

Original 2013 / 14 SHLAA Reference	Site Name and Description	SHLAA - Location	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Configuration / Flooding	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
C01	Russells Garden Centre	Adjacent to Baginton village and immediately to the south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Topography - site slopes upwards to east. Flood Risk Zones 2 & 3A to south and west. Flood Risk Zones 2, 3A & 3B to south. Minerals Consultation Area. Significant number of mature trees on site. Unsatisfactory access point.	Potential SINC - River Stowe & Finham Brook. BAG5*O is also adjacent to a grade II listed bridge.	Noise and air pollution from A46. Air pollution from sewage works to the south of the site.	Not suitable due to flood risk to south and west, noise from A46 to west, air pollution and unsuitable access for the scale of the site.	The owners are considering options in this area, but will need to balance current commercial concerns with any potential part or full site release for residential development.	Potentially not achievable due to site constraints and commercial interests.	Not assessed.
C02	Land SW of Westwood Heath Road	Within the north of Burton Green Parish almost adjacent to Westwood Heath, Coventry. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt . Emerging policy direction supporting limited new housing in the more sustainable village locations.	Potential site access issues which may be overcome, depending upon adjoining land or demolition of nearby properties.	Agricultural Land Classification Grade 2. Would widen built form and is bounded on two sides by residential development. Substantial landscape impact.	Satisfactory	Unsuitable due to major landscape impact. Also concerns over site access.	The owner has expressed a willingness to release the site for development.	Not achievable due to substantial landscape impact.	2014/19
C04	Land at Oak Lea, Howes Lane	Edge of Coventry urban area. Finham has a range of services and facilities and is well connected to the wider urban area.	The site is located within the Green Belt. The majority of the site is within the Stoneleigh and Ashow Neighbourhood Plan Area.	Large domestic property (Oak Lea Farm) on the site. Steep slope rising to south-east. Configuration of the site. Large number of significant trees on site.	Potential impact on nearby residential amenity.	Noise and air pollution from A46. Considerable noise pollution is notable from the site.	Potentially suitable in part, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary of the A46.	Available - the owner has expressed an interest in releasing the site for development.	Achievable subject to designing a suitable scheme to overcome the configuration of the site and appropriate tree and vegetation cover / buffering.	2014/19

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C05	Land off Cromwell Lane, Burton Green	Within the north of Burton Green Parish almost adjacent to Westwood Heath, Coventry. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Former sports pitch / playfield. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Inadequate access through land to the side and rear of existing properties.	Impact from traffic movements on existing access on adjacent properties. High landscape impact.	Satisfactory	Not suitable due to high landscape impact and insufficient site access.	The owners have expressed a willingness to release the site for development.	Not achievable due to landscape impact and insufficient vehicular access.	2014/19
C07	Land at Mill Hill	Adjacent to the village and immediately south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Former Landfill Site - extensive remediation required. Japanese knotweed. Significant trees and TPO on site - mixed woodland including Poplar, Sycamore and Cherry. Public footpath runs across the site in northerly direction.	Adjacent to Conservation Area and Baginton church which is listed. Adjacent to Scheduled Ancient Monument. Potential SIN. Minor infill opportunities only. Site of Baginton Hall.	Landfill issues would need to be resolved. Air pollution from sewage works. Remediation scheme approved in 2007.	Not suitable as a whole site due to impact on Conservation Area and Ancient Monument and air pollution from sewage works. May be suitable in part.	Available - the owners have expressed an interest in releasing the site for development.	Very limited development option. Any partial re-development of the area, would need to carefully consider built heritage issues and remediation.	2019/24
C08	Land off Friends Close	Adjacent to Baginton village and immediately to the south of Coventry. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Topography. Former landfill site - extensive remediation required. Significant trees on site. Difficult site access in an elevated location.	In an elevated position within close proximity to existing dwellings. Impact on trees and garden area (Quarry Gardens).	Landfill issues would need to be resolved. Air pollution from sewage works.	Not suitable due to land contamination, air pollution from sewage works, impact on trees and difficult site access.	The owner has historically expressed a willingness to release the site for development.	Not achievable due to site constraints.	Not applicable.

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C20	North of Rosswood Farm	Land south of Baginton. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Flood Zones 2, 3A and 3B to the west. Topography, steep slopes to the west. Public footpath along western perimeter. Airport safeguarding constraints. Potential minerals site.	Scheduled Ancient Monument to North West. Conservation Area to north. Potential SINC River Sowe to south west. Extending finger of development into open countryside - although there are some development and commercial operations along Bubbenhall Road. BAG1*O abuts a particularly open part of the Baginton Conservation Area to the North. Millennium Field to the north of the site. Baginton Village Green West pLWS abuts the site to the north.	Air pollution from sewage works to south west. Noise and air pollution from flight path at Coventry Airport.	Potentially suitable at a very small scale, subject to overcoming physical constraints and potential impacts.	The owners have expressed a willingness to release the site for development.	Achievable subject to overcoming site constraints and proximity to airport, which might impact on scheme viability.	2014/19
C21	Land east of Andrews Close	Eastern edge of village location. Baginton has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Former Landfill Site - extensive remediation required. Site is located near an airport and has a narrow linear character, which may limit development options. Limited site access options.	Site is located to the rear of existing residential properties.	Landfill issues would need to be resolved. Air pollution from sewage works.	Not suitable due to land contamination and current location within the Gateway project area.	Site is currently included in the Gateway development area (identified specifically for environmental buffering). Within this current context the site is unlikely to be available for development.	Not achievable due to Gateway project.	Not applicable.

