

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	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
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:
DR

Date:
25 May 2012

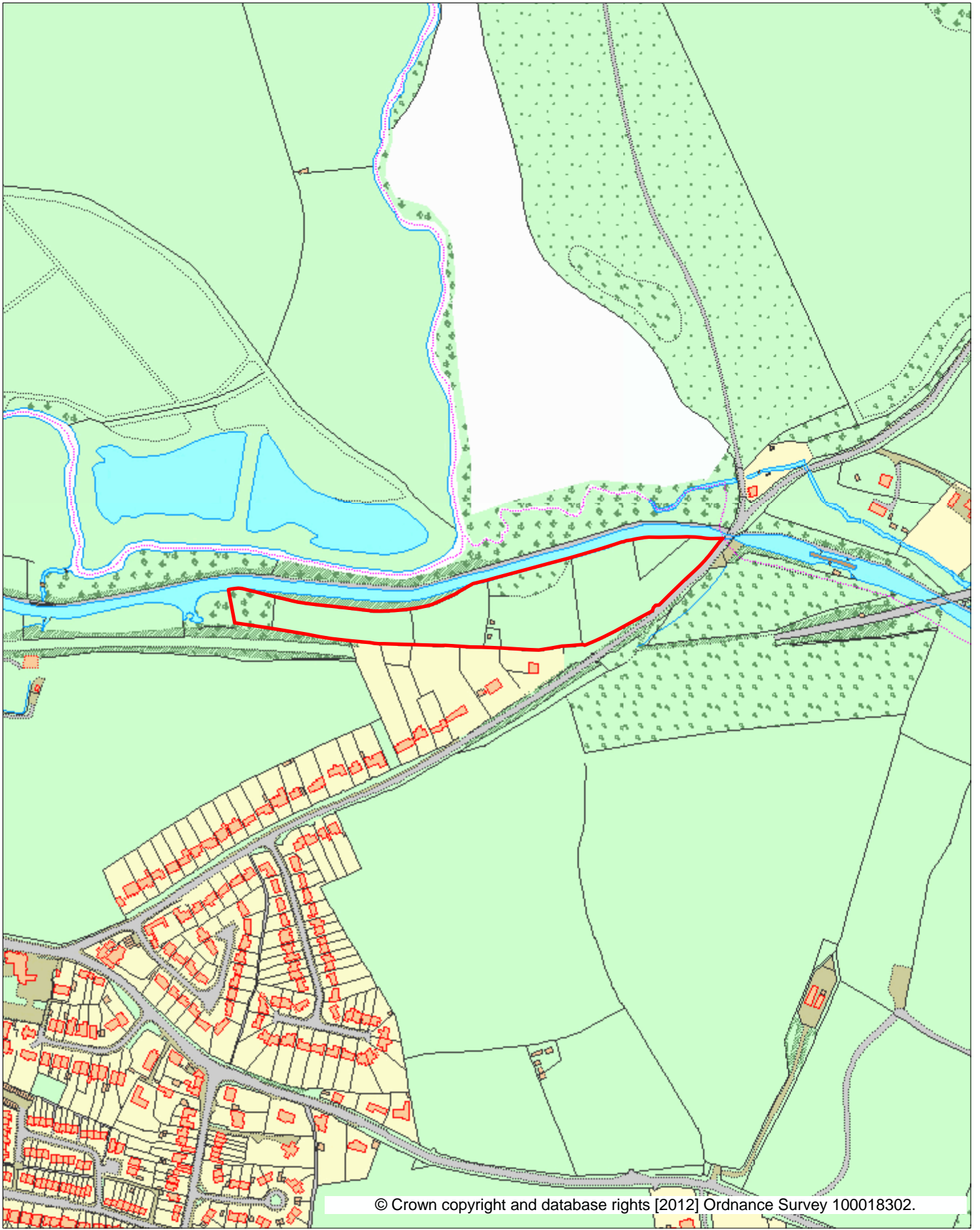
Grid Reference:
435765 E, 265869 N

North: 

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

Site Ref	R44	Site Name	Canal Field
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	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
Physical Constraints	Position of access point Elongated site enclosed by canal to north and disused railway to south. Steeply sloping
Potential Impacts	Impact on Potential SINC along Grand Union Canal to north. Leam valley Local nature Reserve on opposite side of canal.
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable
Availability	
Within 3 years	
Achievability	
Housing Capacity	



R44 Canal Field, Radford Semele


LOCATION PLAN

Scale:
1:5000

Drawn By:
DR

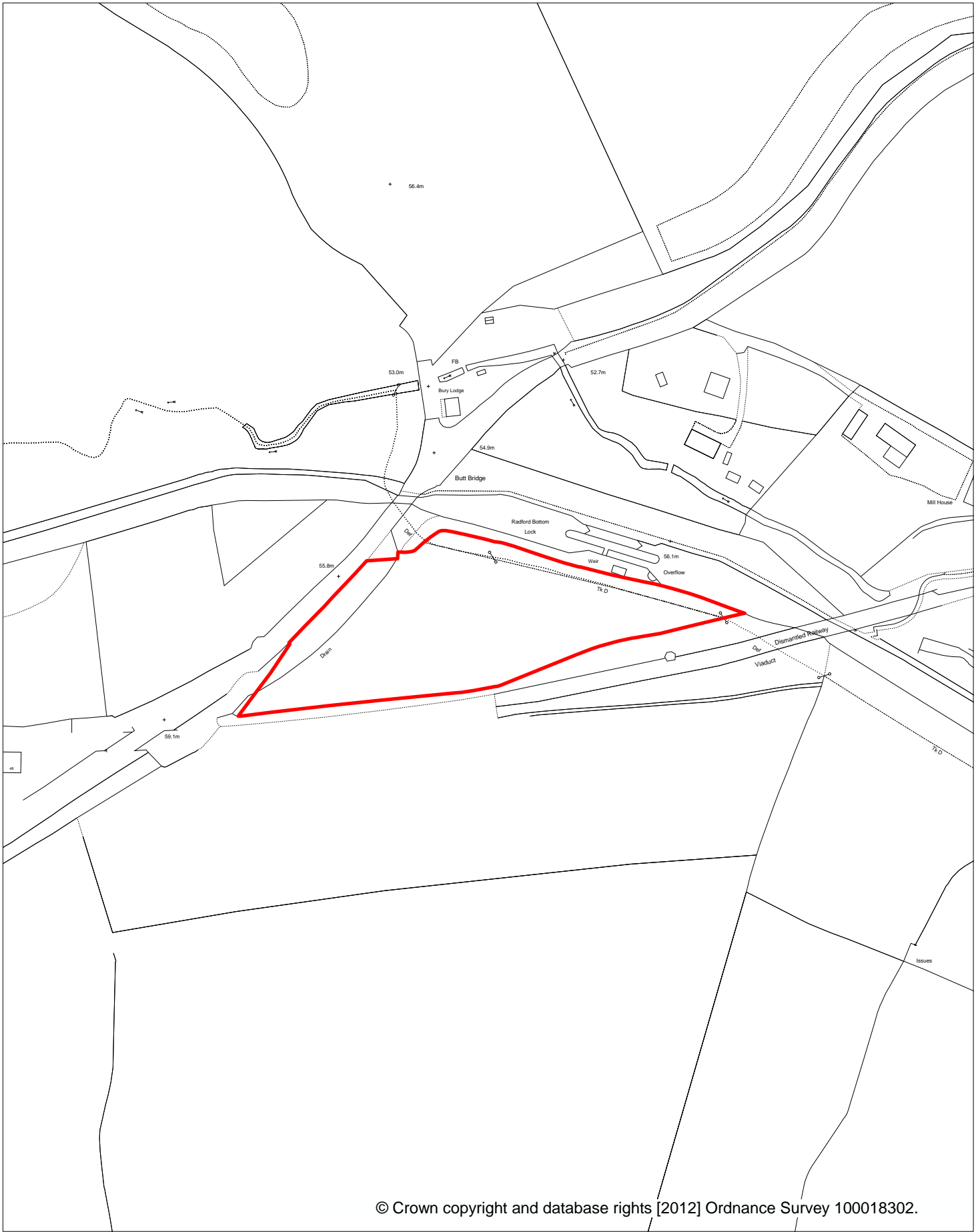
Date:
25 May 2012

Grid Reference:
434860 E, 264888 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	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
Physical Constraints	Site a Potential SINC. Position of access point Site an awkward configuration, enclosed by canal to north and disused railway to south. Eastern part of site is within Gas Pipeline Consultation Zone
Potential Impacts	Impact on Potential SINC
Environmental Conditions	Unsuitable location – not within or adjacent to a settlement
Overall Suitability	Not suitable – location, access and impact on Potential SINC
Availability	
Within 3 years	
Achievability	
Housing Capacity	



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R45 Canal Wharf, Offchurch

LOCATION PLAN




Scale:
1:2500

Drawn By:
DR

Date:
25 May 2012

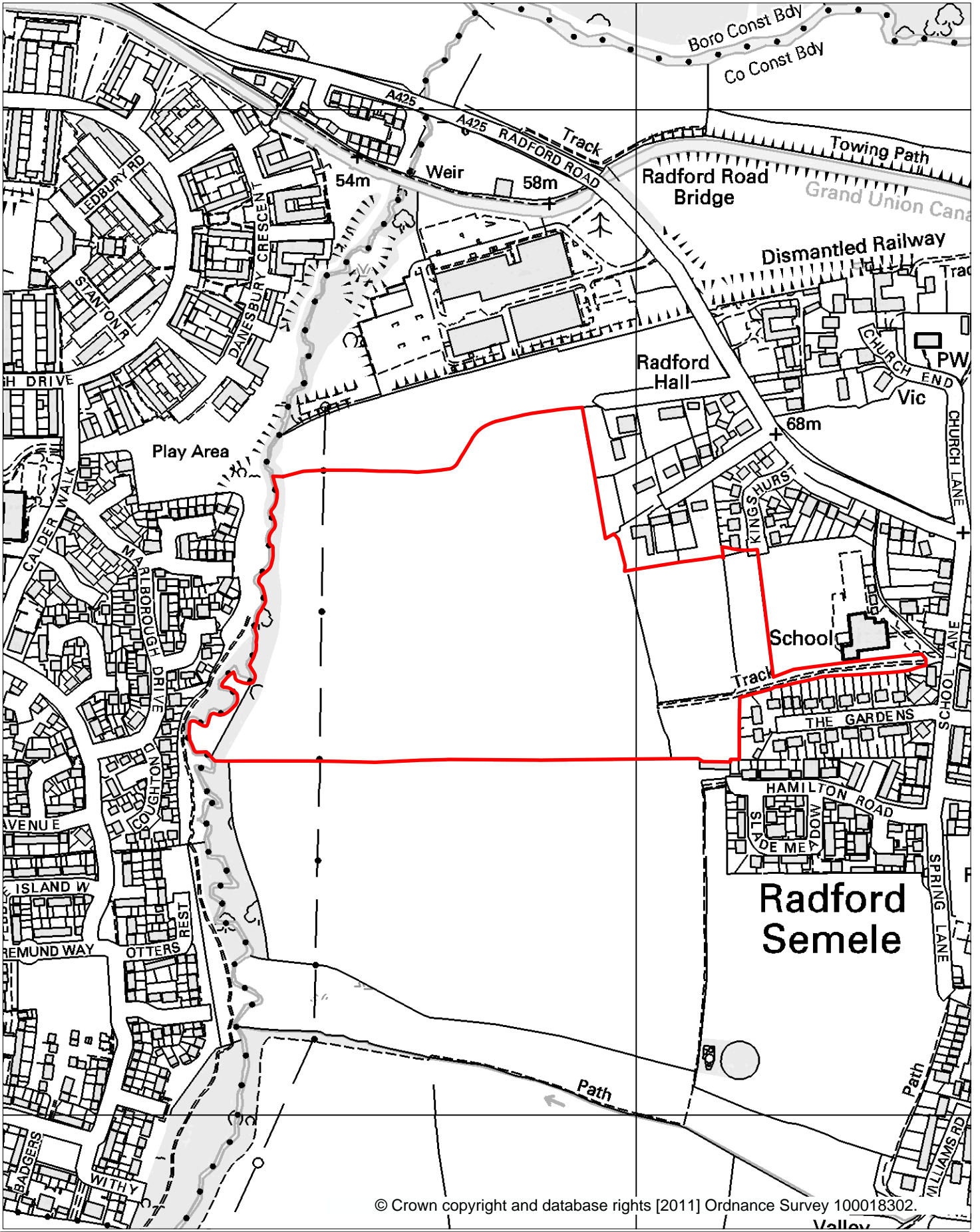
Grid Reference:
435147 E, 264908 N

North: 

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

Site Ref	R46	Site Name	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	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
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.	



R46 School Lane, Radford Semele

LOCATION PLAN



Scale: 1:5000

Drawn By: CP

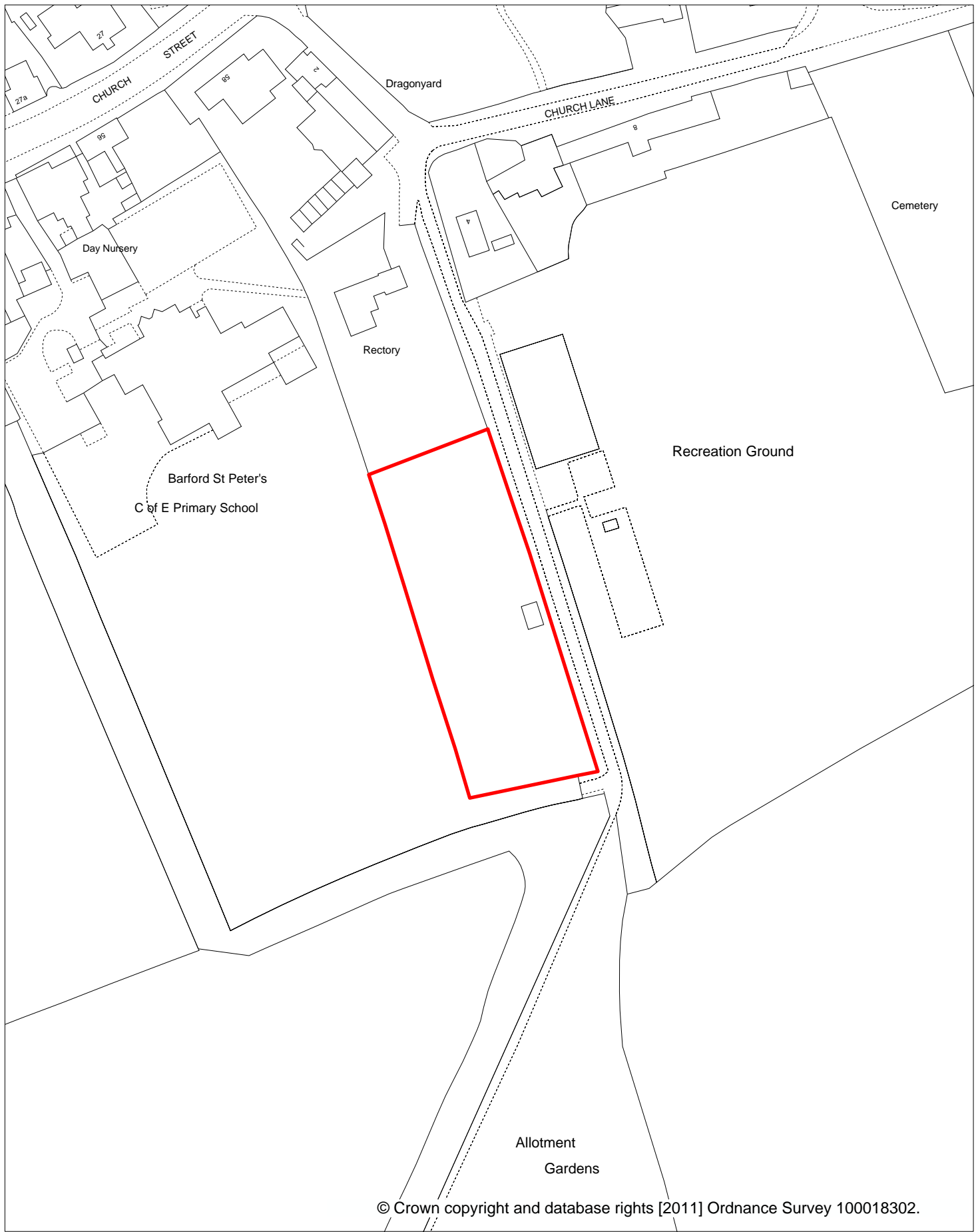
Date: 24 October 2011

Grid Reference: 433851 E, 264496 N

North:

