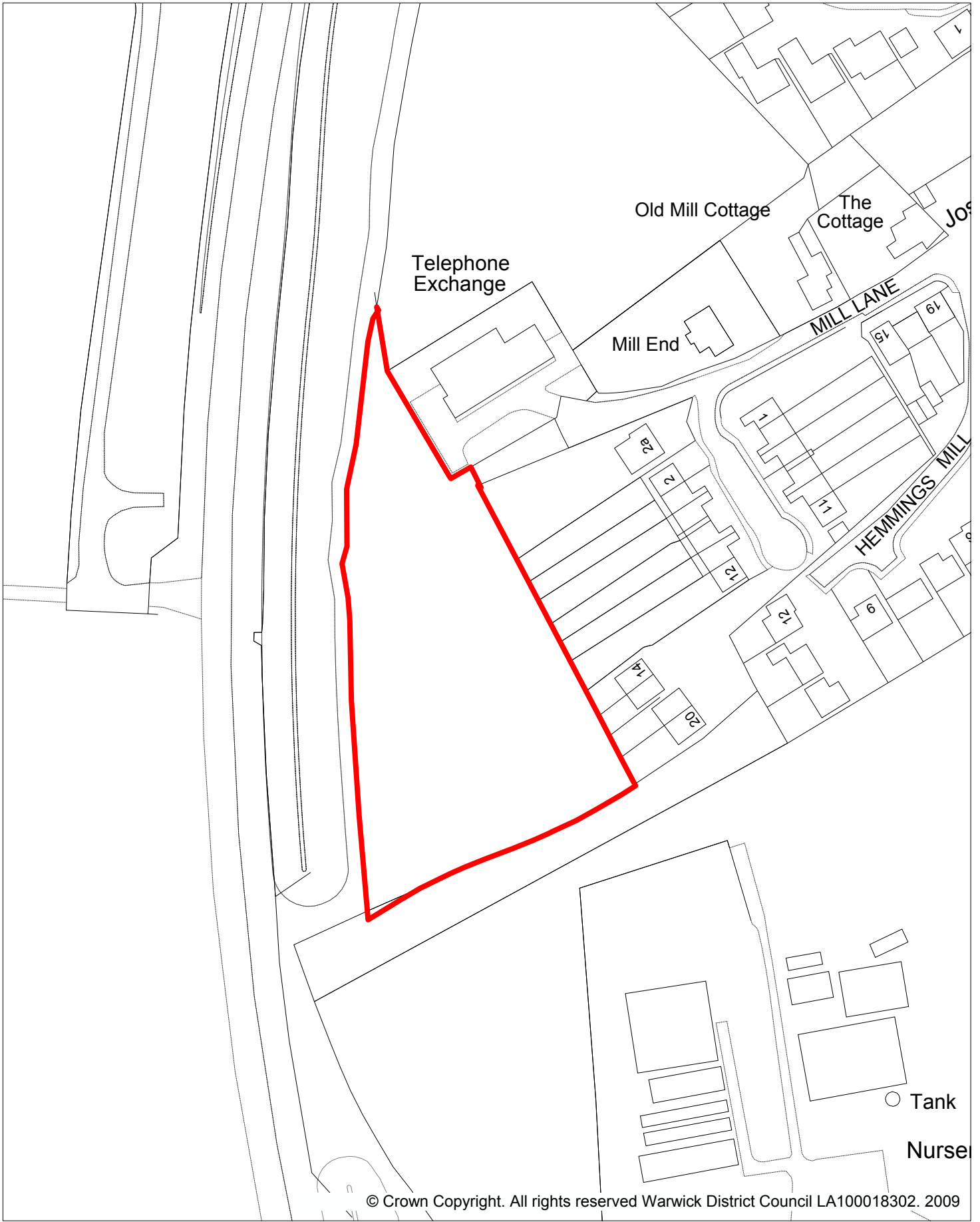
Date:
29 January 2009

Grid Reference:
429343 E, 268988 N

North:

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

Suitability for Housing	
Location	Edge of village. Barford has a range of facilities and public transport to the towns
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access inadequate Noise from Barford Bypass Configuration of site
Potential Impacts	
Environmental Conditions	Noise from Barford Bypass
Overall Suitability	Not suitable – inadequate access
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R55 West of Mill Lane, Barford