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L18	Allotment Land, Rugby Road, Cubbington	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt and allotment land. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Access issues would need to be resolved in conjunction with the wider development area. Allotments will need to be relocated.	Loss of allotment land - appropriate replacement space would need to be identified. Possible impact on nearby residential amenity. Need to minimise landscape impact.	Satisfactory	Site configuration and access restricts development options for this site in isolation. However opportunity to consider as part of a larger scheme which turns the Rugby Road / Coventry Road corner.	Landowner is willing to release land for development.	Only deliverable in conjunction with land outlined in CU2*O. Allotments would need to be relocated to another area, as part of the overall development option.	2014/2019
L18	Land opposite Willow Sheet Meadow	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt. Some history as a possible site for a small affordable housing scheme. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Suitable site access and internal road connections would need to be agreed that services both CU01 and CU02. Environmental screening will be required and the relocation of the allotments will need to be considered.	Impact on open landscape character.	Satisfactory	Extremely large SHLAA area, which may have development potential at a small scale.	Landowner is willing to release land for development.	Comprehensive scheme required in conjunction with CU01. Relocation of allotments required as part of the wider scheme.	2014/2019

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L22	Allotment Gardens, Coventry Road	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt and allotment land. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Insufficient visibility splays particularly in relation to current speed levels. Will require the relocation of the current allotment gardens.	Extending a ribbon of development into open countryside within an area of high landscape value.	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.	Not suitable due to insufficient access and potential landscape impact.	Landowner is willing to release land for development.	Not currently achievable, due to insufficient access and landscape impact.	2014/2019
L43	Waverley Equestrian Centre	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt land. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Insufficient visibility splays particularly in relation to current speed levels. Minerals consultation area.	Extending a ribbon of development into open countryside within an area of high landscape value. Site would need to come forward jointly with the allotment frontage site.	Satisfactory - although there may be some limited site contamination from the previous nearby land use on the now developed Cotton Mill Spinney Estate.	Not suitable due to insufficient access and potential landscape impact.	Landowner is willing to release land for development.	Not currently achievable, due to insufficient access and landscape impact.	2014/19
L53	North of Bungalow Farm	Edge of Cubbington village. Cubbington has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Elevated site in a highly visible location. Proximity to sports and social club. Vehcile access likely to be difficult.	Surface water flow off site. High landscape impact.	Satisfactory	Not suitable due to insufficient access and potential landscape impact.	Not confirmed	Not achievable due to access difficulties.	Not assessed.

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R02	South of School	Edge of village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.	The roads in the current estate by the school are narrow and congested. Site access would need to come through a new connection off the main road. National Grid high pressure gas pipeline runs through southern part of the site.	Impact on the physical form of the village. Will need a masterplan to consider wider implications of any development on playing field and associated facilities. Landscape impact will need to be minimised.	Satisfactory.	Potential suitable subject to suitable access being identified and a suitable master plan being in place.	The site is available at an early stage in the plan process with provisional discussions undertaken with developer interests in 2012.	Development is achievable subject to establishing suitable access arrangements and the development of a masterplan to integrate the development and minimise landscape impact.	2014/19
R10	South of Barford House	Within Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Part of a locally listed park and garden. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Protected hedgerows and trees within Barford House Estate.	Impact on the setting of Listed Building - Barford House. Impact on Conservation Area. Impact on Historic Parkland / Garden.	Satisfactory	Not suitable due to impact on historic parkland / garden and setting of an important listed building.	Owner has expressed a willingness to bring forward the site for development along with R09.	Achievable subject to overcoming the mitigation of impact.	2014/19

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R15	Land west of Wellesbourne Road	Within Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Priority given to the re-use of previously developed land. Emerging policy direction supporting limited new housing in the more sustainable village locations.	The site may contain the remnants of previous uses. Small site with slightly awkward layout.	Site is located near residential properties and an appropriate level of screening will be required.	Potential contaminated land issues associated with current and previous uses.	Potential suitable for small scale scheme in similar character to nearby dwellings.	The site is currently occupied by a car sales business, but the promoter suggests that the site could come available within 2 years.	Potentially achievable subject to resolving business relocation and addressing any site remediation issues.	2014/2019