Site Ref	R47	Site Name	Land R/O Rectory, 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	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
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:
CP

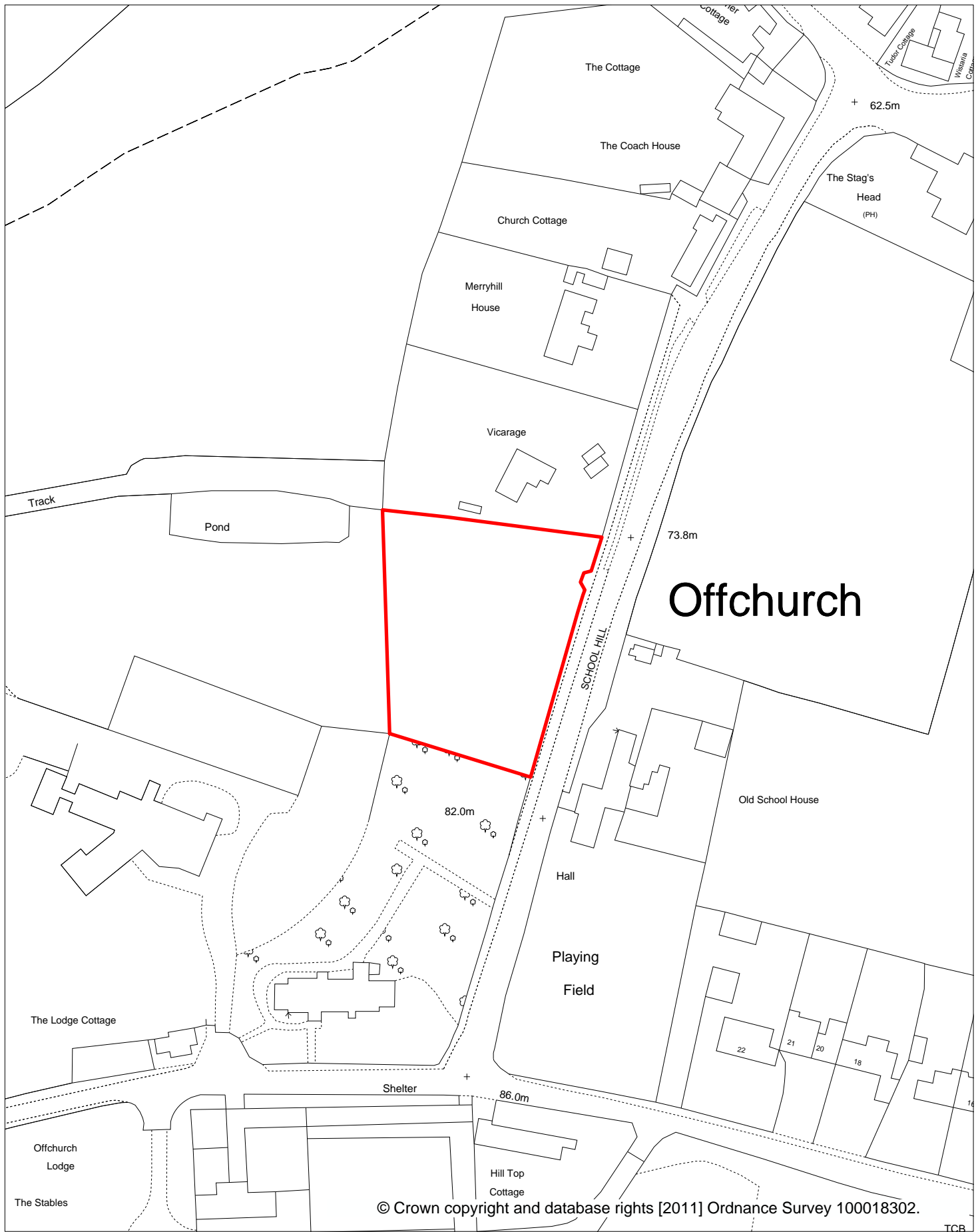
Date:
24 October 2011

Grid Reference:
427234 E, 260726 N

North:

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

Suitability for Housing	
Location	Within existing built up area of a village. Offchurch has a limited range of facilities and public transport to the towns.
Policy Restrictions	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
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:
CP

Date:
24 October 2011

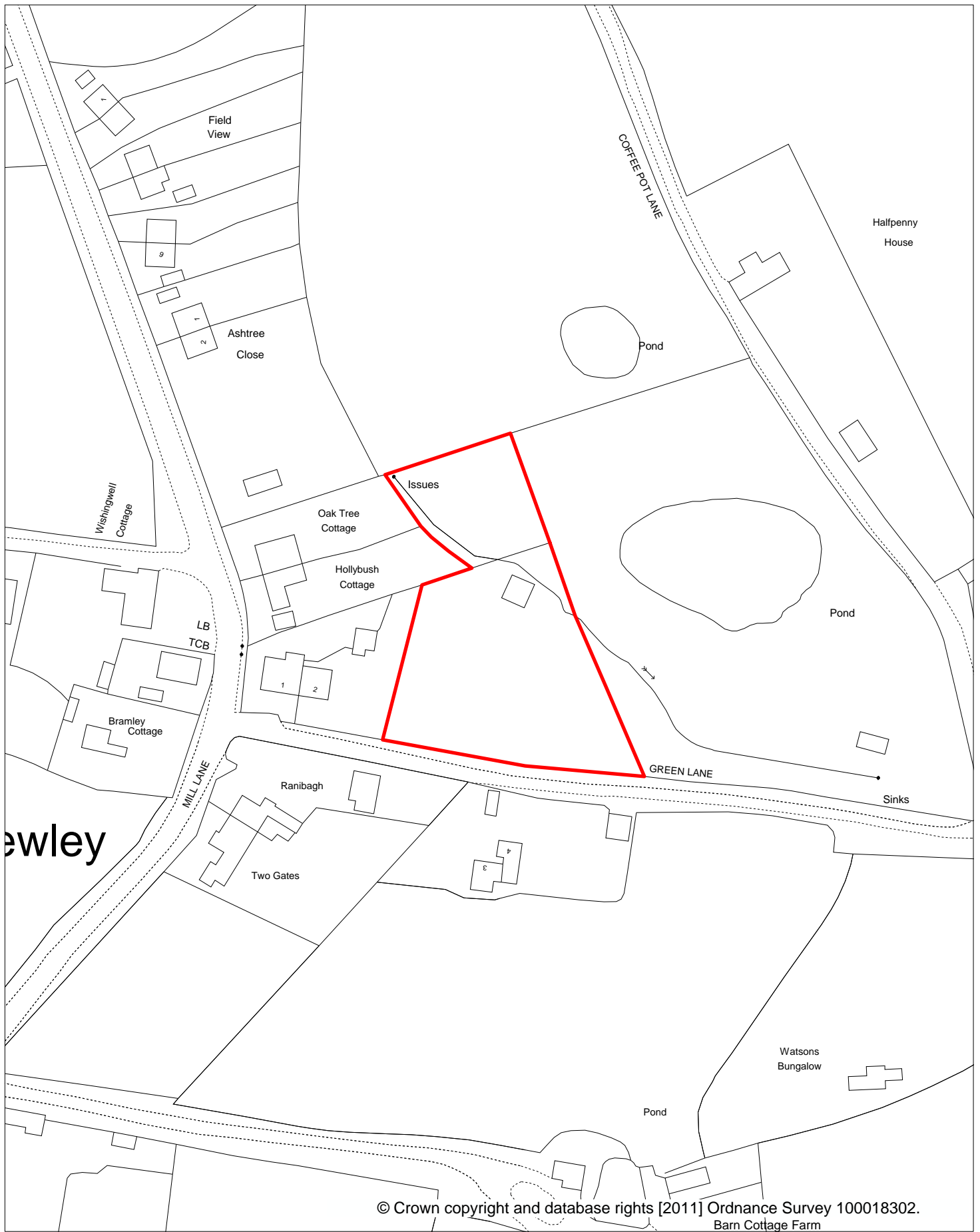
Grid Reference:
435856 E, 265749 N

North:



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

Suitability for Housing	
Location	Within a small hamlet with no facilities
Policy Restrictions	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
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:
CP

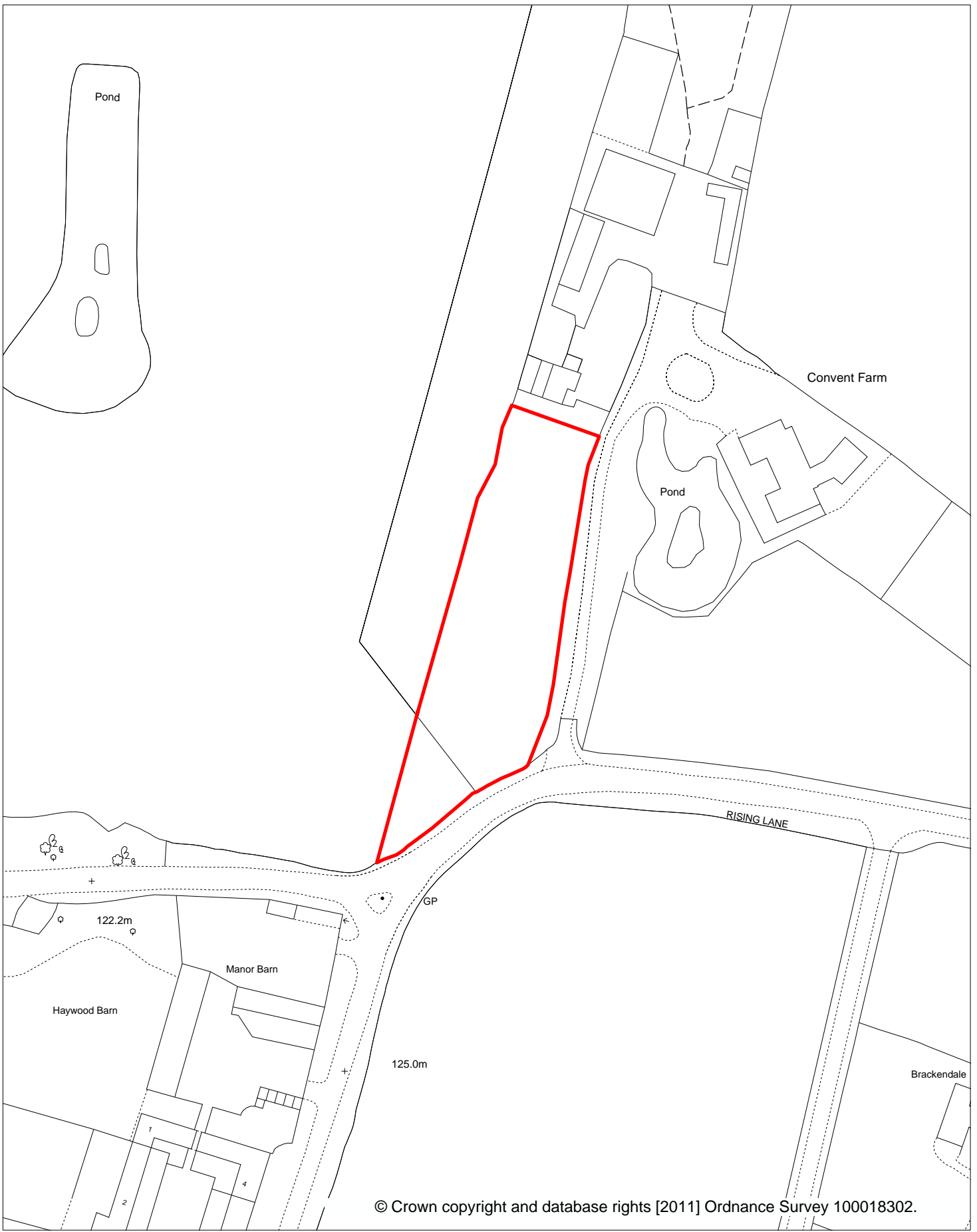
Date:
24 October 2011

Grid Reference:
422509 E, 267596 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	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
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:
CP

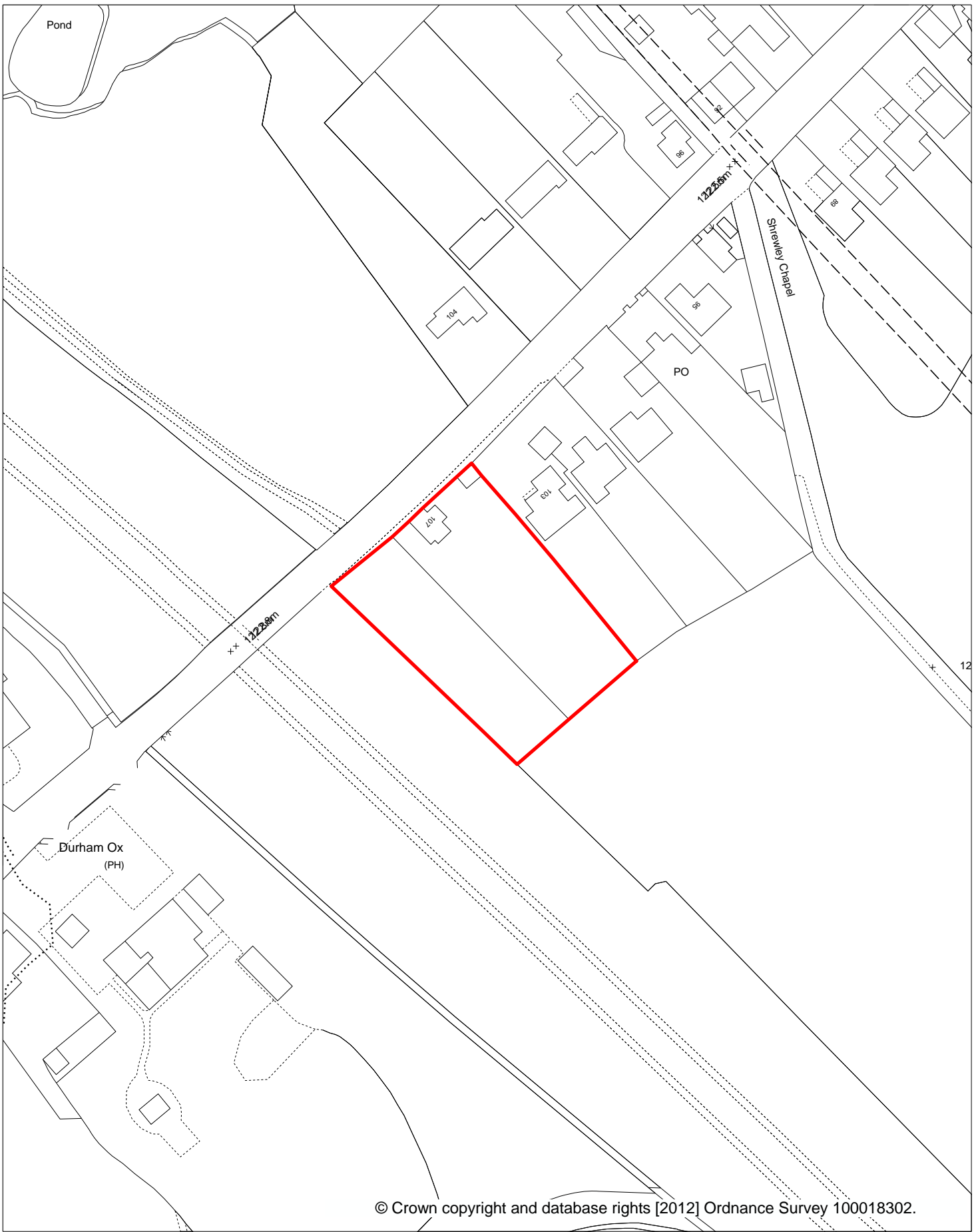
Date:
24 October 2011

Grid Reference:
420523 E, 272434 N

North:

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

Suitability for Housing	
Location	Edge of village. Shrewley has limited range of facilities and public transport to the towns
Policy Restrictions	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
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.	