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

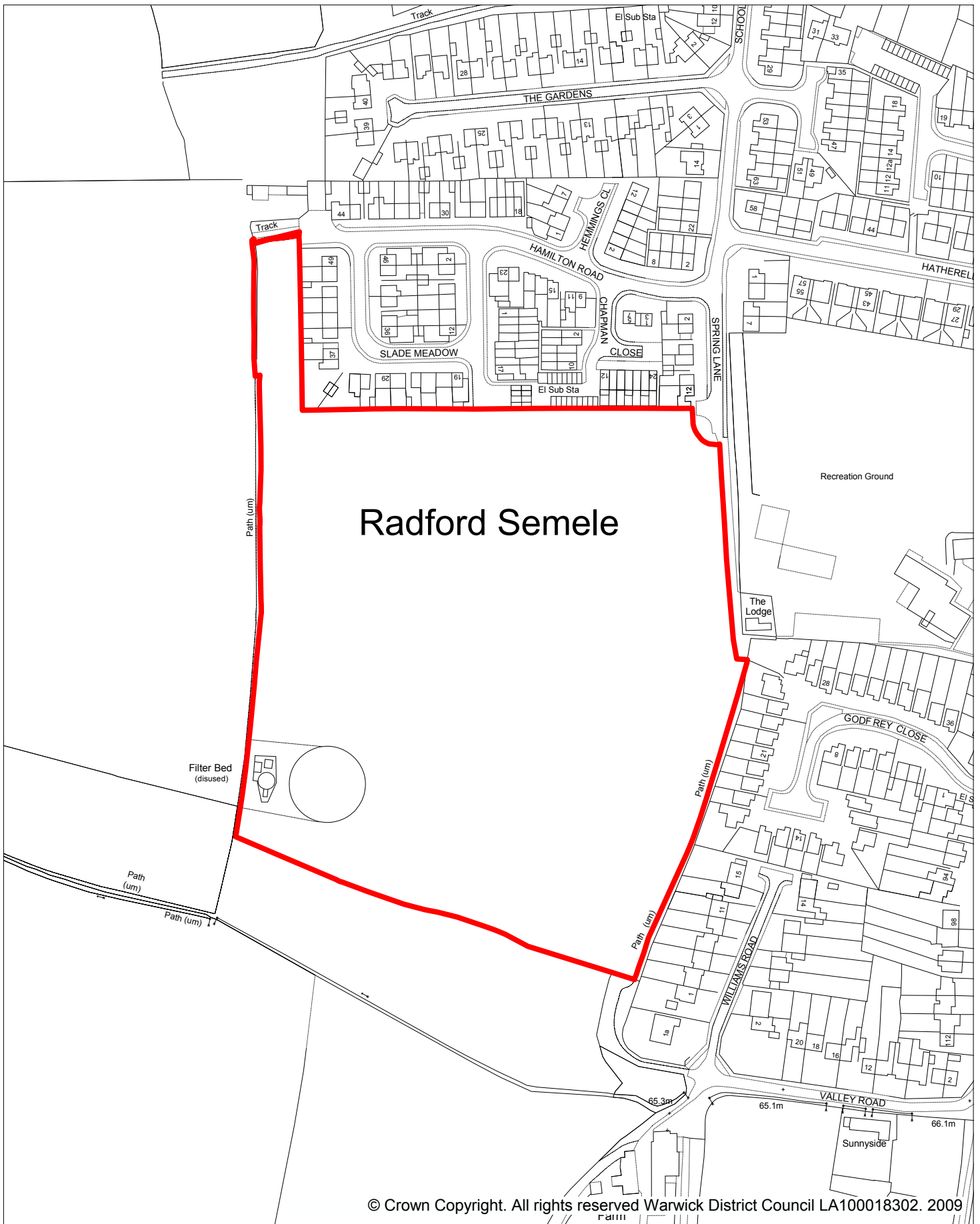
Date:
29 January 2009

Grid Reference:
426724 E, 260676 N

North: 

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

Suitability for Housing	
Location	Edge of village. Radford Semele has a good range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Area of Restraint
Physical Constraints	Footpaths run along west and eastern boundaries of site.
Potential Impacts	Potential impact on flooding of Whitnash Brook to west The development of the whole of the site would be out of scale with existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part subject to evidence of local housing need
Availability	
Availability of the whole of this site is not known (but see also Site R21 which forms northern section of this site)	
Achievability	
Not known	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R56 South West Radford Semele

LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

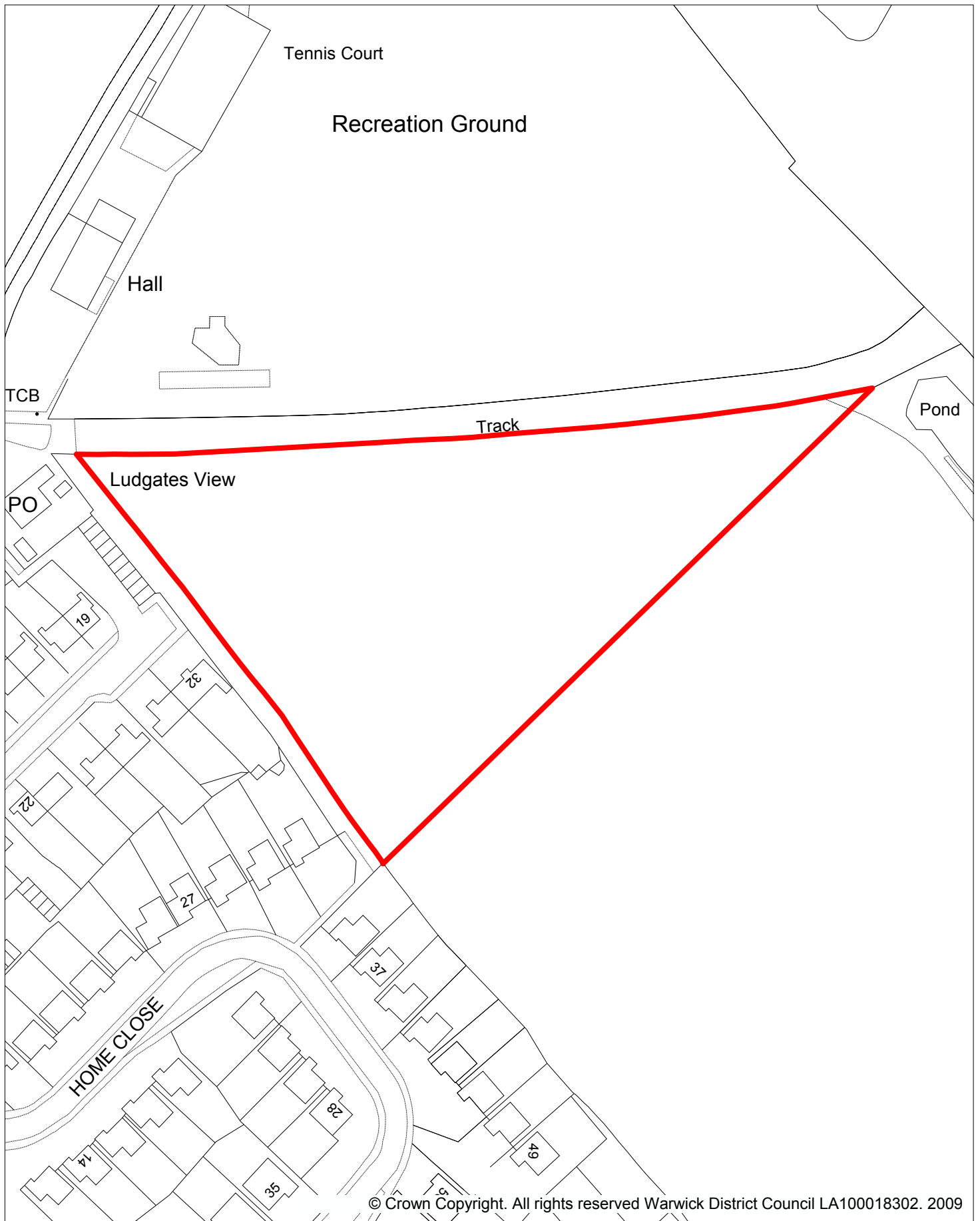
Date:
29 January 2009

Grid Reference:
434184 E, 264138 N

North:

