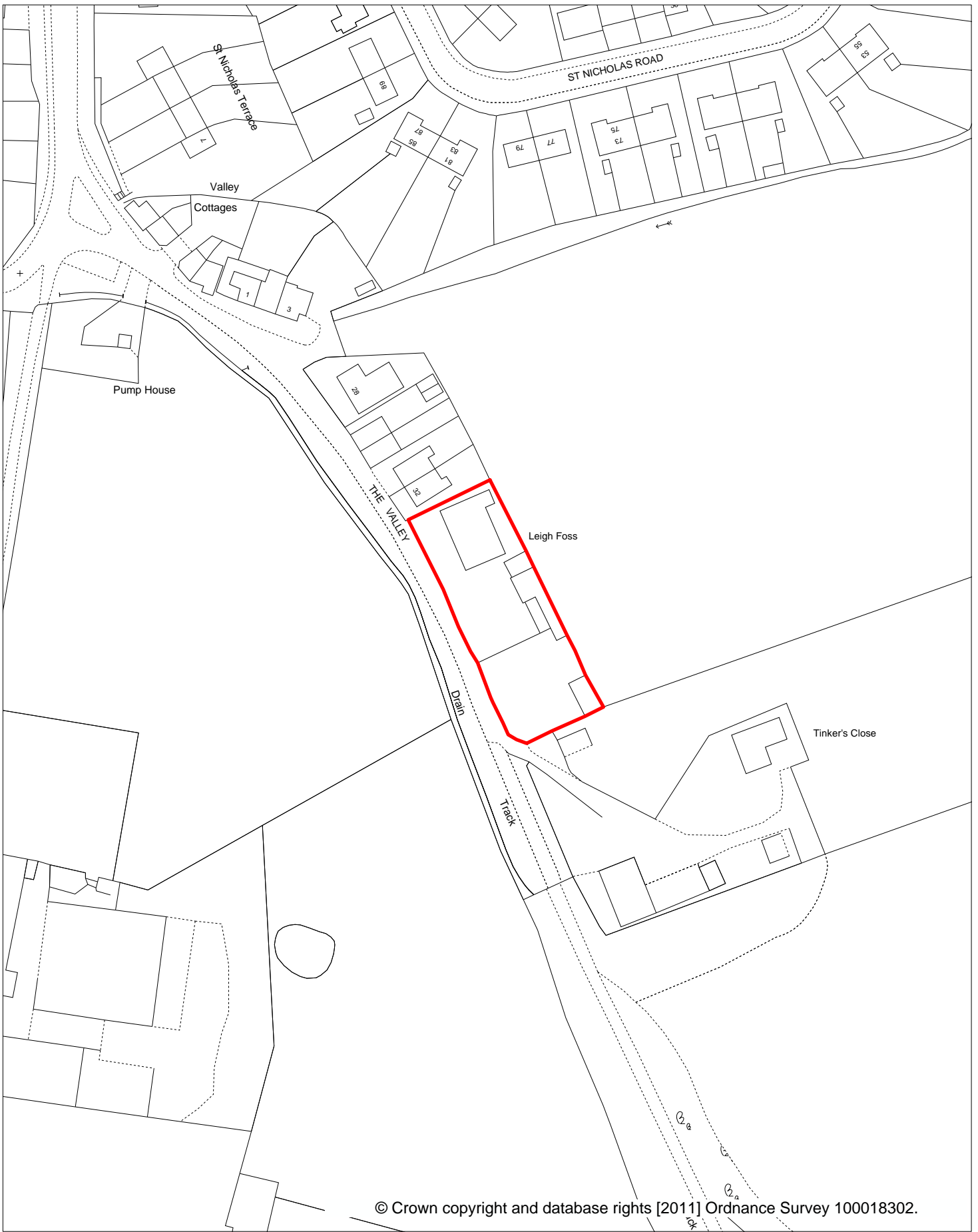


<b>Site Ref</b>	R01	<b>Site Name</b>	The Valley
<b>Site Size (Hectares)</b>	0.14	<b>Settlement</b>	Radford Semele
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Previously developed
<b>Adjacent/ Overlapping Site</b>	R03 Tinkers Close		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Radford Semele has a range of services including a primary school, shop, community facilities and public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history has highlighted flood issues
<b>Potential Impacts</b>	Development of the site could worsen flooding along The Valley and lead to an inappropriate linear extension of the village.
<b>Environmental Conditions</b>	Flood issues
<b>Overall Suitability</b>	Not suitable
<b>Availability</b>	
The site is currently available.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R01 The Valley, Radford Semele


LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

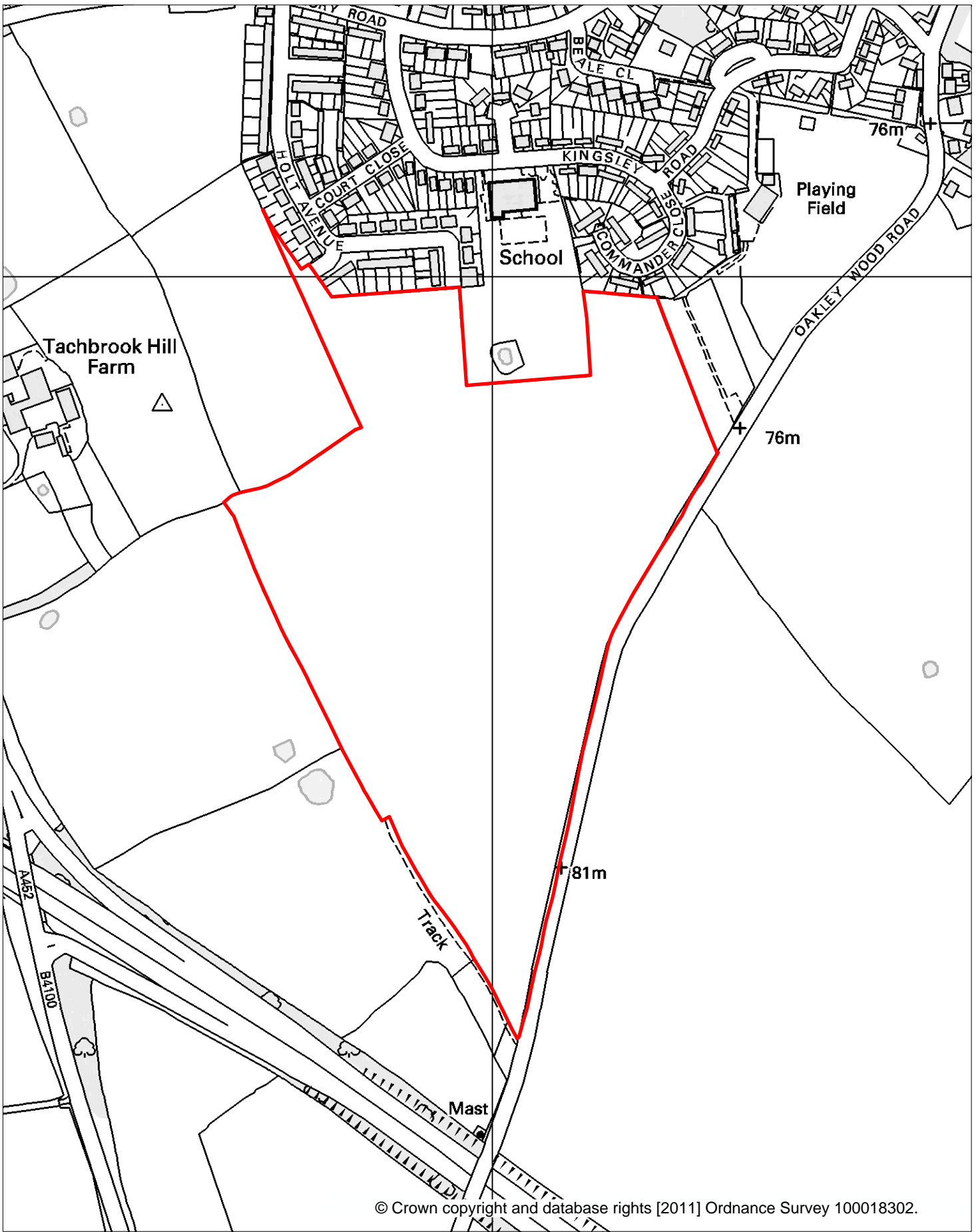
Date:  
24 October 2011

Grid Reference:  
434539 E, 263812 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village & extending beyond. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and a bus service.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Access arrangements potentially only adequate for reduced site size. National Grid high pressure gas pipeline runs through southern part of site.
<b>Potential Impacts</b>	Impact on physical form of village – disproportionate outward extension to south
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Small proportion of northern part of site potentially suitable subject to National Grid consultation; access; and evidence of local housing need - limited infill around village boundary.
<b>Availability</b>	
Owner has expressed willingness to release land for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	
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



Scale:  
1:5000

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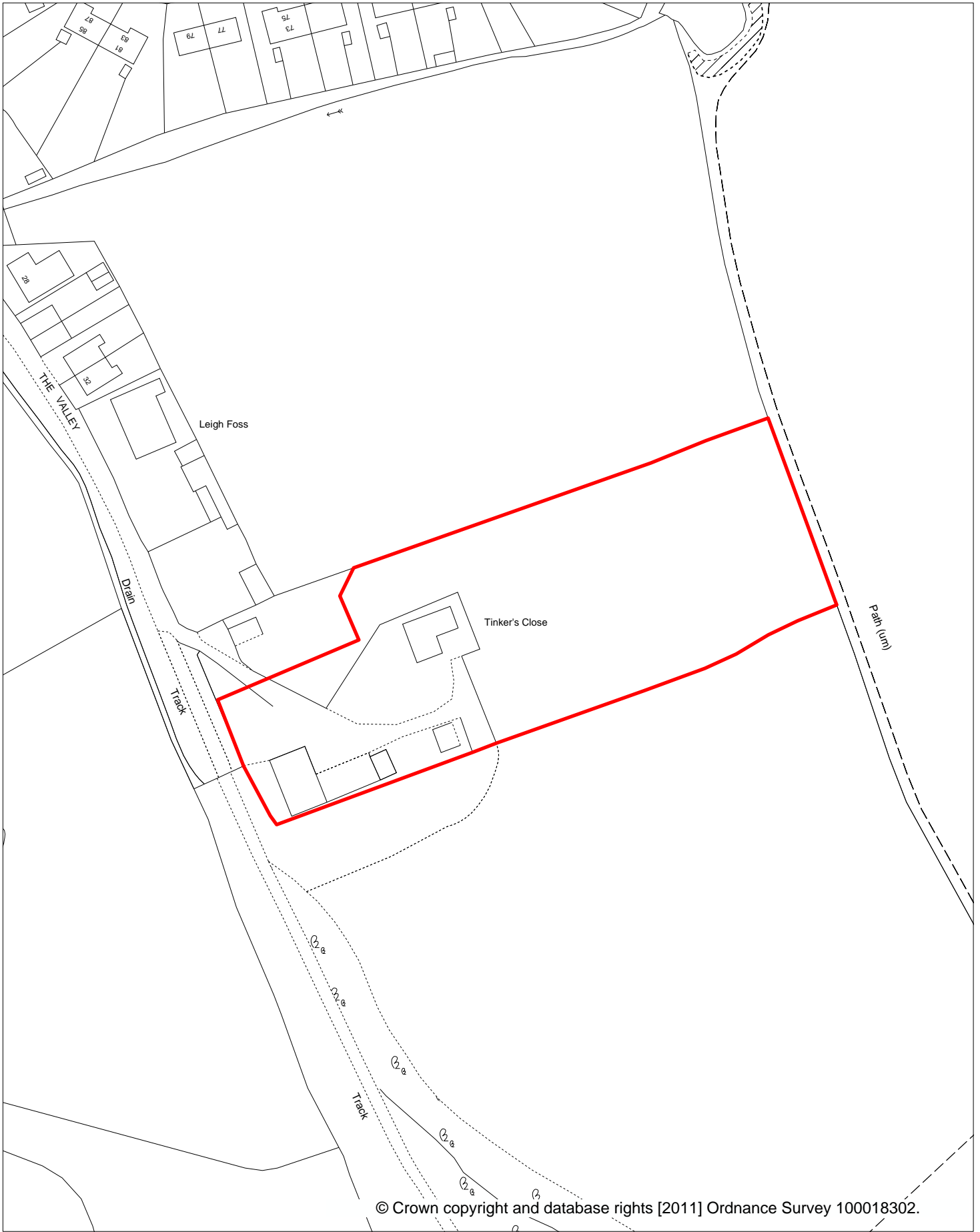
Date:  
24 October 2011

Grid Reference:  
430994 E, 260659 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Radford Semele has a range of services including primary school, shop, community facilities and public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	The Valley is a narrow lane and is only capable of supporting limited additional road traffic. Planning history in relation to adjacent site (R01) has highlighted flood issues Eastern part of site is within Gas Pipeline Consultation Zone
<b>Potential Impacts</b>	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
<b>Environmental Conditions</b>	Flooding issues & inadequate service road
<b>Overall Suitability</b>	Not suitable
<b>Availability</b>	
Owner has expressed willingness to release site for development if adjoining field at Leigh Fosse is released.	
<b>Achievability</b>	
Unlikely due to access and flooding.	
<b>Housing Capacity</b>	



R03 Tinkers Close, Radford Semele

LOCATION PLAN




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1:1250

Drawn By:  
CP

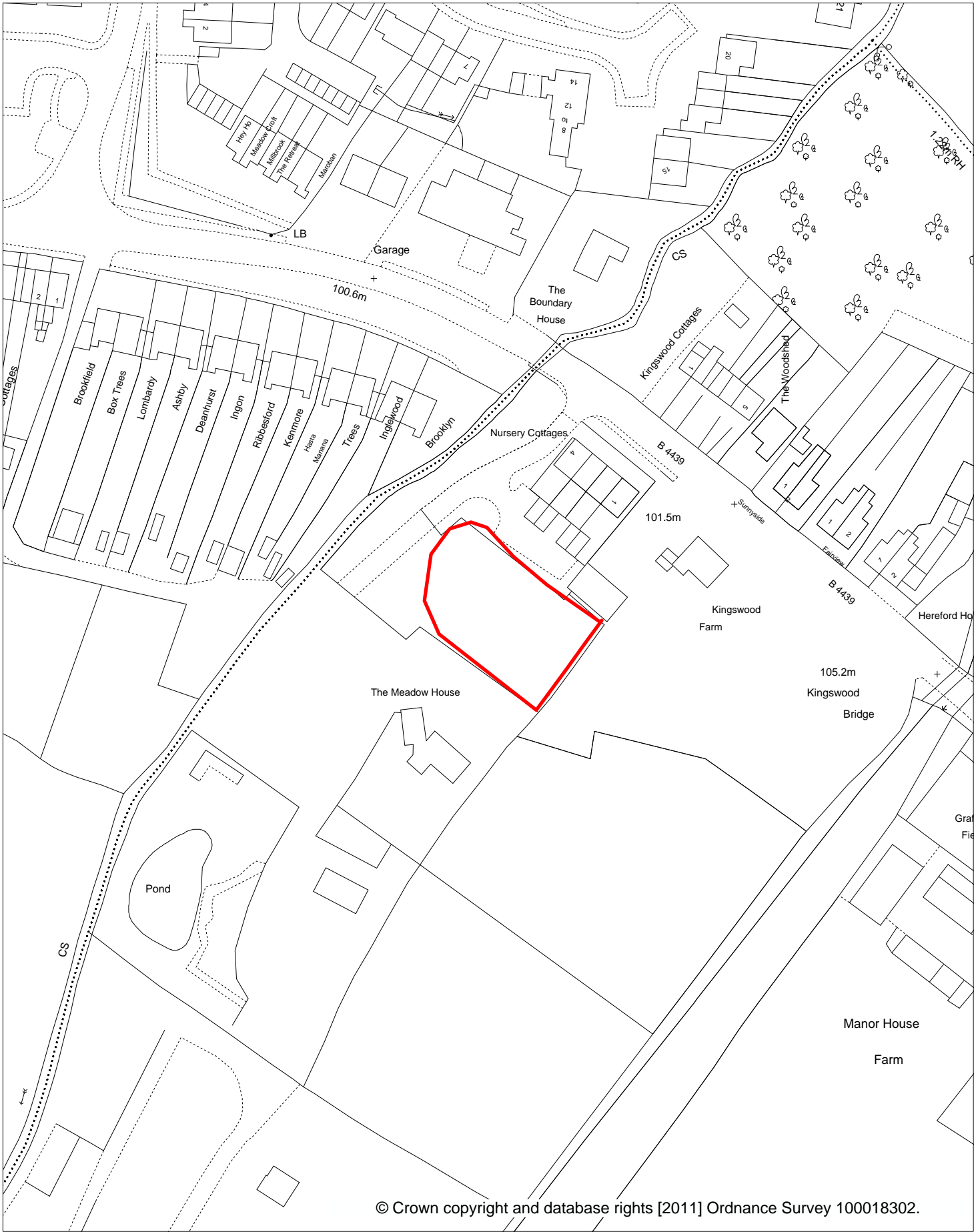
Date:  
24 October 2011

Grid Reference:  
434621 E, 263784 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Lapworth / Kingswood have a range of services including a primary school, shop, community facilities and public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Although not in a Flood Zone, the area is liable to flood from surface water drainage
<b>Potential Impacts</b>	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
<b>Environmental Conditions</b>	Site liable to flood
<b>Overall Suitability</b>	Not suitable
<b>Availability</b>	
Within 2 years	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R04 Land adjacent to The Meadow House, Lapworth