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R51 Land SE of Shrewley Common

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
421283 E, 267153 N

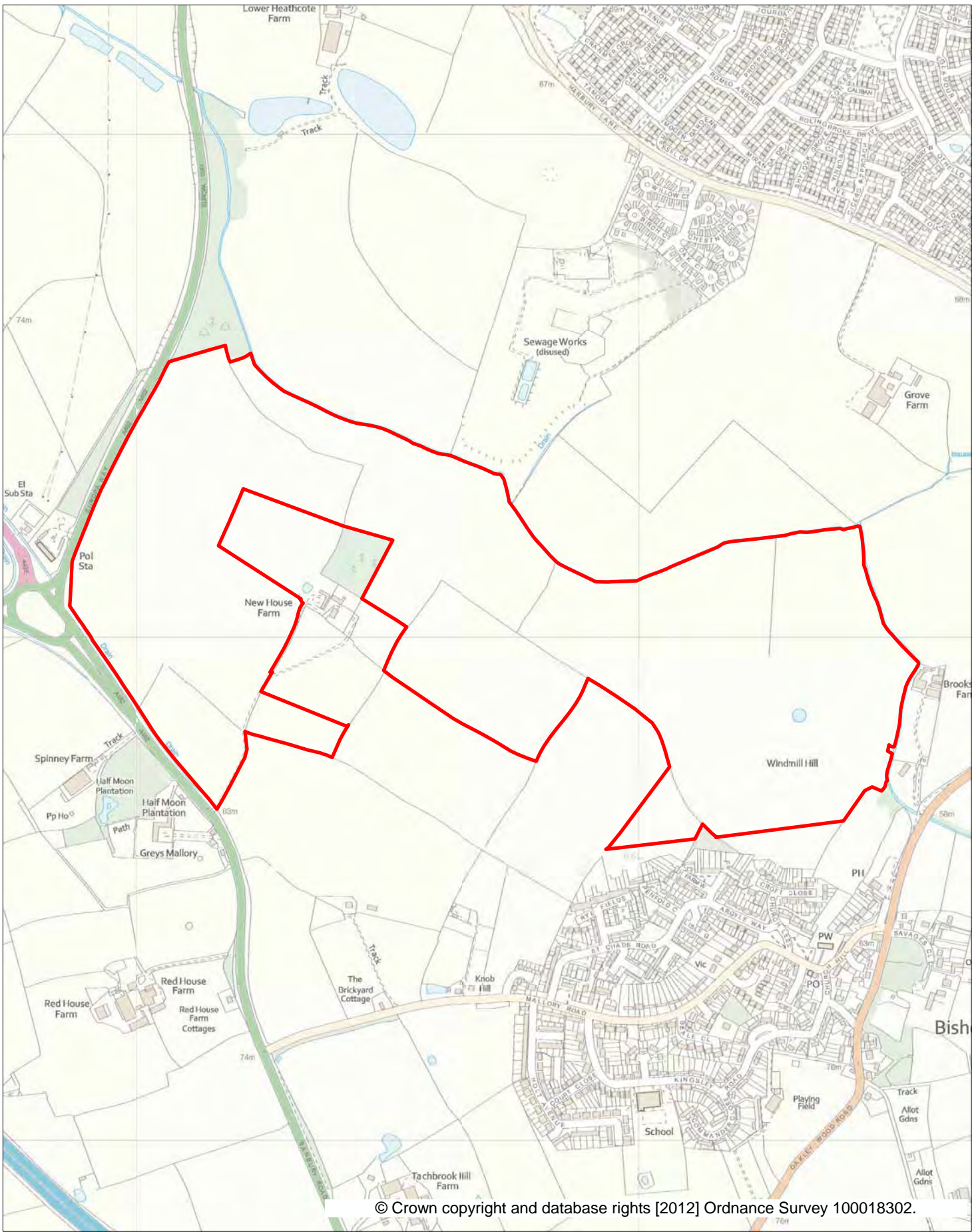
North:



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

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



R52 Land at New House Farm, Bishop's Tachbrook

LOCATION PLAN



Scale:
1:10000

Drawn By:
DR

Date:
25 May 2012

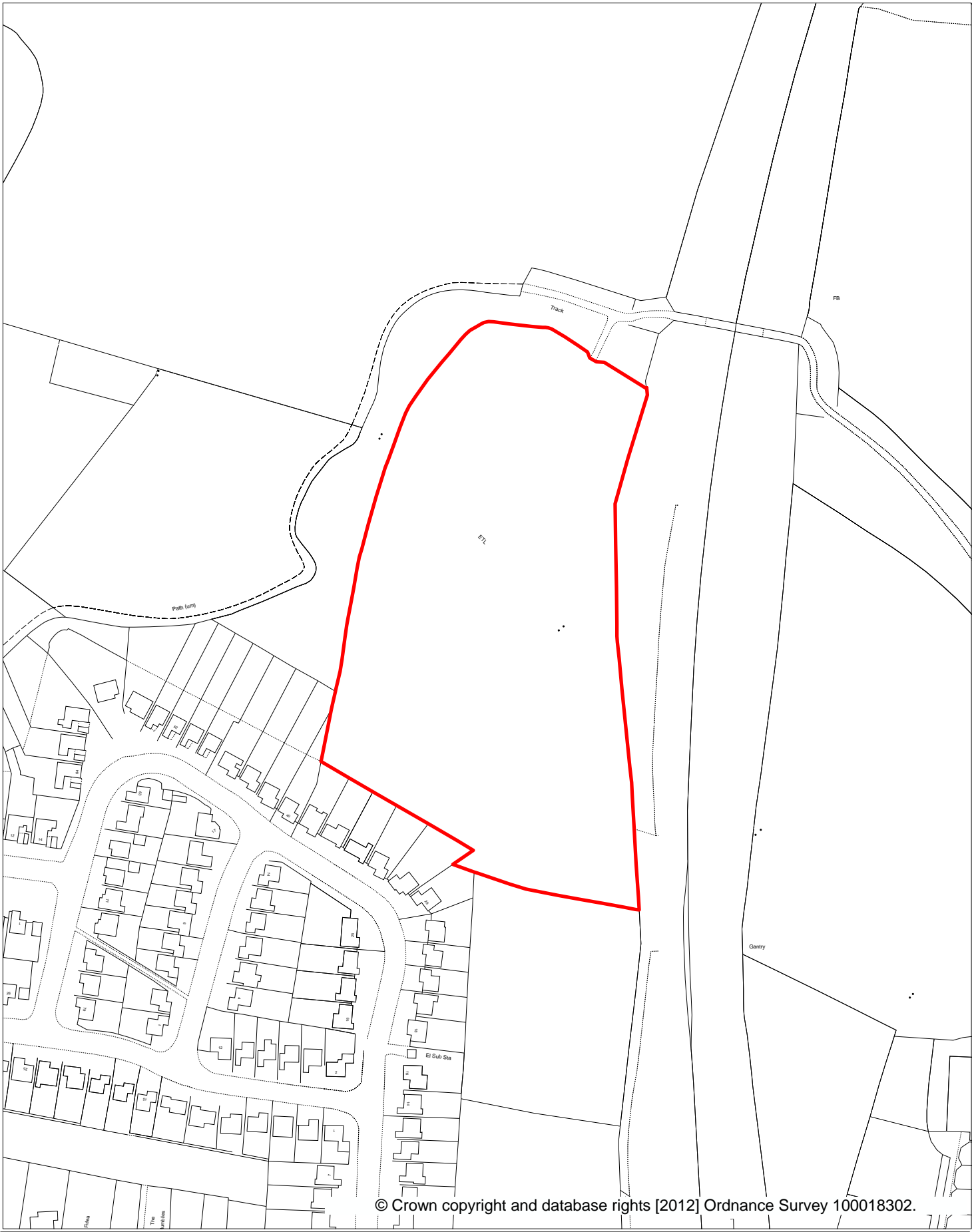
Grid Reference:
430698 E, 262037 N

North: 

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

Site Ref	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	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
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:
25 May 2012

Grid Reference:
429317 E, 269233 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	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
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

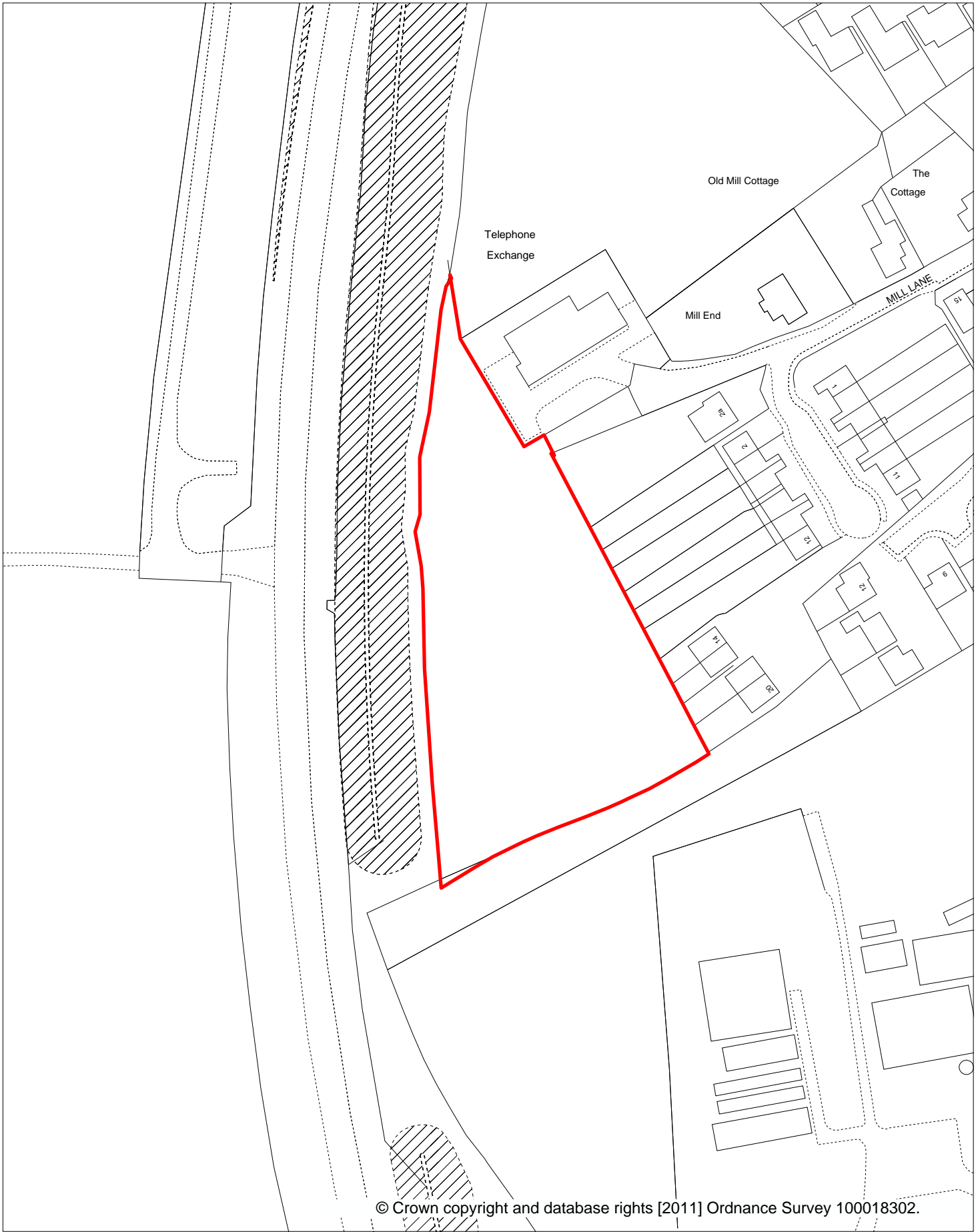
Date:
25 May 2012

Grid Reference:
429338 E, 268984 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	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
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:
CP

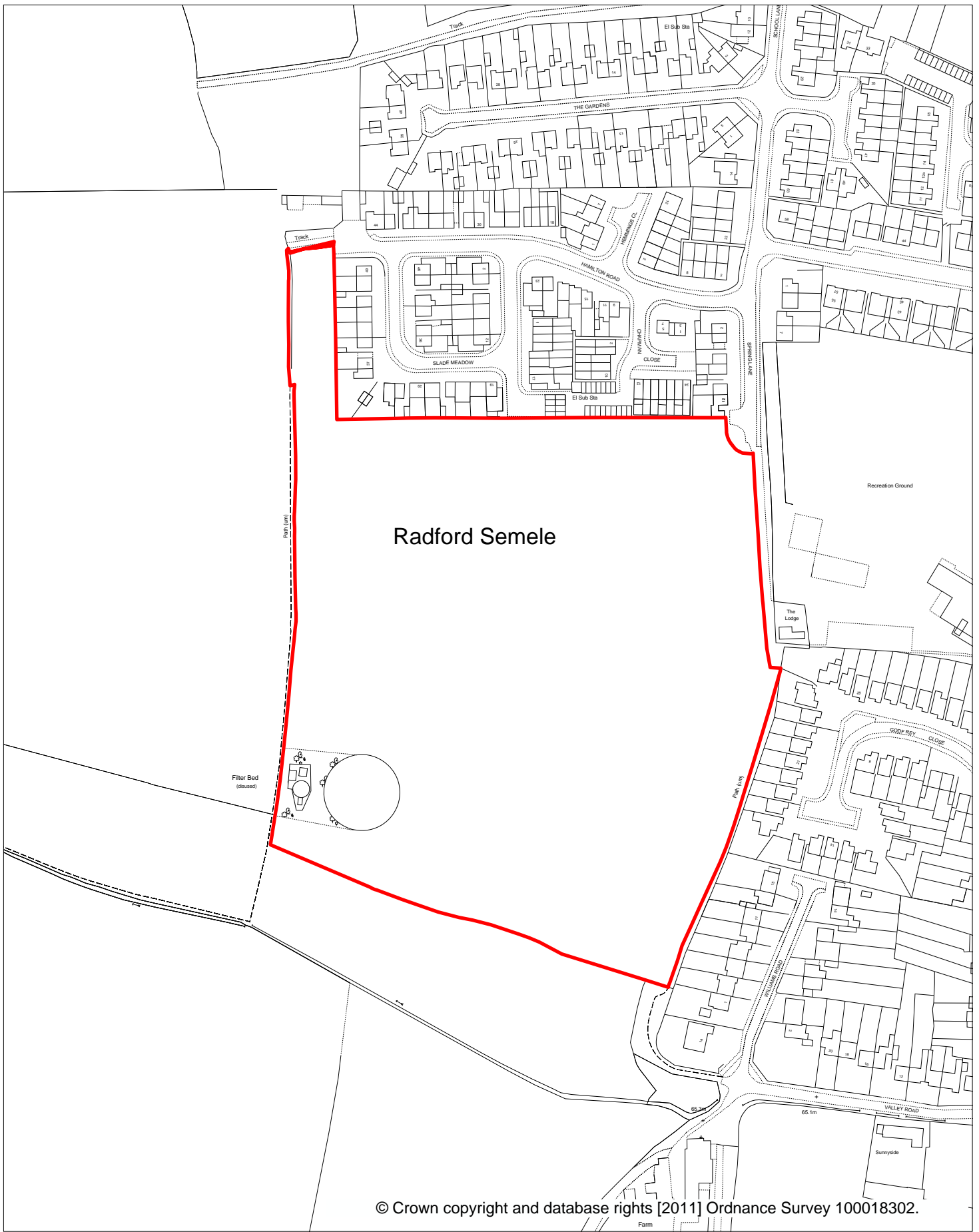
Date:
24 October 2011

Grid Reference:
426706 E, 260666 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	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
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:
CP