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

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part for affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Within 2 years	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R57 Land off Moat Close, Bubbenhall



LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

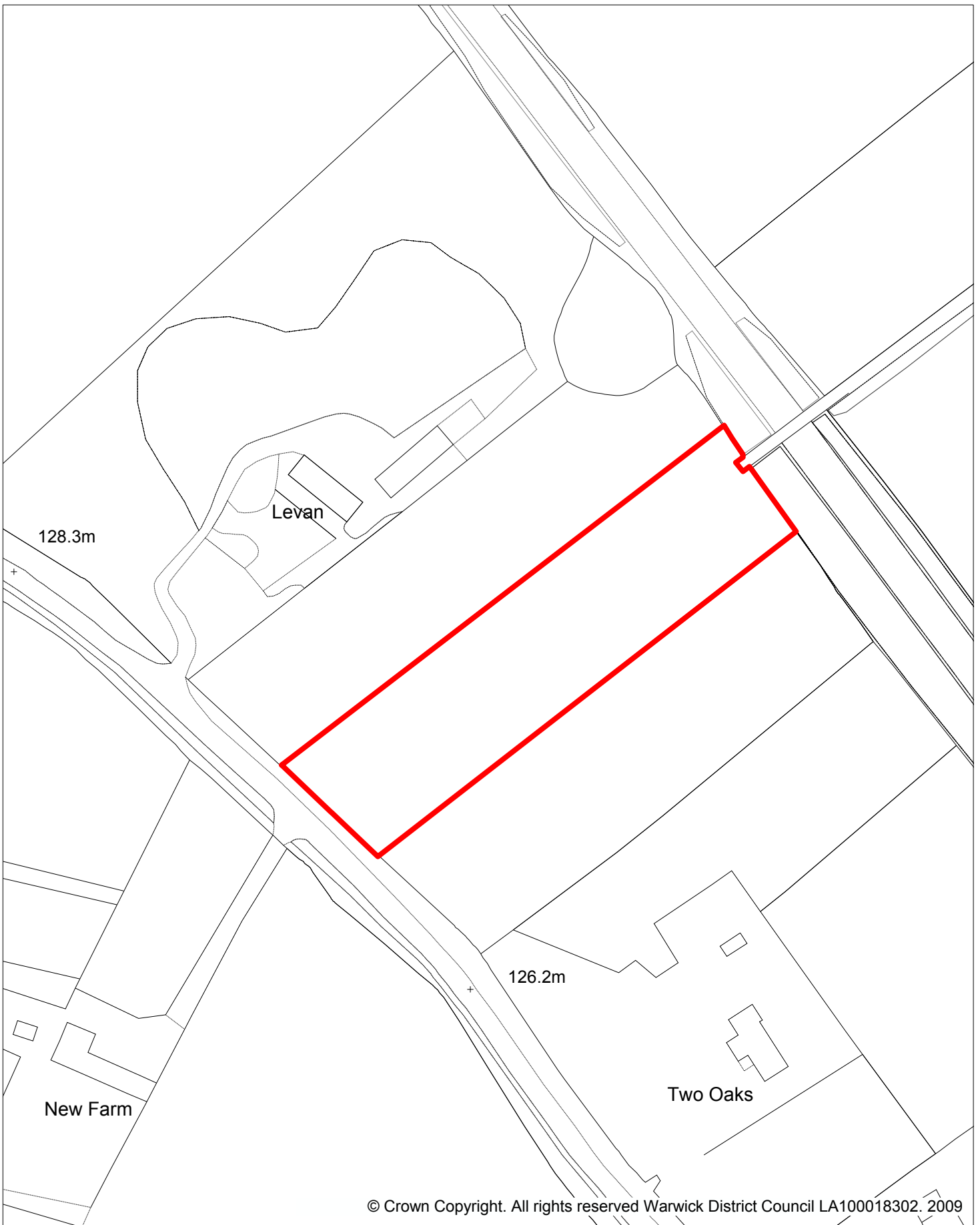
Date:
29 January 2009

Grid Reference:
436507 E, 272686 N

North: 

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

Suitability for Housing	
Location	Within the built up area of a village. Burton Green has a limited range of facilities
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Configuration of site. Local character – very low density, ribbon development
Potential Impacts	Impact on character of area
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable for 5 or more dwellings – impact on local character
Availability	
Owners have expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R58 Land at Red Lane, Burton Green

LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

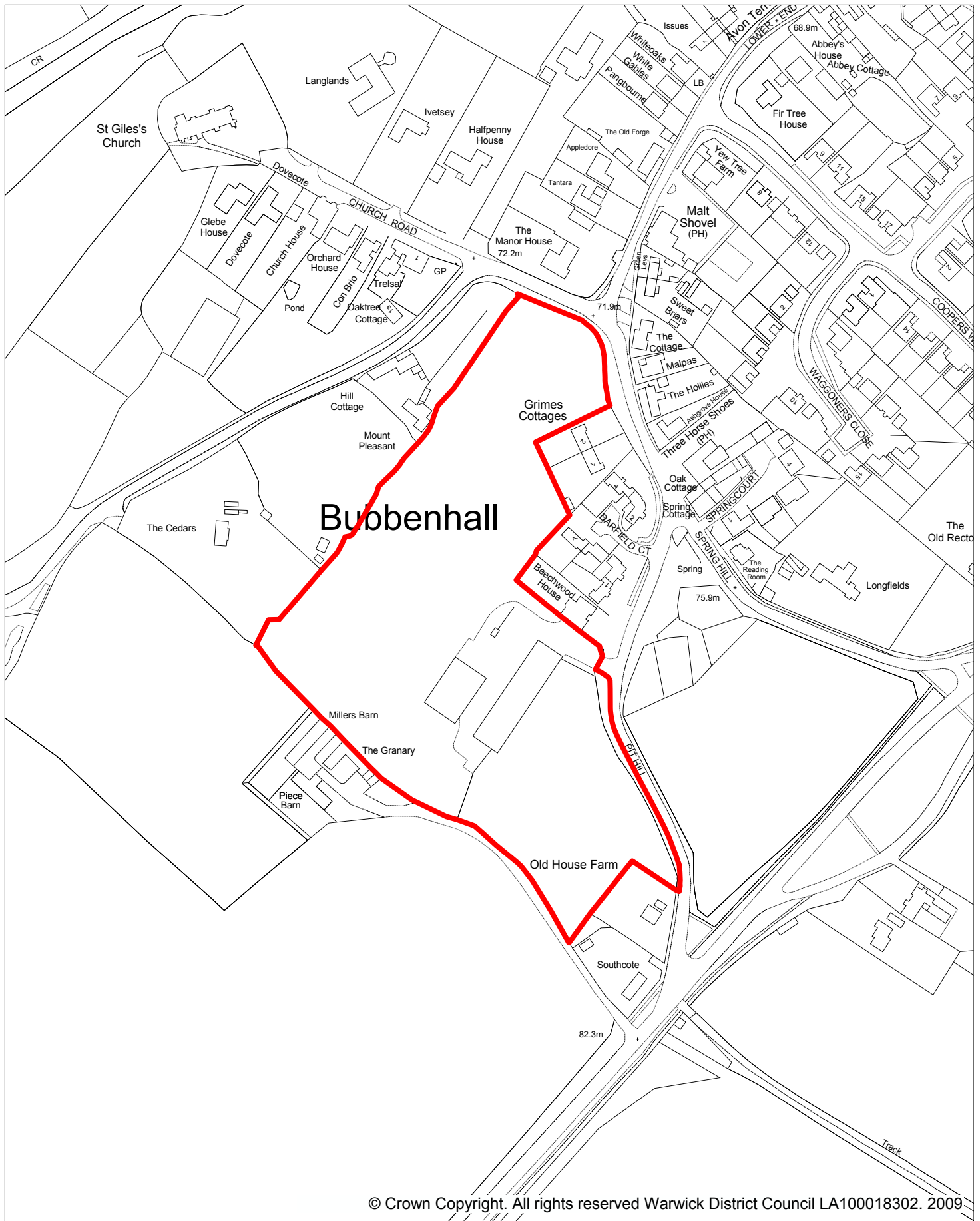
Date:
29 January 2009

Grid Reference:
427156 E, 275476 N

North: 

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

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Footpaths traverse the site Site slopes downwards to NW Partly within Bubbenhall Conservation Area
Potential Impacts	Impact on Conservation Area Impact on Grade II Listed Building (The Cottage, Spring Hill) Impact of scale of development on existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part for affordable housing subject to evidence of local housing need
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Achievable within 2 years	
Housing Capacity	
Due to national and regional policy, the number of homes which can be accommodated on potentially suitable sites in and adjacent to rural settlements will depend upon levels of housing need in that particular settlement as well as the size and physical attributes of the site itself.	



R59 Land off Pit Hill/ Church Road, Bubbenhall

LOCATION PLAN

Scale:
1:2500

Drawn By:
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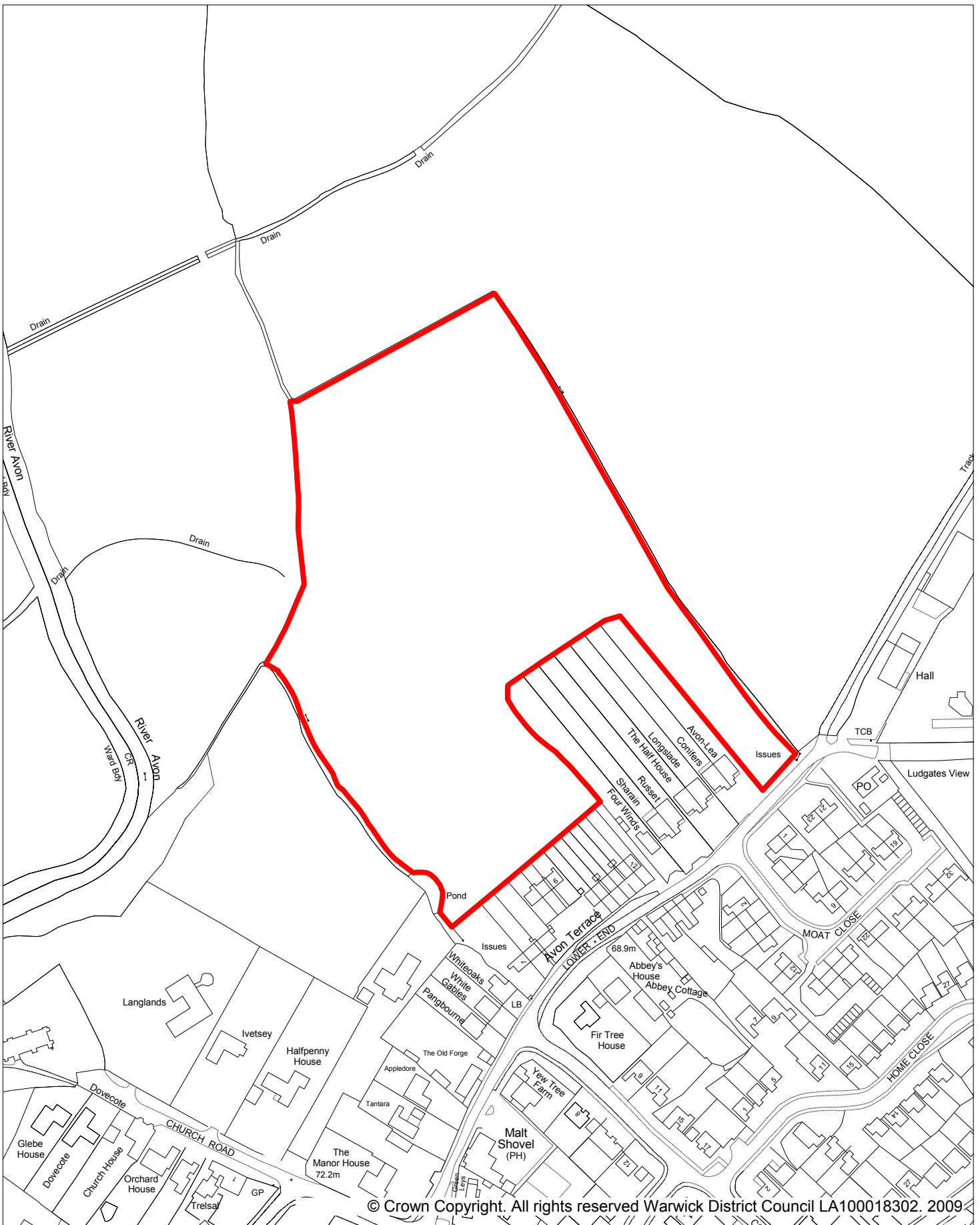
Date:
29 January 2009