### LOCATION PLAN



Scale:  
1:1250

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CP

Date:  
24 October 2011

Grid Reference:  
418924 E, 270969 N

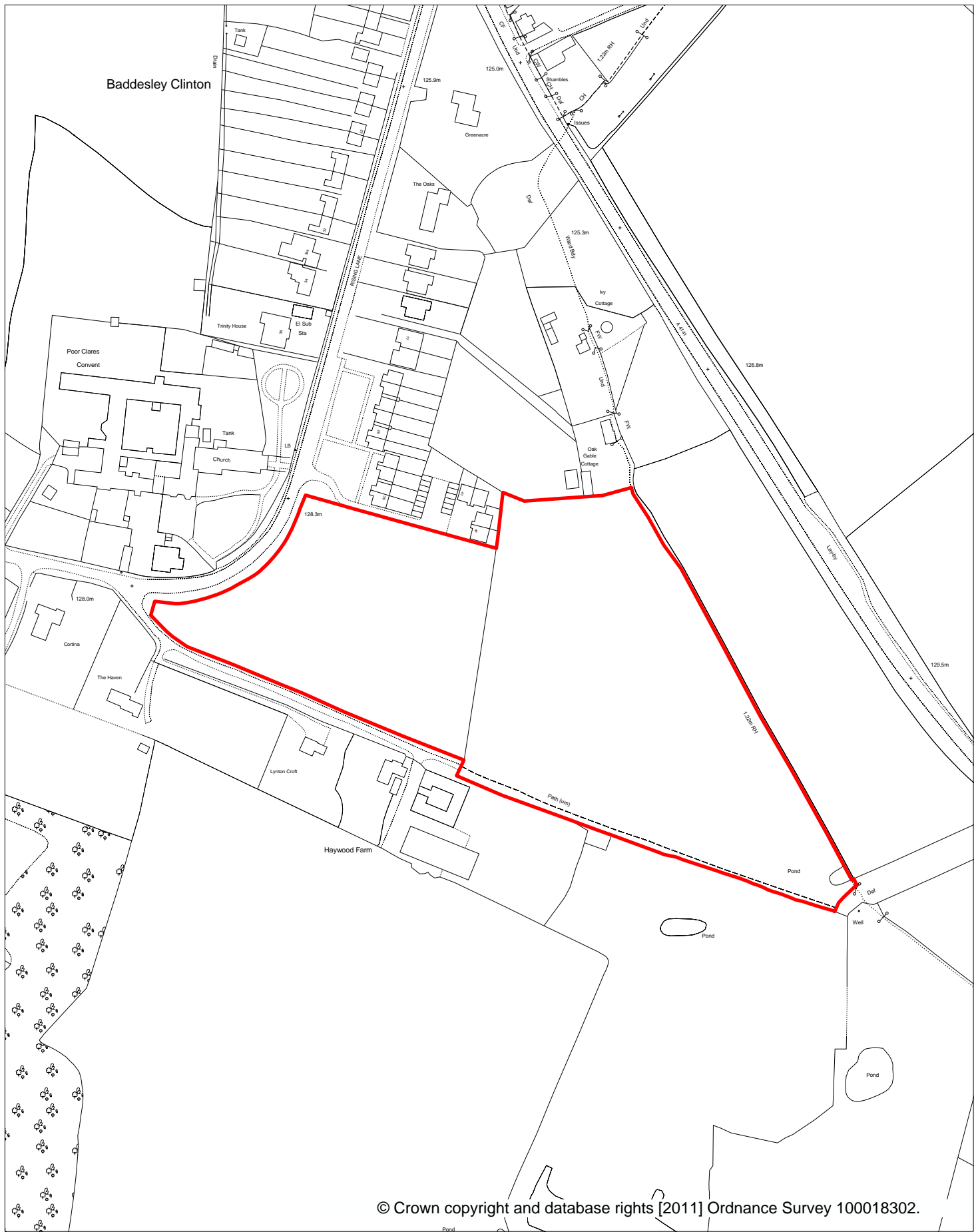
North: 

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



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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Baddesley Clinton has a very limited range of facilities.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	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.
<b>Potential Impacts</b>	Impact on physical form of village – disproportionate outward extension to south east. Impact on openness of Green Belt.
<b>Environmental Conditions</b>	
<b>Overall Suitability</b>	Potentially suitable in part for rural affordable housing subject to evidence of local housing need and satisfactory access.
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
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	
<b>Housing Capacity</b>	
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 Baddesley Clinton


### LOCATION PLAN

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Date:  
24 October 2011

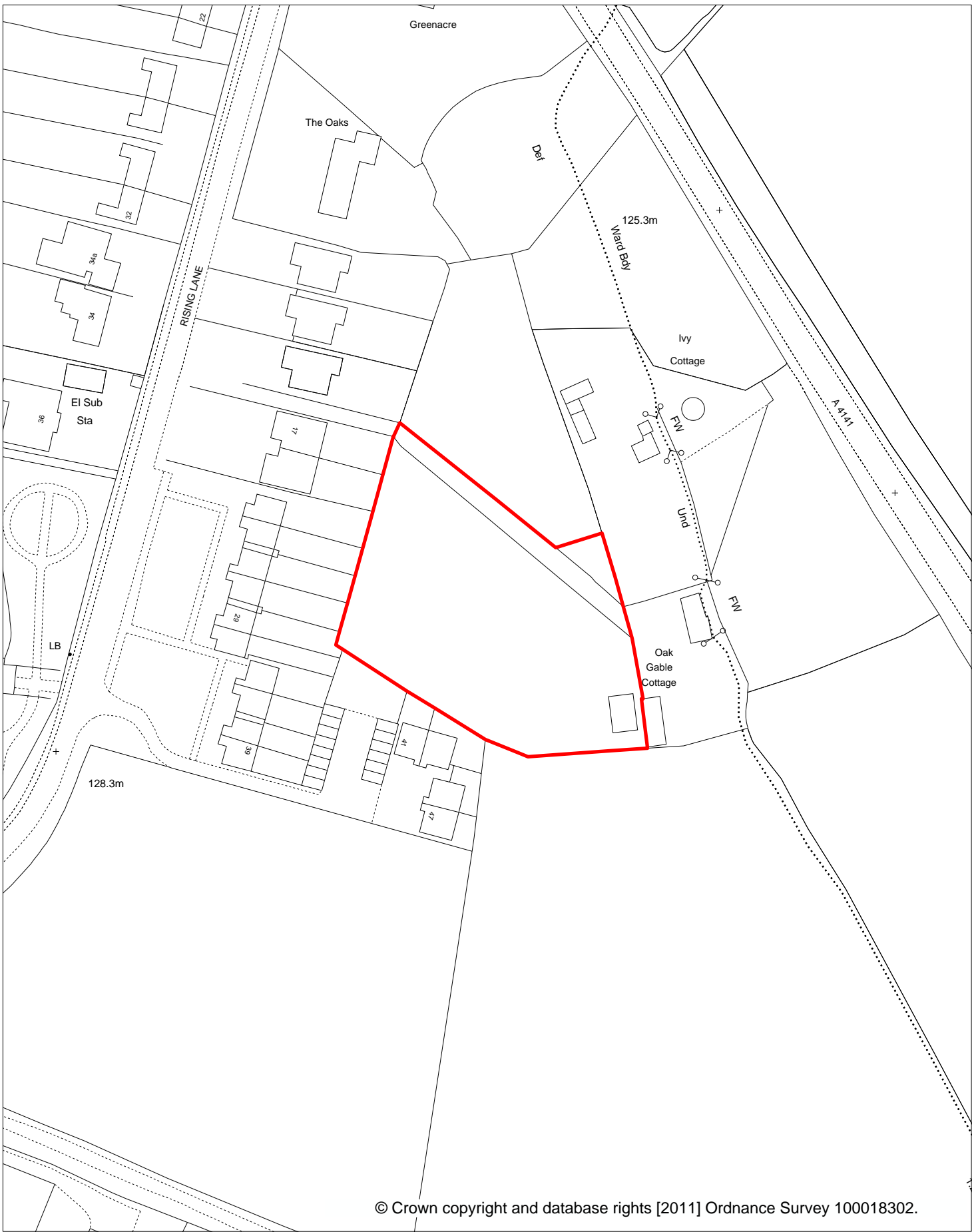
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420914 E, 272345 N

North: 

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

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Baddesley Clinton has very limited facilities.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Lack of road access – third party agreement would be necessary
<b>Potential Impacts</b>	None
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable - access
<b>Availability</b>	
Promoter has indicated that the site could become available immediately but this would be subject to third party agreement to secure access	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R07 Adjacent to Oak Gable Cottage

LOCATION PLAN

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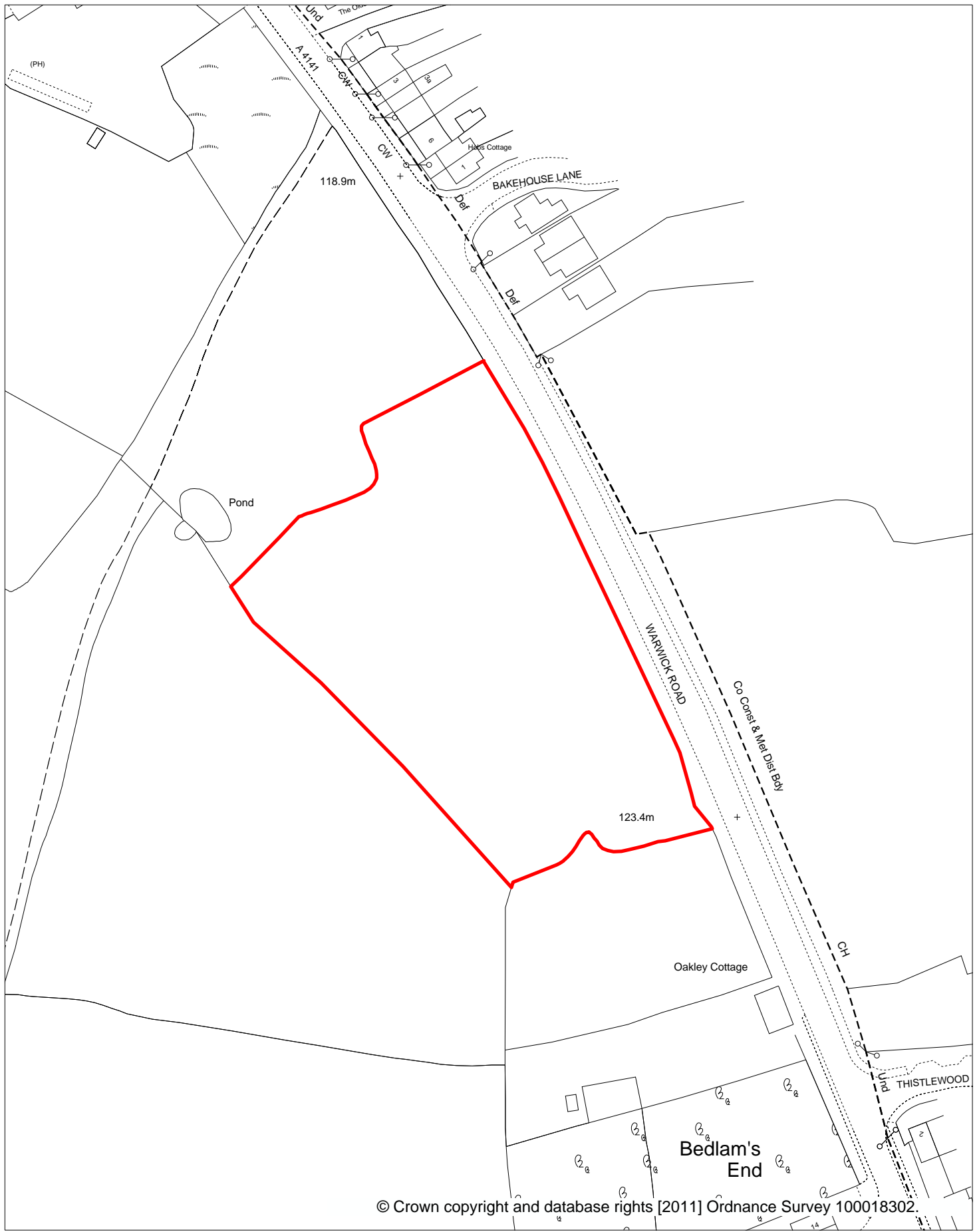
Date:  
24 October 2011

Grid Reference:  
420921 E, 272438 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Chadwick End has very limited facilities.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	None
<b>Potential Impacts</b>	Development of the site would close the gap between Chadwick End & Baddesley Clinton Impact on openness of Green Belt
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – development would close the gap between two settlements and impact on the openness of the Green Belt
<b>Availability</b>	
The promoter has indicated that the site could become available immediately	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R08 Land North of Oakley Cottage, Bedlams End

LOCATION PLAN



Scale:  
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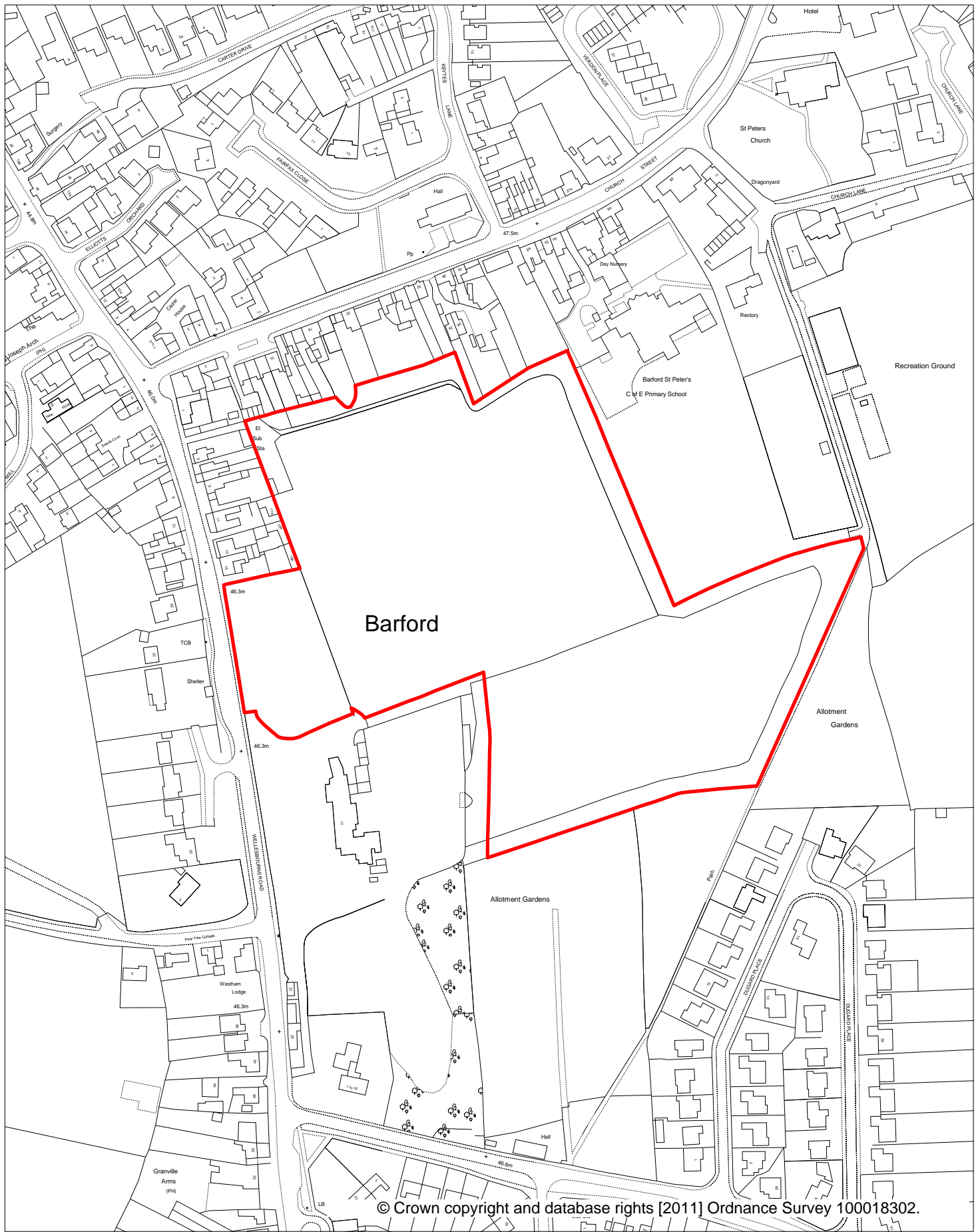
Date:  
24 October 2011

Grid Reference:  
420779 E, 272879 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Impact on the setting of Listed Building – Barford House Impact on Conservation Area Impact on Barford House Estate
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	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.
<b>Availability</b>	
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.	
<b>Achievability</b>	
Depends upon acceptability of a wider mixed use scheme and evidence of local housing need.	
<b>Housing Capacity</b>	
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