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R16	Sherbourne Nursery	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement (VDS) resists further development of land between the village and bypass. Access would also punch through a strip of buildings in the designated conservation area. Emerging policy direction supporting limited new housing in the more sustainable village locations. The VDS indicates that large scale development would be inappropriate for the village.	The development of a suitable access to the site which is sensitive to conservation matters is critical. Local drainage and sewage infrastructure may also need to be enhanced.	Adjacent to the Barford Conservation Area which contains a number of listed buildings and as a result these sites have the potential to negatively effect the character and appearance of the conservation area and possibly the settings of the listed buildings. Will require a house to be removed from the Conservation Area.	No major issues - potential for limited site contamination due to previous use.	Potentially suitable in part subject to suitable access and overcoming concerns regarding impact on the Conservation Area.	Nursery no longer active on site and area has been cleared ready for development, subject to progress on planning application matters.	The settlement option is proposed at a reduced scale to the total SHLAA site to accommodate concerns about the scale of development previously proposed and proximity to bypass. Landowner is currently considering options.	2014/2019

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R22	Land west of Bishop's Tachbrook	Edge of village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.	An electricity line traverses the site	Northern part of the site would impact on views from southern edge of Warwick / Leamington. High landscape impact based upon recent survey work.	Satisfactory	Due to the zone's high visibility, and the area of young trees on the settlement edge, this zone is considered unsuitable for development.	The site is under the control of a single landowner who has confirmed that the site is available for development.	The site is capable of achieving development within 5 years, but will result in high landscape impact.	2014/19
R31	Land at Tachbrook Hill Farm	Edge of Village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area.	TPO113 on site. Site access may be restricted due to insufficient visibility splay. Layout would need to respect existing residential properties and connect well with existing village.	Impact on the physical form of the village. Little potential connectivity to the village - essentially a new estate on the edge of the village. High landscape impact.	Satisfactory	Unsuitable as a large development due to landscape impact, erosion of rural character and concerns over suitable site access, site configuration and connectivity to existing built form.	Land in single ownership and the owner has expressed an interest in bringing the site forward for development.	Not achievable as a large scheme due to high landscape impact and associated issues.	2014/19
R38	Land north of Birmingham Road	Edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Smiths Covert potential LWS to the north of the site. Surface water flooding towards south of the site boundary associated with flood storage issues locally. Visibility splay is not sufficient to the right.	Loss of open field landscape. Potential loss of some high value linear landscape features (hedgerows primarily).	Satisfactory - moderate traffic levels and desk top study required regarding any site contamination from previous hospital use.	Potentially suitable subject to resolving site access and surface water issues.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming access and surface water flooding issues.	2014/19

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R40	Land at the Gatehouse	Edge of village. Shrewley Common has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Located near railway cut - potential noise issues.	Protected roadside tree to the south east.	Satisfactory subject to noise alleviation.	Suitable for small scale development to round-off the village envelope.	Owners have expressed a willingness to bring forward the site for housing.	Achievable subject to suitable noise alleviation matters and any impacts on site viability.	2014/19
R41	Land south of Southam Road	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.	Footpath runs east to west through the site. Buffer required along the brook to the south for surface water drainage. South eastern part of the site is within Gas Pipeline Consultation Zone. Vehicle access into the site is unlikely to be achievable due to insufficient visibility splays.	Development may have potential to worsen drainage along the valley of the brook to the south of the village. Major impact on high value open landscape character.	Satisfactory - small sand and clay quarry nearby.	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed a willingness to bring the site forward for development.	Not achievable due to poor vehicle access.	2014/19
R51	Land SE of Shrewley Common	Edge of village. Shrewley Common has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Located near railway cut - potential noise issues.	Potential loss of current house.	Satisfactory subject to noise alleviation.	Suitable for small scale development to finish village envelope.	Owners have expressed a willingness to bring forward the site for housing.	Achievable subject to suitable noise alleviation and any impacts on site viability.	2014/19

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R53	Rear of the Hamlet	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	Would require third party access agreement. Site borders protected Ancient Woodland to the north and west of the site. Noise from A46. A gas pipeline traverses the site.	Potential SINC along A46 corridor to the east. Ancient Woodland to the north and east. Inappropriate northern extension to limits of the village. High landscape scoring.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to access and environmental impacts.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.
R54	Land North of Hill Wootton Road	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	Noise from A46. Works on access and visibility splays may require the removal of trees on frontage. Narrow development site.	Wootton Spinneys pLWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46.	Owner has expressed an interest in releasing the site for development.	Potentially achievable but may result in a loss of the tree corridor.	Not assessed.
R56	South West Radford Semele	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.	Footpaths run along west and eastern boundaries of the site. Hedgerows have high habitat value.	Potential impact on flooding of whitnash Brook to west. The development of the whole site would be out of scale with existing village. High landscape value assessment	Satisfactory	Potential suitable in part, subject to the results of traffic impact work and sufficient environmental screening.	Owner has expressed an interest in releasing the site for development.	Achievable subject to traffic impact results.	2014/19