Grid Reference:
436116 E, 272341 N

North: 

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

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Relationship of site to rest of village
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory, but not well related to rest of village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R60 Land R/O Lower End, Bubbenhall



LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

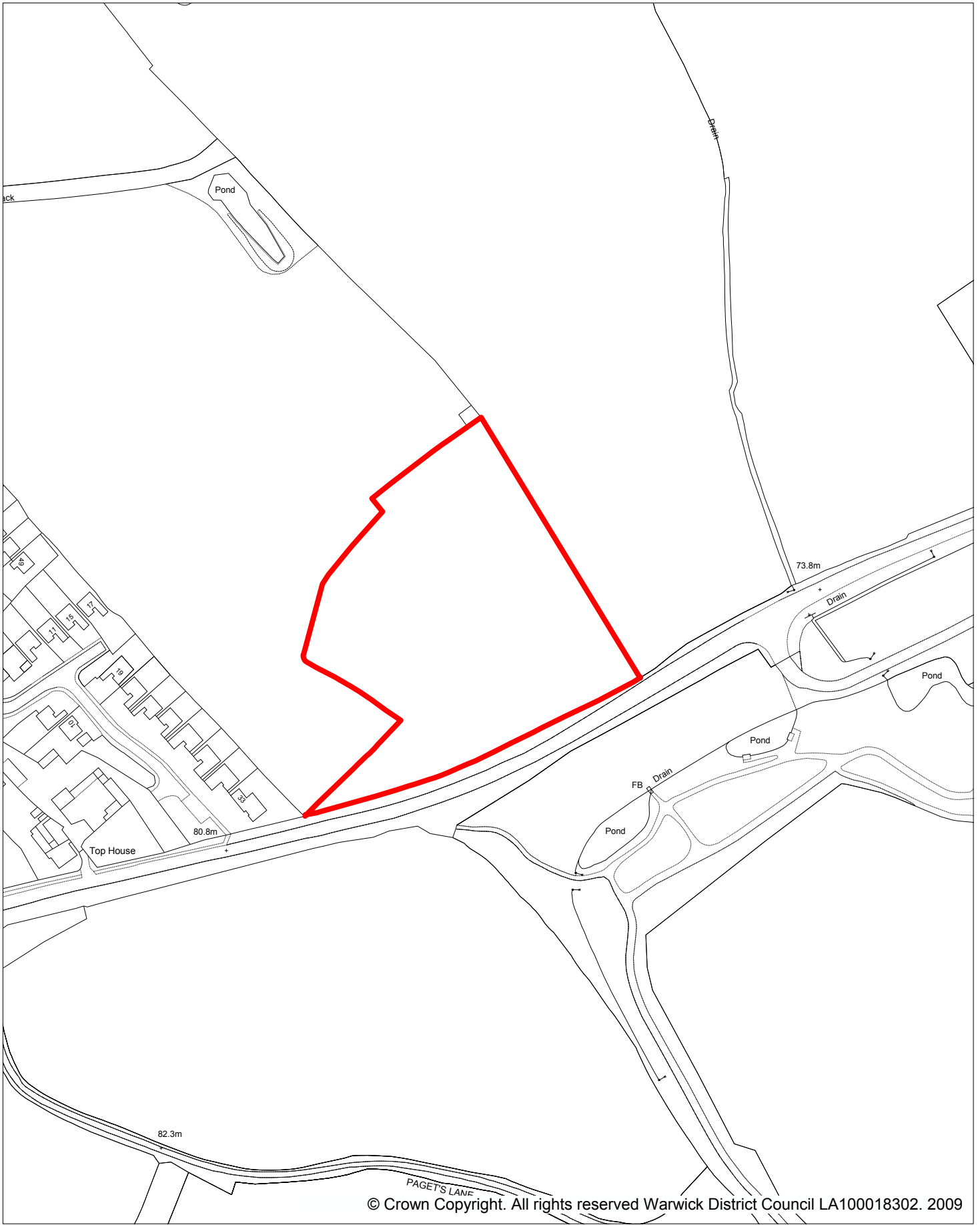
Date:
29 January 2009

Grid Reference:
436206 E, 272797 N

North: 

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

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Relationship of site to rest of village – only the western point is adjacent to the built up area of the village
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory, but not well related to rest of village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R61 Land off Ryton Road, Bubbenhall