Scale:  
1:2500

Drawn By:  
CP

Date:  
24 October 2011

Grid Reference:  
427078 E, 260642 N

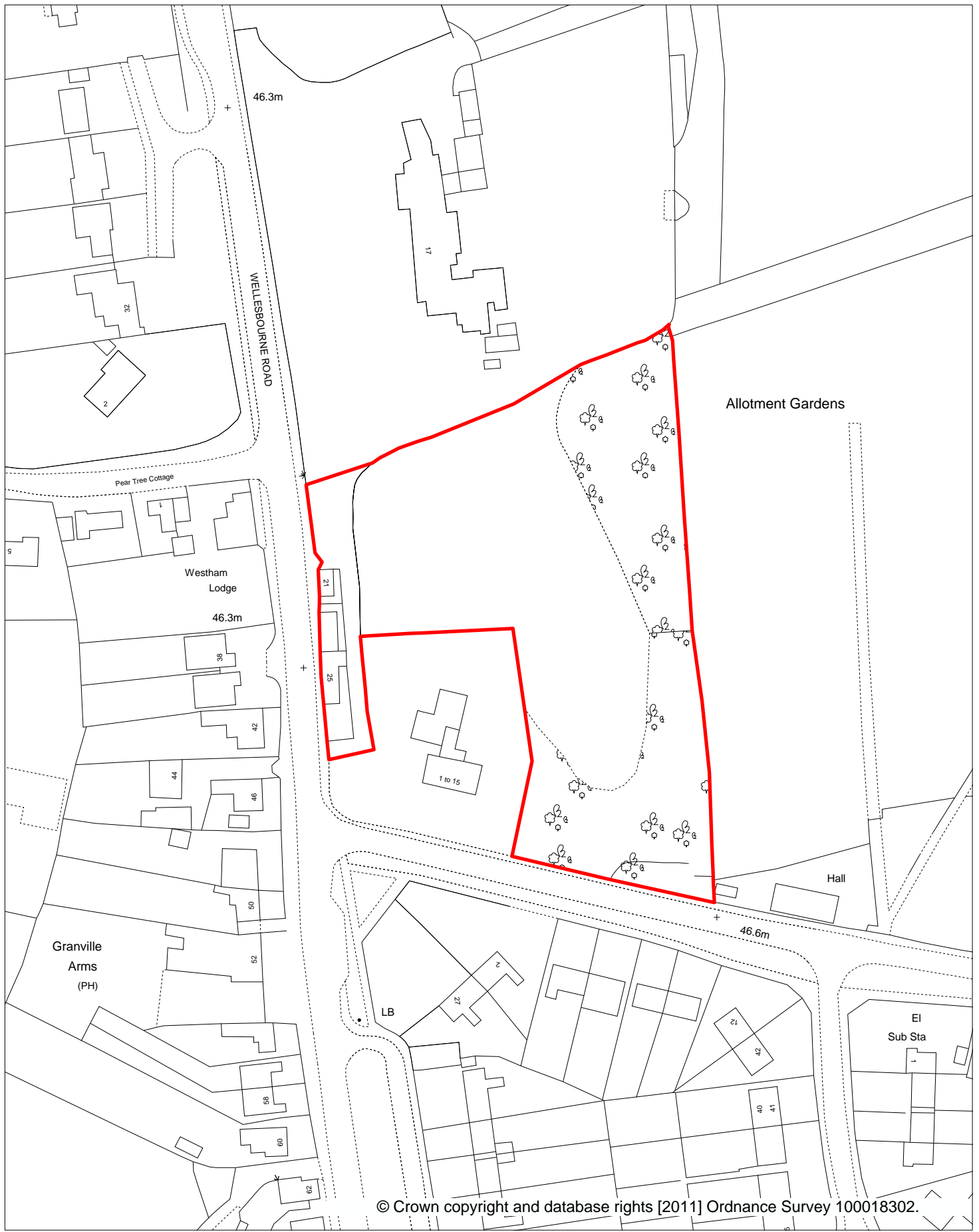
North:

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



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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Protected hedgerows and trees within Barford House Estate
<b>Potential Impacts</b>	Impact on the setting of Listed Building – Barford House Impact on Barford Conservation Area Impact on Barford House Estate
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in much reduced area of site subject to mitigation of impact and evidence of local housing need.
<b>Availability</b>	
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.	
<b>Achievability</b>	
May depend upon acceptability of a wider mixed use scheme and evidence of need.	
<b>Housing Capacity</b>	
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:  
1:1250

Drawn By:  
CP

Date:  
24 October 2011

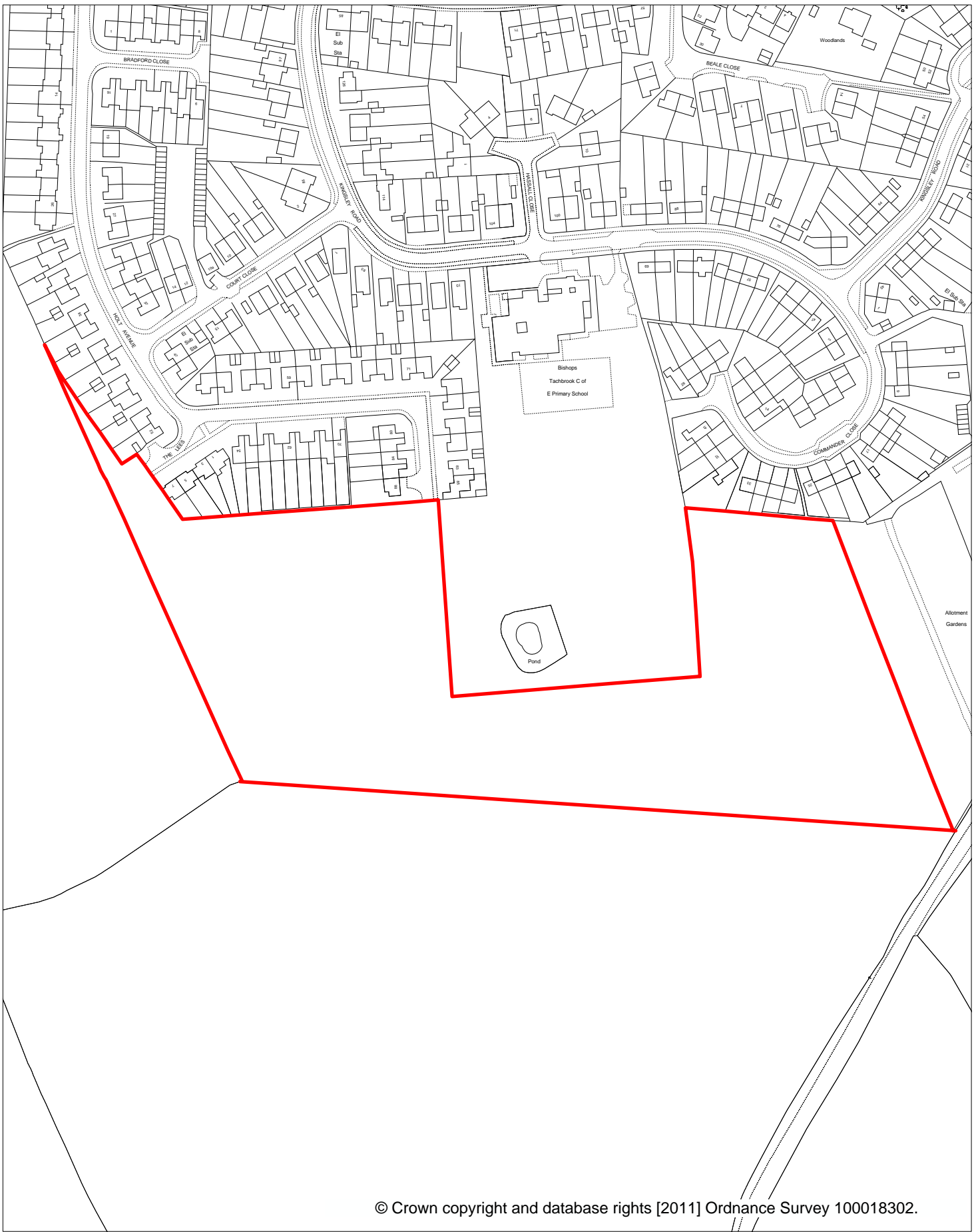
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427020 E, 260449 N

North:



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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Access indicated from Oakley Wood Road but this would require additional land outside of submitted site.
<b>Potential Impacts</b>	Scale of development in relation to existing built up area of village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potential limited suitability adjacent to existing built up area of village and subject to evidence of local housing need and suitable access to site.
<b>Availability</b>	
Owner has expressed willingness to release land for development	
<b>Achievability</b>	
Depends upon need and access.	
<b>Housing Capacity</b>	
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.	



R11 South of School, Bishops Tachbrook


LOCATION PLAN

Scale:  
1:2500

Drawn By:  
CP

Date:  
24 October 2011

Grid Reference:  
430991 E, 260930 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	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..
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Impact on open views from church Adjacent to Conservation Area and impact on northern entrance to village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – access & impact on built form of village and Conservation Area
<b>Availability</b>	
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.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R12 Land north of Croft Close, Bishop's Tachbrook

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
DR

Date:  
25 May 2012

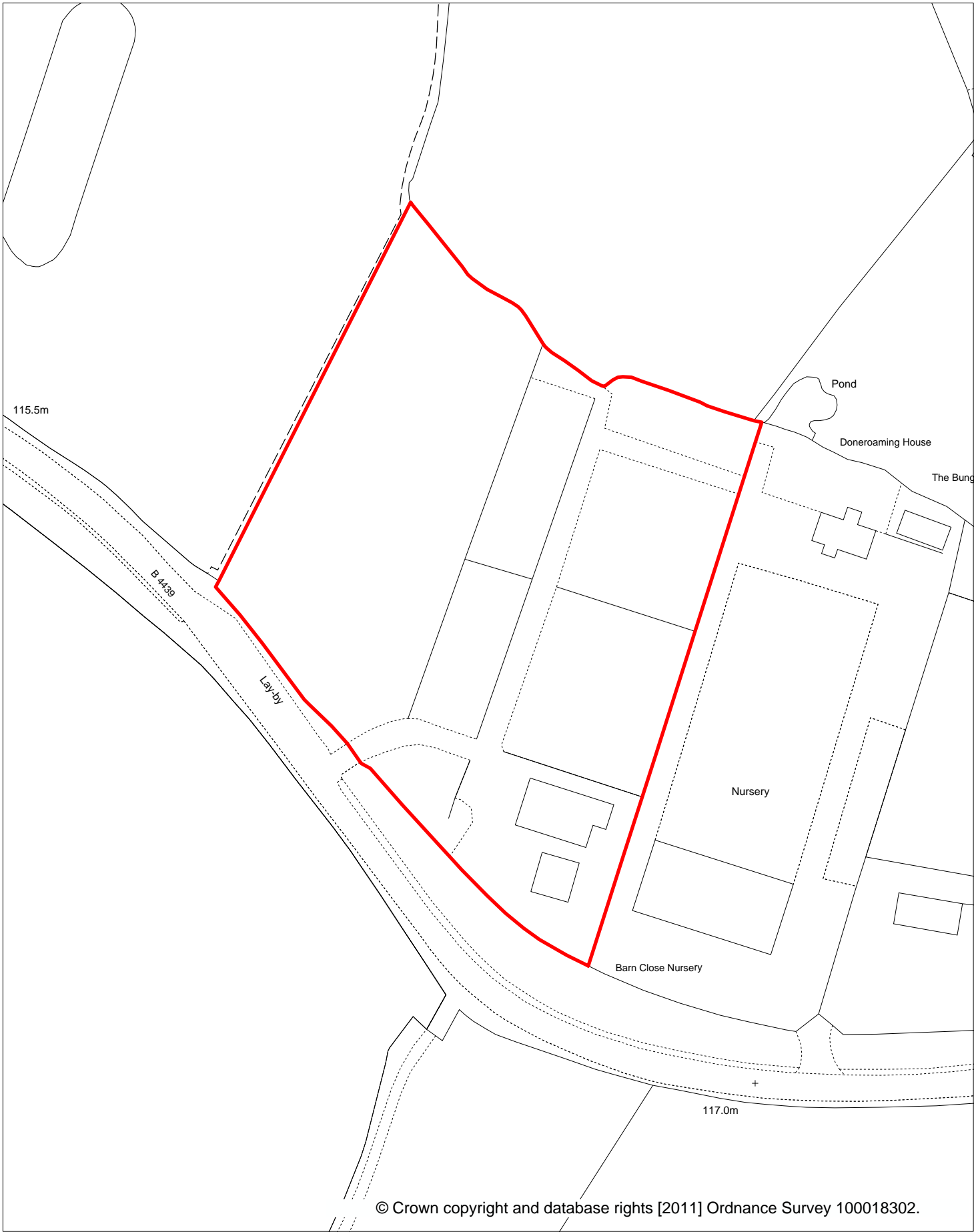
Grid Reference:  
431431 E, 261603 N

North:



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

<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to village
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Footpath on western boundary. Existing buildings require demolition.
<b>Potential Impacts</b>	Impact on open countryside.
<b>Environmental Conditions</b>	Satisfactory, but remote from settlement
<b>Overall Suitability</b>	Not suitable – not adjacent to settlement
<b>Availability</b>	
Subject to cessation of existing business	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R13 Shrewley Gate Nursery

LOCATION PLAN



Scale:  
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Drawn By:  
CP

Date:  
24 October 2011

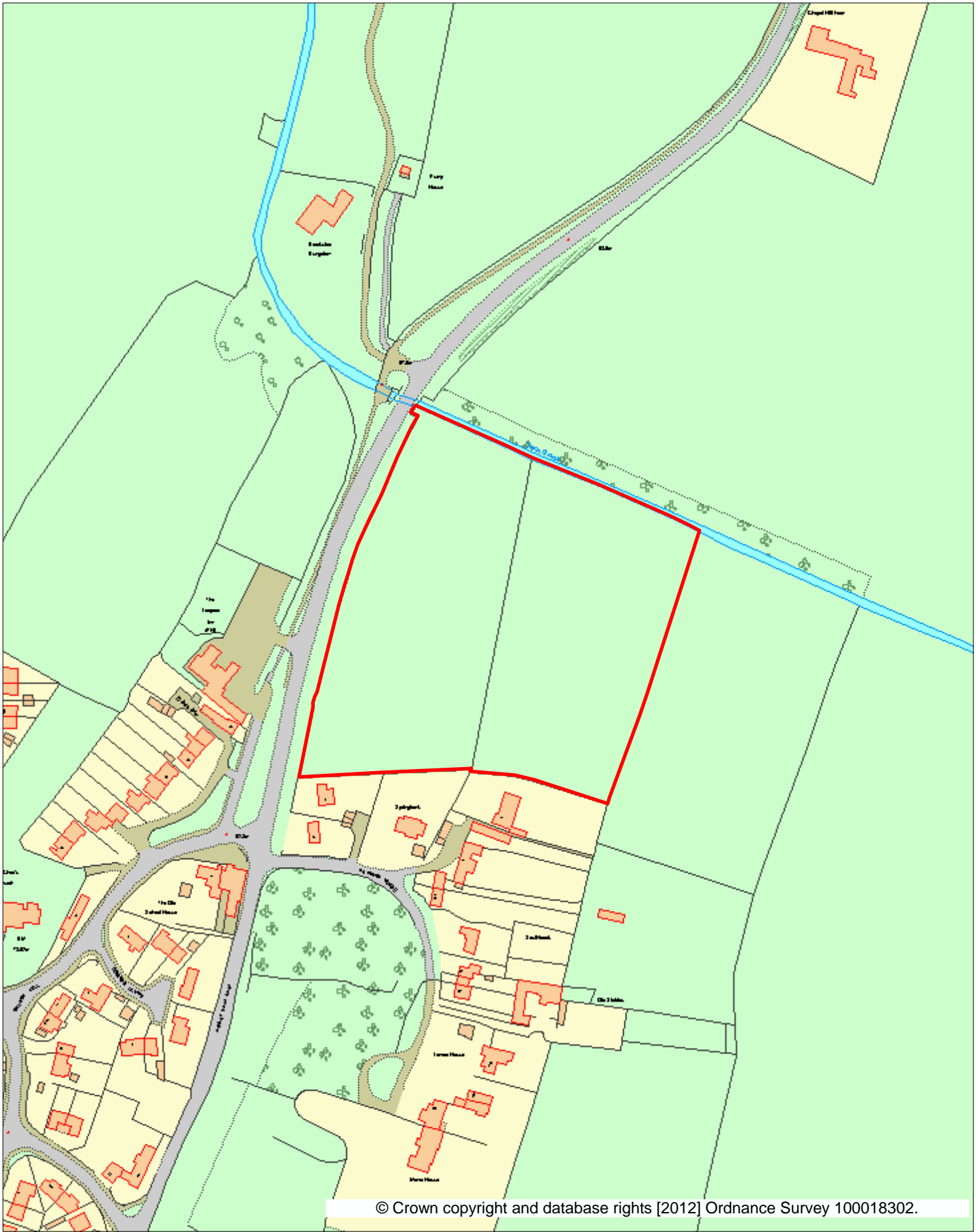
Grid Reference:  
422085 E, 267288 N

North:



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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Very prominent site on entrance to village Impact on Conservation Area and northern entrance to village
<b>Environmental Conditions</b>	Site separated from main village by busy Oakley Wood Road
<b>Overall Suitability</b>	Not suitable – impact on Conservation Area, northerly entrance to village and separation from main village by busy Oakley Wood Road
<b>Availability</b>	
Site currently redundant agricultural land – available immediately.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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

LOCATION PLAN



Scale:  
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Drawn By:  
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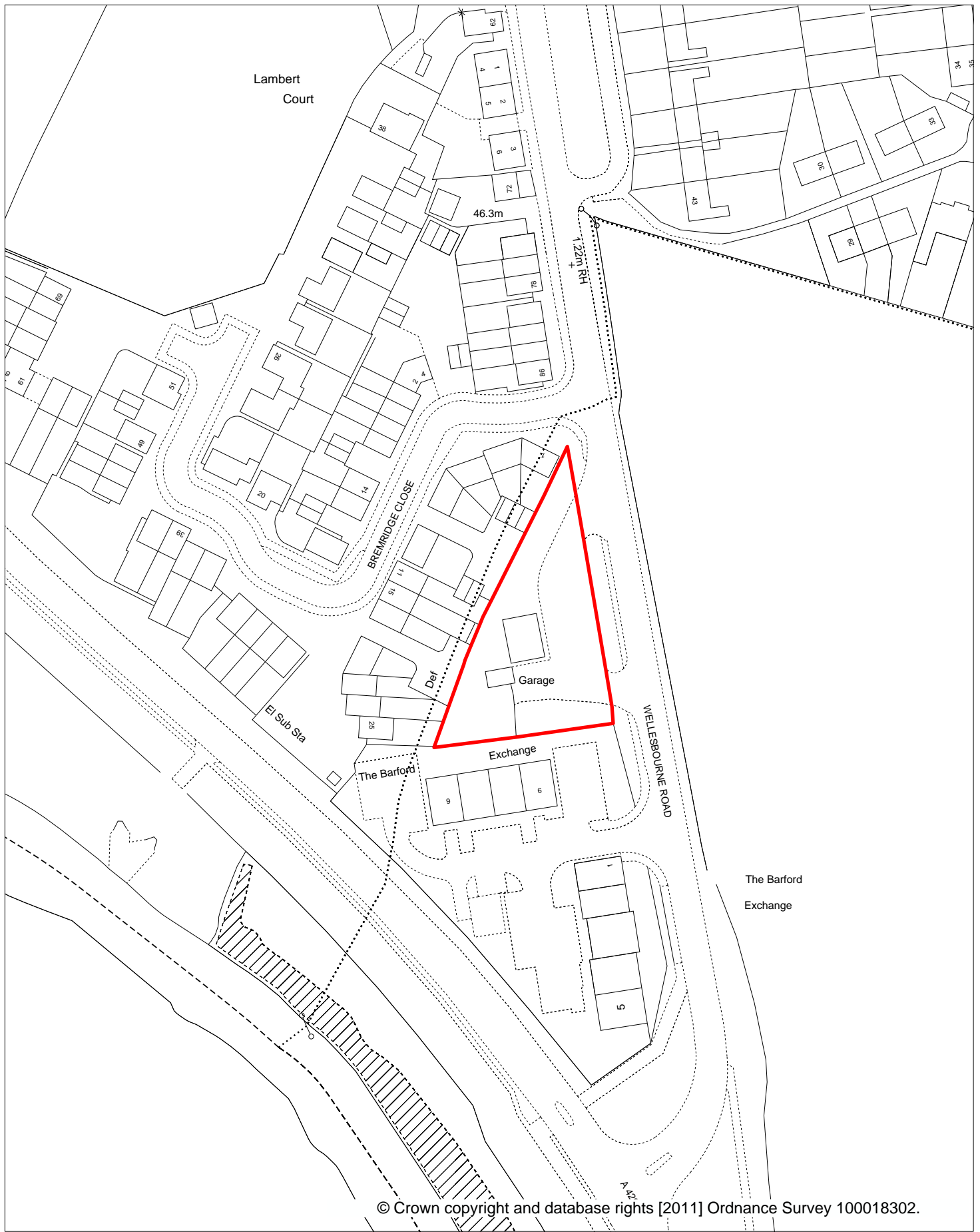
Date:  
25 May 2012

Grid Reference:  
431609 E, 261533 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Site requires clearance Possible contamination (former use was garage) Configuration of site
<b>Potential Impacts</b>	None
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable subject to evidence of local housing need
<b>Availability</b>	
Site currently in use – promoter suggests the site could become available within 2 years.	
<b>Achievability</b>	
Subject to relocation of existing use and viability	
<b>Housing Capacity</b>	
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

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Date:  
24 October 2011

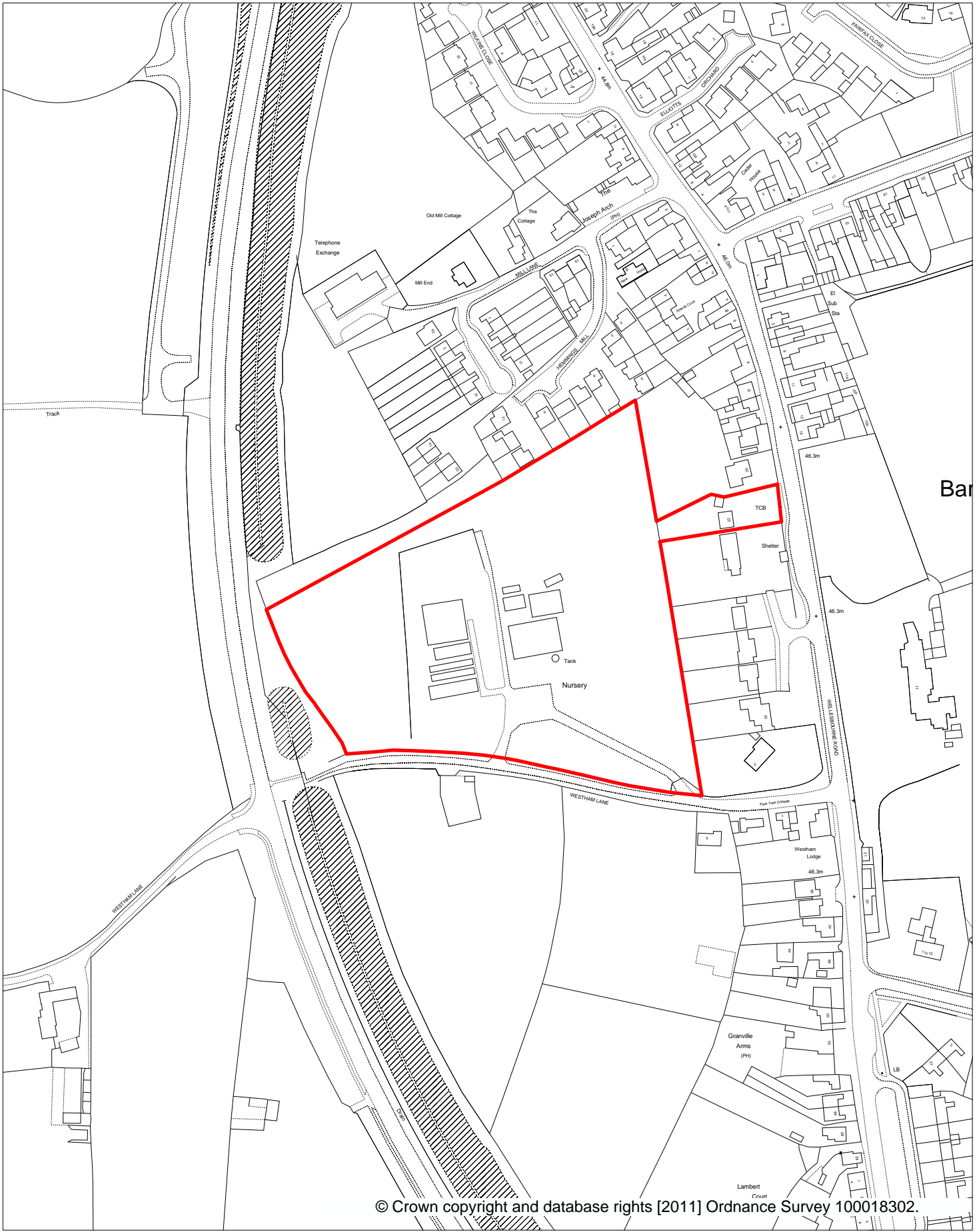
Grid Reference:  
426974 E, 260158 N

North: 

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

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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	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.
<b>Potential Impacts</b>	Site adjacent to Barford Conservation Area
<b>Environmental Conditions</b>	Satisfactory except for noise impact on far western part of site.
<b>Overall Suitability</b>	Potentially suitable in part subject to suitable access and evidence of local housing need.
<b>Availability</b>	
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.	
<b>Achievability</b>	
Dependent upon ability to secure suitable access and relocation of nursery.	
<b>Housing Capacity</b>	
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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## R16 Sherbourne Nursery

### LOCATION PLAN



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24 October 2011

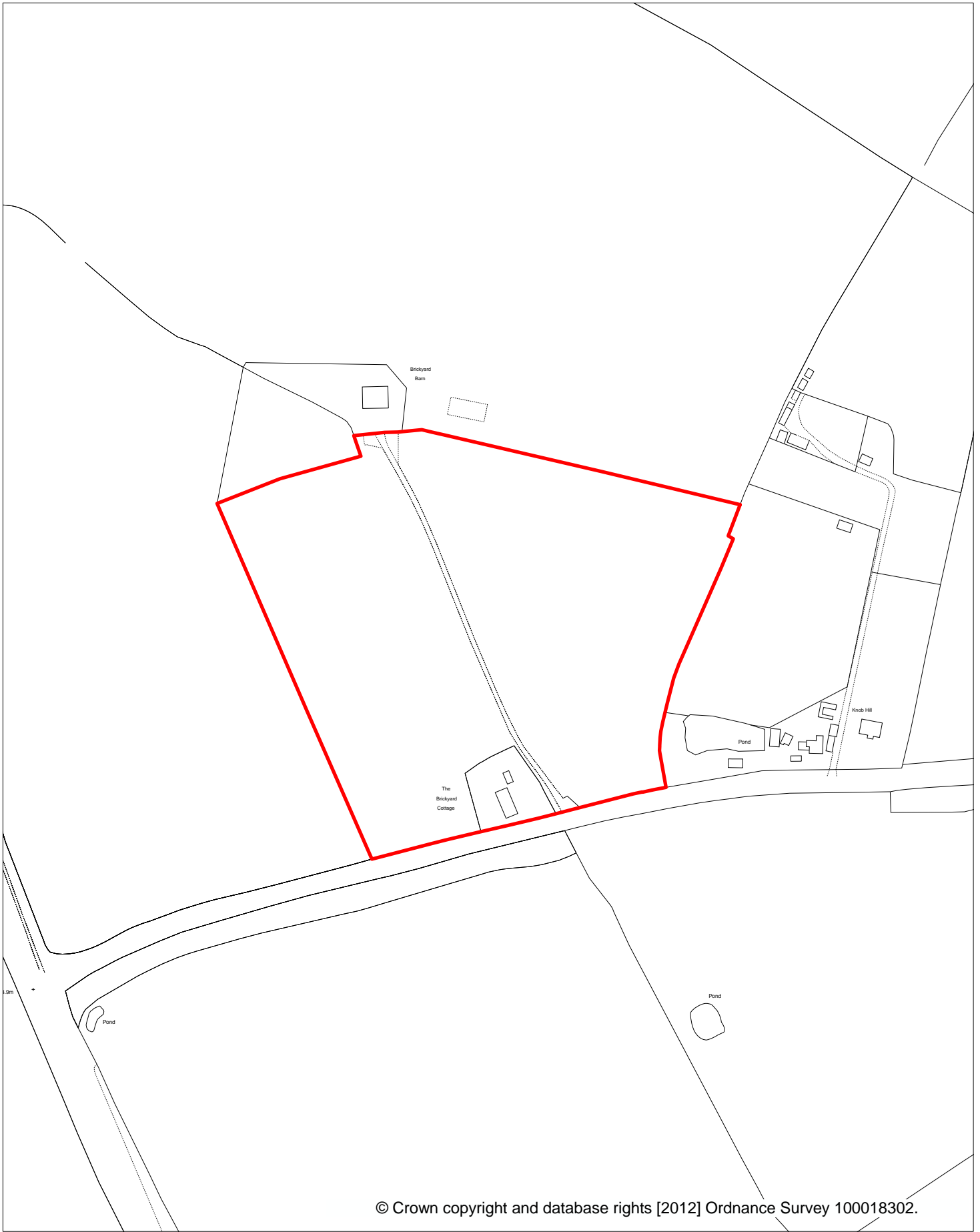
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North: 

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

<b>Site Ref</b>	R17	<b>Site Name</b>	Land at Brickyard Cottage
<b>Site Size (Hectares)</b>	3.66	<b>Settlement</b>	Bishops Tachbrook
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R19 Land at Brickyard Farm; R20 Land at Brickyard Barn		

<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to a village – some 200 metres from the built up area of Bishops Tachbrook
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	None
<b>Potential Impacts</b>	Significant impact on views from southern edge of Warwick/ Leamington
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – site not adjacent to built up area of village.
<b>Availability</b>	
Promoter suggests site would be available within 2 years	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R17 Land at Brickyard Cottage, Bishop's Tachbrook

### LOCATION PLAN




Scale:  
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DR

Date:  
25 May 2012

Grid Reference:  
430478 E, 261359 N

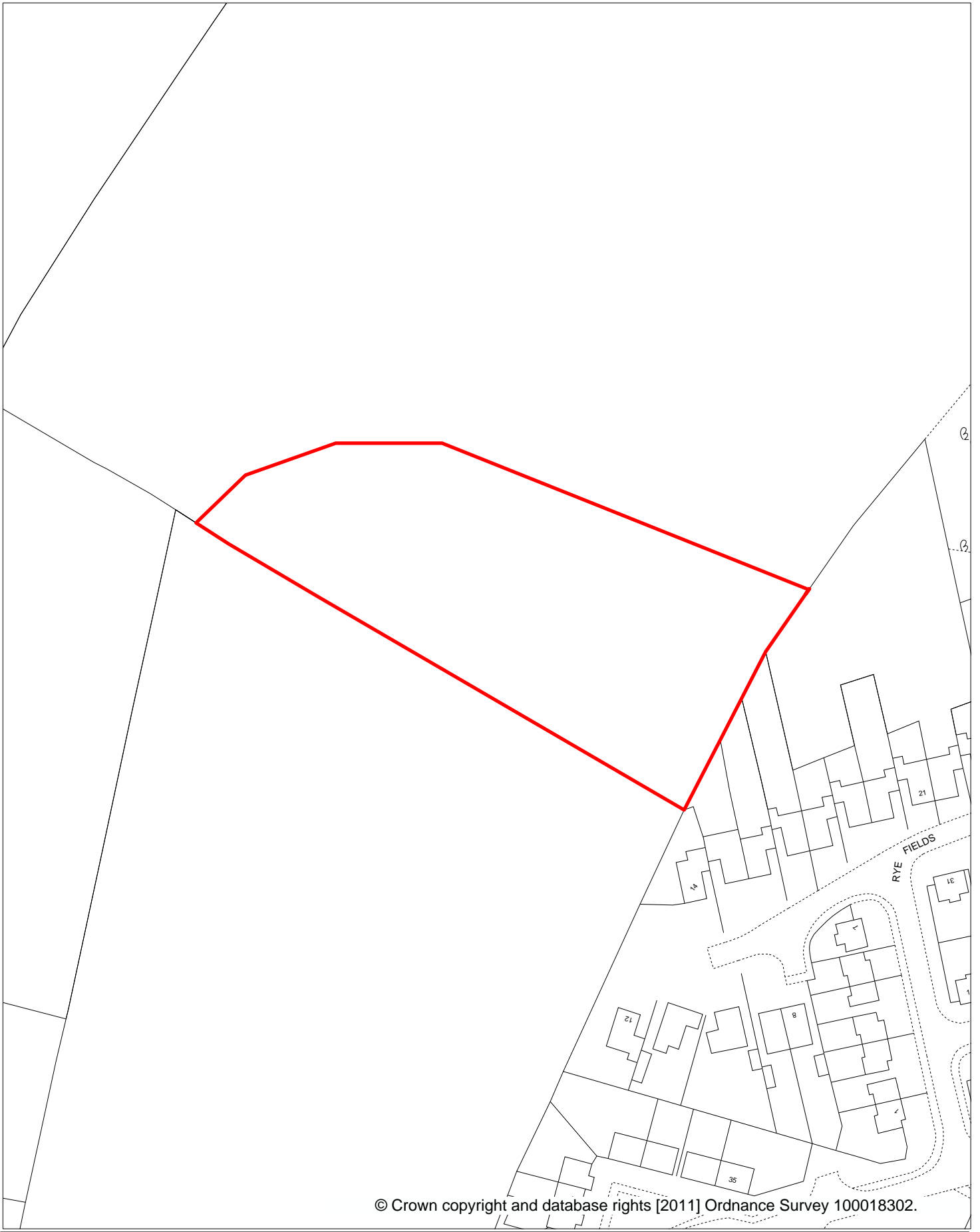
North: 