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R62	Land off Warwick Road	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	Relationship of the site to the rest of the village - only the south eastern corner is adjacent to the built up area of the village. A gas pipeline traverses the site.	Protected woodland and potential SINC immediately to the west of the site. High landscape scoring.	Satisfactory, but not well related to the village.	Not suitable due to relationship to the settlement and high landscape scoring.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.
R67	Land north of Southam Road	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.	Access into the sites cannot be achieved. Unlikely to be an option to reduce speed level and knock-on reduction in visibility splay requirements. Eastern part of the site is within a Gas Pipeline Consultation Zone.	Development of this site would lead to an inappropriate eastern protrusion into open countryside with loss of hedgerows. Area of high landscape value.	Satisfactory	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to poor vehicle access.	Not assessed.
R71	West of Station Road	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Access into the site can not be achieved. Carriageway on the side road is not wide enough for two vehicles to pass each other. Configuration of the site particularly at northern end where the narrowest part of the site is bounded on two sides by roads.	High landscape impact.	Close proximity to road network. High levels of ambient traffic noise.	Not suitable due to site access problems and landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to insufficient site access.	2014/19

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R74	Land south of Arras Boulevard	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Footpath traverses southern edge of the site. HBA Local wildlife site adjacent to the site in south west corner. Drainage and sewage infrastructure is limited locally.	Site is relatively prominent in the landscape with intervisibility with historic core of Warwick. Site levels will require addressing. Need to effectively manage on-site surface water. Relatively high landscape scoring.	Satisfactory	Some suitability subject to sufficient site screening and high quality layout sensitively positioned in relation to the existing settlement.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming landscape and site screening issues.	2014/2019
R75	407 Birmingham Road and land to West	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt and listed buildings. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Appropriate access would be required onto a busy main road. Listed Lock House, close to western boundary. Canal border along south edge.	Potential impact on Grand Union Canal potential LWS. Listed lock house close to western boundary. Consultation required with Canal and River Trust regarding potential impact on adjacent Hatton Locks. Aspects of the site are of high and medium landscape value. Potential ribbon development impact. Historic earthworks noted.	Satisfactory	Not suitable due to impact on potential LWS, canal corridor and area of high landscape value.	Owner has expressed an interest in releasing the site for development.	Not assessed.	2014/19
R77	Former Storage Depot, Oakdene Crescent	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Narrow site access. Close proximity to railway corridor. Brook corridor around edge of site. Potential site contamination from previous use. Evidence of protected species on site.	Close proximity to existing residential properties. Loss of informal recreational open space. High landscape value.	Potential site contamination associated with nearby railway use and previous use on site.	Potentially suitable in part subject to overcoming physical constraints and appropriate provision of habitat for protected species.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming site constraints, on site species issues and a full viability evaluation.	2014/19

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R83	Land off Wasperton Lane Extended	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	The site was originally identified for a 11 unit affordable housing scheme. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Strong re-defined boundary required. Site may have options for extension subject to landownership and environmental considerations.	May encourage the further erosion of the field landscape in this area. High / medium landscape scoring.	Not major issues identified.	Concerns over erosion of the wider agricultural landscape. Very open landscape which may encourage spawl.	The landowner withdrew interest in an affordable housing project during 2012. No further discussions have taken place.	Open field landscape with reasonably good access onto Wasperton Road.	2019/2024
R84	Land off Bremridge Close	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Access would be through the existing estate. Outside of defined settlement boundary.	Fairly long access to the site through an established residential area may limit site appeal and reduce residential amenity by increasing traffic levels.	Potential reduction in residential amenity.	None detailed - SHLAA mentions that trees are restricted to the site boundaries and therefore minimal losses would be anticipated as a result of the proposed development.	Potentially suitable subject to minimising residential impact on nearby scheme and the possible provision of a secondary pedestrian access to the site.	The promoter has indicated that the site is available for development.	Generally a level field with access through existing new estate.	2014/2019

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R85	Land to the south of Westham Lane	Ajdacent to village envelope. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Access would be through the existing estate.	Fairly long access to the site through an established residential area may limit site appeal and reduce residential amenity by increasing traffic levels.	May encourage the knock through of an access road to a larger development area. The Granville Arms is currently on the market.	Satisfactory	Not suitable due to length of access to the site and potential to encourage a knock through in the current built form.	Owner has expressed a willingness to bring forward the site for development along with an adjacent parcel of land.	Consists generally of two fields with access off Westham Lane. Any new development would need to be linked to development off Bremridge Close.	2014/19
R86	Land north of Telephone Exchange	Edge of Barford Village. Barford has been identified as a growth village with a range of services and facilities.	Barford Village Design Statement resists further development of land between the village and bypass. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Part of the SHLAA area is located within Flood Zone 2 and Flood Zone 3. Small part of the site fronting onto Bridge Street is located within the Barford Conservation Area. Highway access to the site is below standard.	Potential impact on conservation area and nearby residential amenity.	Potential high traffic noise levels from an elevated section of the Barford bypass.	Not suitable due to insufficient highways access, potential noise pollution and partial site flooding.	There are no ownership constraints. A promotional agreement has been entered into with the landowner.	The promoter believes that flood risk and conservation area constraints can be overcome. Highways access issues are unlikely to be overcome.	2014/2019
R86	Land Off Brome Hall Lane	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Stratford Upon Avon canal potential LWS borders the south eastern edge of the site. Site is slightly separated from the main built up form and would have a significant impact on landscape character.	Listed building located near the north of the site. Isolated development.	Not assessed.	Not suitable due to high landscape impact and separation from the main settlement.	Not assessed.	Not assessed.	Not assessed.

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R87	Red Lane to the south of New Farm	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	2014 / 2019
R88	Land North of The Small Holding, Red Lane, Burton Green	Within the linear, Red Lane corridor, which is within Burton Green Parish. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Some significant trees and hedgerows.	Flat open landscape, with significant hedgerow frontage planting and some mature trees. Loss of Grade 2 Agricultural Land. Would result in ribbon development along Red Lane. Reasonably high landscape impact.	Satisfactory	Impact on the landscape and character of the area. Would create additional ribbon development along Red Lane and may encourage other similar types of development.	Owner has expressed a willingness to bring forward the site for development.	Not suitable due to promotion of ribbon development and high landscape impact.	Not assessed
R89	Land off Hodgetts Lane	Land to the rear of properties off Hodgetts Lane and Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	The site relies upon HS2 coming forward within the plan period to provide land and suitable access.	Impact on residential amenity.	Satisfactory	Not suitable at this stage due to lack of access and proximity / location in relation to HS2.	The owners have expressed a willingness to release the site for development.	Not suitable due to proximity / relationship to HS2.	2014/19

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R90	Burrow Hill Nursery	Land located along northern edge of Red Lane and Hobb Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	BPA Managed Pipeline (high pressure liquid fuel) runs through north east corner of the site. Previous use and buildings on many parts of the site. Mature trees and hedgerows along frontage. Need to consider development relationship and access to dwellings not included in the potential development area. Long Meadow Farm Grade 2 listed building is immediately to the south of the site.	Significant change in landscape character. Potential loss of hedgerows and trees. May require closure / relocation of business. Landscape impact may be significant.	Need to effectively manage surface water run off / flows, given the site's slightly elevated position. BPA high pressure fuel pipeline cuts across the northern edge of the site. A 3 metre each side of the pipeline easement will be required. Detail approval process will need to be adhered to as part of site development considerations.	Some potential in part, subject to protection of landscape character and vegetation.	The owners have expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout and landscaping considerations.	2014/19 - but also subject to HS2 issues.
R91	Land at the rear of Peeping Tom Pub	Land located to the rear of Cromwell Lane, Burton Green Village. Burton Green has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Access through Public House car park would be required. Relationship to public house for layout and design. Development would present an isolated finger of growth outside the linear corridor of Cromwell Lane.	Potential impact on nearby residential amenity. Physical layout not in keeping with nearby built form.	Satisfactory	Requires third party site access agreement. Relationship with the pub critical and may encourage further development, including the re-use of the pub.	The owner has expressed a willingness to release the site for development.	Potentially achievable subject to overcoming layout, access and landscaping considerations.	2014/19

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R92	Former Tennis Courts, Warwickshire Police HQ	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19
R94	Land west of Stanks Farm	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Close proximity to railway line and station. Drainage and sewage infrastructure is limited locally.	Major eastwards extension of the settlement. Major impact on open field landscape.	Satisfactory subject to suitable noise alleviation connected to the railway line and station.	Some potential for development but would result in a major eastwards extension of Hampton Magna	Owner has expressed an interest in releasing the site for development.	Achievable to overcoming noise issues and minimising landscape impact.	2014/2019
R95	Land north of Montgomery Avenue	Edge of Hampton Magna and Hampton on the Hill villages. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Appropriate site access can not be achieved. Drainage and sewage infrastructure is limited locally. Trees / hedgerows are strong features.	Loss of sensitive frontage, coalescence of settlements	Satisfactory	Not suitable due to insufficient highways access and coalescence of settlements	Not assessed	Not achievable due to insufficient site access and potential impact on frontage.	Not assessed.

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R96	Maple Lodge	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	The site slopes downhill away from Old Budbrooke Road.	High landscape impact. May encourage further erosion of Green Belt to the west of Hampton Magna	Satisfactory subject to further research regarding any potential lead pollution.	Not suitable due to high landscape impact.	The site is in single ownership and can be delivered immediately.	Not achievable due to high landscape impact.	2014/19
R97	Land south of Lloyd Close	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Site levels could be problematic.	High residential impact. Major impact on open field landscape.	Satisfactory	Not suitable due to major impact on residential amenity. Initial developer interest has not progressed.	Not confirmed	Initial developer interest not progressed.	Not assessed.
R98	Land to the east of Clinton Avenue / Gould Road	Edge of Hampton Magna village. Hampton Magna has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	A46 road corridor is within close proximity. Drainage and sewage infrastructure is limited locally. Proximity to sewage works.	High landscape impact in a very visible Green Belt location. Surface water drainage off from field.	Noise issues from the A46 will need to be tackled as will any odor from the sewage works.	Not suitable due to high landscape impact and proximity to A46 / sewage works.	Owner has expressed an interest in releasing the site for development.	Not achievable due to high landscape impact.	2014/2019

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R99	Land north of Grand Union Canal	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Hatton Hill Fields potential LWS borders the eastern edge of the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS.	Substantial landscape impact. Potential impact on LWS areas. Development site is separated slightly from main built up area. Could be perceived as ribbon development in parts.	Satisfactory	Not suitable due to landscape impact, potential impact on LWS's and partial separation from main built up form of Hatton Park, leading to ribbon development.	Owner has expressed an interest in releasing the site for development.	Not assessed.	2014/19
R100	Land south of Charingworth Drive/ Birmingham Road Roundabout	Edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt and listed buildings. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Appropriate access would be required onto a busy main road. Listed Lock House, close to eastern boundary. Canal border along south edge.	Potential impact on Grand Union Canal potential LWS. Listed lock house close to eastern boundary. Consultation required with Canal and River Trust regarding potential impact on adjacent Hatton Locks. Aspects of the site are of high and medium landscape value.	Satisfactory	Not suitable due to impact on potential LWS, canal corridor and area of high landscape value.	Availability has not been confirmed.	Hedgerow and tree fronted site which may hold significant environmental benefits which could reduce deliverability.	Not assessed.
R101	Land north-west of Severn Trent Treatment Works	Opposite the edge of Hatton Park village. Hatton Park has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Hatton Hill Fields potential LWS covers the site. Hatton Locks Meadows LWS borders the southern edge of the site. Wider Grand Union Canal potential LWS.	Loss of potential LWS. Impact on other LWS areas. Adjacent to Hatton House which is a listed building, part of the site may also be a locally listed park and garden.	Close proximity to Severn Trent Water Treatment works.	Not suitable due to loss of a potential LWS.	Availability has not been confirmed.	Marketability may be a factor given its proximity to the treatment works.	Not assessed.

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R102	Land off Station Road	Edge of the village location. Hatton Station has a very limited range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Very close proximity to motorway corridor. Only suitable for small scale linear development.	Loss of agricultural land. Medium landscape value.	Very close proximity to motorway. High levels of ambient traffic noise.	Some limited potential subject to suitable environmental screening and noise abatement.	Owner has expressed an interest in releasing the site for development.	Will require a review of viability given the size of the scheme and requirements for environmental screening and noise alleviation.	2014/19
R104	Former Aylesbury House Hotel and Surrounds	Edge of village location. Hockley Heath has a wide range of local service and facilities.	Green Belt and listed building policies.	Aylesbury House is a listed building with a historic walled garden. Development would need to be carefully managed within this context. Visibility splay for access is insufficient, but evidence of previous commercial use on site. Layout and design of the site would require close involvement of WDC Conservation Team. Development within the grounds of the former hotel are required to cross-subsidise the re-build / conversion of the listed house. Newer buildings and hardstanding on site will require demolishing / reuse.	Impact on listed building. Parts of the site are fairly open. Small gap between the property and its curtilage and Hockley Heath.	Satisfactory - although attention will need to be paid to managing any asbestos found on site.	Suitable in part, subject to establishing a clear policy position on development in these types of locations / circumstances and the development of a suitable masterplan for the scheme.	Owner has expressed an interest in releasing the site for development.	Delivery will be dependent upon new policy directions, scheme viability modelling and the development of a satisfactory masterplan for this sensitive site.	2019+

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R105	Swallowfield Stud	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Regular site flooding linked to nearby brook.	Loss of equestrian land.	Localised flooding	Not suitable due to localised flooding.	No confirmation of landowner interest.	Not achievable due to flooding and uncertainty about landowner interest.	Not assessed.
R108	Meadow House, Kingswood - near the edge of settlement location within the main built-up form of Kingswood settlement	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	SFRA - Areas Susceptible to surface water flooding less and more. / River Alne Local Wildlife Site (LWS) runs along the western edge of the site. SFRA - Minor Rivers down the middle of the site.	Neighbouring Kingswood Farm is Grade 2 listed. / 1-5 Old Warwick Road opposite the site is Grade 2 listed. Development may have an adverse impact on surface water drainage in the locality. Adjacent to listed waterways and listed locks.	Part of the site may be subject to surface water flooding.	May be suitable in part subject to detailed assessment of surface water flooding issues and suitable protection of local wildlife corridor.	Development option available within 2 years.	Potentially achievable development level (20 units) , subject to accommodating local surface water flooding issues.	2014/19
R109	Kingswood Farm, Old Warwick Road - edge of settlement location, within the main built-up form of Kingswood Settlement	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Grand Union Canal Potential SINC towards the eastern boundary of the site. Access to the site needs to be resolved.	Kingswood Farm is a grade 2 listed building within the north westen section of the site. Adjacent to listed waterways and listed locks.	Satisfactory	Potentially suitable in part subject to resolving site access and protecting the Kingswood Farm listed building.	Available for development subject to discussion with neighbour over timescales.	Potentially achievable for small scale development - subject to resolving primarily site access issues.	2014/19

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R110	Land south of Kingswood Close - Potential linear infill location within Kingswood Settlement	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Number of tree preservation orders along the frontage of the site. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.	Listed building towards the south east of the site - potentially significant impact on setting. Significant impact on landscape character.	Satisfactory	Not suitable due to impact on tree frontage and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to environmental impact.	Not assessed.
R111	Station Lane, Opposite Gowen Bank	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Small number of tree preservation orders along site frontage. Site access will require the removal of a number of mature trees. Narrow development site. In an area of high landscape value.	Significant impact on landscape character. Access will require removal of tree frontage.	Satisfactory	Not suitable due to impact on tree frontage and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to environmental impact.	Not assessed.
R113	Land south of the Stables, Station Lane	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Access very limited and would have to be made off existing driveway. Substantial number of tree preservation orders. In an area of medium to high landscape value.	Potential impact on landscape character - but the site is also well screened.	Satisfactory	Some limited potential but restricted by very poor site access.	Owner has expressed an interest in releasing the site for development.	Achievable subject to minimising landscape impact.	2014/19

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R114	Land to the South of Rising Lane, Kingswood	Edge of village. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Insufficient site access. Proximity to listed building. In a corridor of high landscape value.	Significant impact on landscape character.	Satisfactory	Not suitable due to insufficient site access and significant landscape impact.	Owner has expressed an interest in releasing the site for development.	Not achievable due to insufficient access.	2014/19
R115	Rear of Brome Hall Lane	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Improved site access required. Tree preservation orders on northern edge of the site.	Close relationship to open field landscape which will need to be protected.	Satisfactory	Suitable for small scale development subject to access improvements and sufficient site screening.	Awaiting confirmation of landowner interest.	Achievable subject to landowner interest.	2014/19
R116	East of Lensana, Warwick Road	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Very close proximity to railway line and bridge. Very limited site access, but lower traffic speeds. Only suitable for small terrace scheme.	Loss of informal parking area.	Satisfactory	Suitable subject to resolving site design issues.	Confirmation of multiple landownership interest required.	Subject to confirmation of landowner interest.	2014/19
R116	Land to the East of Church Lane	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.	Nearby church is a listed building. Site access requires detailed assessment. Drainage and sewage systems are limited and of their time. Any new scheme will have to manage its impact and avoid adding to local problems.	Potential large landscape impact. Need to protect the curtilage and setting of the listed church building.	Satisfactory	Some potential for development subject to highways assessment and detailed review of landscape impact.	Owners have expressed a willingness to bring forward the site for housing.	Achievable subject to traffic impact results and landscape impact.	2014/19

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R117	Priory Farm	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Regular site flooding linked to nearby brook.	Loss of agricultural land.	Localised flooding	Not suitable due to localised flooding.	No confirmation of landowner interest.	Not achievable due to flooding and uncertainty about landowner interest.	Not assessed.
R118	Land South of Hill Wootton Road	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	Nosie from A46. Works on access and visibility splays may require the removal of trees on frontage.	Wootton Spinneys pLWS bounds the site immediately to the east. Loss of trees would impact significantly on the landscape character of the area. Loss of important environmental buffer between the settlement and A46. Major loss of open landscape.	Satisfactory - although substantial road / traffic noise issues will need to be addressed as part of any development.	Not suitable due to impact on trees along the frontage and loss of environmental buffer to A46.	Owner has expressed an interest in releasing the site for development.	Potentially achievable but may result in a loss of the tree corridor.	Not assessed.
R120	The Paddock, Warwickshire Police HQ	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site. North eastern edge of the site borders Cattle Brook pLWS.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

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R121	Land north of main entrance, Warwickshire Police HQ	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.	Access would need to be made along the existing driveway. The development would need to be of a high standard reflecting its relationship to an important listed building. Suitable screening will be required. Tree Preservation Order covering the site.	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19
R123	Warwickshire Police HQ - Northern Lodge	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and also listed building considerations. Other status issues - see existing local plan.	Site located near an existing building. Existing access may not support higher housing numbers. Gas Pipeline Consultation Zone (outer Zone). Police HQ Sportsground Use	Adjacent / forms part of locally listed park and garden. Impact on setting of listed building.	Satisfactory	Potentially suitable site but as part of wider masterplan.	Landowner has marketed the site for sale and has outline design plans for residential development.	Needs to be seen as part of a comprehensive masterplan for the development of the former Police HQ site.	2014/19

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R124	Black Spinney Fields	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	A gas pipeline traverses the site. Potentially poor site access.	Black Spinney pLWS and ancient and semi-natural woodland are within close proximity to the site. High landscape scoring.	Satisfactory	Not suitable due to high landscape scoring and environmental impacts.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.
R125	Informal Car Park, Warwickshire Golf and Country Club	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations. Other status issues - see existing local plan.	Site may require investigation for previous uses. TPO's near the rear of the site.	Loss of a well used local car park.	Satisfactory	Potentially suitable as small scale development option.	Representation made during PO stage that a large area, including this site is available for development.	Deliverable subject to quality design and landscaping.	2014/19
R126	Land to the rear of Kingswood Cottages	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Entrance to the site is subject to flooding. Temporary TPO covers the site. Substantial environmental screening required to protect nearby residential amenity.	Listed properties on Old Warwick Road. Close proximity to other properties near brook.	Site flooding near entrance.	Suitable in part, subject to detailed design and attention to addressing flooding and environmental screening.	Owner has expressed an interest in releasing the site for development.	Achievable subject to overcoming various site constraints.	2014/19

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R127	Open Field, Warwickshire Golf and Country Club	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt and Outdoor Sport Facility Use	Site slopes steeply from east to west. High/Medium landscape scoring.	Significant impact on gateway / entrance to the village. Surface water issues will need to be effectively managed.	Satisfactory	Not suitable as a large scale development option.	Representation made during PO stage that a large area, including this site is available for development.	Not achievable on scale envisaged.	Not assessed.
R129	Land south of Southam Road	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations.	Footpath runs east to west through the site. Buffer required along the brook to the south for surface water drainage. South eastern part of the site is within Gas Pipeline Consultation Zone. Vehicle access into the site is unlikely to be achievable due to insufficient visibility splays.	Development may have potential to worsen drainage along the valley of the brook to the south of the village. Major impact on the open landscape character of the area.	Satisfactory - small sand and clay quarry nearby.	Not suitable due to poor vehicle access and high landscape impact.	Owner has expressed a willingness to bring the site forward for development.	Not achievable due to poor vehicle access.	2014/21
R130	Land off Home Farm, Leek Wootton	Edge of village. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations.	Poor / inappropriate site access off Home Farm - would only support modest development.	Holly Cottage listed building next to the site. Also Wootton Paddock listed building near the site as is All Saints Church and Leek Wootton Conservation area. High landscape impact. Important Green Belt parcel.	Satisfactory	Not suitable due to high impact on landscape and built heritage character. Access is also insufficient to support a larger scale development.	Owner has expressed an interest in releasing the site for development.	Not achievable due to development impacts.	Not assessed.

Original 2013 / 14 SHLAA Reference	Site Name and Description	SHLAA - Location	SHLAA: Policy Context / History	SHLAA: Physical Constraints: Access / Infrastructure / Layout / Configuration / Flooding	SHLAA: Potential Impact	SHLAA: Environmental Conditions	SHLAA: Overall Suitability	SHLAA: Availability	SHLAA: Achievability	SHLAA - Timeframes
R133	Land to the west of Mill Lane	Within the village envelope. Kingswood has been identified as a growth village with a range of services and facilities.	Green Belt. Emerging policy direction supporting limited new housing in the more sustainable village locations.	Very close proximity to canal potential LWS. Site access is constrained. Buildings on site.	Recent scheme has been subject to over-development.	Potential site contamination linked to previous uses.	Suitable in part for a small scale housing development.	Site is currently subject to a revised planning application.	Achievable subject to agreeing a suitable development layout.	2014/19
R137	Warwickshire Police HQ - Care Home Site	Outside the main village but part of the main Woodcote House estate. Leek Wootton has been identified as a growth village with a range of services and facilities.	Emerging policy direction supporting limited new housing in the more sustainable village locations. Green Belt considerations. Listed building. Outline permission for retirement home.	Conversion of the listed building would need to be managed sensitively as would any re-use and rebuild of other areas / existing buildings. Access would need to be made along the existing driveway. Communications building may remain active.	Listed building. Historic garden and landscape.	Satisfactory	Suitable in part subject to integration within a high quality masterplan for the overall site integrating conservation and landscape considerations.	Owner has expressed an interest in releasing the site for development. Communications building may remain operational.	Achievable subject to detailed design and masterplanning.	2014/19
R155	Land south of Hill Wootton Road	Edge of village location. Hill Wootton is a very small village / hamlet with no major services / facilities, although it is situated within close proximity to Leek Wootton	Green Belt. Emerging policy direction supporting limited new housing in less sustainable locations, subject to a full business case being established.	Close proximity to existing farmhouse and barn / storage units to the south of the site. Mature trees and hedgerow will limit site access points.	Hill Wootton Farmhouse is listed (Grade 2) and opposite the site - any development will need to carefully consider its relationship to this building. High Green Belt scoring this this area.	Satisfactory	Concerns over the impact on the Green Belt and open landscape in this area. Any development will need to be very carefully developed.	Landowner recognises that the site may have development potential in the future, but is in no immediate hurry to dispose of the site.	Potentially achievable, subject to further discussions with landowner regarding disposal timescale.	2019+