LOCATION PLAN



Scale:
1:2500

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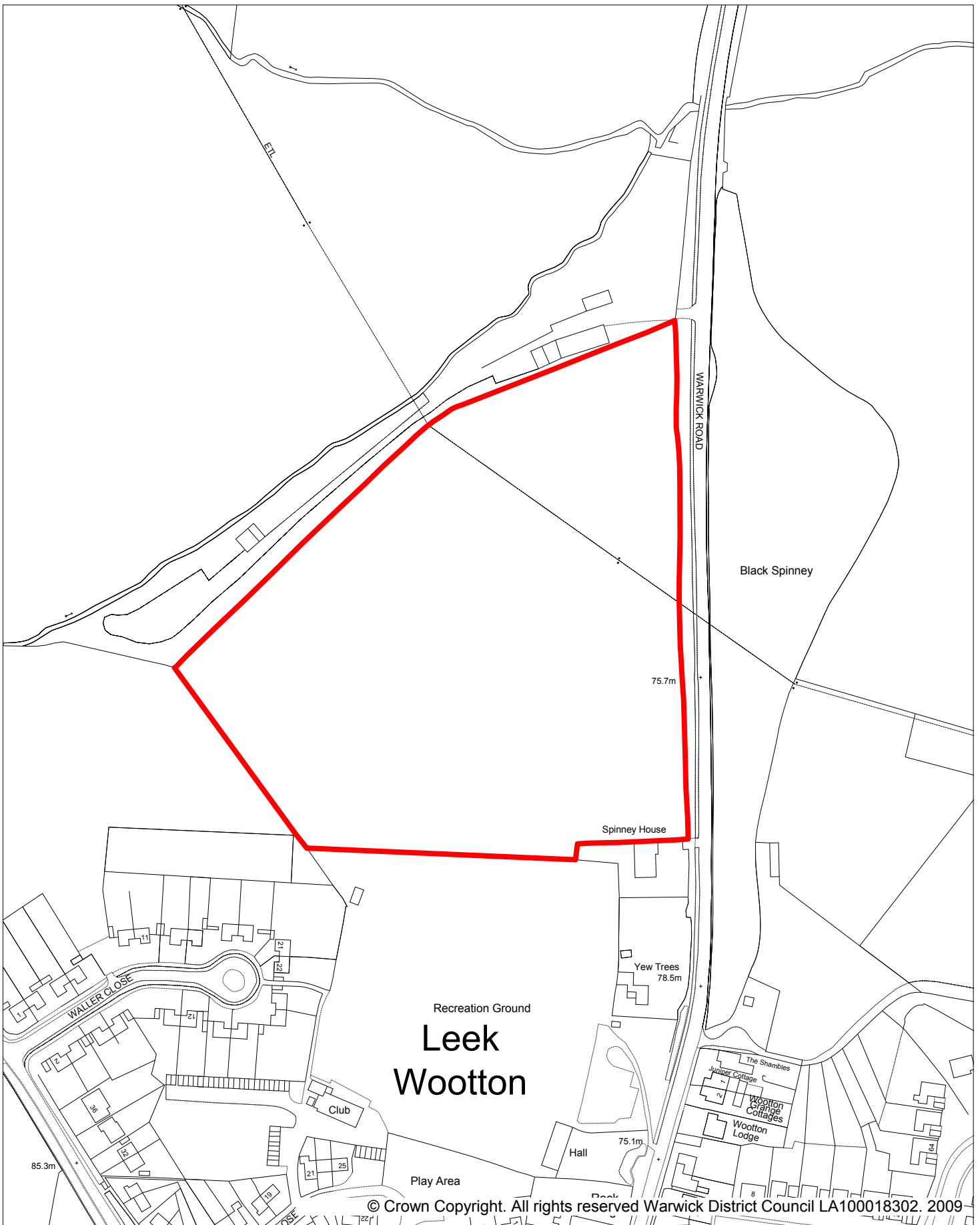
Date:
29 January 2009

Grid Reference:
436750 E, 272527 N

North:

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

Suitability for Housing	
Location	Not directly adjacent to the built up area of a village. Leek Wootton has a limited range of facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Relationship of site to rest of village – only the south eastern corner is adjacent to the built up area of the village An electricity transmission line traverses the site
Potential Impacts	Protected woodland and Potential SINC immediately to west of site
Environmental Conditions	Satisfactory, but not well related to rest of village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R62 Land off Warwick Road, Leek Wootton