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



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

<b>Suitability for Housing</b>	
<b>Location</b>	On the edge of the village. Bishops Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Access only through adjacent site R22. Therefore site only developable if adjacent site is developed.
<b>Potential Impacts</b>	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
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – site could only be developed with adjoining site and this larger area would be out of scale with existing village.
<b>Availability</b>	
Promoter suggests site would be available within 2 years	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R18 Land NW of Rye Fields

### LOCATION PLAN




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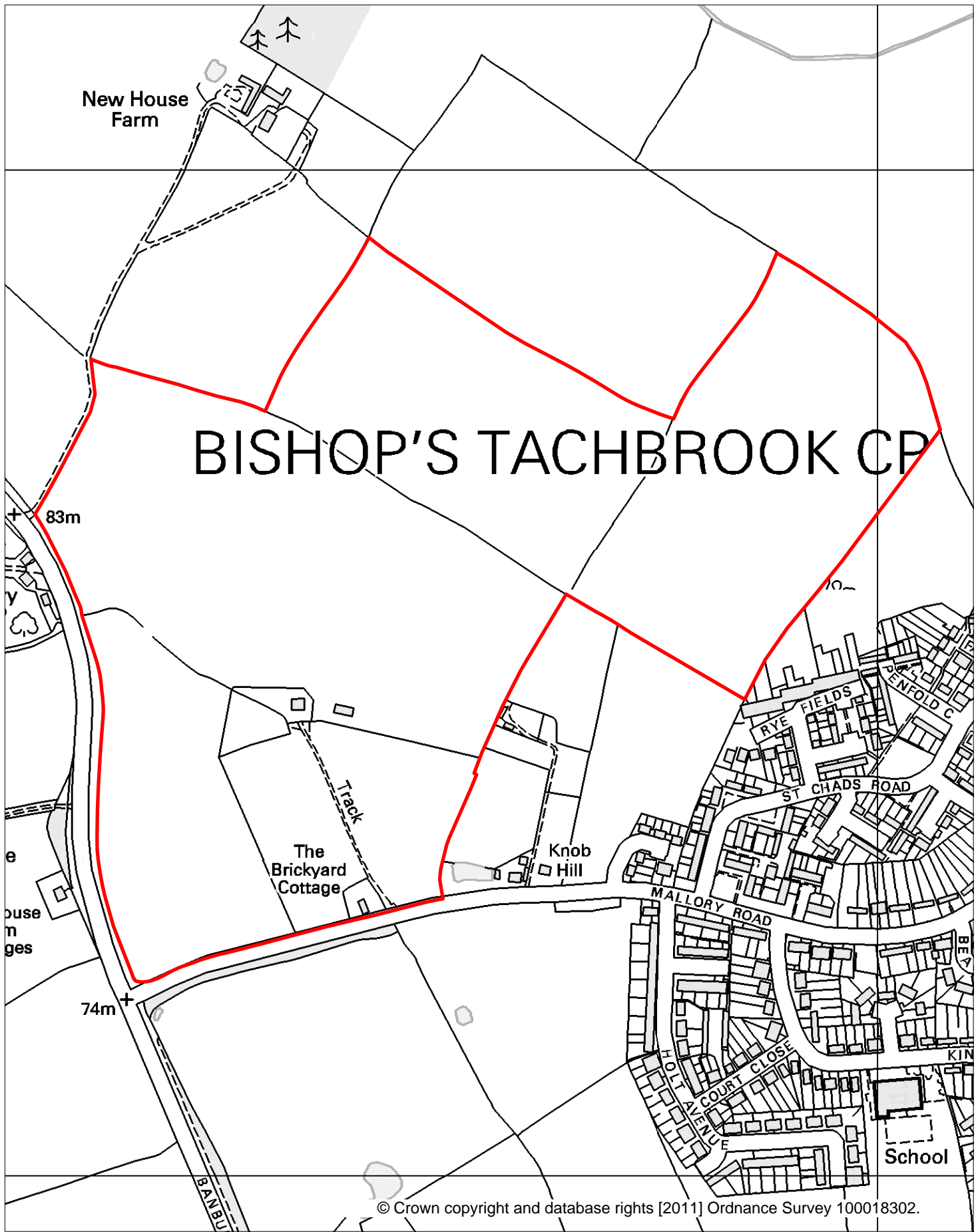
Date:  
24 October 2011

Grid Reference:  
430818 E, 261521 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	Large area of open farmland west of Bishops Tachbrook. Adjacent to built up area at one point to the rear of Rye Fields. Bishops Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Access - only available from Mallory Road, 200 metres from edge of village
<b>Potential Impacts</b>	Impact on views from southern edge of Warwick/ Leamington. Impact on open countryside
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	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.
<b>Availability</b>	
Promoter suggests the site could be available within 6-8 years.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R19 Land at Brickyard Farm

LOCATION PLAN



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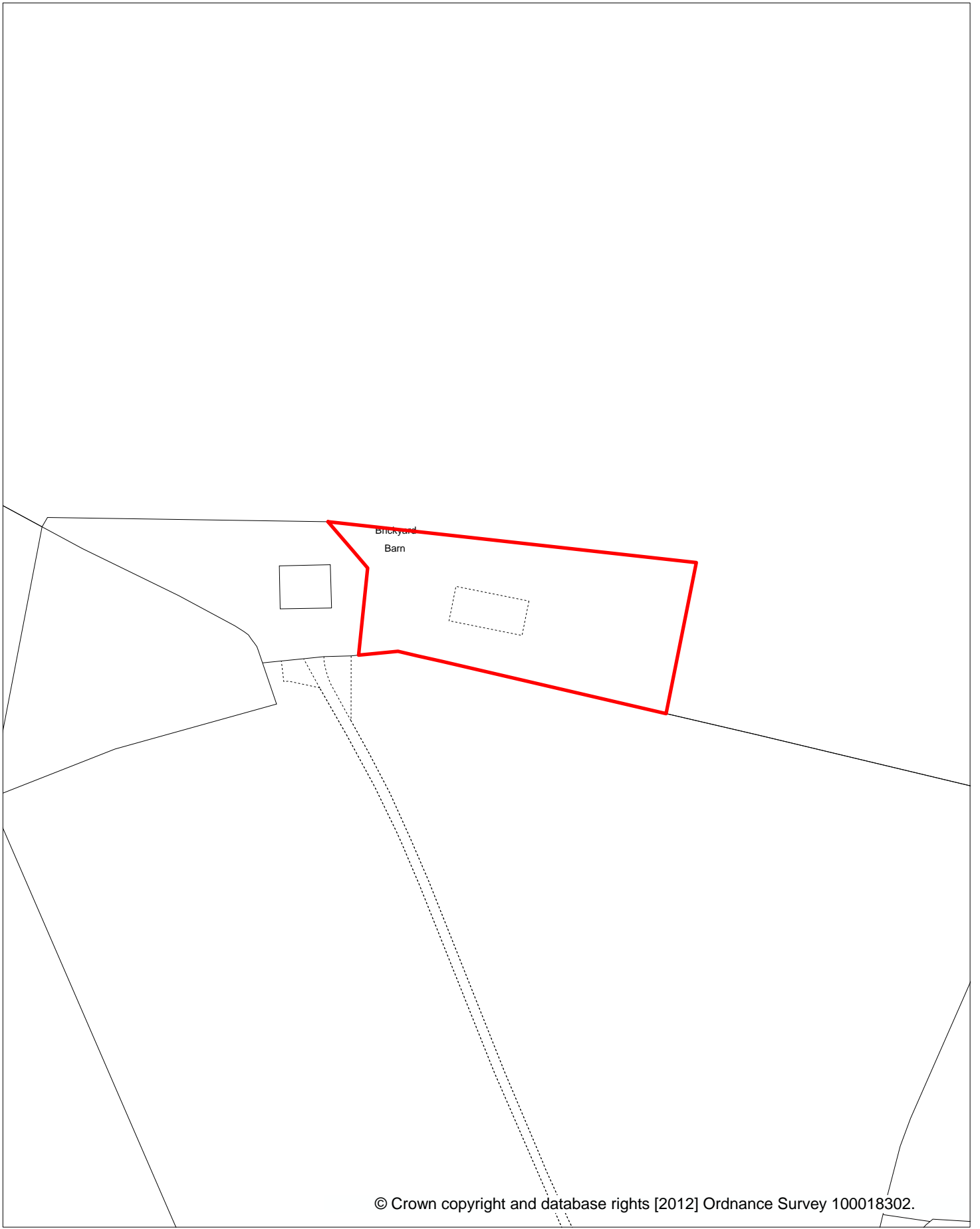
Date:  
24 October 2011

Grid Reference:  
430613 E, 261554 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to the built up area of a village.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Distance from highway
<b>Potential Impacts</b>	Topography - highly visible from surrounding area Impact on open countryside
<b>Environmental Conditions</b>	Remote from settlements
<b>Overall Suitability</b>	Not suitable – remote from main village facilities and in highly visible location.
<b>Availability</b>	
Promoter suggests the site would be available within 3 years	
<b>Achievability</b>	
<b>Housing Capacity</b>	



## R20 Land at Brickyard Barn

### LOCATION PLAN



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Date:  
25 May 2012

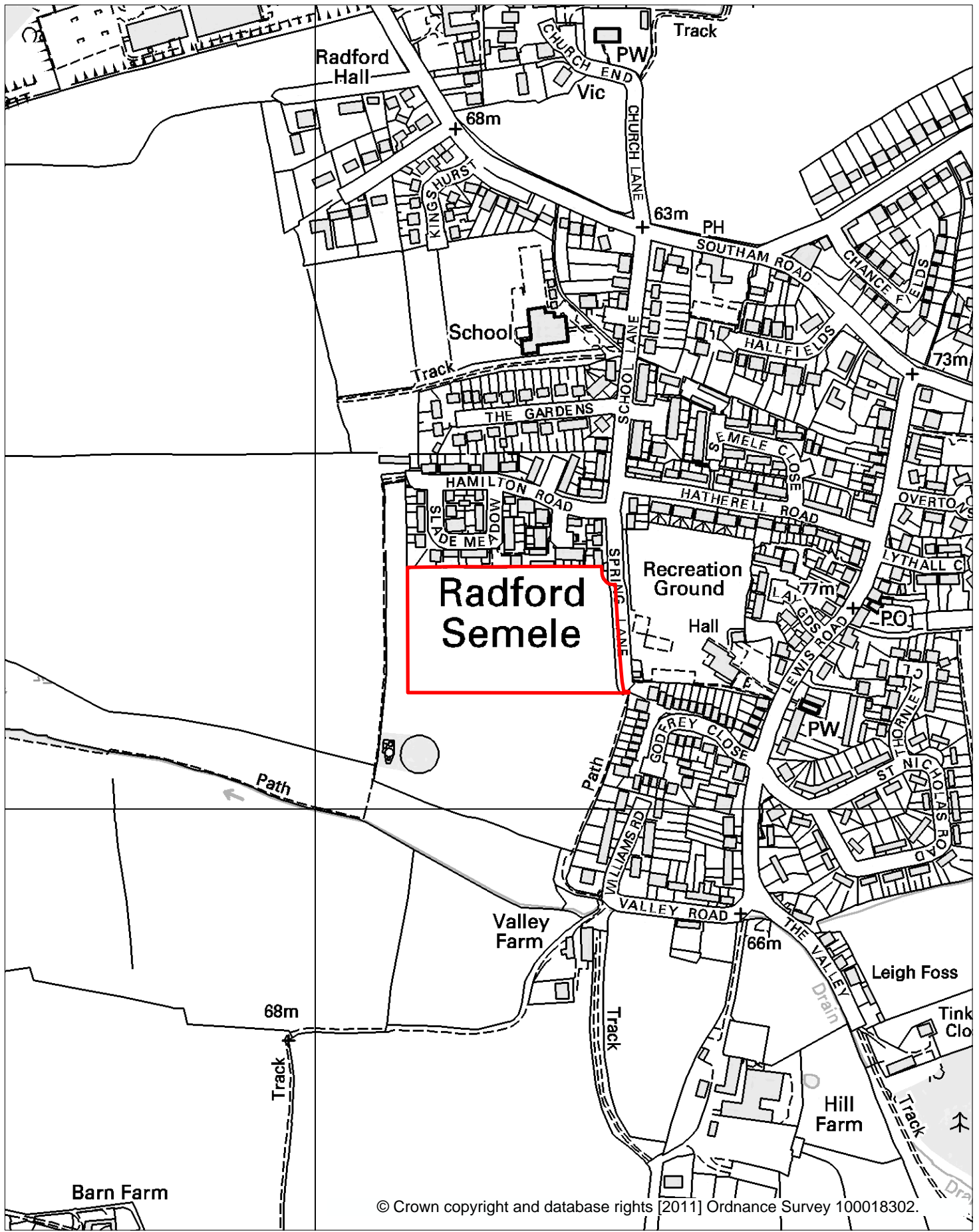
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North:



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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Radford Semele has a primary school, shop, community facilities and public transport to the towns
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	None
<b>Potential Impacts</b>	None
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in part subject to evidence of local housing need
<b>Availability</b>	
The site is under the control of a single landowner who has confirmed that the site is available for development	
<b>Achievability</b>	
The site is capable of achieving a development within 5 years	
<b>Housing Capacity</b>	
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




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Date:  
24 October 2011

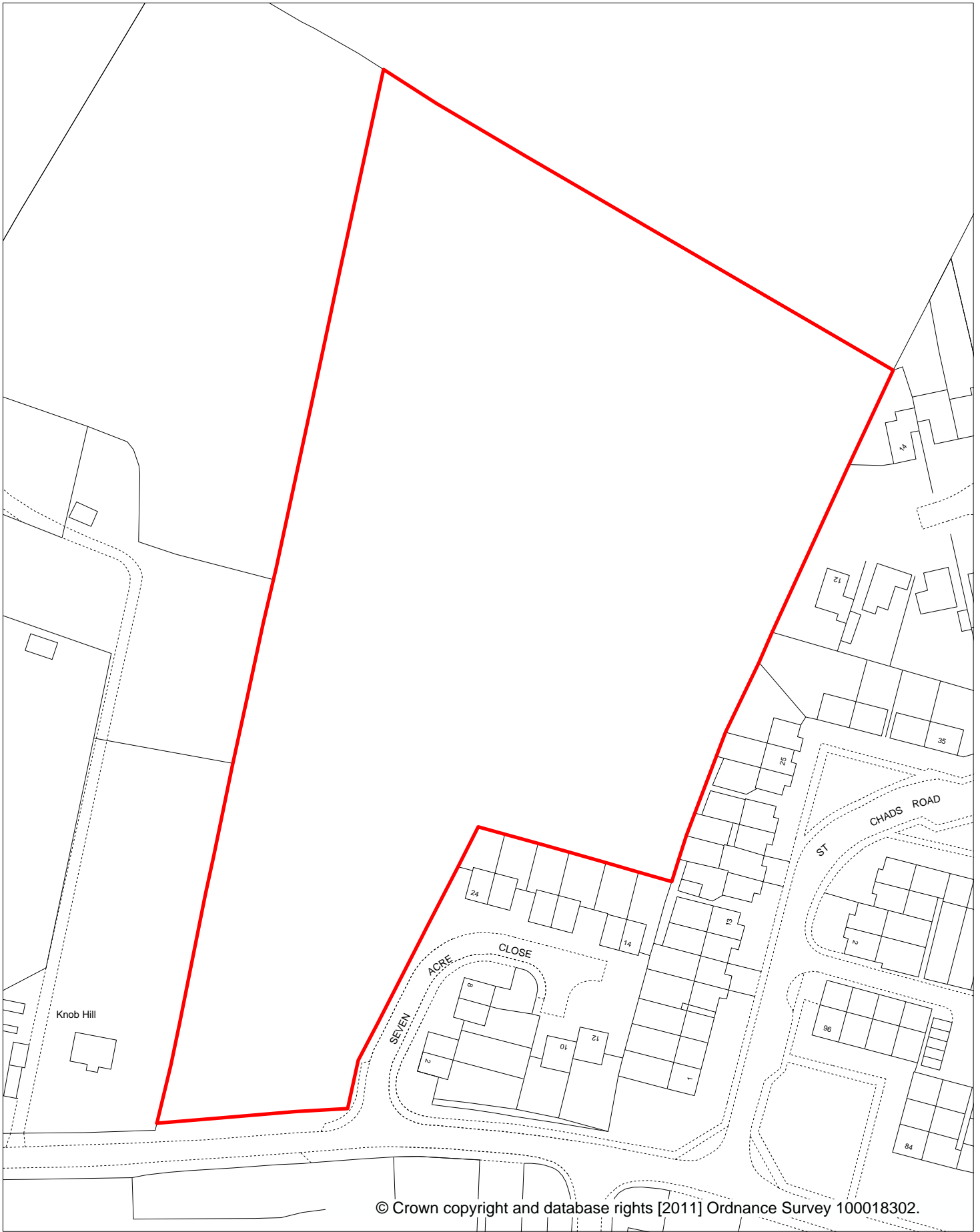
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434172 E, 264190 N

North: 



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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Bishops Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Electricity line traverses site.
<b>Potential Impacts</b>	Northern part of site would impact on views from southern edge of Warwick/ Leamington
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable, in part, subject to evidence of local housing need.
<b>Availability</b>	
The site is under the control of a single landowner who have confirmed that the site is available for development	
<b>Achievability</b>	
The site is capable of achieving a development within 5 years	
<b>Housing Capacity</b>	
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

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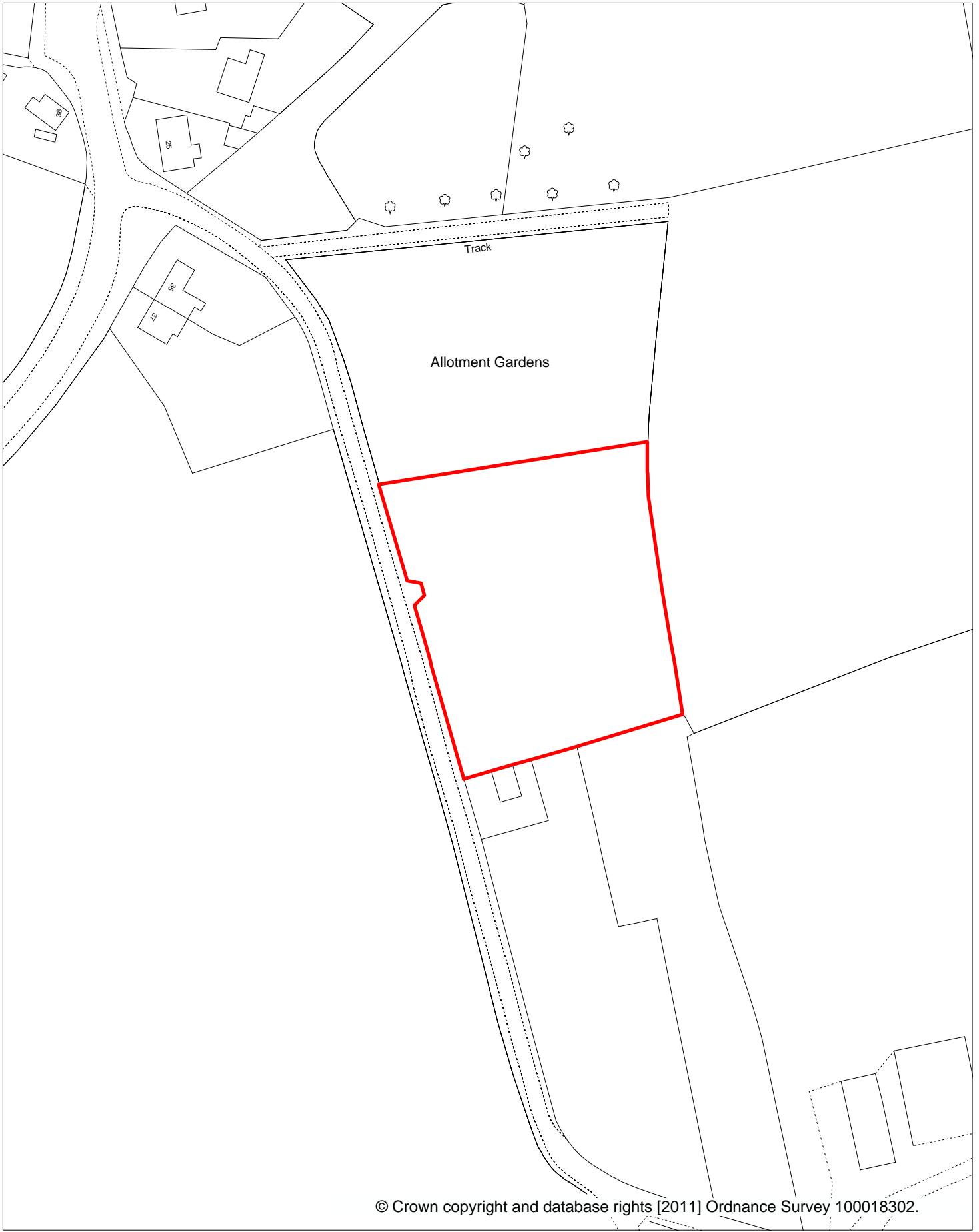
Date:  
24 October 2011

Grid Reference:  
430766 E, 261412 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to a village
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Existing (disused) allotment land
<b>Potential Impacts</b>	Isolated development in open countryside away from built up area of village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – not within or adjacent to an existing settlement
<b>Availability</b>	
Owner has indicated a willingness to release land for development in the short term	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R23 Low Hill, Oakley Wood Road

LOCATION PLAN

Scale:  
1:1250

Drawn By:  
CP

Date:  
24 October 2011

Grid Reference:  
431535 E, 261011 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Norton Lindsey has a limited range of facilities including community facilities. Wolverton Primary School, in adjoining village, within walking distance.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Site slopes steeply upwards towards Snitterfield Lane.
<b>Potential Impacts</b>	Site located within Norton Lindsey Conservation Area. Prominent open site on entrance to village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – impact on Conservation Area and Green Belt
<b>Availability</b>	
Within 2 years	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R25 Ward's Hill & Snitterfield Lane, Norton Lindsey



LOCATION PLAN

Scale: 1:1250	Drawn By: CP	Date: 24 October 2011	Grid Reference: 422650 E, 263322 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

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

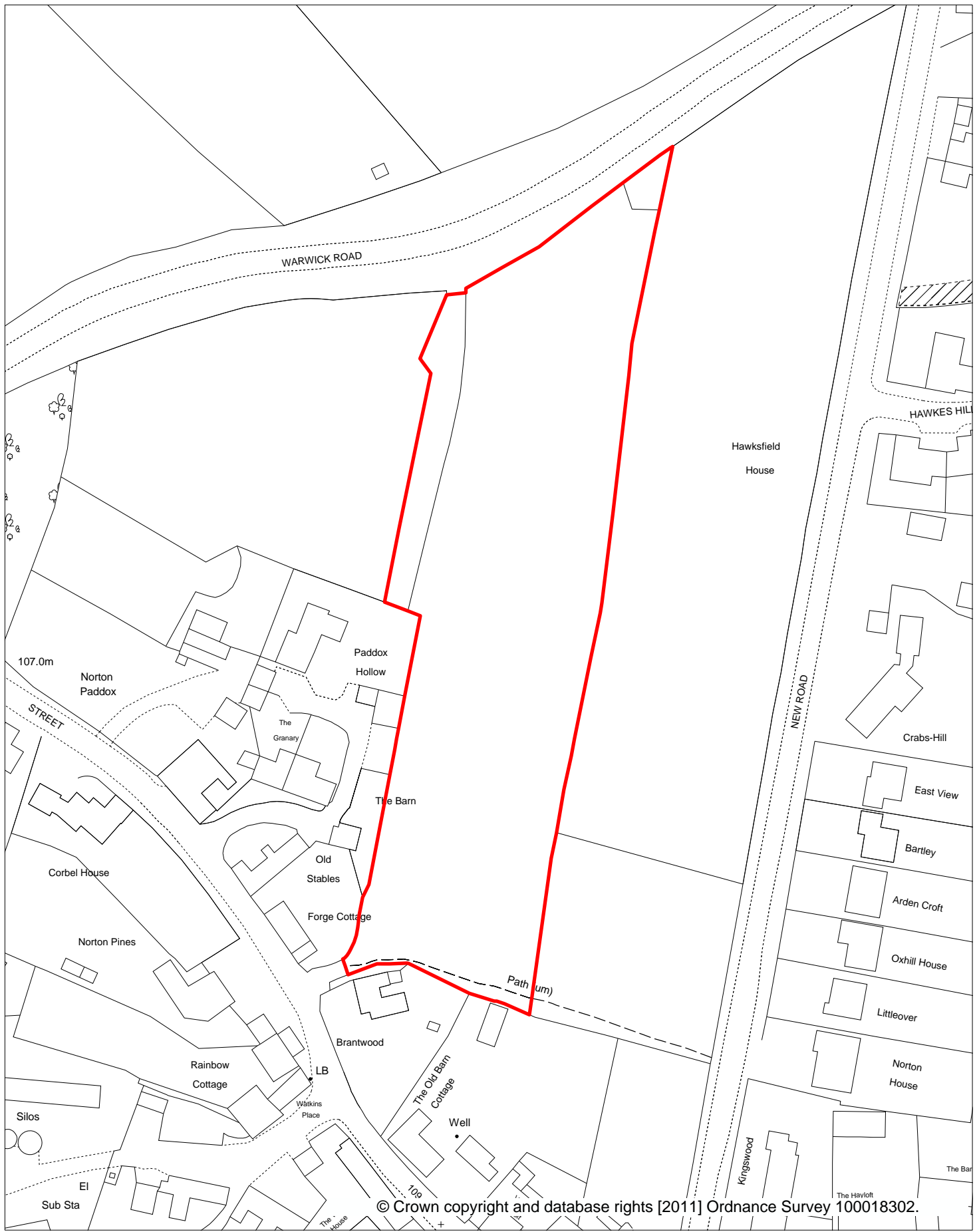
<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to a rural settlement
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Former landfill site – extensive remediation works likely to be required. Unsatisfactory access point due to constraints on visibility.
<b>Potential Impacts</b>	Western part of site is a Potential SINC. Impact on openness of Green Belt
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – divorced from built up area, impact on Green Belt and Potential SINC, access and ground contamination
<b>Availability</b>	
No ownership constraints so subject to land remediation works	
<b>Achievability</b>	
<b>Housing Capacity</b>	





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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Village has a limited range of facilities including community facilities. Wolverton Primary School in adjoining village.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Site slopes steeply upwards towards Main Street. Unacceptable access onto either main Street or Warwick Road due to constraints on visibility.
<b>Potential Impacts</b>	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.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable due to inadequate access
<b>Availability</b>	
Owners have expressed willingness to release site for development within 2 years.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R27 Land Fronting Ward's Hill, Norton Lindsey

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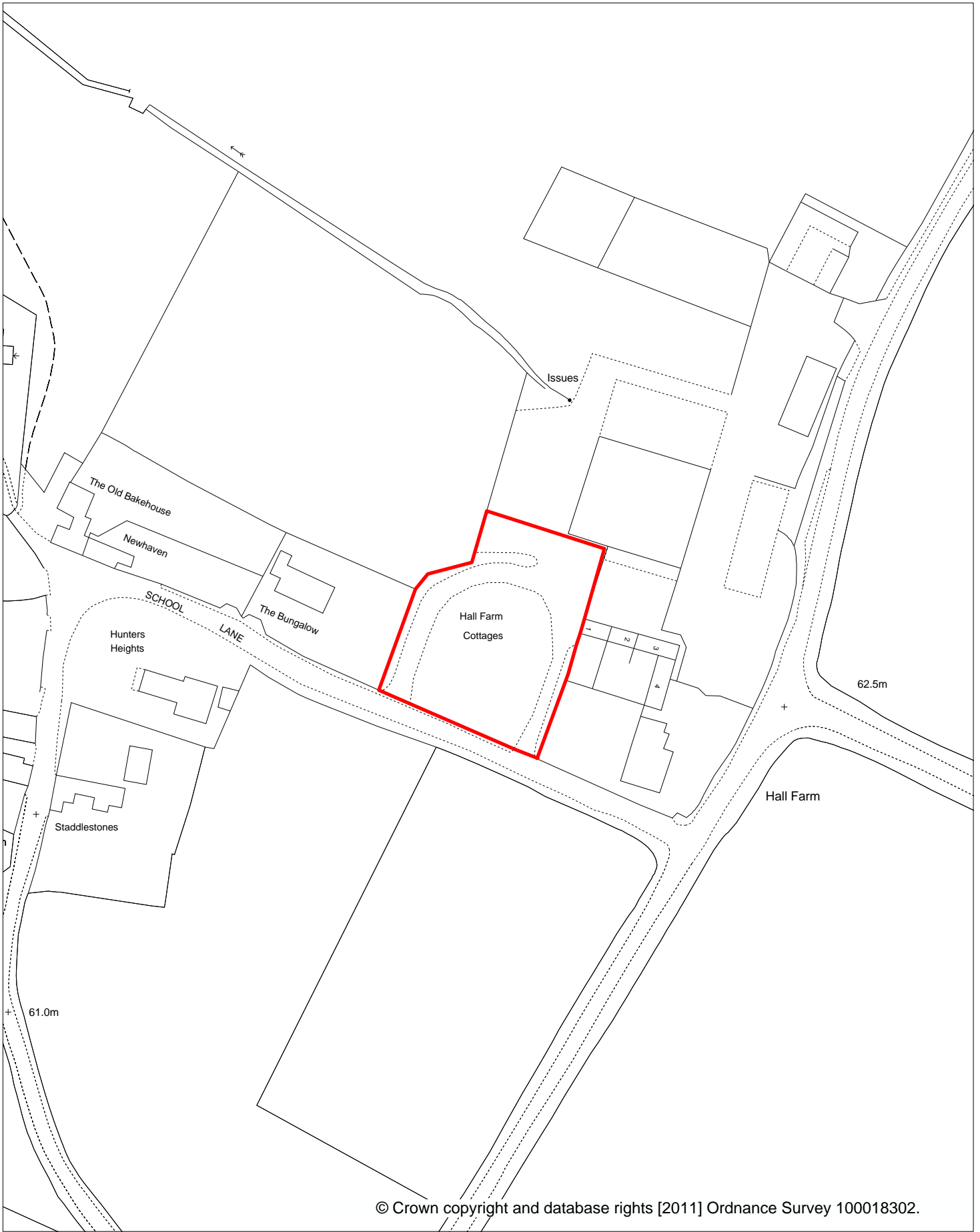
Grid Reference:  
422782 E, 263298 N

North: 

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

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

<b>Suitability for Housing</b>	
<b>Location</b>	Within village. Hunningham has a very limited range of facilities
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Electricity cables
<b>Potential Impacts</b>	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
<b>Environmental Conditions</b>	Potential noise and air pollution from adjoining farm
<b>Overall Suitability</b>	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
<b>Availability</b>	
Owners have expressed willingness to release site for development	
<b>Achievability</b>	
Achievable subject to mitigation of impacts	
<b>Housing Capacity</b>	
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:  
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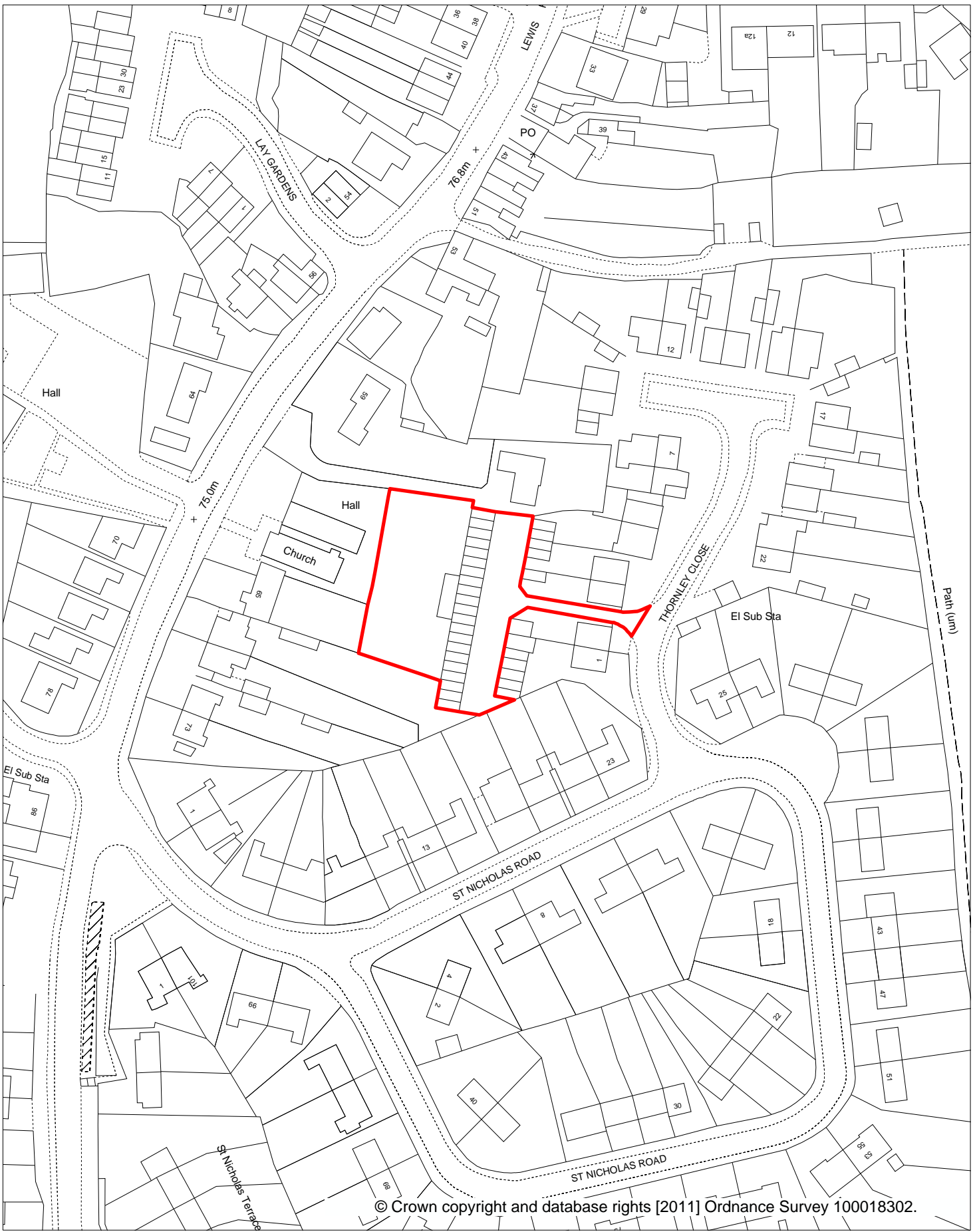
Date:  
24 October 2011

Grid Reference:  
437369 E, 268072 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	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
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Existing access off Thornley Road is inadequate. Third party land would need to be acquired.
<b>Potential Impacts</b>	
<b>Environmental Conditions</b>	Satisfactory subject to layout
<b>Overall Suitability</b>	Not suitable due to inadequate access
<b>Availability</b>	
Subject to agreement of part owners	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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

LOCATION PLAN



Scale:  
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Date:  
24 October 2011

Grid Reference:  
434538 E, 264086 N

North: 

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

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

<b>Suitability for Housing</b>	
<b>Location</b>	Not within or adjacent to village
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Access – works to upgrade Westham Lane would have significant environmental impact
<b>Potential Impacts</b>	Site divorced from main settlement – impact on built form of Barford. Impact on Barford Conservation Area
<b>Environmental Conditions</b>	Noise from Barford by-pass.
<b>Overall Suitability</b>	Not suitable – divorced from main built up area of village, existing access is inadequate and could not be upgraded without significant impact
<b>Availability</b>	
Not known	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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### R30 Land south of Westham Lane, Barford

#### LOCATION PLAN




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25 May 2012

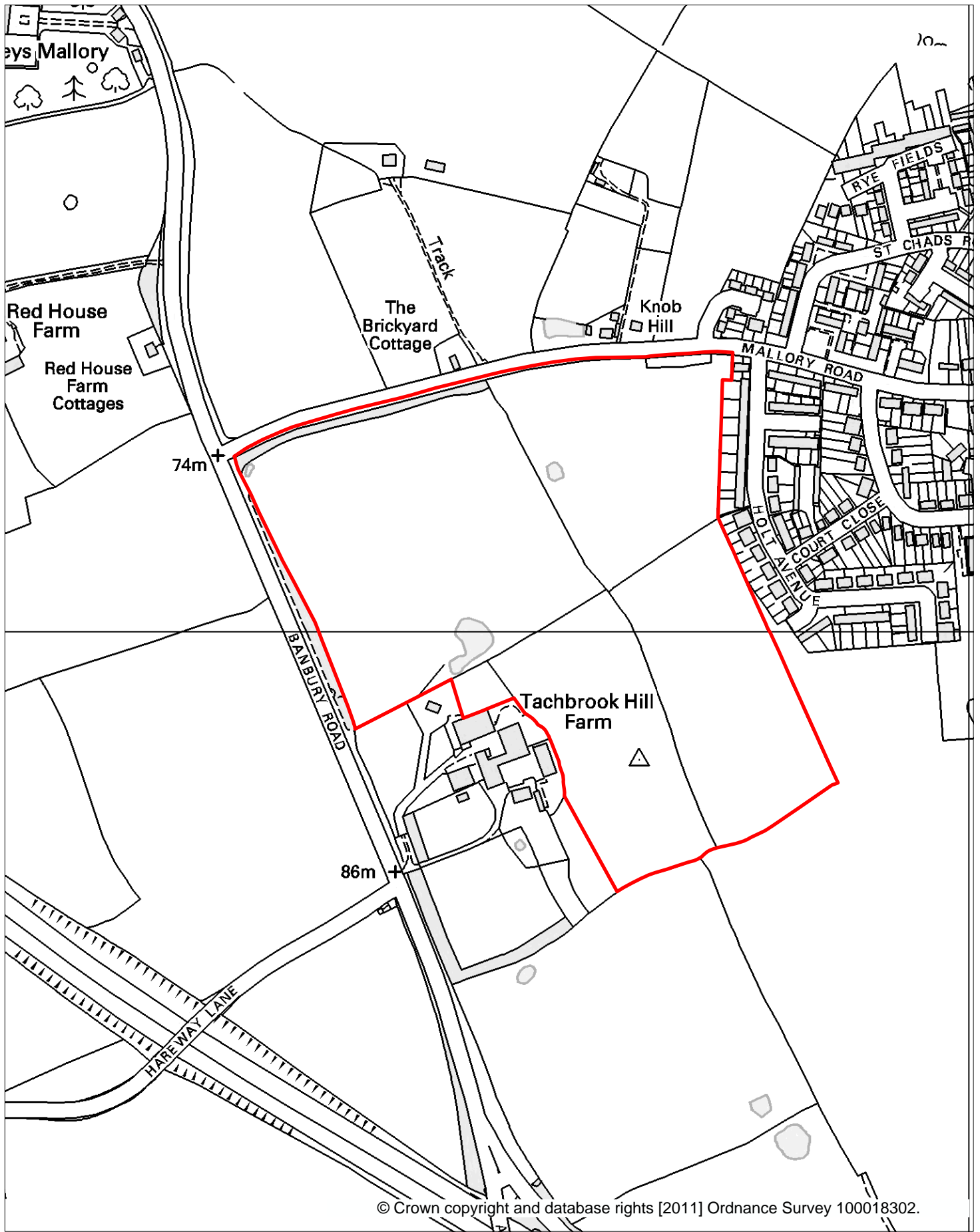
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426767 E, 260411 N

North: 



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

<b>Suitability for Housing</b>	
<b>Location</b>	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.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Scale – in relation to size of existing settlement
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in small part subject to evidence of local housing need and scale of development in relation to existing settlement.
<b>Availability</b>	
Land in single ownership – owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
Dependent upon evidence of need and satisfactory scheme in terms of scale	
<b>Housing Capacity</b>	
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:  
CP

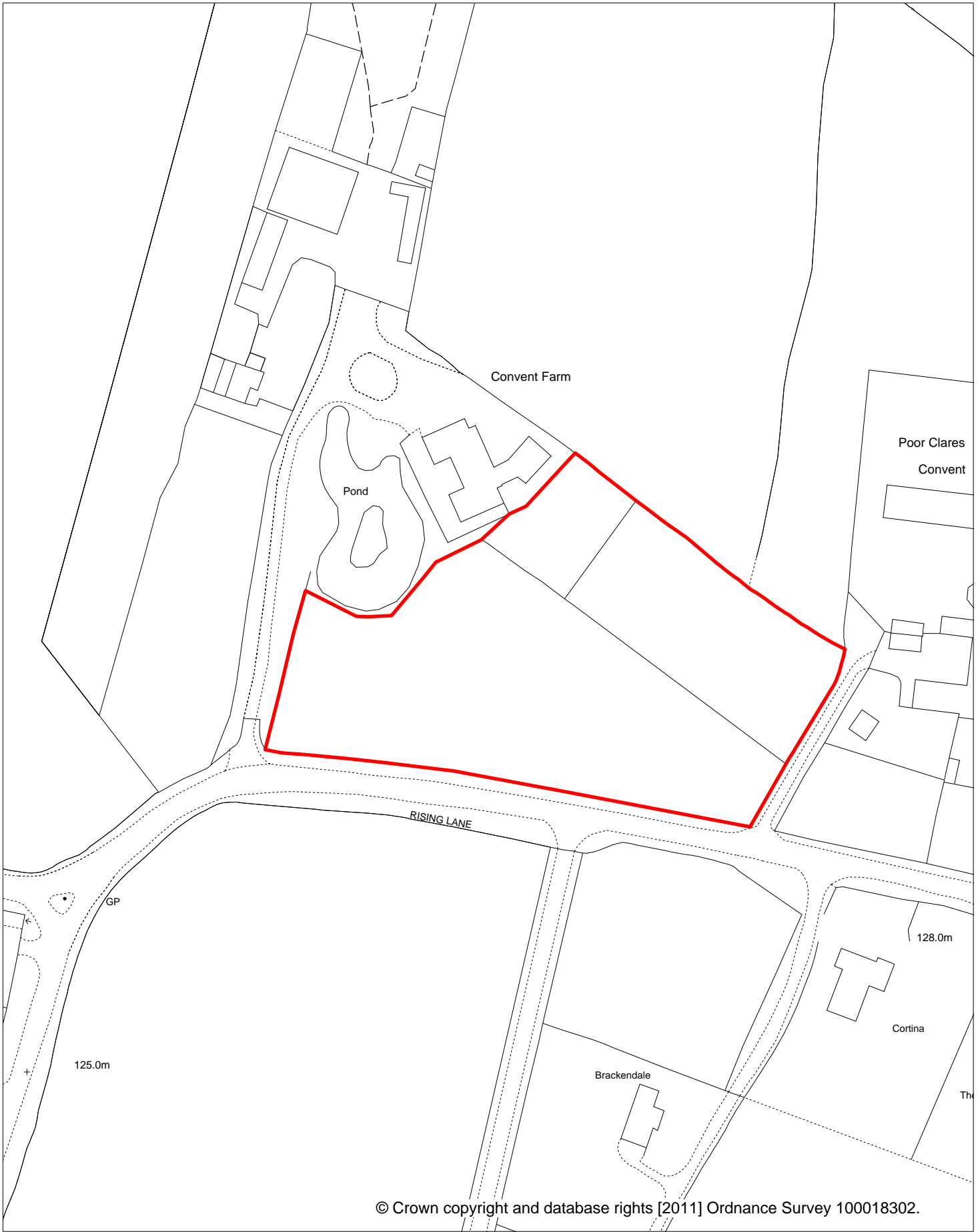
Date:  
24 October 2011

Grid Reference:  
430522 E, 261013 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Baddesley Clinton has very limited facilities
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Openness of Green Belt
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in small part for rural affordable housing subject to evidence of local housing need.
<b>Availability</b>	
Owner has expressed willingness to release site for development in the short term	
<b>Achievability</b>	
Subject to demonstration of need	
<b>Housing Capacity</b>	
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, Baddesley Clinton

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

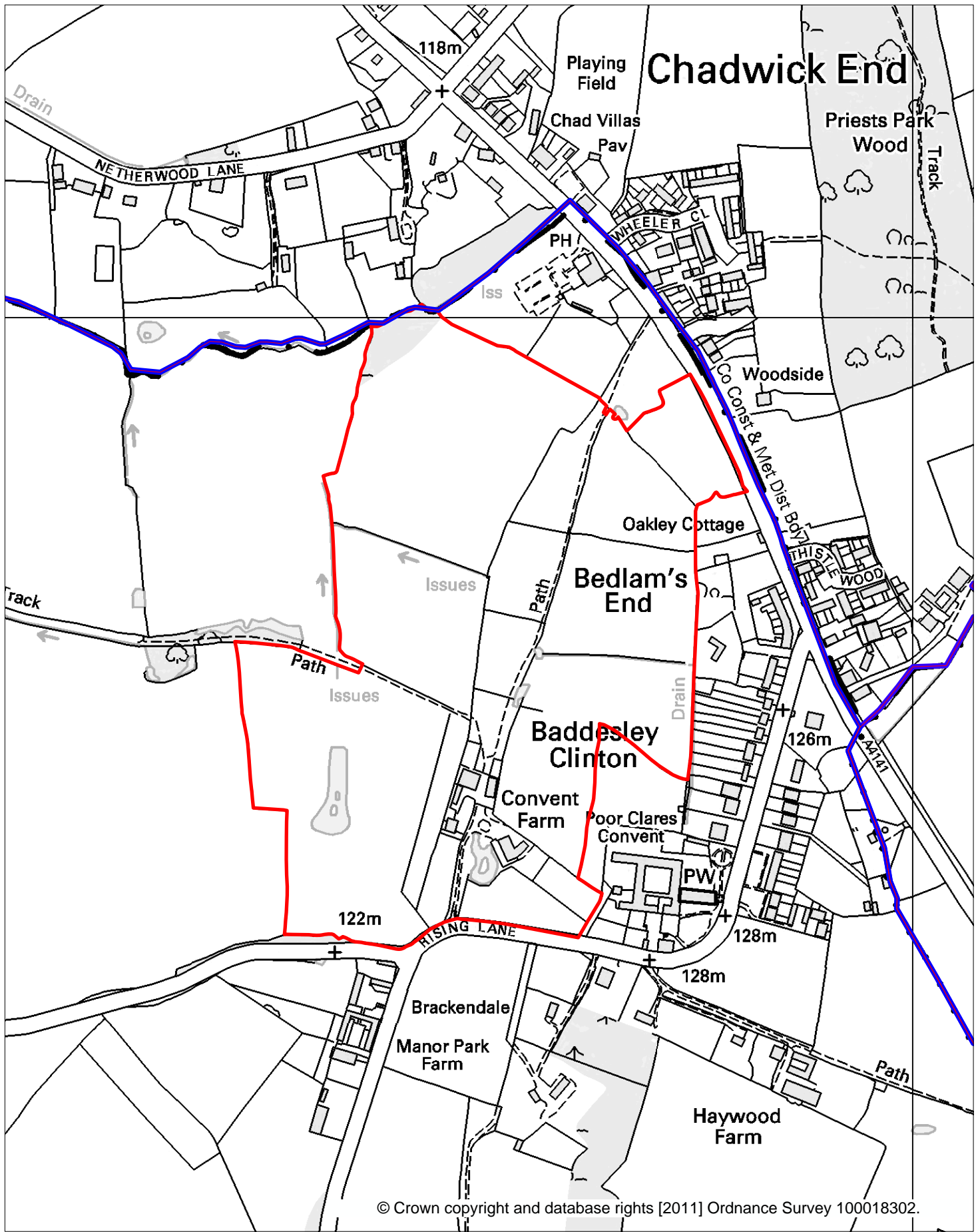
Date:  
24 October 2011

Grid Reference:  
420602 E, 272434 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village in part but extending well beyond the built up area. Baddesley Clinton has very limited facilities.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Impact on physical form of village – disproportionate outward extension to west. Impact on openness of Green Belt.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Small part of site potentially suitable for rural affordable housing subject to evidence of local housing need.
<b>Availability</b>	
There are two owners of whole site	
<b>Achievability</b>	
Subject to demonstration of need	
<b>Housing Capacity</b>	
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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## R34 Land West of Baddesley Clinton

### LOCATION PLAN



Scale:  
1:5000

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CP

Date:  
27 October 2011

Grid Reference:  
420578 E, 272700 N

North: 

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

<b>Suitability for Housing</b>	
<b>Location</b>	Within built up area of village. Eathorpe has a very limited range of facilities and public transport
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	None
<b>Potential Impacts</b>	Impact on Eathorpe Conservation Area
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable for rural affordable housing subject to evidence of local housing need
<b>Availability</b>	
Owner has expressed willingness to release site for housing	
<b>Achievability</b>	
Subject to demonstration of need	
<b>Housing Capacity</b>	
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:  
CP

Date:  
24 October 2011

Grid Reference:  
439324 E, 269034 N

North:



**SITE WITHDRAWN IN 2011 REVIEW**

<b>Site Ref</b>	R36	<b>Site Name</b>	West of Barcheston Drive
<b>Site Size (Hectares)</b>	2.32	<b>Settlement</b>	Hatton
<b>Source</b>		<b>Land Type</b>	
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	
<b>Environmental Conditions</b>	
<b>Overall Suitability</b>	
<b>Availability</b>	
Owner has expressed willingness to release the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	

**SITE WITHDRAWN IN 2011 REVIEW**

<b>Site Ref</b>	R37	<b>Site Name</b>	East of Barcheston Drive
<b>Site Size (Hectares)</b>	1.35	<b>Settlement</b>	Hatton
<b>Source</b>		<b>Land Type</b>	
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	
<b>Environmental Conditions</b>	
<b>Overall Suitability</b>	
<b>Availability</b>	
<b>Achievability</b>	
<b>Housing Capacity</b>	

**SITE WITHDRAWN IN 2011 REVIEW**

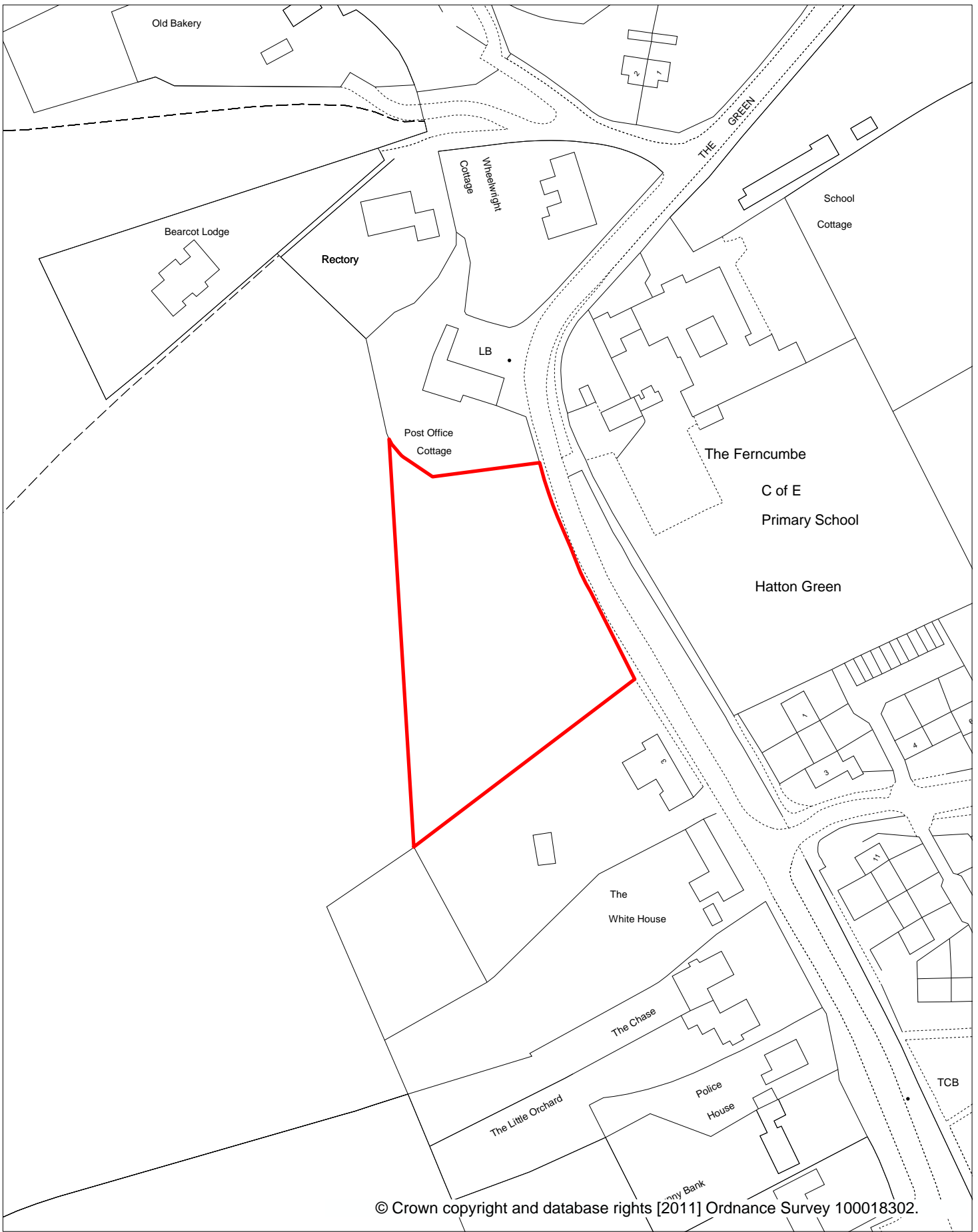
<b>Site Ref</b>	R38	<b>Site Name</b>	North of Birmingham Road
<b>Site Size (Hectares)</b>	7.78	<b>Settlement</b>	Hatton
<b>Source</b>		<b>Land Type</b>	
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	
<b>Environmental Conditions</b>	
<b>Overall Suitability</b>	
<b>Availability</b>	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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

<b>Suitability for Housing</b>	
<b>Location</b>	Within existing built up area of the village. Hatton Green has a primary school and church and public transport to the towns
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Grade II Listed Buildings at No 3 and Post Office Cottage on neighbouring sites
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in part for affordable housing subject to evidence of local housing need
<b>Availability</b>	
Owner has expressed willingness to release the site for development	
<b>Achievability</b>	
Subject to demonstration of need	
<b>Housing Capacity</b>	
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:  
CP

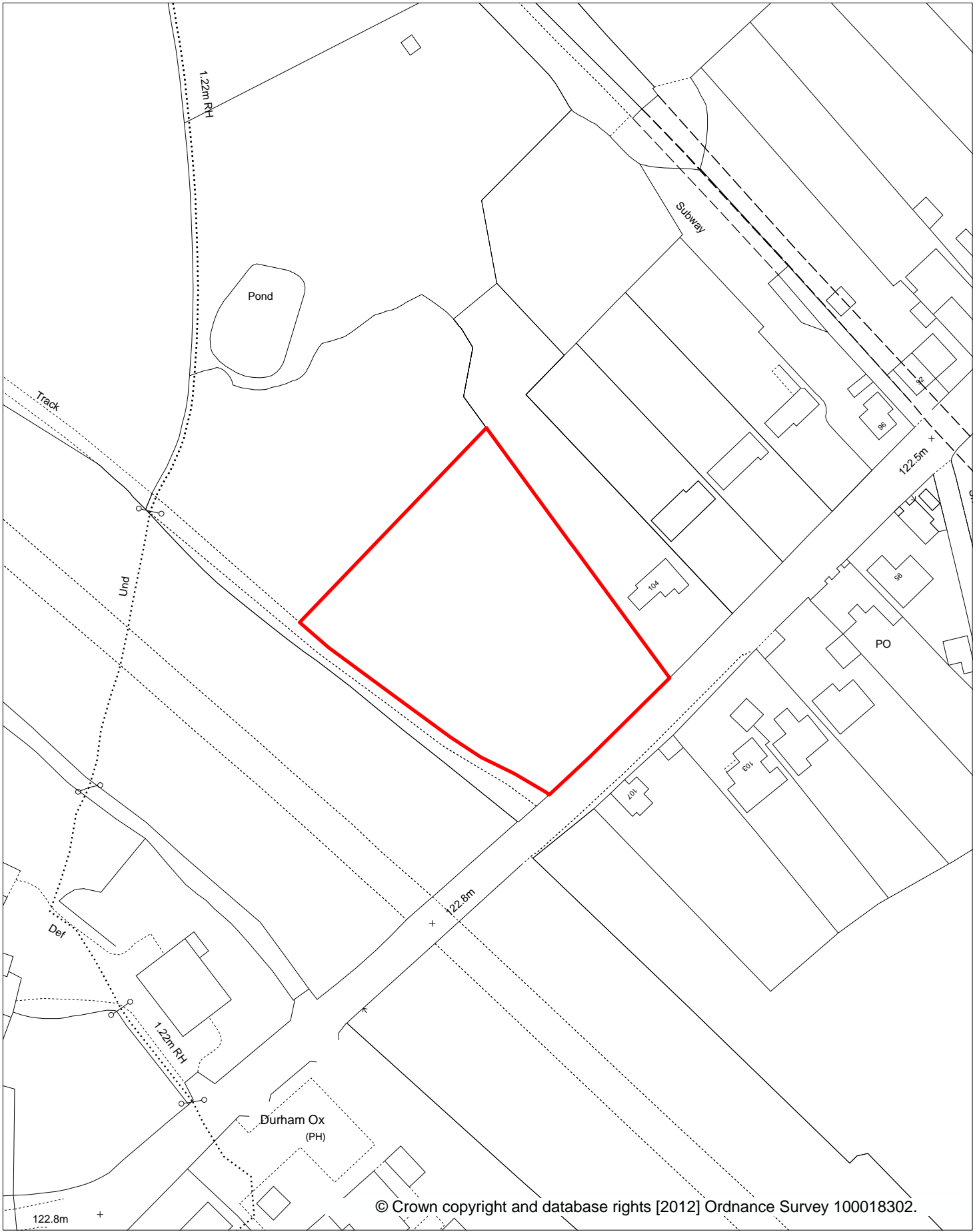
Date:  
24 October 2011

Grid Reference:  
423291 E, 267381 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Shrewley has limited range of facilities and public transport to the towns
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Protected roadside tree to the south east
<b>Environmental Conditions</b>	Noise from railway and motorway
<b>Overall Suitability</b>	Potentially suitable in part for affordable housing subject to evidence of local housing need and satisfactory noise mitigation
<b>Availability</b>	
Owners have expressed a willingness to bring the site forward for housing development	
<b>Achievability</b>	
Subject to evidence of need for affordable housing	
<b>Housing Capacity</b>	
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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## R40 Land at the Gatehouse, Shrewley

### LOCATION PLAN



Scale:  
1:1250

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DR

Date:  
25 May 2012

Grid Reference:  
421233 E, 267223 N

North:

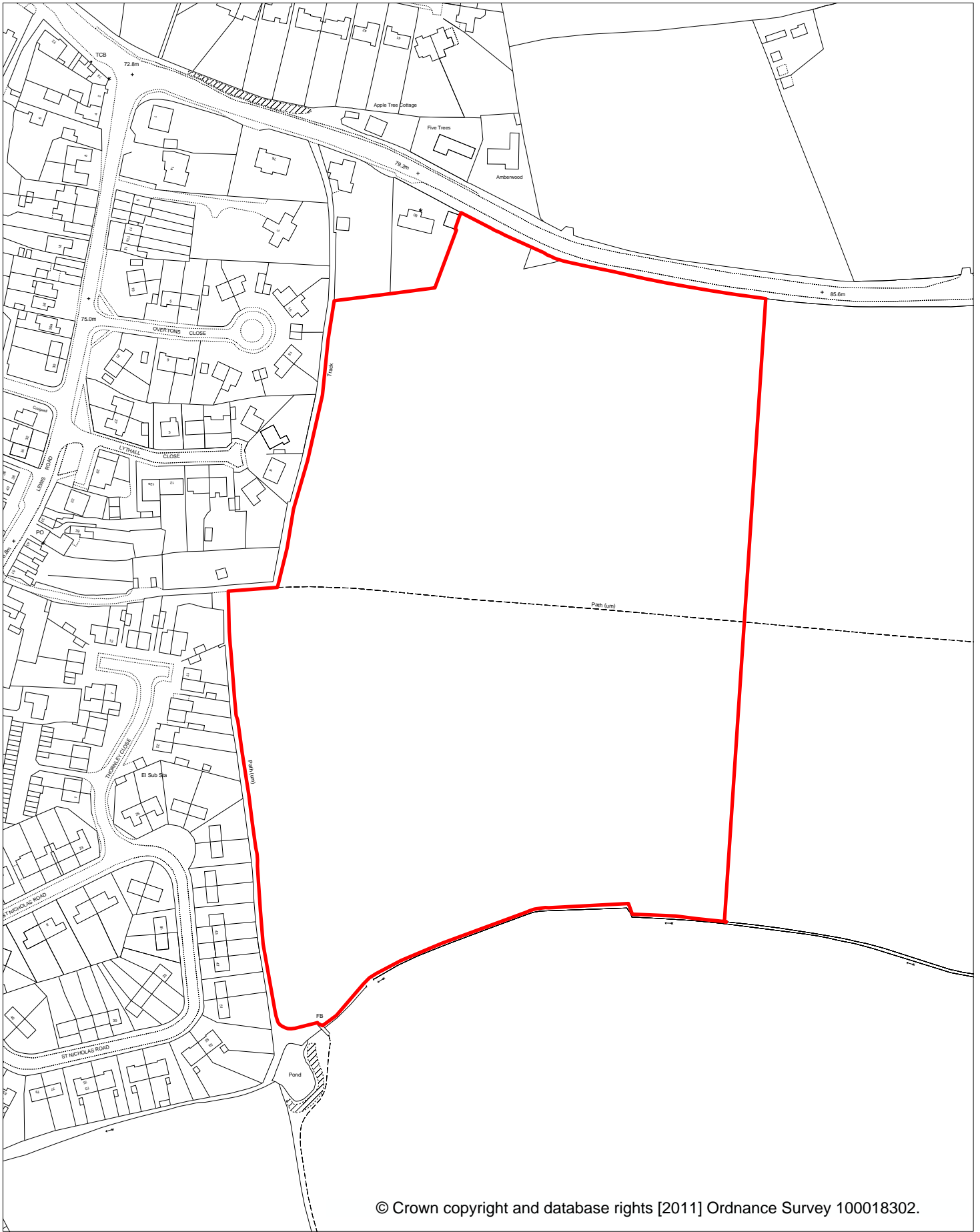


Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. The village has a good range of facilities and public access to the towns.
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Footpath runs east/west through site Buffer required along brook to south for surface water drainage. South eastern part of site is within Gas Pipeline Consultation Zone
<b>Potential Impacts</b>	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
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in part subject to satisfactory drainage; consultation with National Grid regarding the protection of the gas pipeline; and evidence of need for both market and affordable housing.
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
Subject to evidence of need and overcoming constraints	
<b>Housing Capacity</b>	
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

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Date:  
24 October 2011

Grid Reference:  
434770 E, 264164 N

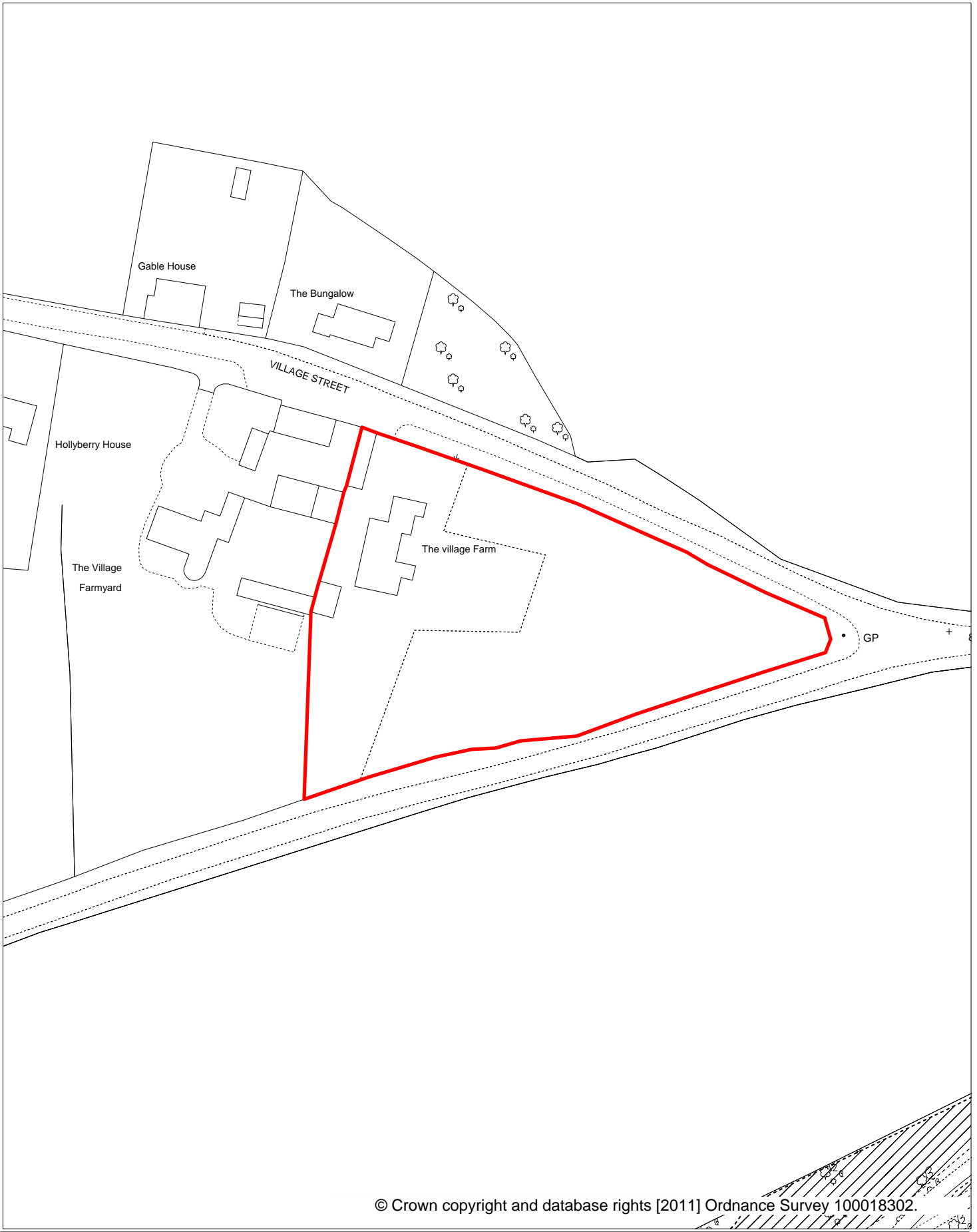
North:



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

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
<b>Policy Restrictions</b>	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
<b>Physical Constraints</b>	Configuration of the site. Proximity to National Grid high pressure gas pipeline – within Gas Pipeline Consultation Zone
<b>Potential Impacts</b>	Impact on gateway to village. Development fronting Offchurch Lane would have adverse impact on focus of the village. Offchurch Conservation Area
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Limited potential due to configuration of site and limited road frontage to Village Street. Possible small affordable housing site subject to evidence of local housing need and consultation with National Grid regarding the protection of the gas pipeline.
<b>Availability</b>	
Owners have expressed willingness to release the site for development	
<b>Achievability</b>	
Subject to evidence of need, details of scheme and viability	
<b>Housing Capacity</b>	
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:  
CP

Date:  
24 October 2011

Grid Reference:  
436155 E, 265516 N

North:

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