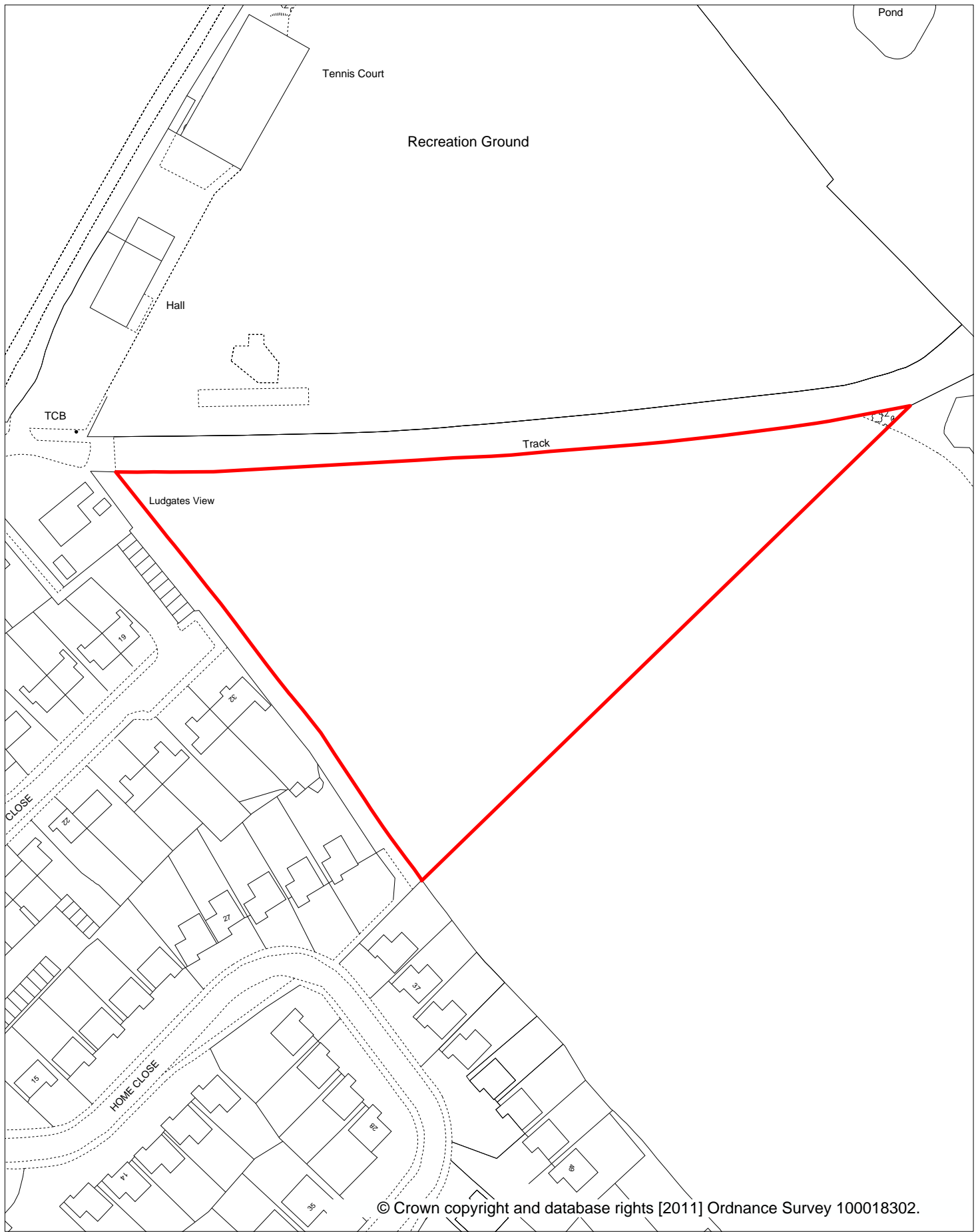
Date:
24 October 2011

Grid Reference:
434166 E, 264141 N

North:

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

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities
Policy Restrictions	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
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:
CP

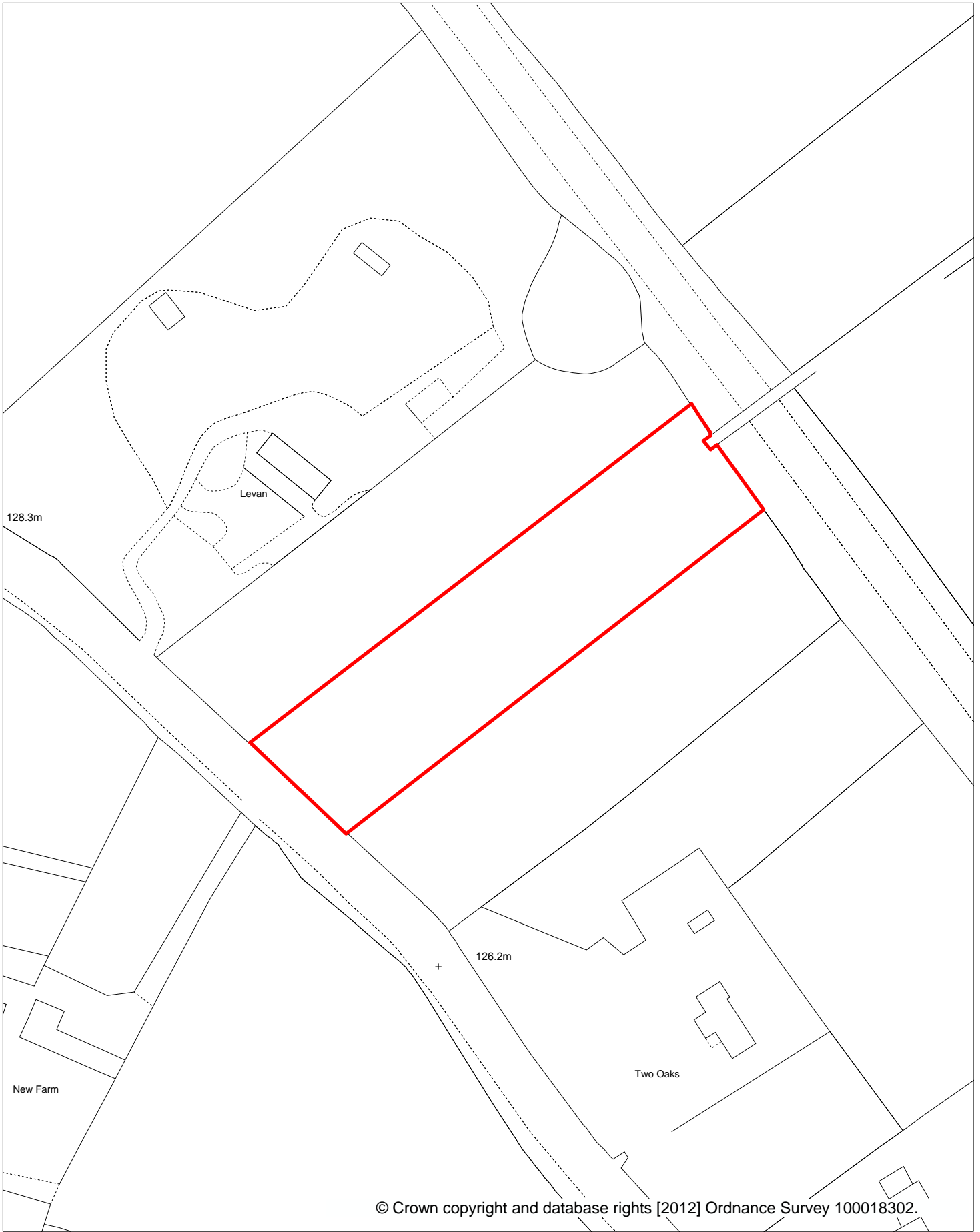
Date:
24 October 2011

Grid Reference:
436498 E, 272689 N

North:

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

Suitability for Housing	
Location	Within the built up area of a village. Burton Green has a limited range of facilities
Policy Restrictions	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
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:
25 May 2012

Grid Reference:
427164 E, 275470 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			

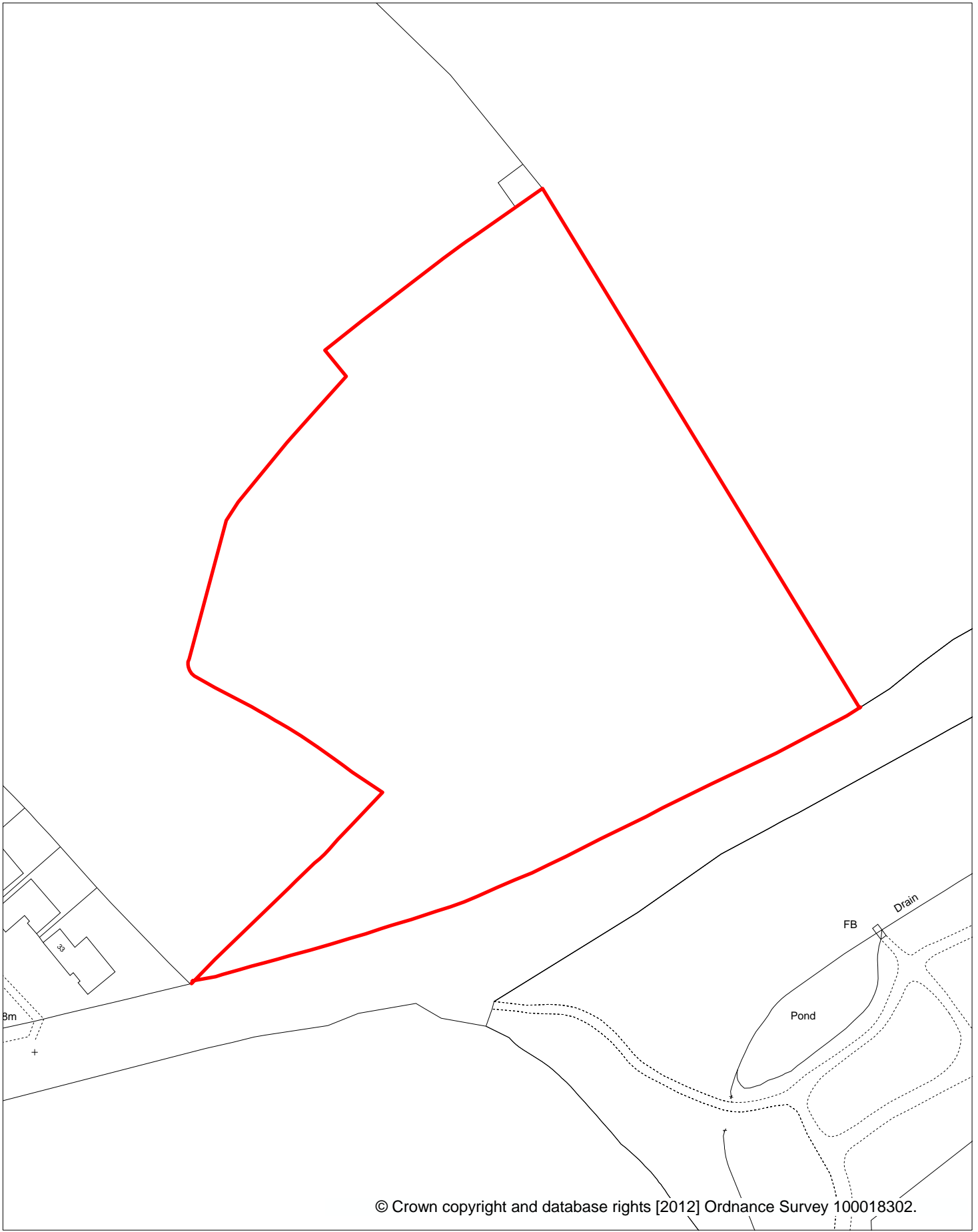
Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities.
Policy Restrictions	Adopted West Midlands RSS (2008) Policies RR1 & CF2: housing in rural areas should meet local housing needs and/ or support services, with priority given to the re-use of previously developed land and buildings within existing villages
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.	

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

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



R61 Land off Ryton Road, Bubbenhall


LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

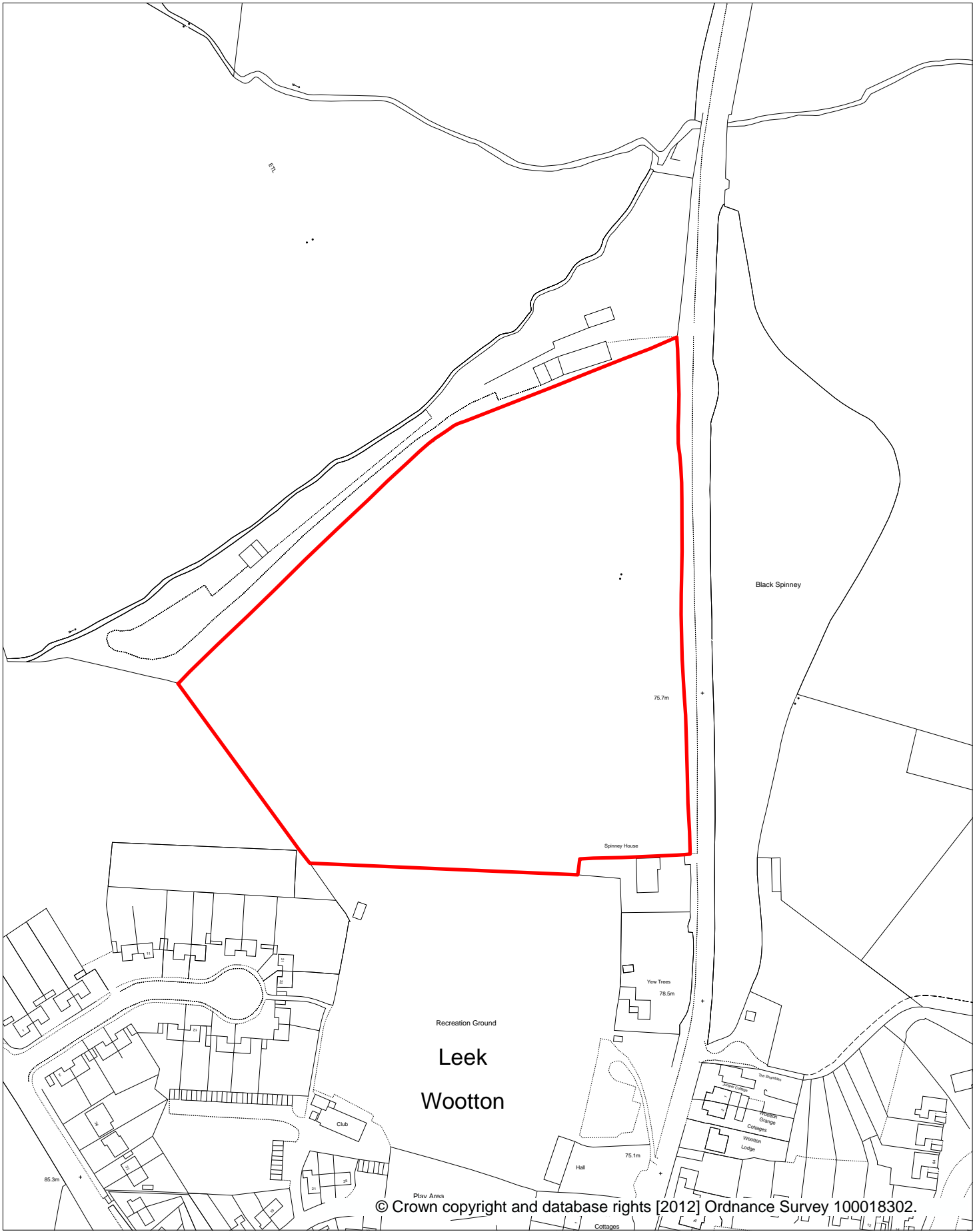
Date:
25 May 2012

Grid Reference:
436733 E, 272517 N

North: 

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

Suitability for Housing	
Location	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	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
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:
25 May 2012

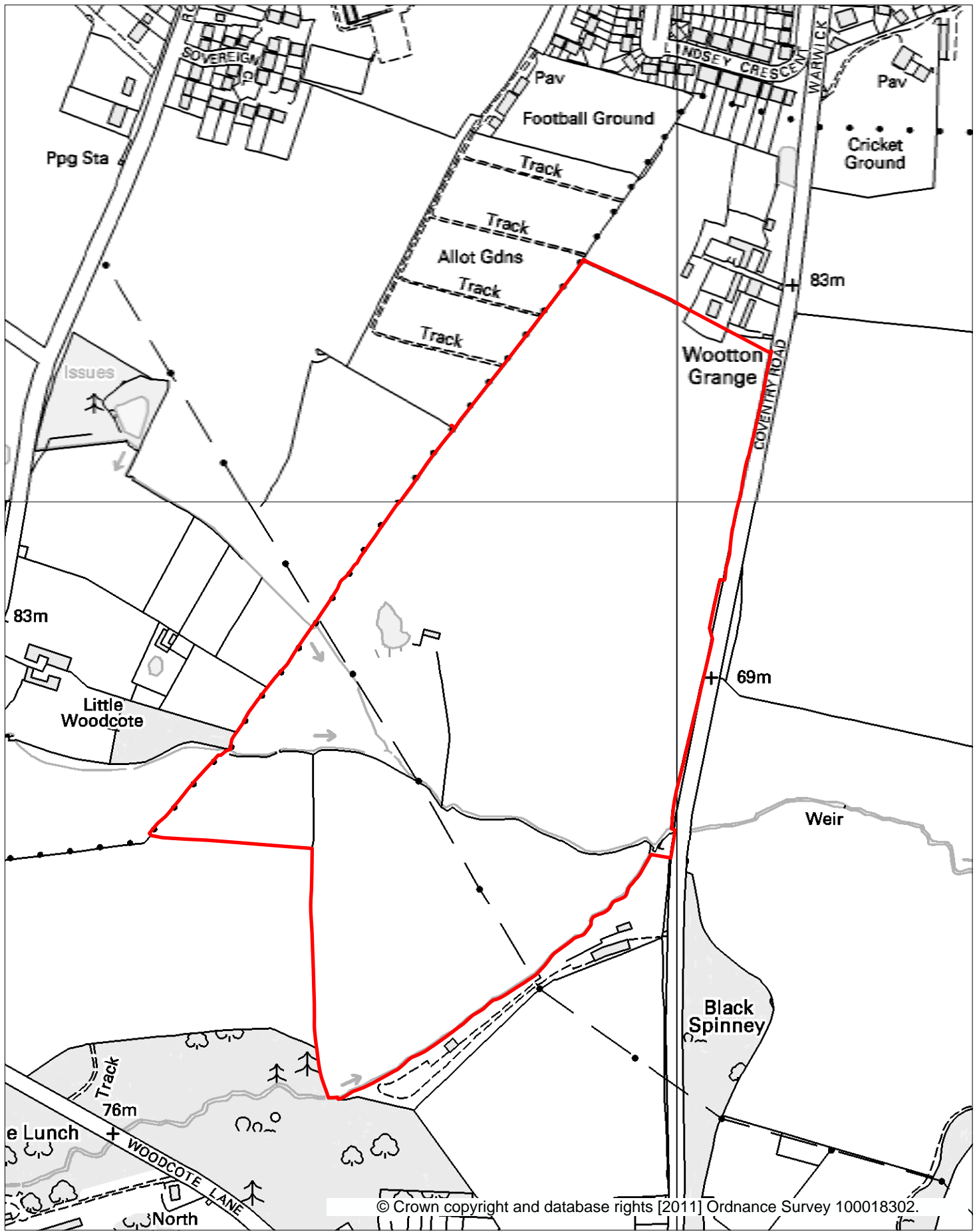
Grid Reference:
428891 E, 269427 N

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	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
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 Wooton

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

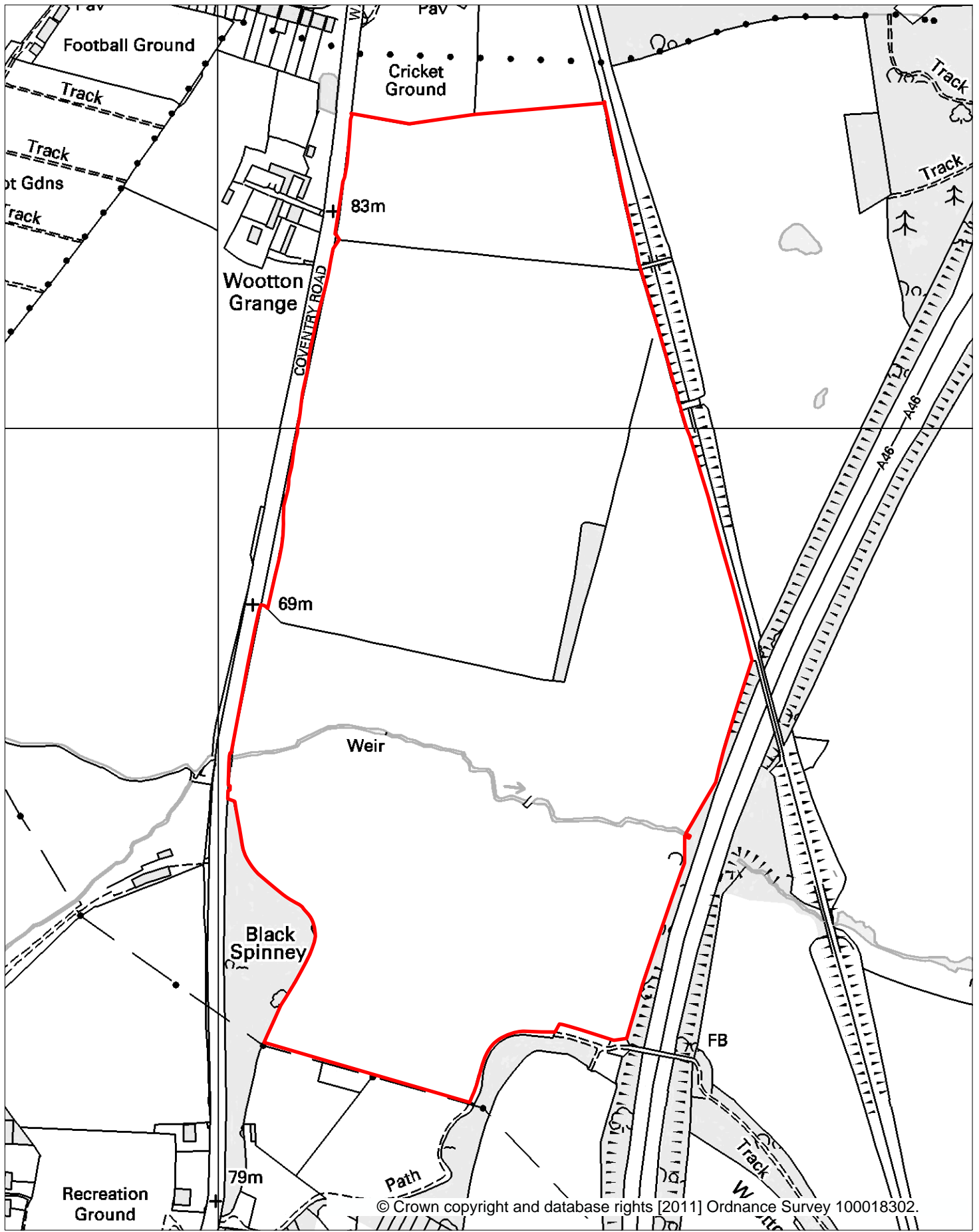
Date:
24 October 2011

Grid Reference:
428812 E, 269884 N

North:

Site Ref	R64 (1)	Site Name	Land 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	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
Physical Constraints	Cattle Brook traverses the site and land adjacent to the brook is in Flood Zones 2, 3A and 3B Noise from A46 and railway
Potential Impacts	Cattle Brook Potential SINC follows the brook across the site. Railway embankment Potential SINC follows railway along eastern boundary. Further Potential SINC adjacent to southern boundary. Development of site would close the gap between Kenilworth and Leek Wootton
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

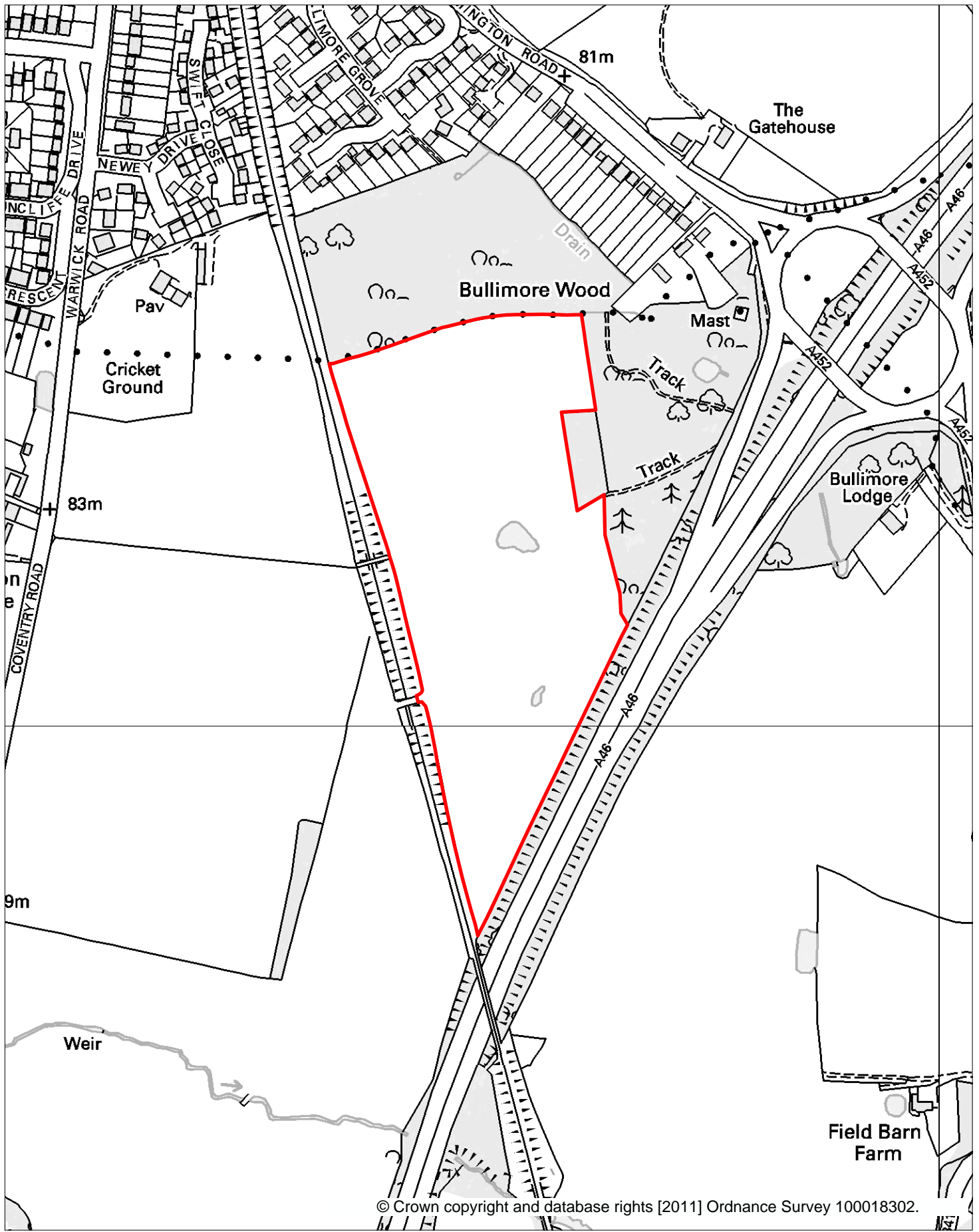
Date:
27 October 2011

Grid Reference:
429269 E, 269811 N

North: ↑

Site Ref	R64 (2)	Site Name	Land 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	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
Physical Constraints	No access Northern section of site borders on Ancient Woodland and SINC Noise from A46 and railway
Potential Impacts	Bullimore Wood Ancient Woodland and SINC to north Railway embankment Potential SINC to west. Development of site would close the gap between Kenilworth and Leek Wootton.
Environmental Conditions	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
Overall Suitability	Not suitable
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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

LOCATION PLAN



Scale:
1:5000

Drawn By:
CP

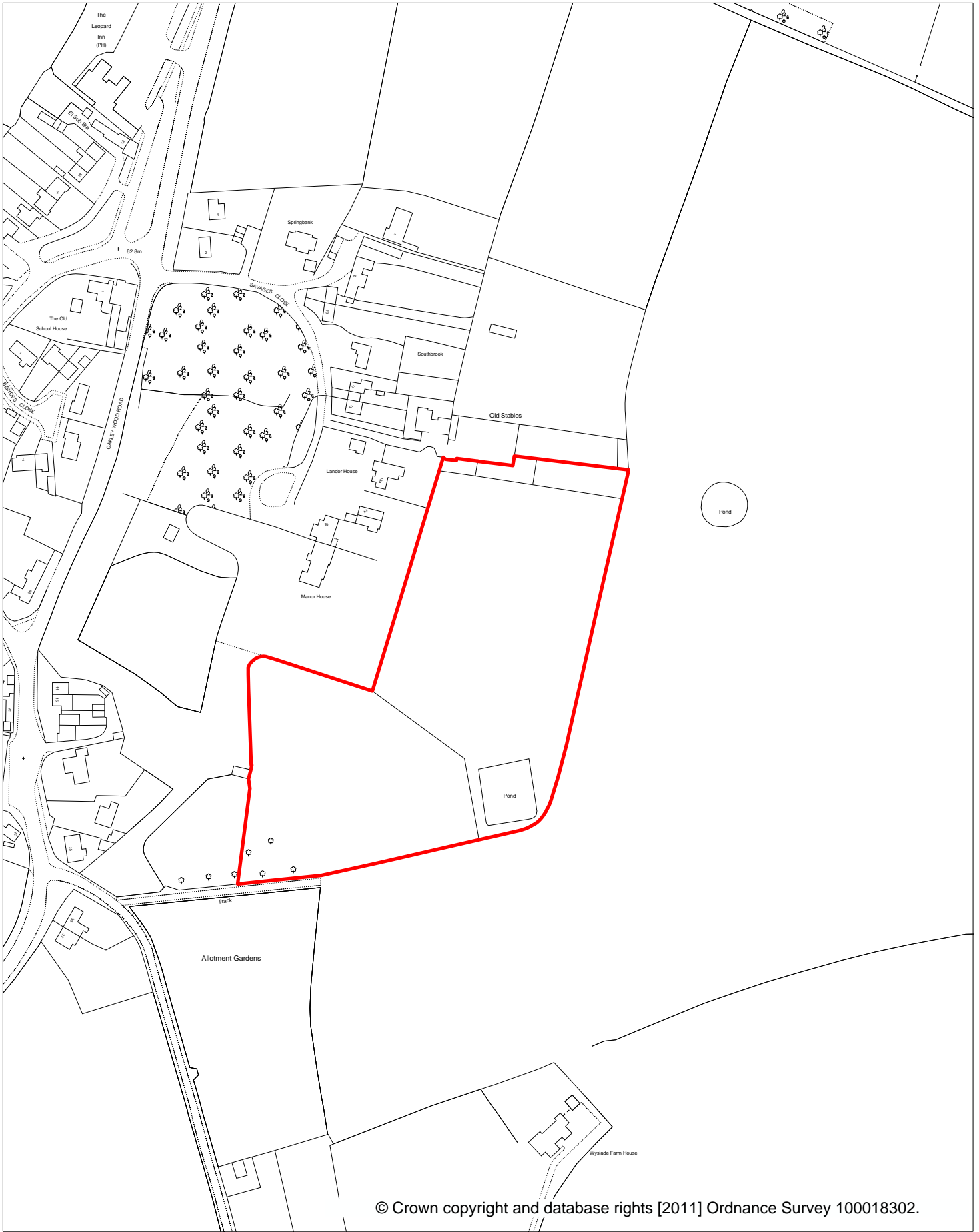
Date:
27 October 2011

Grid Reference:
429551 E, 270108 N

North: ↑

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

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



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R65 Land R/O Savages Close

LOCATION PLAN



Scale:
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Date:
24 October 2011

Grid Reference:
431663 E, 261243 N

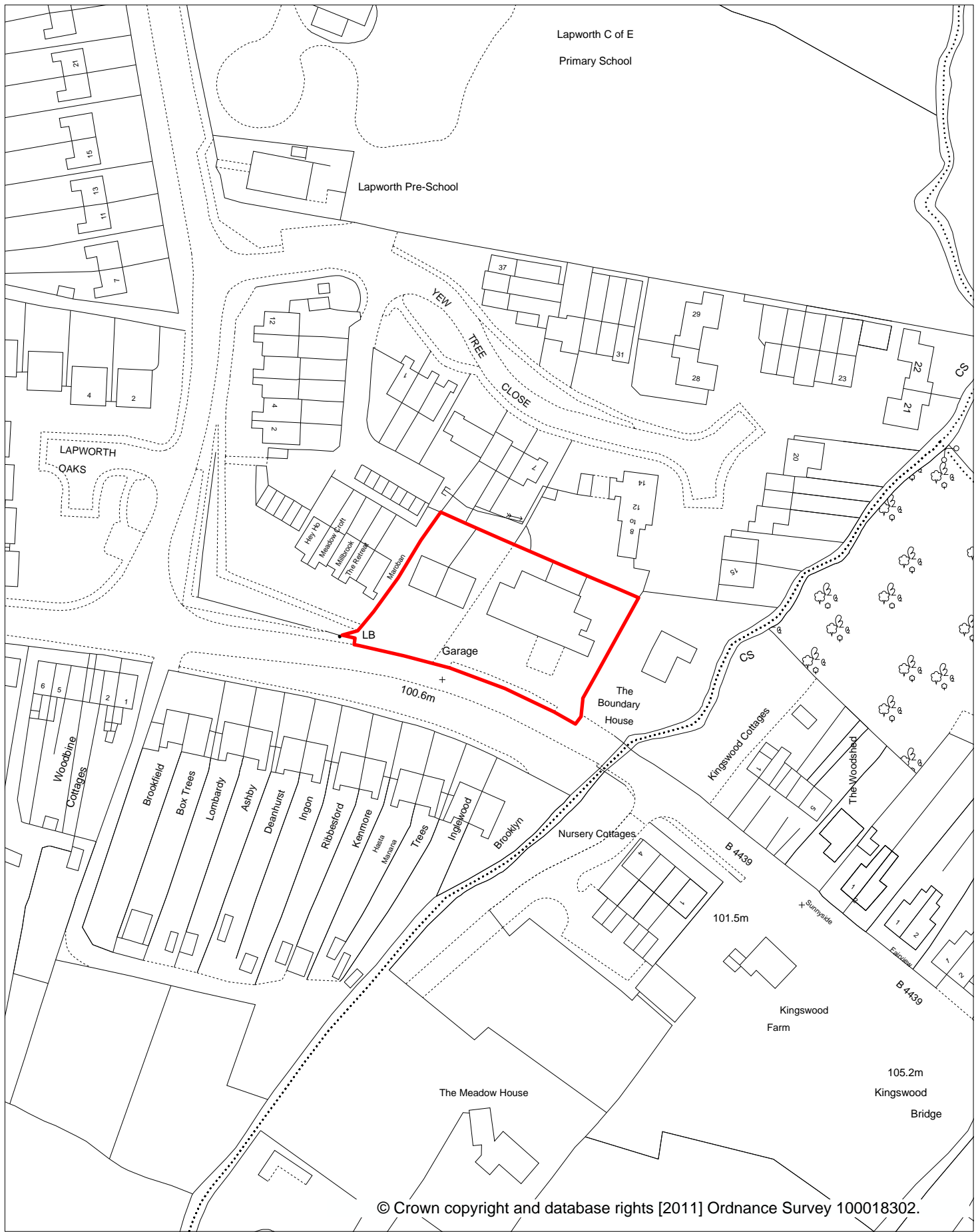
North:



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

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

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



R66 Land fronting Old Warwick Road

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

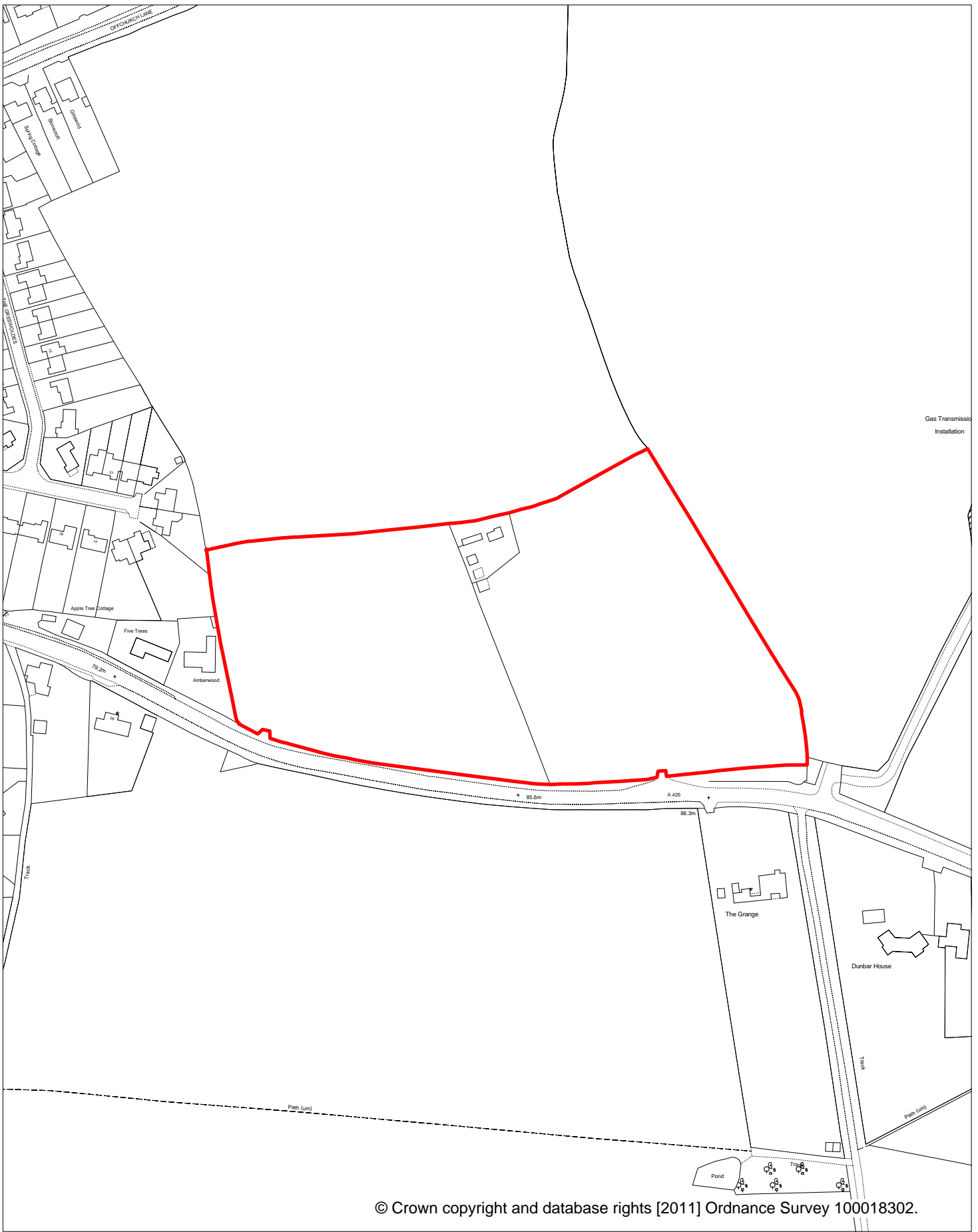
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418907 E, 271068 N

North:

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

Site Ref	R67	Site Name	Land fronting Southam Road
Site Size (Hectares)	3.38	Settlement	Radford Semele
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site		R41 Land at Southam Lane	

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	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
Physical Constraints	Scope for gaining access is very limited due to the alignment of the road constraining visibility. Reduction in speed limit and removal of hedgerows would be required. Eastern part of site is within Gas Pipeline Consultation Zone
Potential Impacts	Development of this site would lead to an inappropriate eastern protrusion into open countryside with loss of hedgerows
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part only subject to consultation with National Grid regarding the protection of the gas pipeline and evidence of local housing need.
Availability	
Owner has expressed an interest in releasing the site for development	
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.	



R67 Land Fronting Southam Road


LOCATION PLAN

Scale:
1:2500

Drawn By:
CP

Date:
03 November 2011

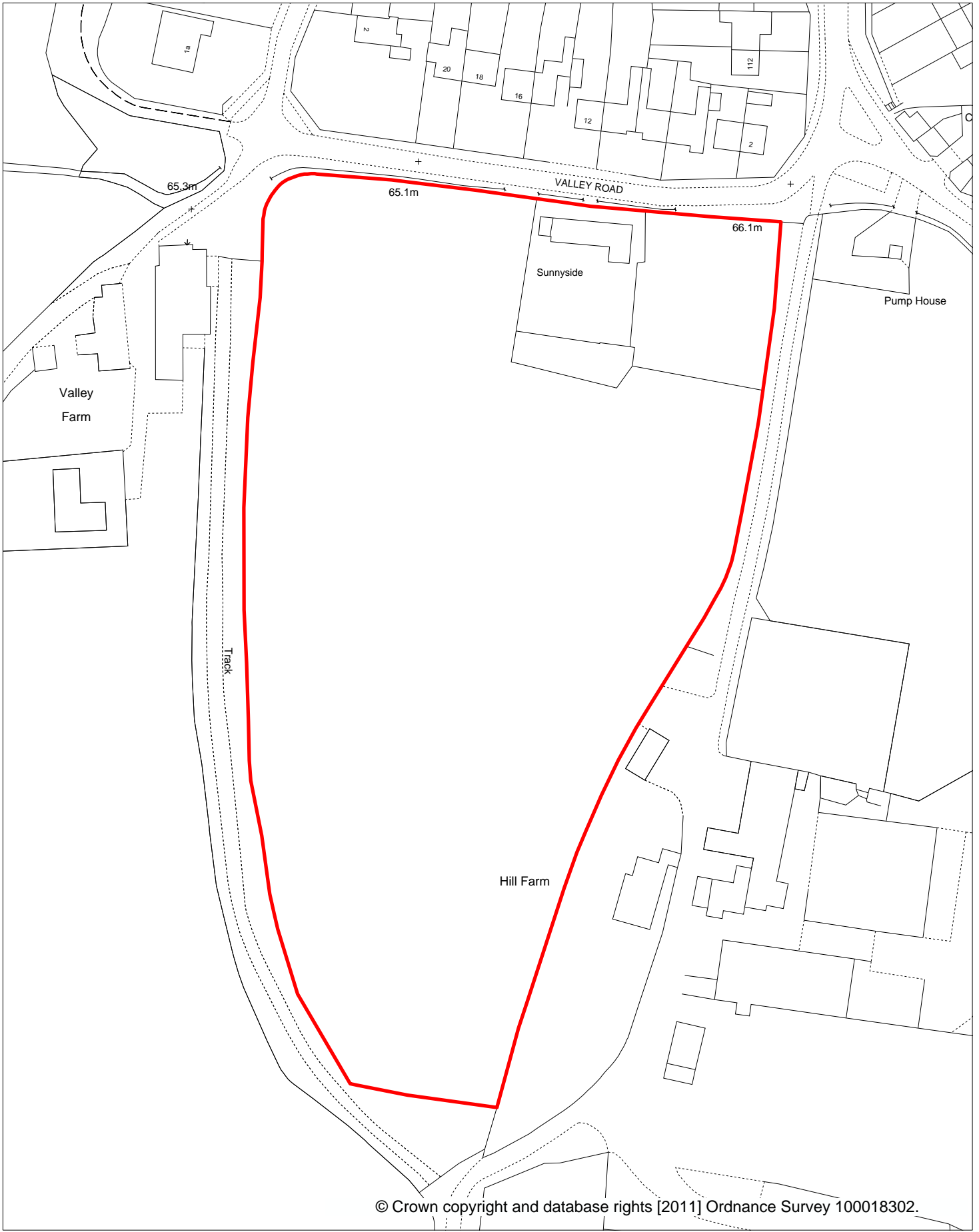
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434921 E, 264414 N

North: 

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

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

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



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R68 Sunnyside, Valley Road

LOCATION PLAN



Scale:
1:1250

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CP

Date:
03 November 2011

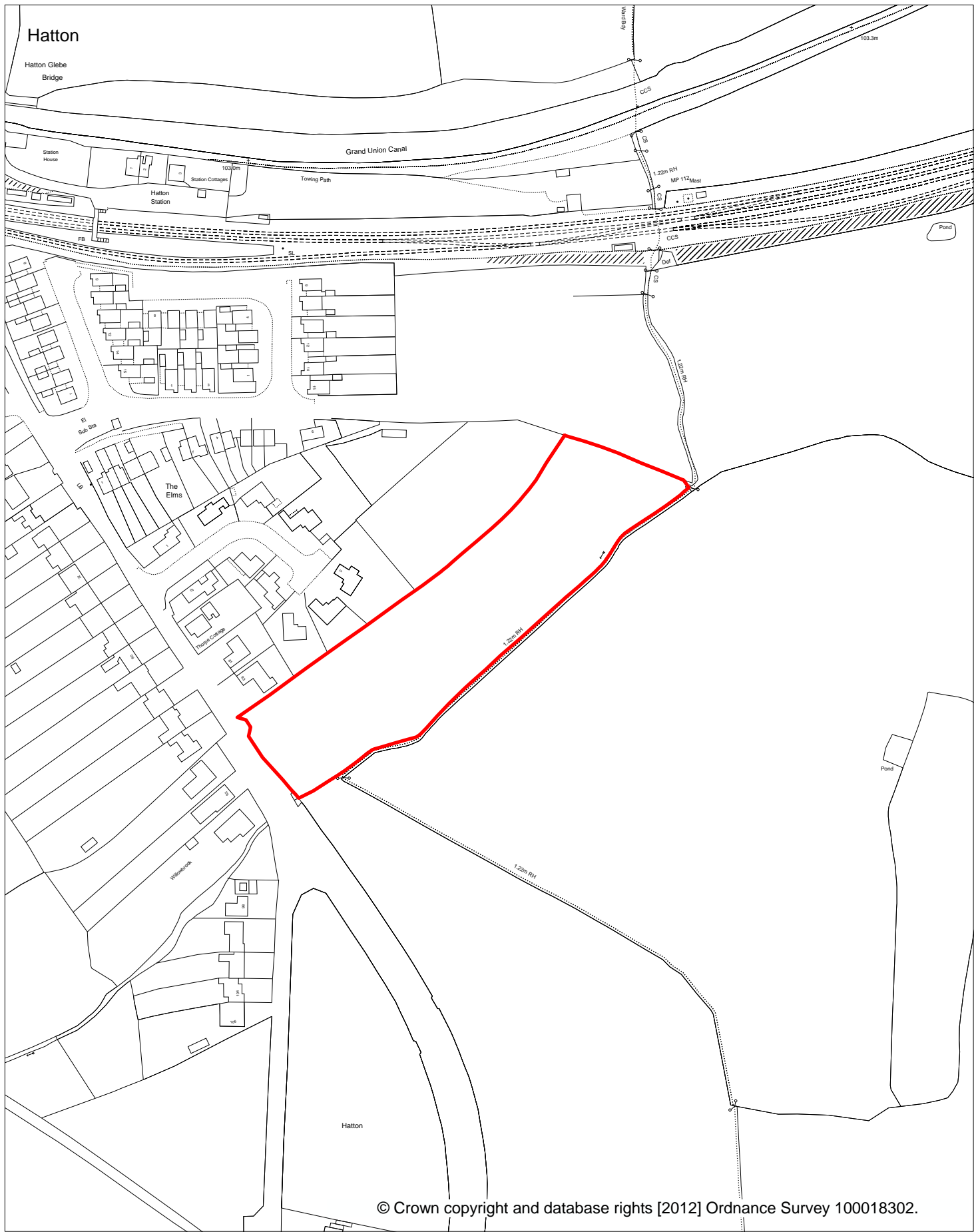
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North:



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

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



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R69 South of Elmdene Close

LOCATION PLAN



Scale:
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Date:
25 May 2012

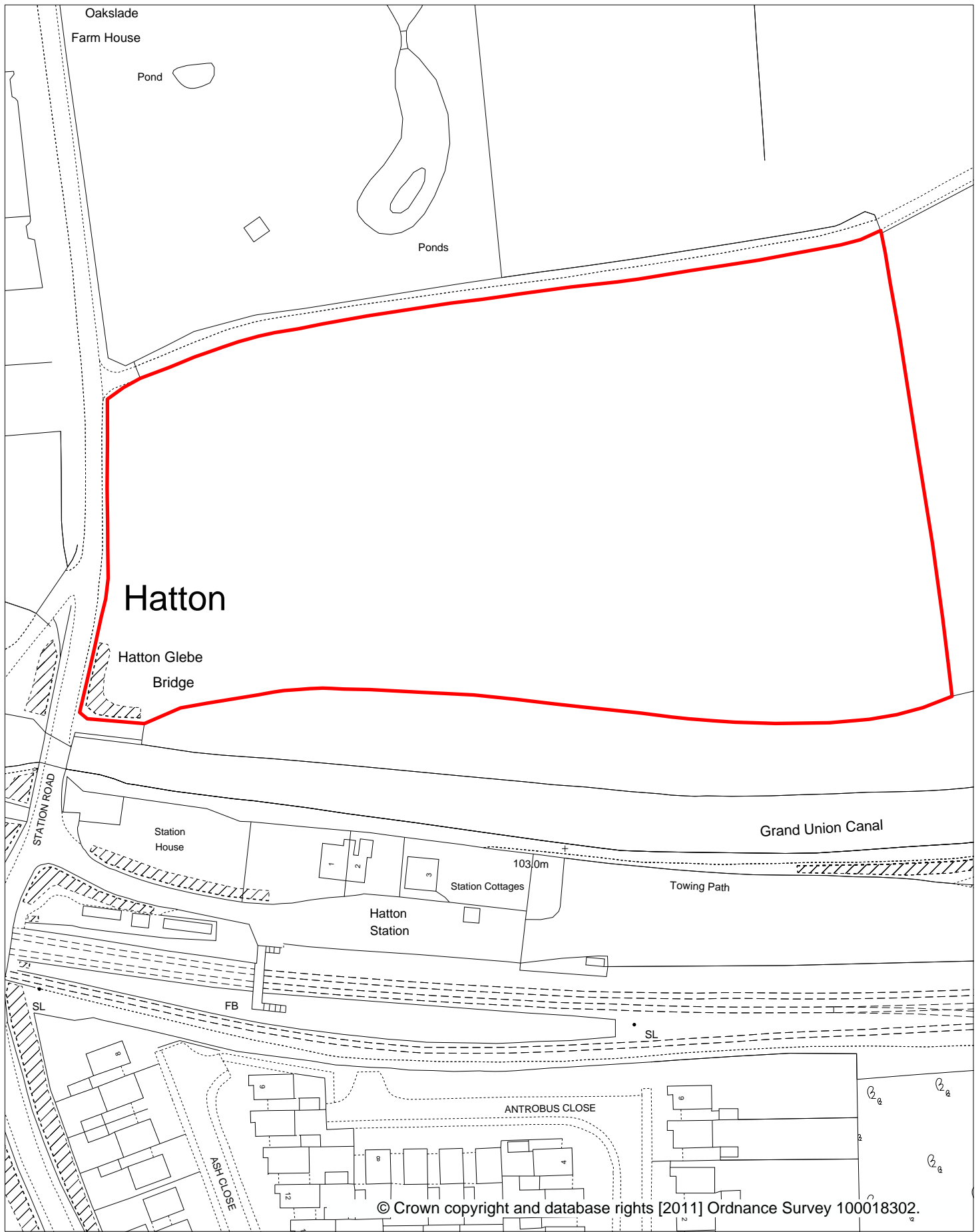
Grid Reference:
422575 E, 266197 N

North: 

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

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

Suitability for Housing	
Location	Edge of a village. Hatton Station has only a railway station.
Policy Restrictions	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
Physical Constraints	Access visibility is constrained by national speed limit on Station Road. Acceptable access could only be achieved with reduced speed limit.
Potential Impacts	Potential SINC on adjoining land to east and south Grade II Listed Building at Station House
Environmental Conditions	Generally satisfactory subject to noise mitigation from railway.
Overall Suitability	Potentially suitable in small part only subject to reduced speed limit and evidence of local housing need.
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Subject to evidence of local housing need and reduced speed limit. Access constraints could reduce 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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R70 North of Hatton Station

LOCATION PLAN



Scale:
1:1250

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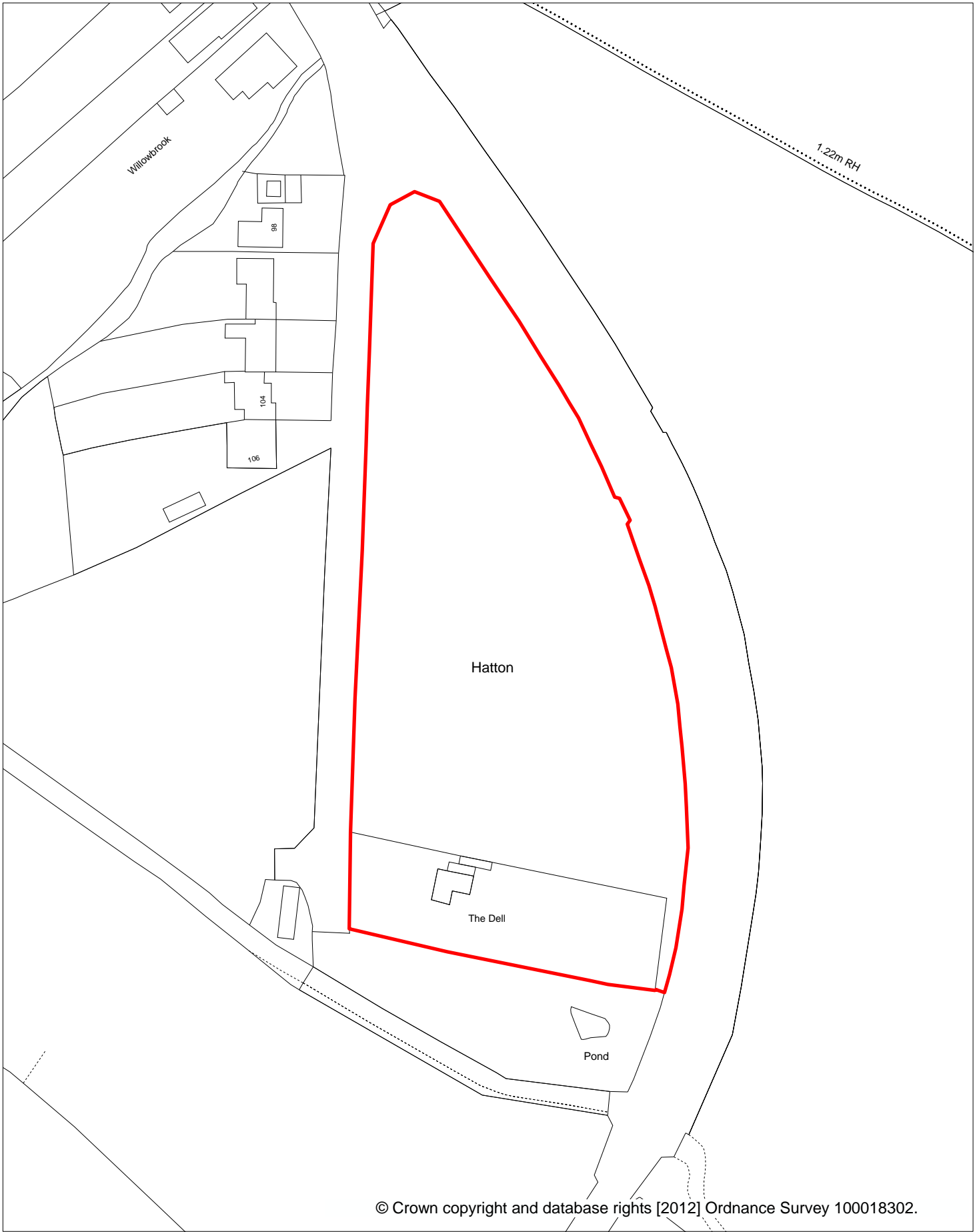
Date:
03 November 2011

Grid Reference:
422436 E, 266482 N

North: 

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

Suitability for Housing	
Location	Edge of a village. Hatton Station has only a railway station.
Policy Restrictions	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
Physical Constraints	Configuration of site, particularly at northern end where the narrowest part of site is bounded on two sides by roads. Access visibility is constrained by national speed limit on Station Road. Acceptable access could only be achieved with reduced speed limit.
Potential Impacts	None
Environmental Conditions	Impact of noise from motorway
Overall Suitability	Potentially suitable in small part only subject to reduced speed limit, evidence of local housing need, satisfactory layout and satisfactory noise mitigation.
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Subject to evidence of local housing need, speed limit reduction, satisfactory layout and noise mitigation. Constraints could reduce 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.	



R71 West of Station Road

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
422506 E, 265957 N

North:

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

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



R72 Cubbington Wood Yard

LOCATION PLAN

Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
435023 E, 269075 N

North:

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

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



R73 Land off Starmer Place

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
423457 E, 267295 N

North:

Site Ref	R74	Site Name	Land South of Arras Boulevard
Site Size (Hectares)	6.45	Settlement	Hampton Magna
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hampton Magna has a good range of facilities
Policy Restrictions	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
Physical Constraints	Footpath traverses southern edge of site. HBA Local Wildlife Site adjacent to site in south west corner Area of High Landscape Value
Potential Impacts	Site is relatively prominent in the landscape with intervisibility with historic core of Warwick
Environmental Conditions	Satisfactory
Overall Suitability	In small part only, around the edges of Hampton Magna, where development could enhance the transition from settlement to countryside
Availability	
Owner has expressed an interest in releasing the site for development	
Achievability	
Subject to evidence of local housing need and sensitive design to mitigate impact on the landscape	
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.	



R74 Land South of Arras Boulevard

LOCATION PLAN



Scale:
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Drawn By:
CP

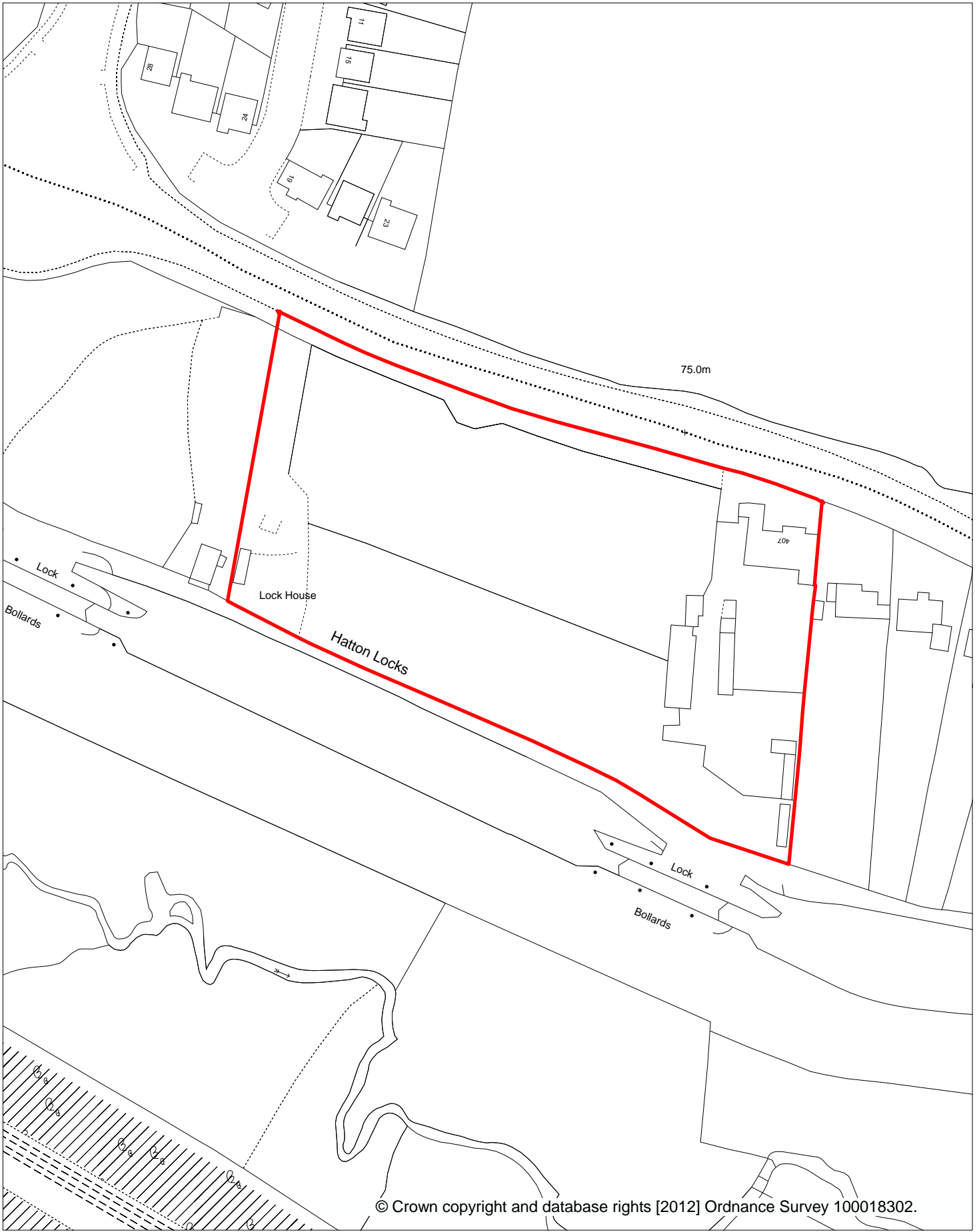
Date:
03 November 2011

Grid Reference:
426132 E, 264851 N

North: 

Site Ref	R75	Site Name	407 Birmingham Road & Land to West
Site Size (Hectares)	1.15	Settlement	Hatton
Source	SHLAA 11	Land Type	Greenfield & Previously Developed
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hatton has a limited range of facilities
Policy Restrictions	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
Physical Constraints	Configuration of site. Footpath runs through site towards Holy Trinity Church. Only potential point of access is from the northern access point of Starmer Place but no scope for emergency access.
Potential Impacts	Potential impact on adjoining Potential Local Wildlife Site/ Potential Local Site of Importance for Nature Conservation which runs along canal. Listed lock house close to western boundary. Consultation with British Waterways necessary regarding impact on adjacent Hatton Locks
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Subject to 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.	



R75 407 Birmingham Road and Land to West


LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
425281 E, 266448 N

North: 

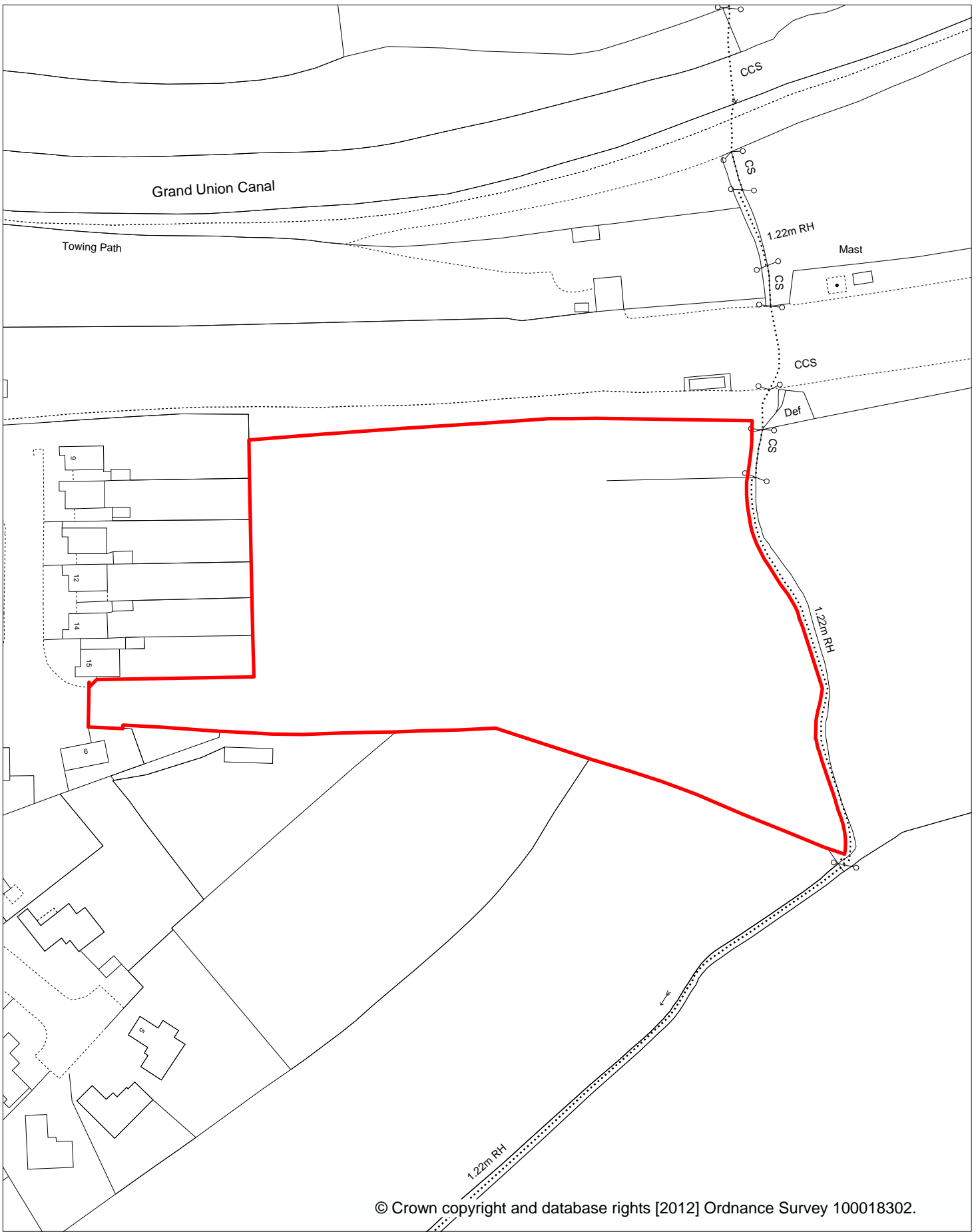
Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R76	Site Name	Confidential Site
Site Size (Hectares)	0.81	Settlement	Kenilworth/ Burton Green
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

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

Site Ref	R77	Site Name	Former Storage Depot Oakdene Crescent
Site Size (Hectares)	1.16	Settlement	Kenilworth/ Burton Green
Source	SHLAA 11	Land Type	Previously developed land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Hatton Green has only a railway station
Policy Restrictions	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
Physical Constraints	Proximity to railway
Potential Impacts	
Environmental Conditions	Noise from railway
Overall Suitability	Potentially suitable subject to noise mitigation measures
Availability	
Owner has expressed an interest in releasing the site for development.	
Achievability	
Subject to 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.	



R77 Former Storage Depot, Oakdene Crescent


LOCATION PLAN

Scale:
1:1250

Drawn By:
DR

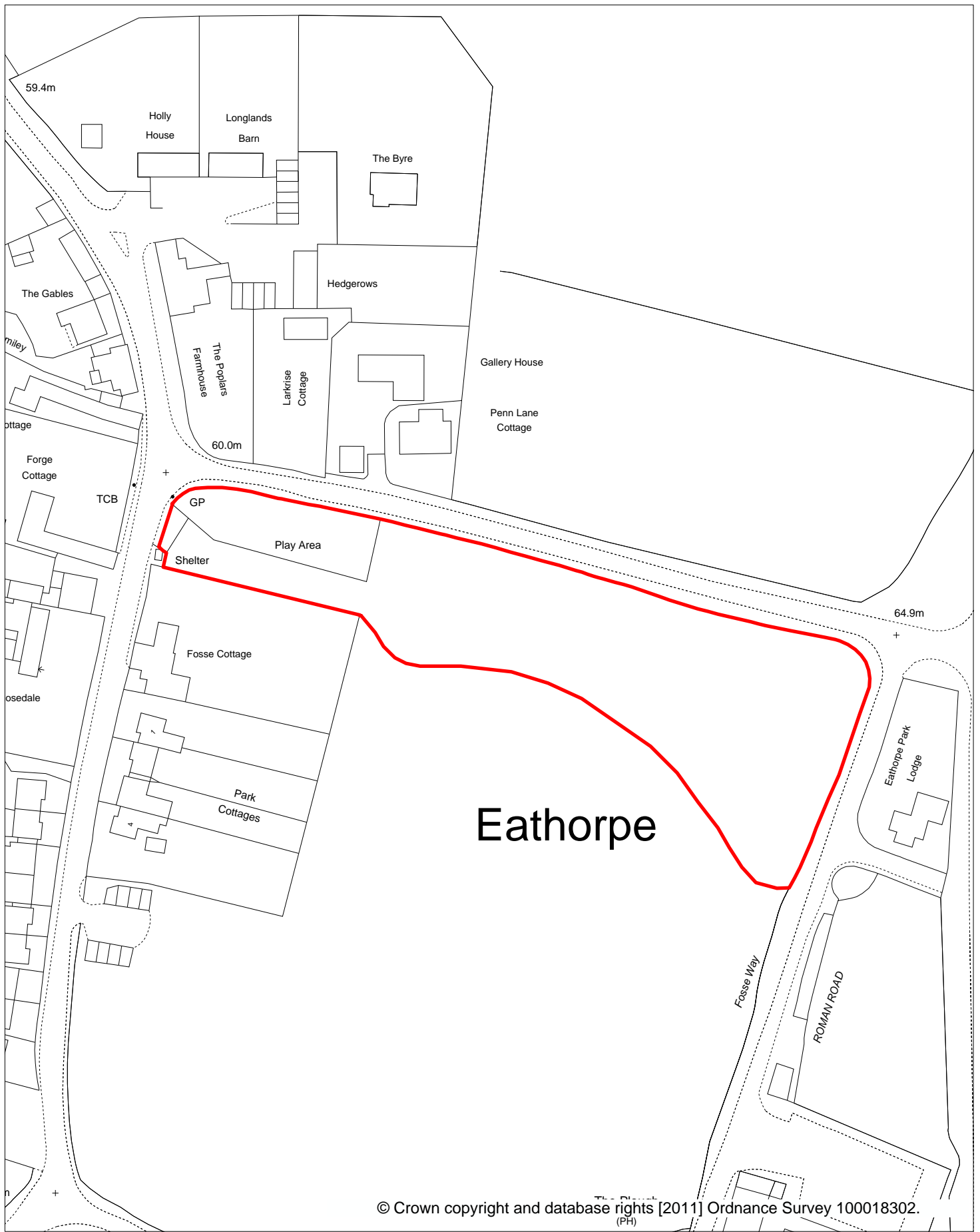
Date:
25 May 2012

Grid Reference:
422587 E, 266323 N

North: 

Site Ref	R78	Site Name	Village Field (North)
Site Size (Hectares)	0.60	Settlement	Eathorpe
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of village. Eathorpe has a very limited range of facilities and public transport
Policy Restrictions	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
Physical Constraints	Western part of site within Flood Zones 2, 3A & 3B Strong, uninterrupted hedgerows along northern and eastern boundaries. Narrow lanes unable to support much additional housing development
Potential Impacts	Impact on Eathorpe Conservation Area Impact on integrity and character of village by way of the loss of an important area of enclosed farmland, narrow lanes and strong uninterrupted hedgerows and the extension of the built area in a ribbon-type development along Penn Lane Loss of some Grade 2 Agricultural Land
Environmental Conditions	Satisfactory, although the village does not offer good transport links to the towns for jobs, schools and services
Overall Suitability	Not suitable due to impact on integrity and character of village and Conservation Area and partly high agricultural land value.
Availability	
Owner has expressed willingness to release site for housing along with R79 & R80 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
Achievability	
Housing Capacity	



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R78 Eathorpe Village Field (North)

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

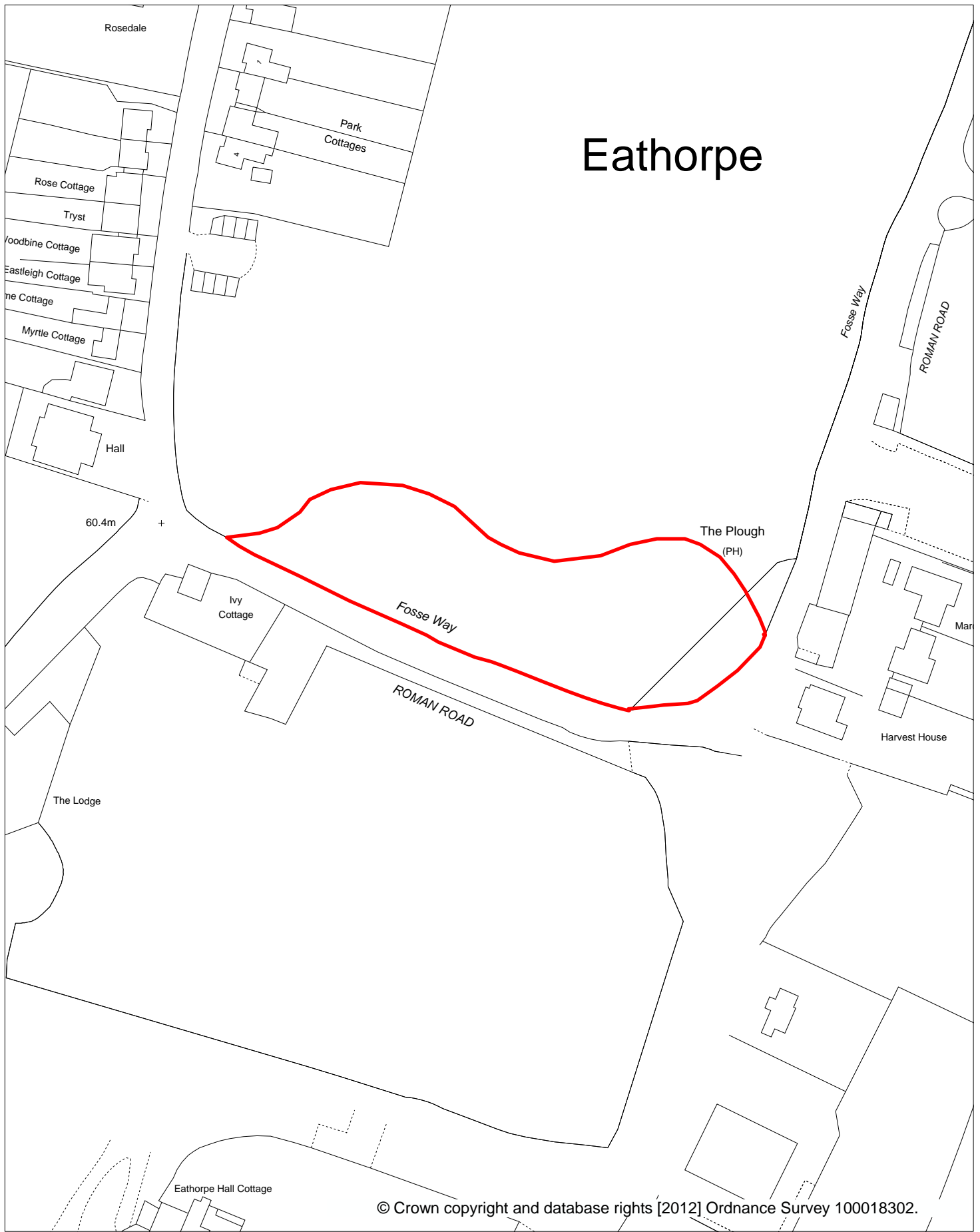
Grid Reference:
439231 E, 269139 N

North:

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

Site Ref	R79	Site Name	Village Field (South)
Site Size (Hectares)	0.38	Settlement	Eathorpe
Source	SHLAA 11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within built up area of village. Eathorpe has a very limited range of facilities and public transport
Policy Restrictions	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
Physical Constraints	Western tip of site is within Flood Zone 3A. Strong, uninterrupted hedgerows along southern and eastern boundaries. Narrow lanes unable to support much additional housing development
Potential Impacts	Impact on Eathorpe Conservation Area Impact on integrity and character of village by way of the loss of an important area of enclosed farmland, narrow lanes and strong uninterrupted hedgerows and the extension of the built area in a ribbon-type development
Environmental Conditions	Satisfactory, although the village does not offer good transport links to the towns for jobs, schools and services
Overall Suitability	Not suitable due to impact on integrity and character of village and Conservation Area.
Availability	
Owner has expressed willingness to release site for housing along with R78 & R80 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
Achievability	
Housing Capacity	



R79 Eathorpe Village Field (South)

LOCATION PLAN



Scale:
1:1250

Drawn By:
DR

Date:
25 May 2012

Grid Reference:
439205 E, 268973 N

North:

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

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



R80 Penns Lane, Eathorpe

LOCATION PLAN



Scale:
1:1250

Drawn By:
CP

Date:
03 November 2011

Grid Reference:
439283 E, 269189 N

North:

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

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