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

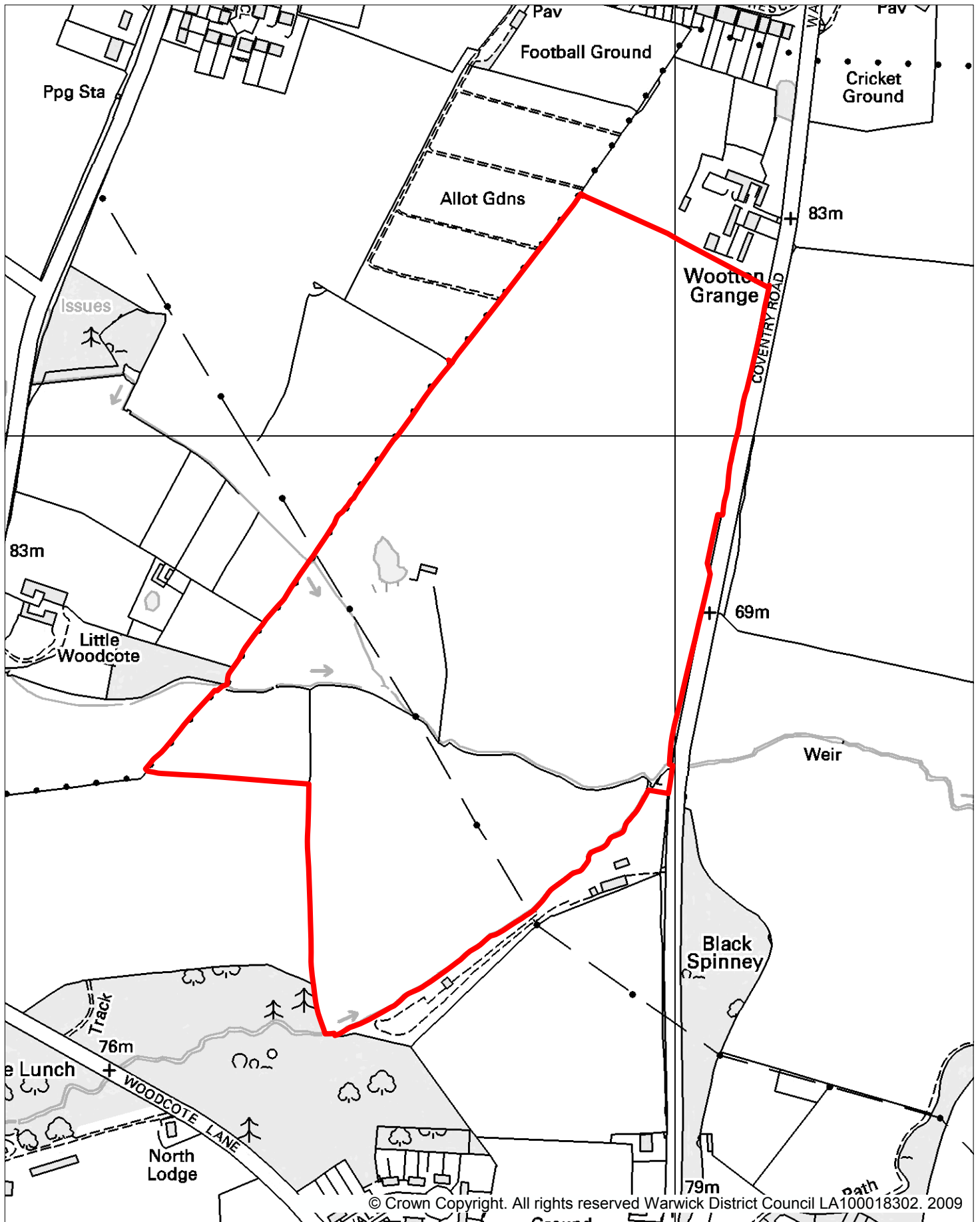
Date:
29 January 2009

Grid Reference:
428893 E, 269419 N

North: 

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

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Cattle Brook traverses the site and the eastern section is in Flood Zones 2, 3A and 3B An electricity transmission line traverses the site
Potential Impacts	The southern boundary of the site includes a Potential SINC. Development of site would close the gap between Kenilworth and Leek Wootton
Environmental Conditions	Satisfactory but not well related to existing settlements
Overall Suitability	Not suitable – largely open countryside
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R63 Land North West of Leek Wootton

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

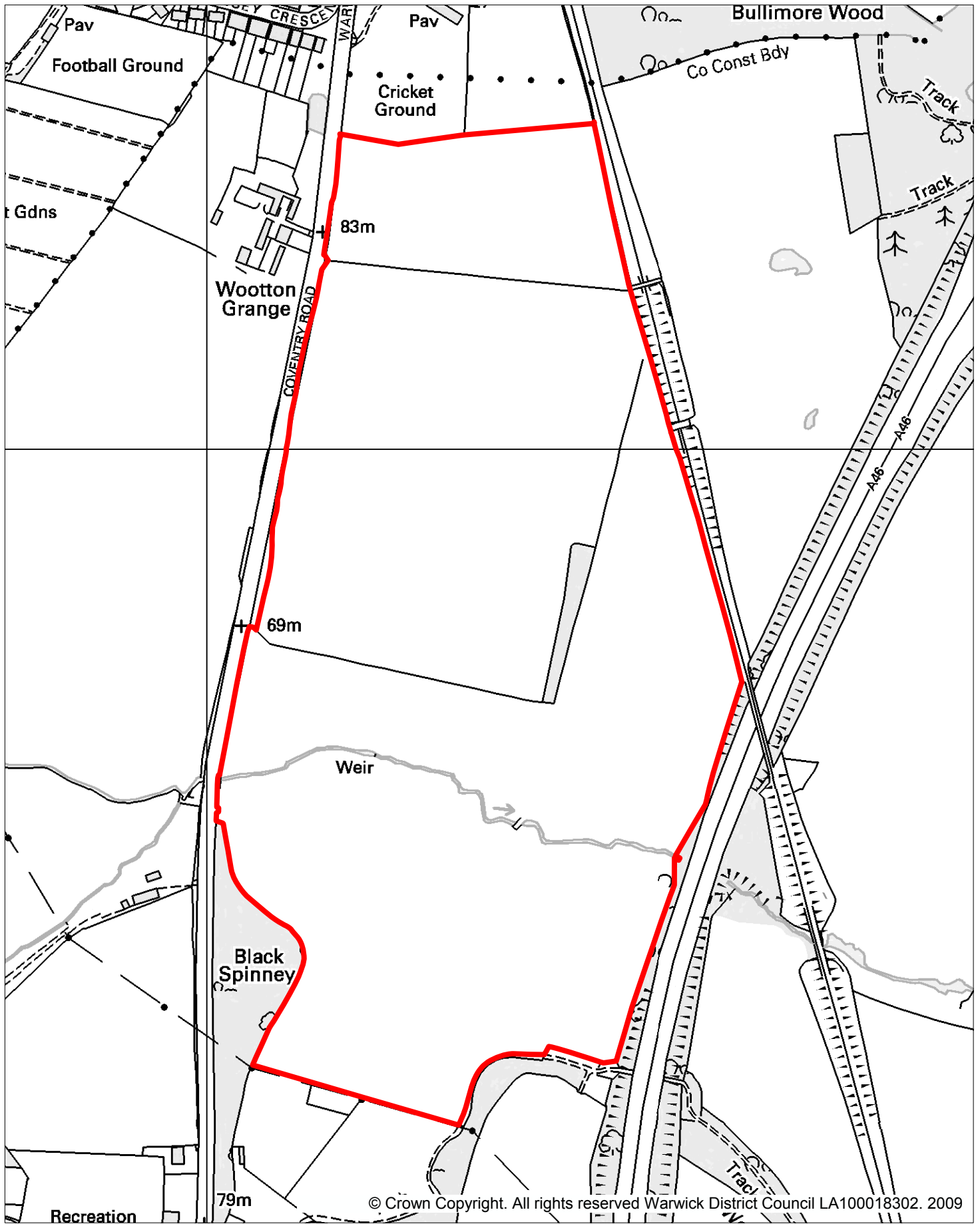
Date:
29 January 2009

Grid Reference:
428815 E, 269823 N

North:

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

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	Cattle Brook traverses the site and land adjacent to the brook is in Flood Zones 2, 3A and 3B Noise from A46 and railway
Potential Impacts	Cattle Brook Potential SINC follows the brook across the site. Railway embankment Potential SINC follows railway along eastern boundary. Further Potential SINC adjacent to southern boundary. Development of site would close the gap between Kenilworth and Leek Wootton
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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

LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

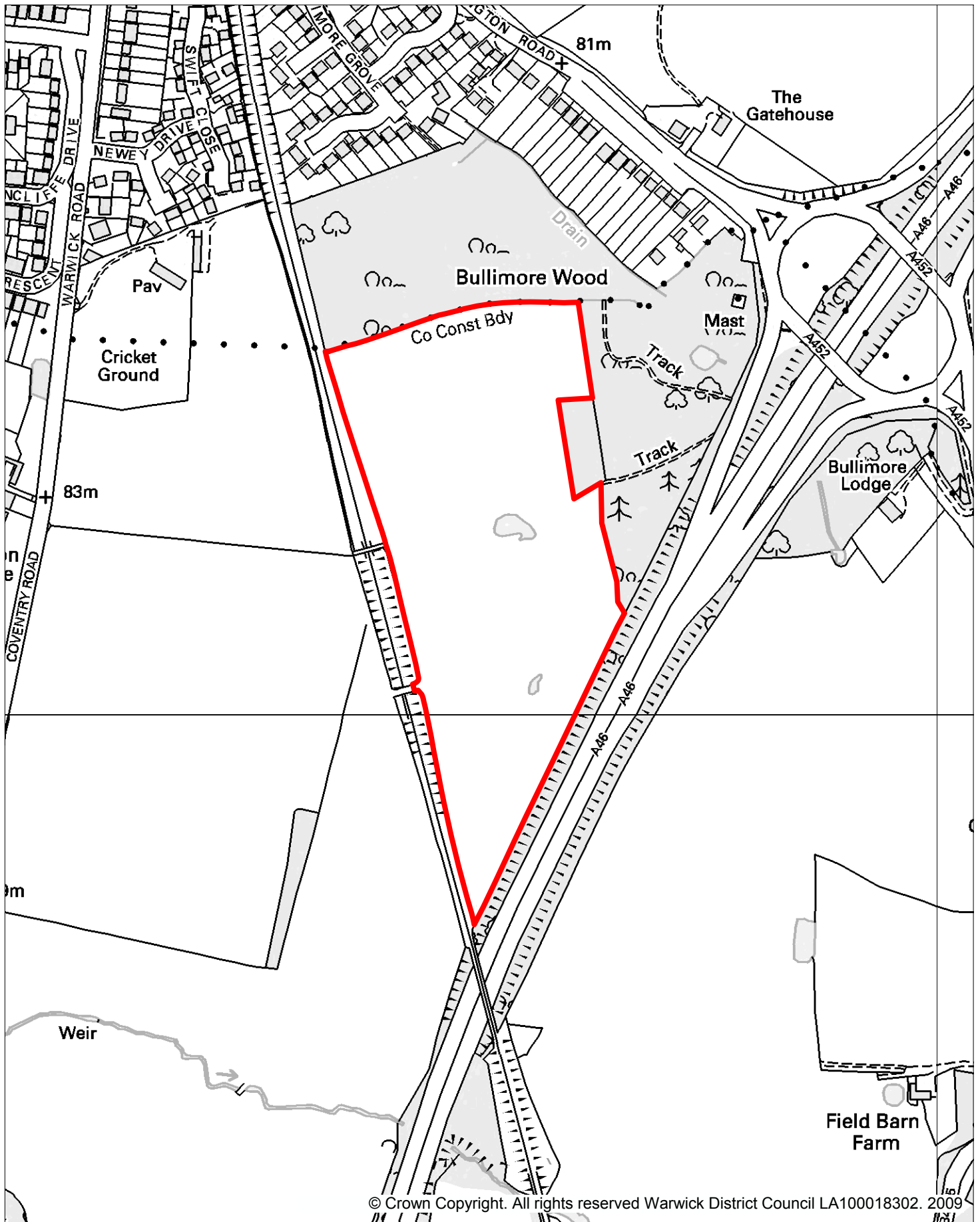
Date:
29 January 2009

Grid Reference:
429280 E, 269836 N

North: 

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

Suitability for Housing	
Location	Open countryside between Kenilworth and Leek Wootton
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services. Green Belt
Physical Constraints	No access Northern section of site borders on Ancient Woodland and SINC Noise from A46 and railway
Potential Impacts	Bullimore Wood Ancient Woodland and SINC to north Railway embankment Potential SINC to west. Development of site would close the gap between Kenilworth and Leek Wootton.
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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

LOCATION PLAN



Scale:
1:5000

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
429555 E, 270100 N

North:

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

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a range of facilities and public transport to the towns.
Policy Restrictions	RSS (Preferred Option) Policies RR1 & CF2. Housing in rural areas should meet local needs, particularly the need for affordable housing, and prioritised in villages with a range of services.
Physical Constraints	Access not shown – may require third party agreement Site separated from main village by busy Oakley Wood Road
Potential Impacts	Impact on setting of Conservation Area and Grade II Listed Old Manor House Impact of the scale of development on existing built up area of village
Environmental Conditions	Satisfactory, but not well related to the village
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R65 Land R/O Savages Close

LOCATION PLAN



Scale:
1:2500

Drawn By:
DR

Date:
29 January 2009

Grid Reference:
431629 E, 261241 N

North: