

Strategic Housing Land Availability Assessment

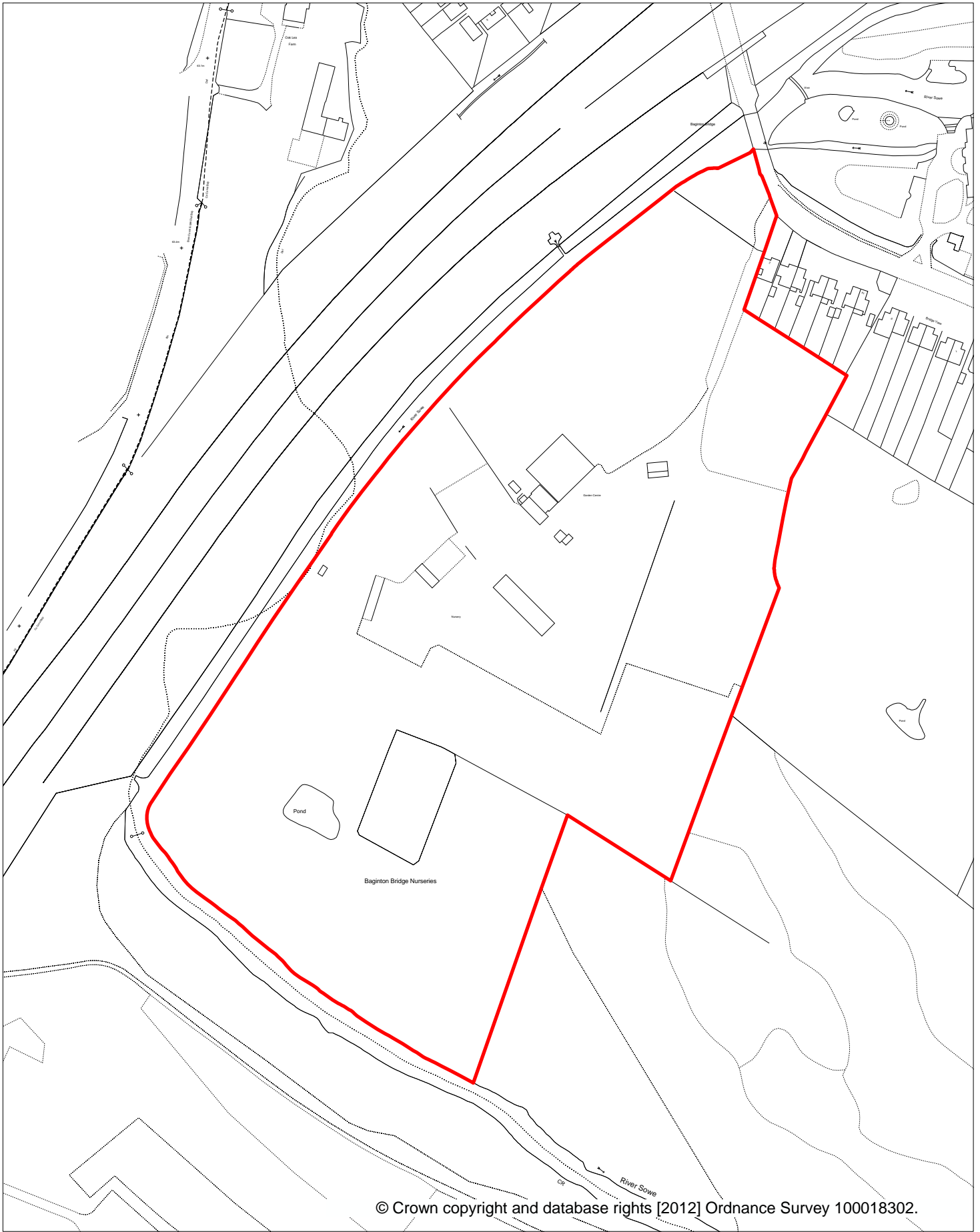
Site Assessments: South of Coventry

May 2014



Site Ref	CO1	Site Name	Russells Garden Centre
Site Size (Hectares)	7.89	Settlement	Baginton
Source	SHLAA08	Land Type	Brownfield & Greenfield
Adjacent/ Overlapping Site	CO8 Russells Garden Centre East		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Topography – site slopes upwards to east Flood Risk Zones 2 & 3A to south & west Flood Risk Zones 2, 3A & 3B to south Minerals Consultation Area. Significant numbers of mature trees Unsatisfactory access point					
Potential Impacts	Potential SINC – River Sowe & Finham Brook Within an area of medium landscape value.					
Environmental Conditions	Noise and air pollution from A46 Air pollution from sewage works to south of site					
Overall Suitability	Not suitable due to flood risk to south and west, noise from A46 to west, air pollution and unsuitable access for scale of site					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C01 Russells Garden Centre, Baginton.


LOCATION PLAN

Scale:
1:2500

Drawn By:
DR

Date:
24 May 2012

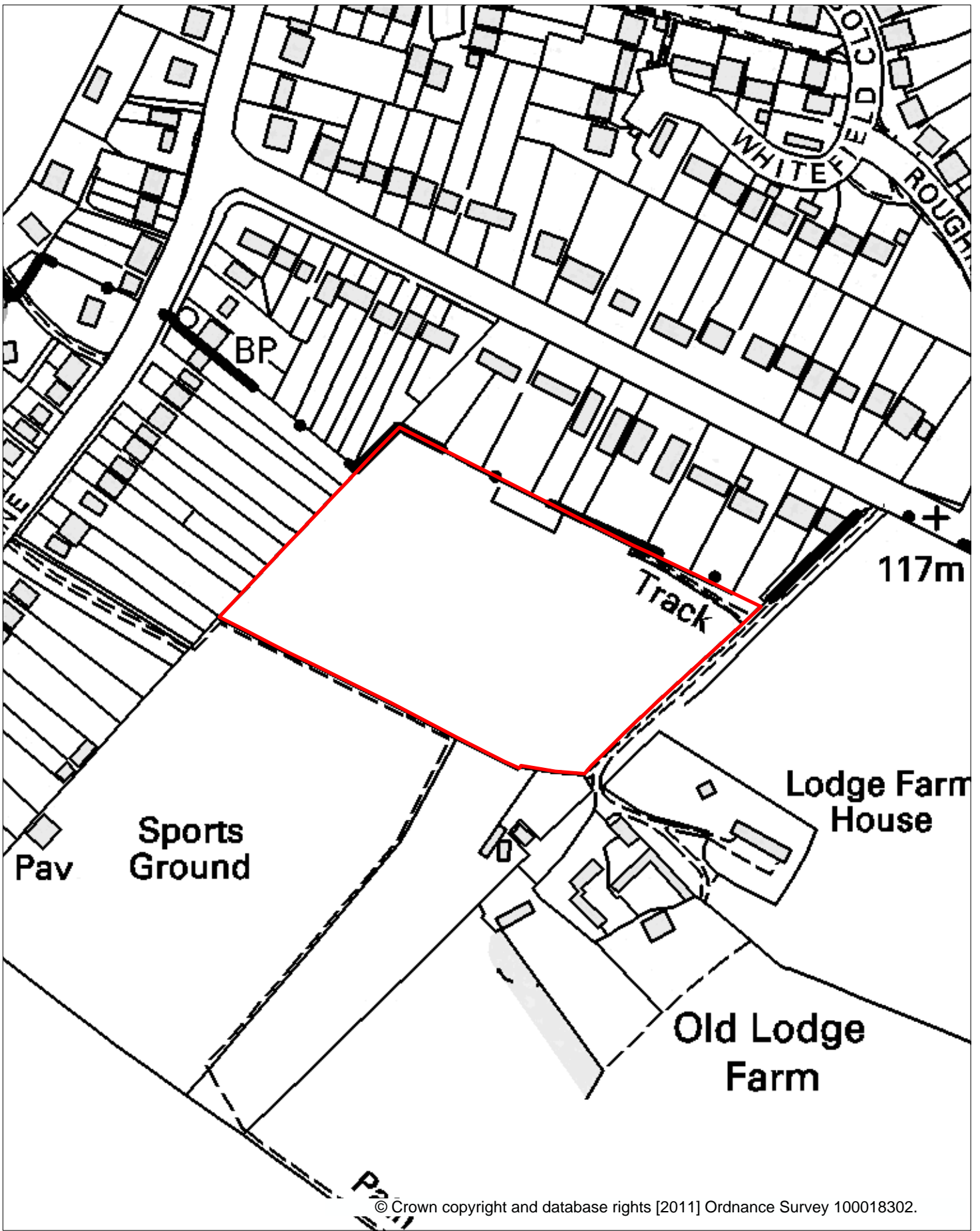
Grid Reference:
433686 E, 275065 N

North: 

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

Site Ref	CO2	Site Name	Land SW of Westwood Heath Road
Site Size (Hectares)	2.44	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/Overlapping Site	C05 Land off Cromwell lane; CO13 Lodge Farm; C09 Lodge Farmhouse		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	No means of access and therefore dependent upon adjoining land or demolition of adjoining properties. Agricultural Land Classification Grade 2.					
Potential Impacts	Within an area of high landscape value, although potential opportunities for minor infilling and widening of Burton Green settlement footprint.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable if development can satisfactorily mitigate against loss of area of high quality landscape and access					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Subject to access from adjacent site/s and ability of development to mitigate against loss of area of high quality landscape						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	49	40dph	65	50dph	82
Timeframe (in terms of practicality only)	2014/19	57	2019/24	0	2024/29	0



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C02 Land SW of Westwood Heath Road, Stoneleigh.



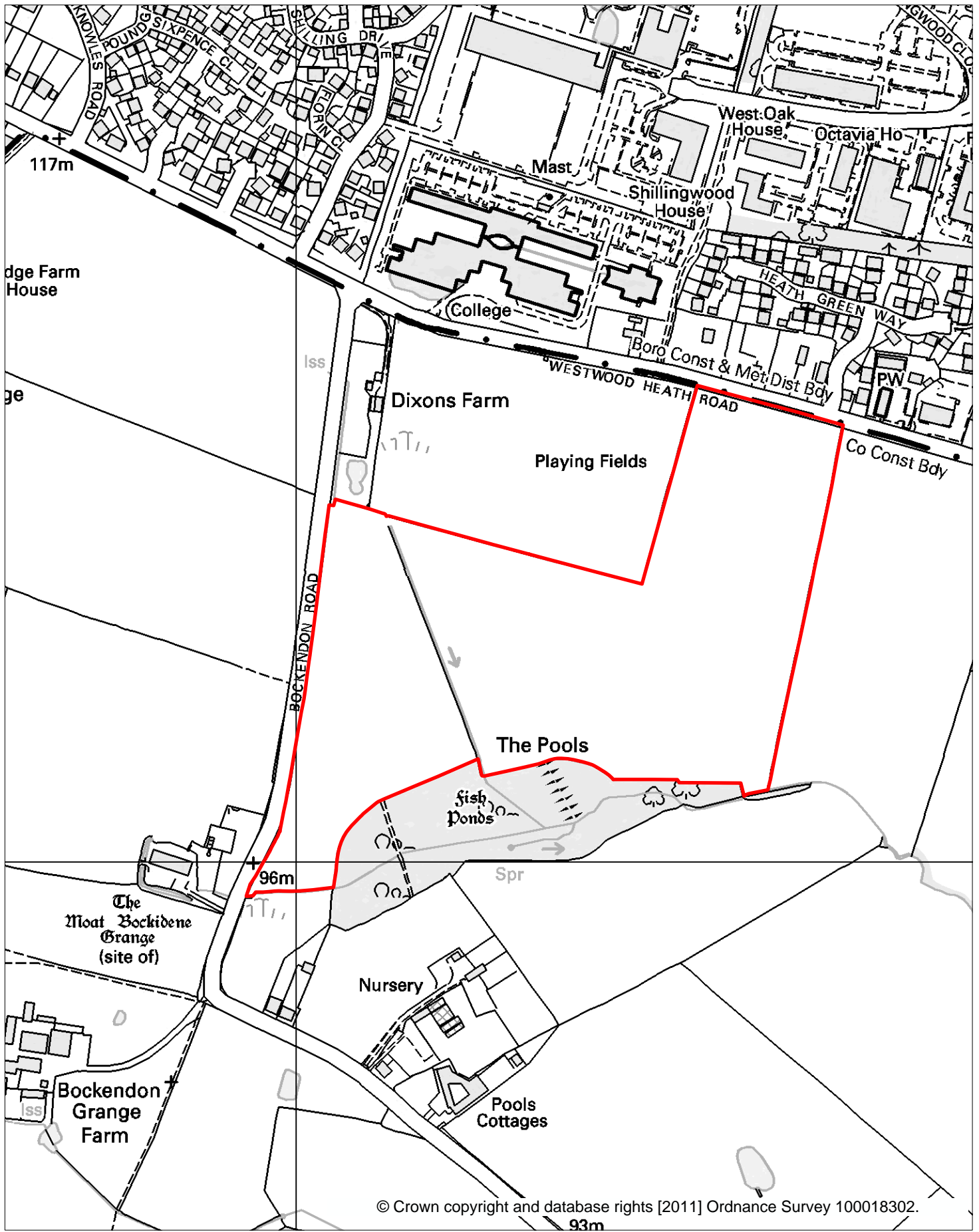
LOCATION PLAN

Scale: 1:2500 Drawn By: CP Date: 27 October 2011 Grid Reference: 427539 E, 276669 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	CO3	Site Name	Westwood Heath Road/ Brockendon Road
Site Size (Hectares)	14.4	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Potential SINC to south					
Potential Impacts	Extending finger of development beyond a well defined boundary into an area of medium landscape value. Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but potentially suitable in part (11 hectares) with adjacent site/s to west if development is rounded off.					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Subject to adjoining developments coming forward						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	165	40dph	220	50dph	275
Timeframe (in terms of practicality only)	2014/19	0	2019/24	190	2024/29	0



C03 Westwood Heath Road/Bockendon Road, Westwood Heath,

LOCATION PLAN



Scale:
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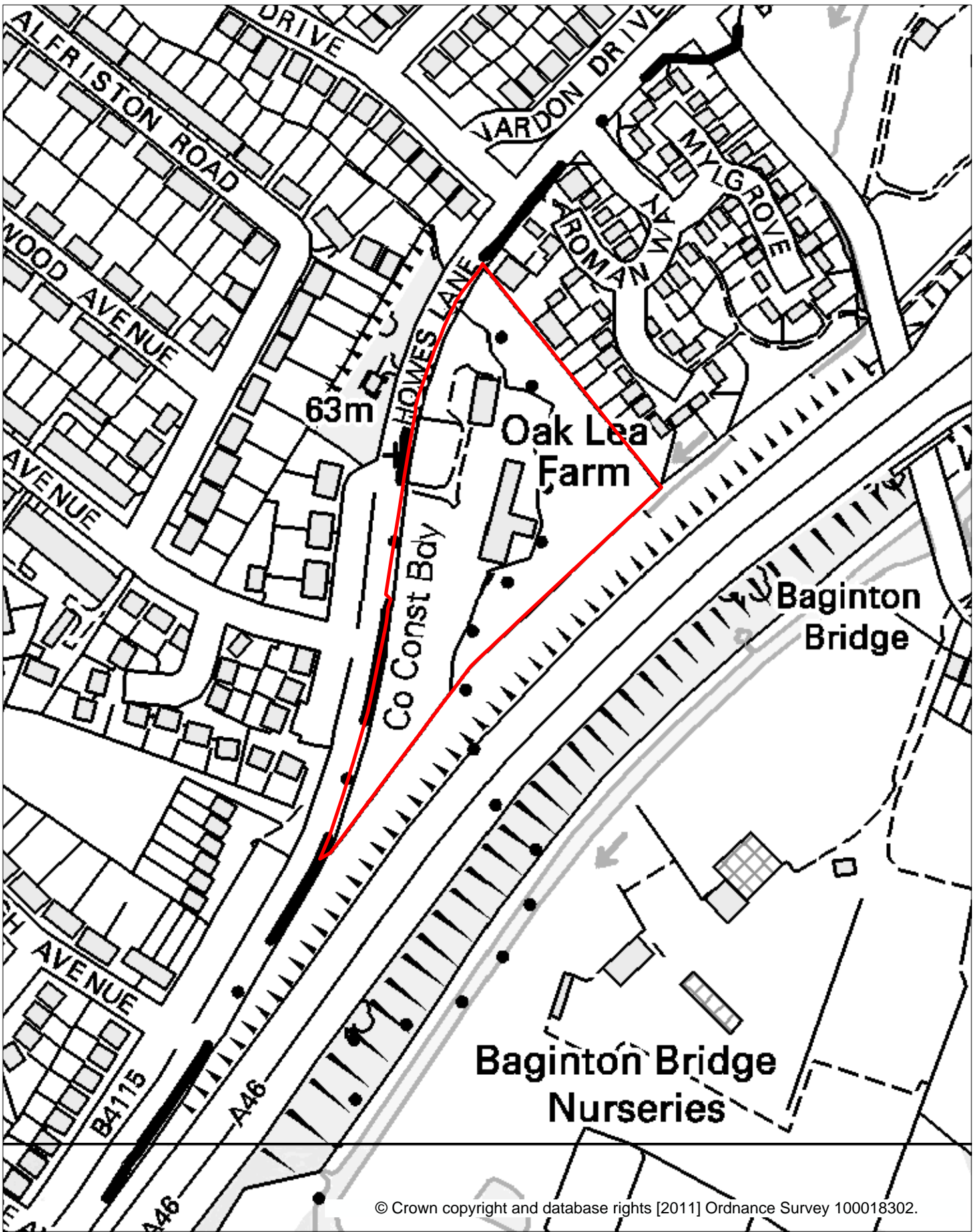
Date:
27 October 2011

Grid Reference:
428191 E, 276242 N

North: 

Site Ref	CO4	Site Name	Land at Oak Lea, Howes Lane
Site Size (Hectares)	1.75	Settlement	Coventry
Source	SHLAA08	Land Type	Previously Developed
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Edge of Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Steep slope rising to east Configuration of site Large number of significant trees on site					
Potential Impacts	Within an area of medium landscape value.					
Environmental Conditions	Noise and air pollution from A46.					
Overall Suitability	Potentially suitable, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary with the A46. It is estimated therefore that only approximately 50% of site may therefore be suitable.					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Achievable, although viability may be marginal at lower numbers of units given existing use of the land and current market.						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	26	40dph	35	50dph	44
Timeframe (in terms of practicality only)	2014/19	25	2019/24	0	2024/29	0



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C04 Land at Oak Lea, Howes Lane, Coventry.

LOCATION PLAN



Scale:
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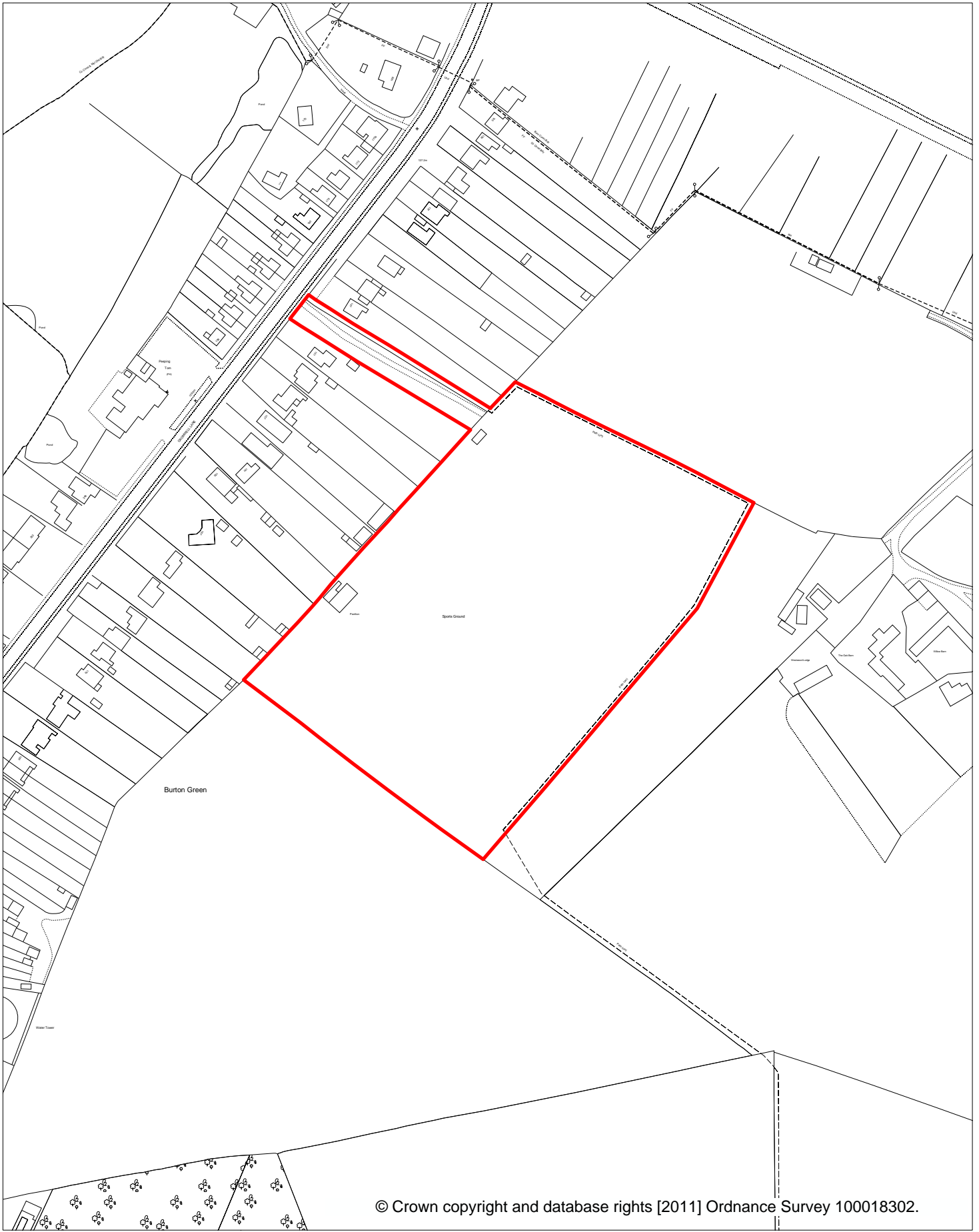
Date:
24 October 2011

Grid Reference:
433592 E, 275261 N

North:

Site Ref	CO5	Site Name	Land off Cromwell Lane, Burton Green
Site Size (Hectares)	3.21	Settlement	Burton Green
Source	SHLAA08	Land Type	Greenfield
Adjacent/Overlapping Site	CO2 SW of Westwood Heath Road; CO13 Lodge Farm		

Suitability for Housing						
Location	To the south of Coventry urban area					
Policy Restrictions	Green Belt Protecting sport and recreation facilities					
Physical Constraints	Inadequate access through land to the side and rear of existing properties.					
Potential Impacts	Within an area of high landscape value although potential opportunities for minor infilling and widening of Burton Green settlement footprint. Impact from traffic movements on existing access on adjacent properties. Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable as an isolated site due to inadequate access. However some potential if brought forward with adjoining site and if measures are introduced to minimise impact on open countryside in area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Potentially achievable if brought forward with adjoining site						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	65	40dph	86	50dph	107
Timeframe (in terms of practicality only)	2014/19	0	2019/24	75	2024/29	0



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C05 Land off Cromwell Lane, Burton Green

LOCATION PLAN



Scale:
1:2500

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CP

Date:
21 October 2011

Grid Reference:
427392 E, 276553 N

North:



Site Ref	C06	Site Name	King's Hill Lane
Site Size (Hectares)	269.2	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
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Location	Adjacent to Coventry urban area
Policy Restrictions	Green Belt Protecting sport and recreation facilities
Physical Constraints	Flood Risk Zones 2, 3A & 3B runs EW through south of site, south & east of Newera Farm. Brook runs NS through site Topography – undulating site
Potential Impacts	Impact on area of medium and high landscape value. Scheduled Ancient Monument at Hill Farm Wainbody Wood is an Ancient Woodland Regionally Important Geological Site to south of Kings Hill Lane
Environmental Conditions	Noise from A46 and railway line
Overall Suitability	Potentially suitable, subject to amendment to Green Belt boundary and only in part as a number of physical and environmental constraints exist on site which will require protection and a suitable buffer.

Availability

The owners of the majority of the land in the northern most part of the site have indicated an unwillingness to dispose of the land for development

Achievability

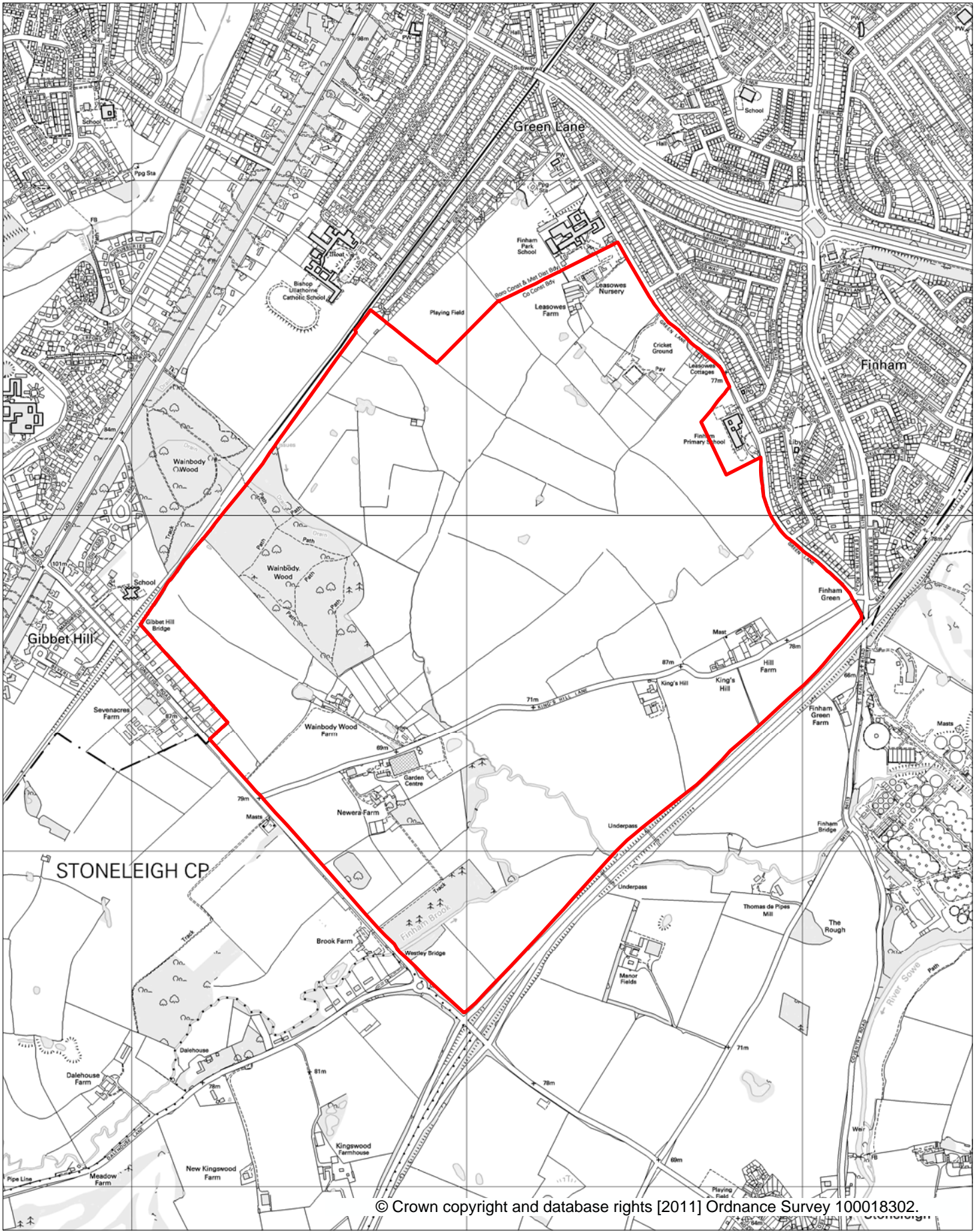
Not achievable due to land ownership issues.

Housing Capacity						
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Development Mix	Housing		Other Uses			
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Potential Capacity	30dph		40dph		50dph	
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Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	
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C06 King's Hill Road, Gibbet Hill, Green Lane

LOCATION PLAN



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Drawn By:
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Date:
27 October 2011

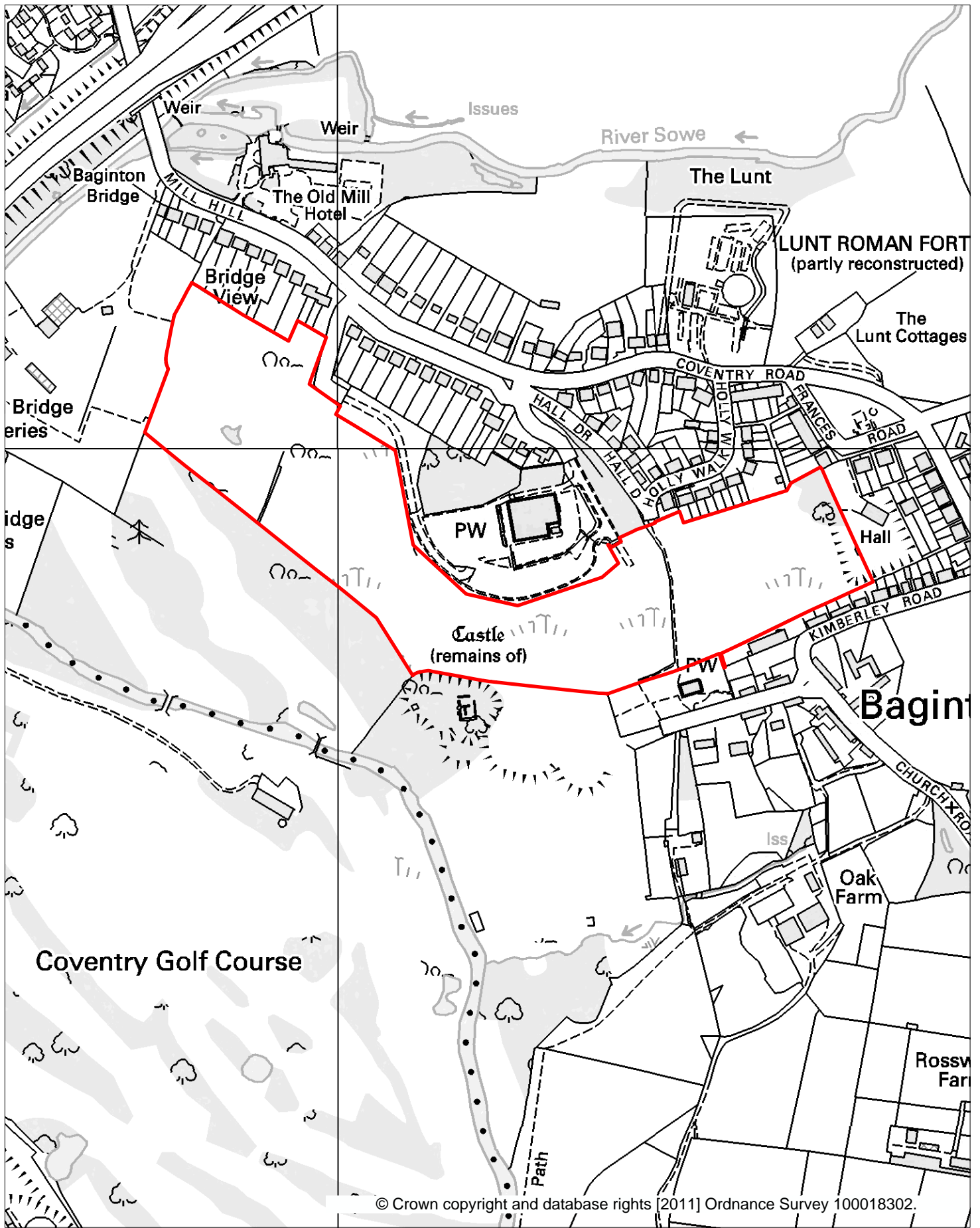
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North:

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

Site Ref	C07	Site Name	Land at Mill Hill, Baginton
Site Size (Hectares)	9.97	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	CO8 Russells Garden Centre East CO15 Land off Church Road		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Former Landfill Site – extensive remediation required Japanese knotweed Significant trees and TPO on site Public footpath runs across site in northerly direction					
Potential Impacts	Adjacent to Conservation Area. Adjacent to Scheduled Ancient Monument Potential SINC Within an area of medium landscape value, with minor infill opportunities.					
Environmental Conditions	Landfill issues would need to be resolved Air pollution from sewage works					
Overall Suitability	Not suitable due to impact on Conservation Area and Ancient Monument and air pollution from sewage works					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C07 Land at Mill Hill, Baginton

LOCATION PLAN



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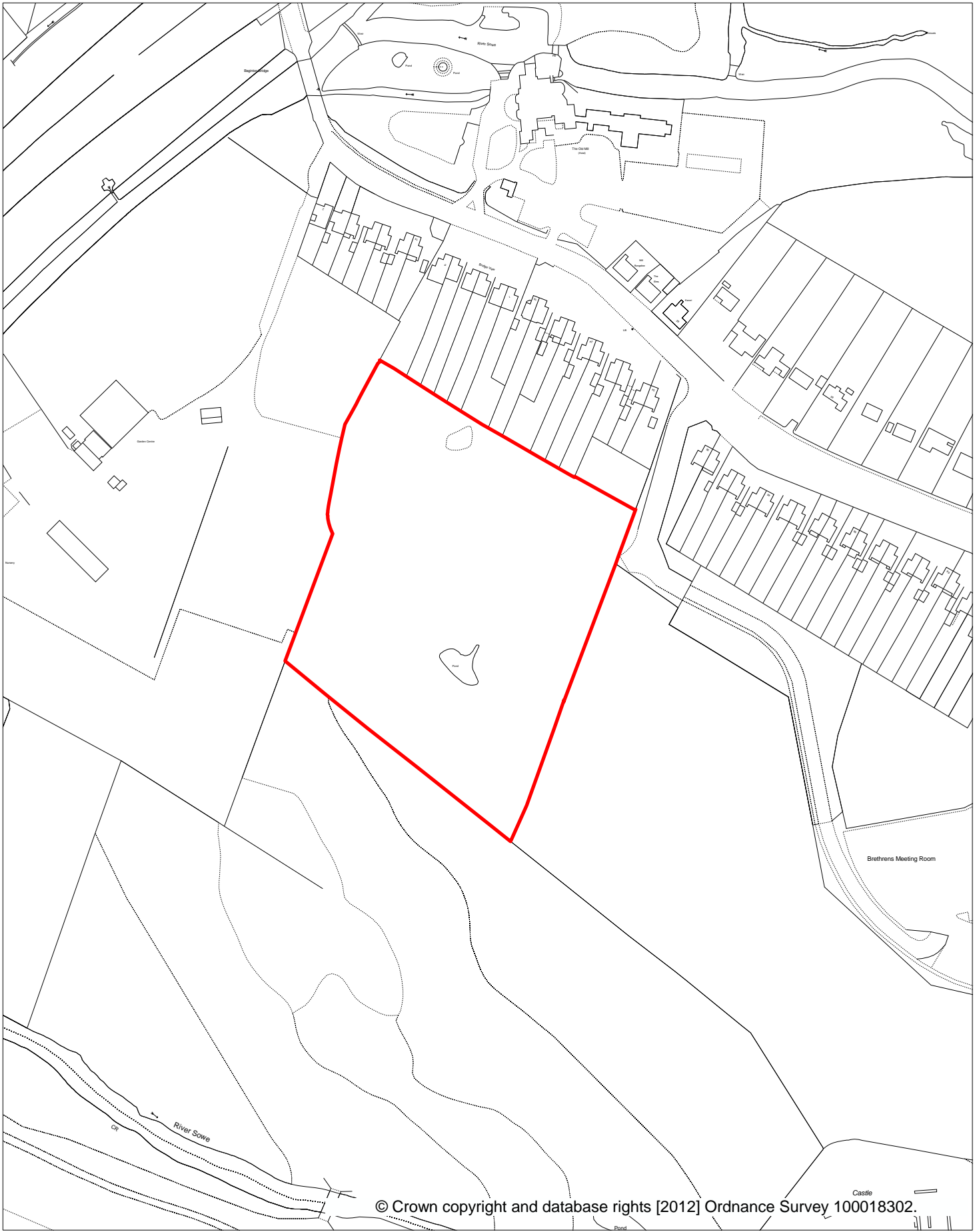
Date:
27 October 2011

Grid Reference:
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North:

Site Ref	C08	Site Name	Russells Garden Centre East
Site Size (Hectares)	2.34	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/Overlapping Site	C07 Land at Mill Hill		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Topography Former landfill site – extensive remediation required Significant trees on site No means of access and therefore dependent upon adjoining land.					
Potential Impacts	Within an area of medium landscape value.					
Environmental Conditions	Landfill issues would need to be resolved Air pollution from sewage works					
Overall Suitability	Not suitable due to land contamination, air pollution from sewage works and impact on trees					
Availability						
Available, the owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C08 Russells Garden Centre East


LOCATION PLAN

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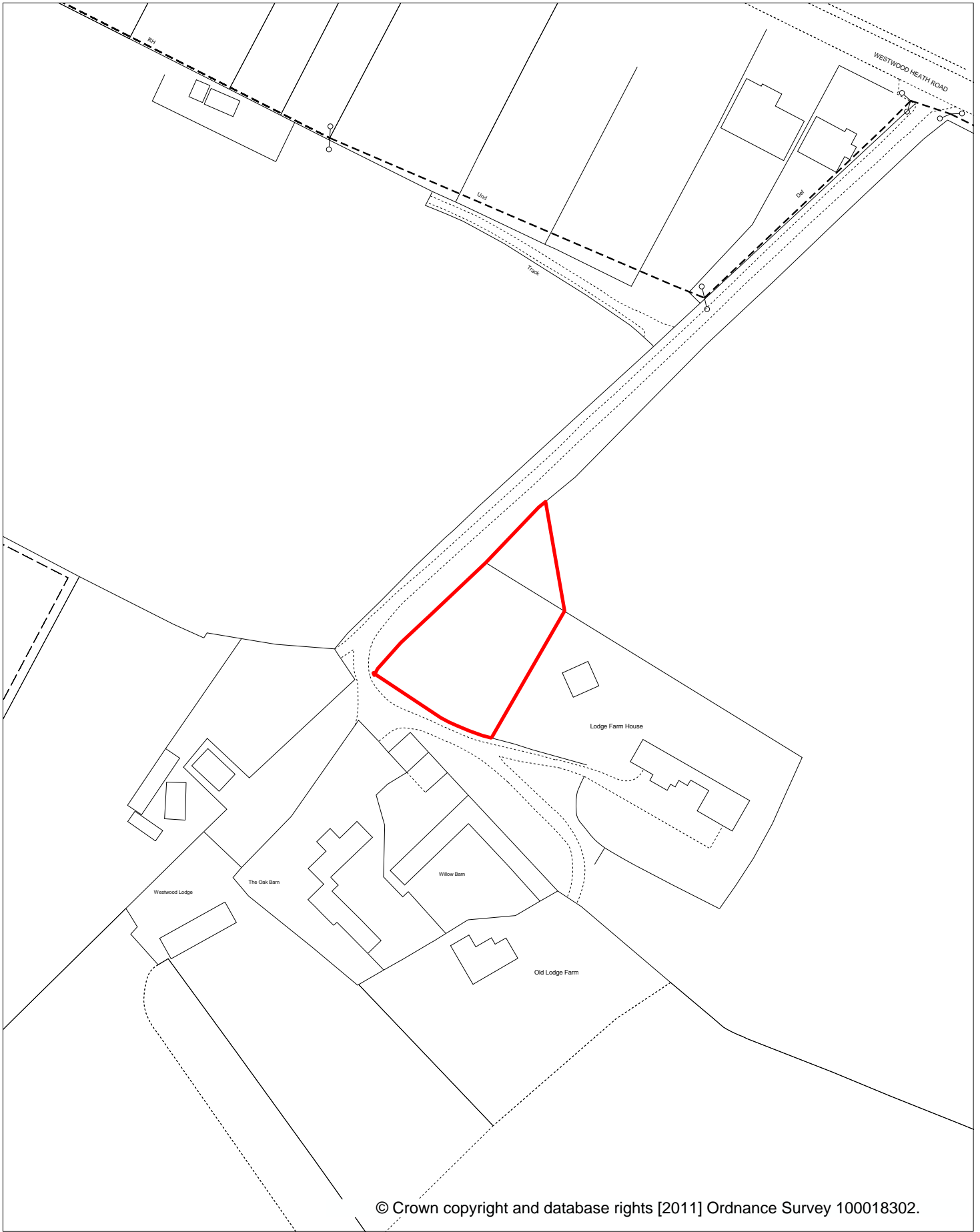
Date:
24 May 2012

Grid Reference:
433908 E, 275038 N

North: 

Site Ref	C09	Site Name	Lodge Farm House Westwood Heath Road		
Site Size (Hectares)	0.13	Settlement	Coventry		
Source	SHLAA08	Land Type	Greenfield		
Adjacent/ Overlapping Site	CO2 Land SW of Westwood Heath Road CO13 Lodge Farm, Westwood Heath Road				

Suitability for Housing						
Location	To the south of Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Limited access Significant number of mature trees on site Site separated from urban area					
Potential Impacts	Impact on area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable in isolation but could be brought forward with adjacent sites subject to suitable access and mitigation of impact on open countryside in area of high landscape value.					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Potentially achievable if brought forward with adjoining larger sites						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	4	40dph	5	50dph	7
Timeframe (in terms of practicality only)	2014/19	5	2019/24	0	2024/29	0



C09 Lodge Farmhouse, Westwood Heath Road

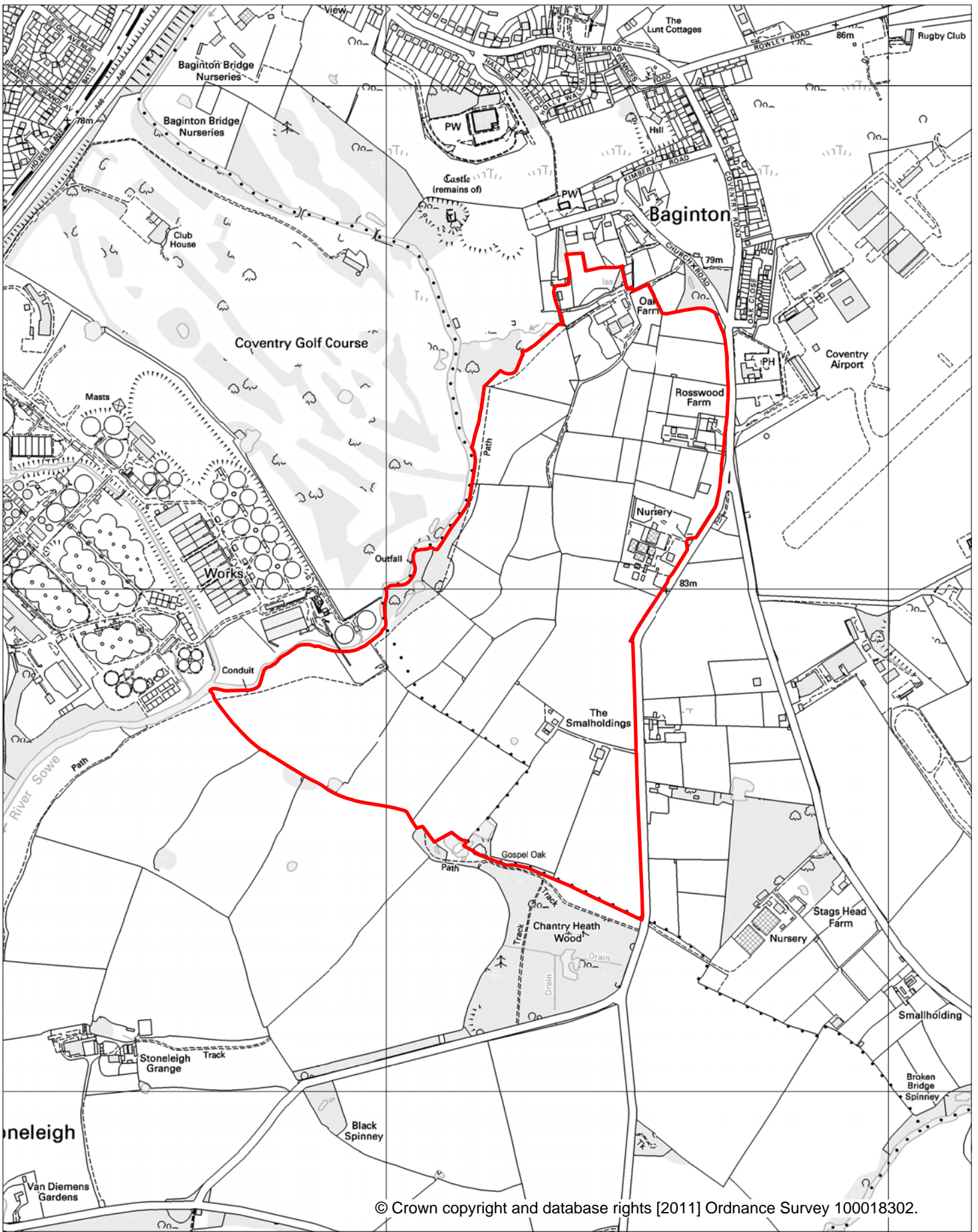
LOCATION PLAN

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

Site Ref	C10	Site Name	Land South of Baginton
Site Size (Hectares)	62.3	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/Overlapping Site			

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Flood Zones 2, 3A & 3B to west Topography, steep slopes to west Public footpath along western perimeter Airport safeguarding constraints Potential Minerals Site					
Potential Impacts	Scheduled Ancient Monument to North West Conservation Area to north Potential SINC River Sowe to South West Extending finger of development into open countryside away from urban area within an area of largely high landscape value (Landscape Assessment Nov 13).					
Environmental Conditions	Noise from Stoneleigh Road & Coventry Road above acceptable levels. Odour from sewage works Close to former filled quarry where elevated levels of landfill gas have been determined Within flight path of Coventry Airport					
Overall Suitability	Potentially suitable in small part to north eastern part of site but subject to overcoming numerous constraints re: noise, odour and contamination.					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Potentially achievable in small part (1.8 has) with high quality landscape and design. Development of rest of site uncertain due to numerous constraints. Site promoter has presented further information on overcoming constraints but further work is required to demonstrate fully that all the constraints can be overcome satisfactorily						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	54	40dph	72	50dph	90
Timeframe (in terms of practicality only)	2014/19	35	2019/24	0	2024/29	0



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C10 Land on south of Baginton

LOCATION PLAN




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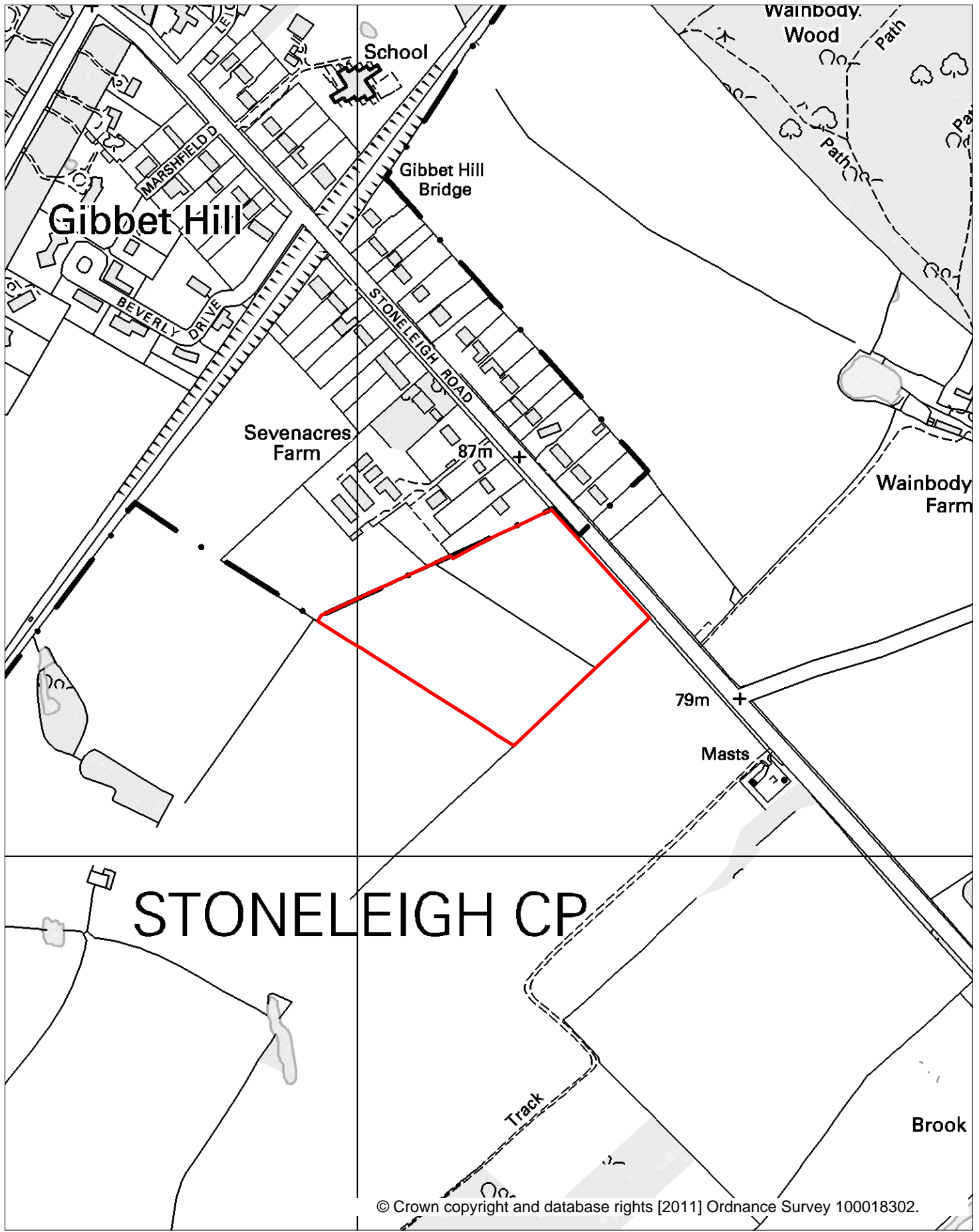
Grid Reference:
434202 E, 273940 N

North: 

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

Site Ref	C12	Site Name	Seven Acre Egg Farm
Site Size (Hectares)	3.9	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C06 Kings Hill Road on the opposite side of road		

Suitability for Housing						
Location	To the south of Coventry and not adjacent to built up area					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	Extending finger of development into open countryside away from urban area within an area of high landscape value.					
Environmental Conditions	Satisfactory					
Overall Suitability	Not suitable due to impact of extending a finger of development into open countryside in an area of high landscape value					
Availability						
Landowner has indicated that the site could be made available after 2012						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C12 Seven Acre Egg Farm, R/O 26 Stoneleigh Road


LOCATION PLAN

Scale:
1:5000

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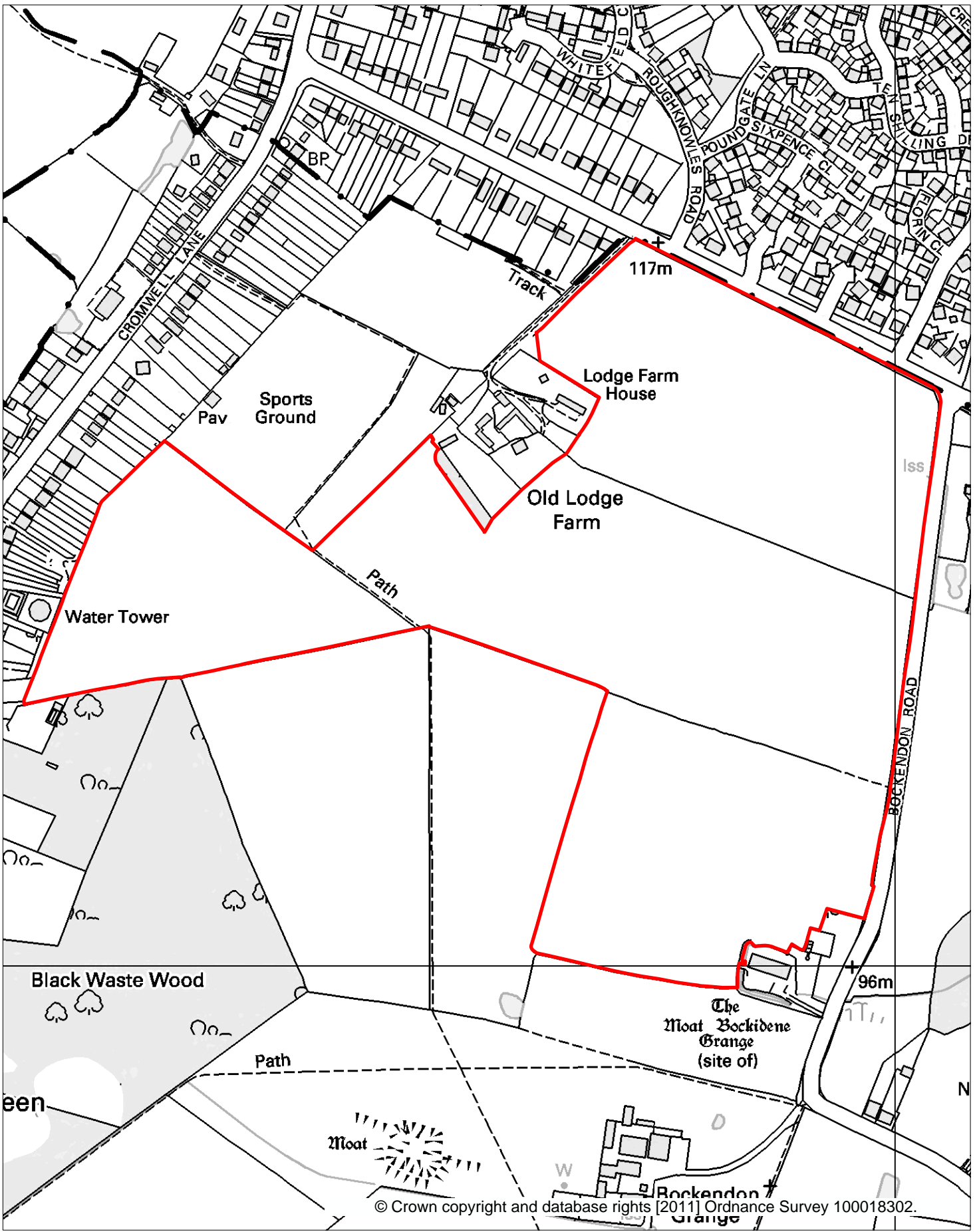
Date:
21 October 2011

Grid Reference:
431130 E, 274237 N

North: 

Site Ref	C13	Site Name	Lodge Farm, Westwood Heath Road
Site Size (Hectares)	30.48	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C02, C03, C05, C09		

Suitability for Housing						
Location	Adjacent to Coventry urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Public footpaths through site					
Potential Impacts	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south. Brockendon Grange Pond & Black Waste Wood are potential SINC's Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable in part only (18.5 hectares) excluding southern extensions to site which could impact upon potential SINC's. Any development would be subject to satisfactory measures to mitigate against impact on area of high landscape value					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	278	40dph	370	50dph	462
Timeframe (in terms of practicality only)	2014/19	0	2019/24	325	2024/29	0



C13 Lodge Farm, Westwood Heath Road

LOCATION PLAN

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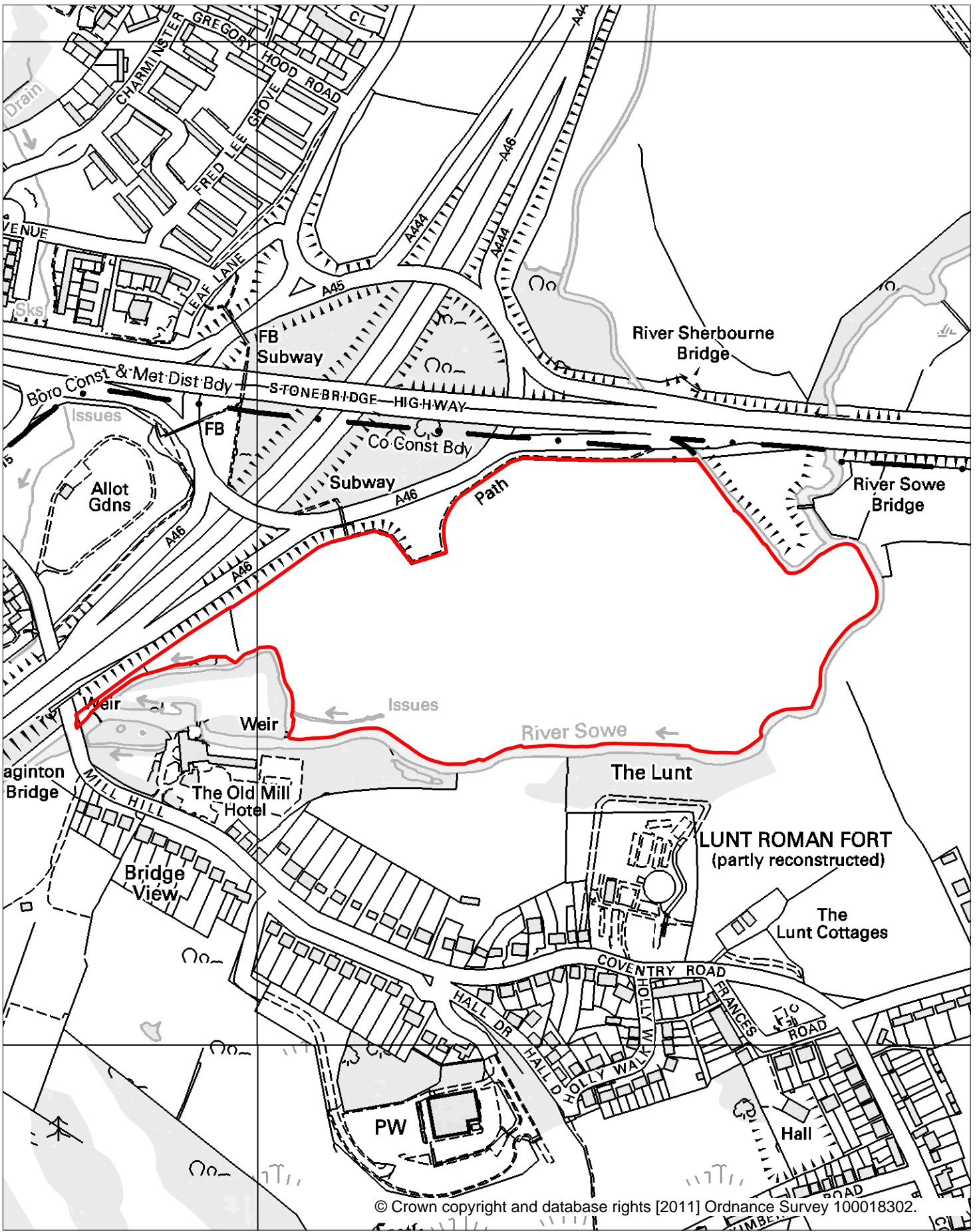
Date:
27 October 2011

Grid Reference:
427592 E, 276346 N

North:

Site Ref	C14	Site Name	Land North of Baginton
Site Size (Hectares)	13.6	Settlement	Baginton
Source	SHLAA	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Flood Zones 2, 3A & 3B covers majority of site Inadequate access					
Potential Impacts	Potential SINC to south Scheduled Ancient Monument to south					
Environmental Conditions	Noise and air pollution from A45/A46 junction					
Overall Suitability	Not suitable due to flood risk and noise and air pollution					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C14 Land North of Baginton - Junction A45/A46

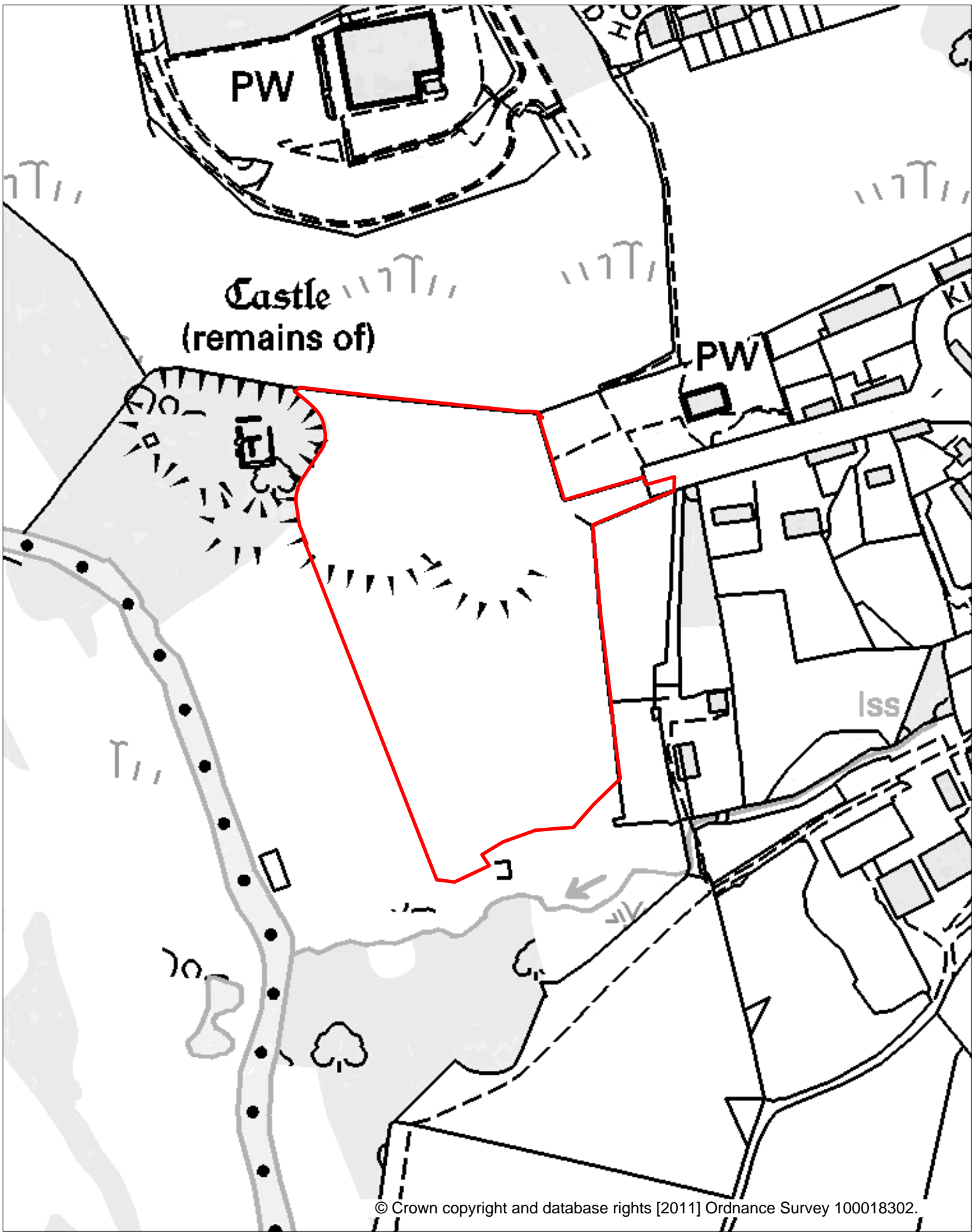
LOCATION PLAN

Scale: 1:5000 Drawn By: CP Date: 27 October 2011 Grid Reference: 434228 E, 275425 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	C15	Site Name	Land off Church Road, Baginton
Site Size (Hectares)	2.75	Settlement	Baginton
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C07 Land at Mill Hill		

Suitability for Housing						
Location	Adjacent to village to the immediate south of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Inadequate access. Topography - sloping downwards to south west					
Potential Impacts	Potential SINC – Baginton Castle Fields Scheduled Ancient Monument – Baginton Castle Impact on Conservation Area					
Environmental Conditions	Air pollution from sewage works					
Overall Suitability	Not suitable due to impact on Conservation Area and Scheduled Ancient Monument					
Availability						
The owners have expressed a willingness to release the site for development						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C15 Land off Church Road, Baginton

LOCATION PLAN



Scale:
1:2500

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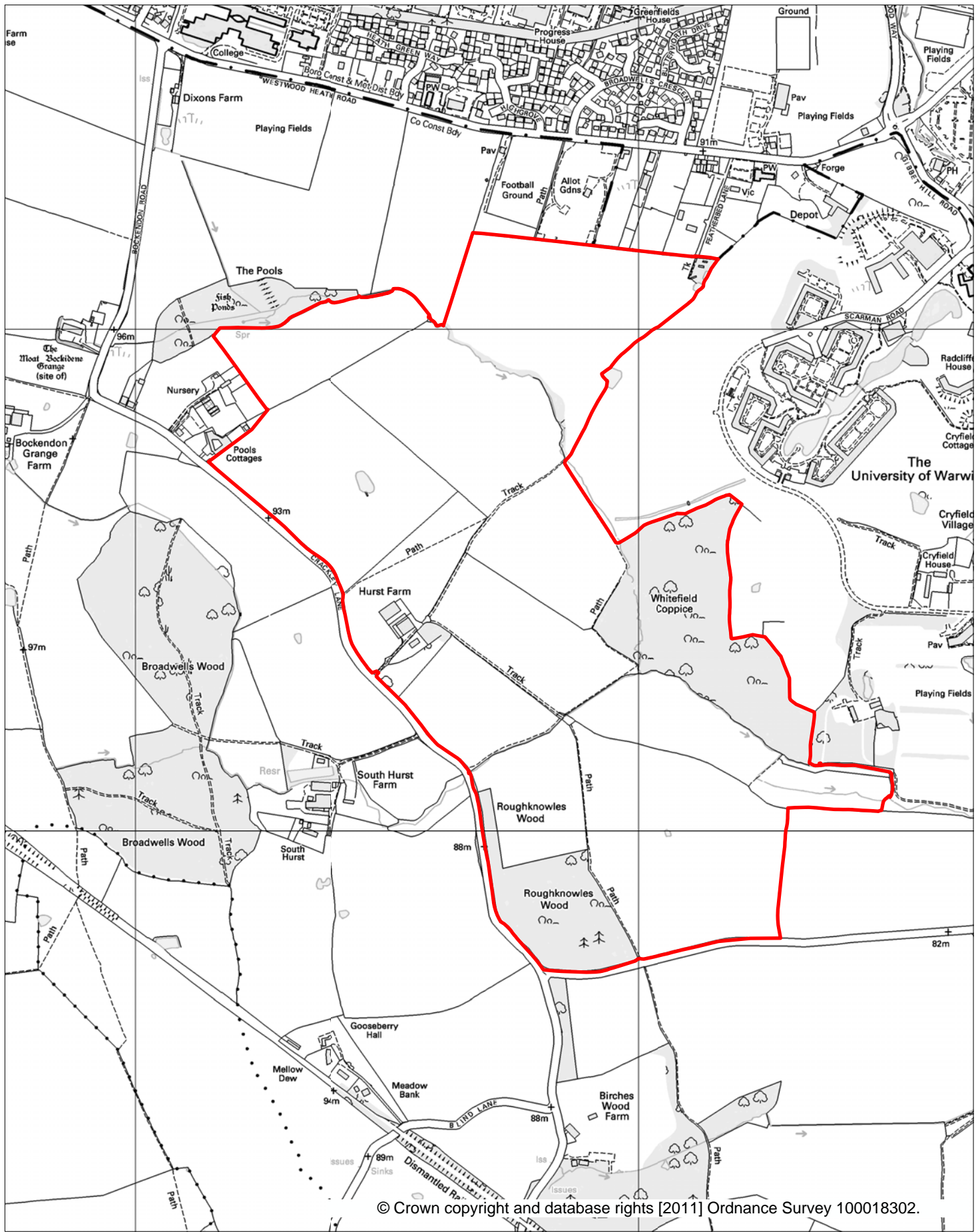
Date:
27 October 2011

Grid Reference:
434244 E, 274653 N

North:

Site Ref	C18	Site Name	Hurst Farm South, Burton Green
Site Size (Hectares)	99.19	Settlement	Burton Green
Source	SHLAA11	Land Type	Greenfield
Adjacent/ Overlapping Site	C03 Westwood Heath Road/ Brockendon Road		

Suitability for Housing						
Location	Partly adjacent to the built up area of Coventry					
Policy Restrictions	Green Belt					
Physical Constraints	Flood Zones 2, 3A and 3B traverses south east part of site Two areas of Ancient Woodland included in site – Rough Knowles Wood and Whitefield Coppice – and Crackley Wood potential SINC. Access only possible from Crackley Lane which is remote from existing built up area.					
Potential Impacts	Impact on Ancient Woodland and potential SINC within the site and The Pools SINC which borders the northern boundary of the site. Impact on land of medium landscape value					
Environmental Conditions	Remote from existing built up area of Coventry					
Overall Suitability	Not suitable – access					
Availability						
The owners have expressed a willingness to release the site for development.						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C18 Hurst Farm South, Burton Green

LOCATION PLAN




Scale:
1:10000

Drawn By:
CP

Date:
01 November 2011

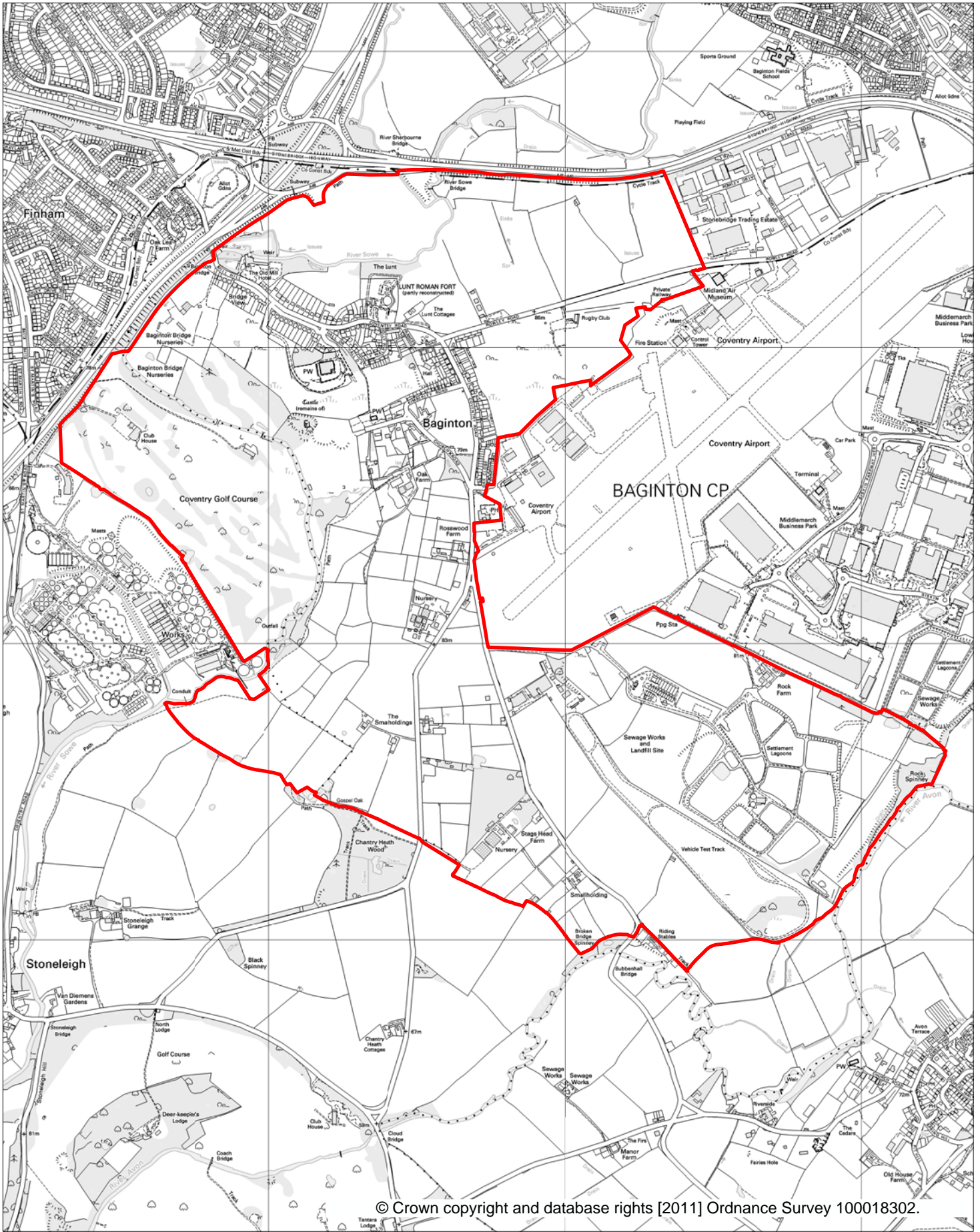
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North: 

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

Site Ref	C19	Site Name	Land at Baginton
Site Size (Hectares)	531.35	Settlement	Baginton
Source	SHLAA11	Land Type	Greenfield/ Previously-developed Land
Adjacent/ Overlapping Site	C01 Russells Garden Centre;C07 Land at Mill Hill; C08 Russells garden Centre East; C14 land N of Baginton; C10 Land S of Baginton; C15 land off Church Road; C16 & C17 Confidential Sites		

Suitability for Housing						
Location	Partly adjacent to the built up area of Coventry					
Policy Restrictions	Green Belt Protecting Open Spaces					
Physical Constraints	Coventry Airport flight path traverses the site. Western part of site constrained by Flood Zones 2, 3A and 3B. Northern part of site contains former landfill sites and SE part of site includes an area of sewage sludge deposits. Area to east of River Sowe includes steep slopes. Minerals Consultation Area. Several constraints in Baginton Village.					
Potential Impacts	Impact on potential SINCS (River Sowe, Finham Brook, Baginton Castle Fields, Baginton Green and Rock Farm Sludge Lagoons); Scheduled Ancient Monuments (Lunt Roman Fort & Baginton Castle); Baginton Conservation Area; various Listed Buildings and Tree Preservation Orders (TPOs)					
Environmental Conditions	Noise and air pollution from Coventry Airport and A45/A46. Airbourne pollution from Sewage Works and sludge deposits. Eastern part of site borders on employment areas with potential for noise					
Overall Suitability	Not suitable – access; noise & air pollution; flood risk; landfill sites; Scheduled Ancient Monuments; Listed Buildings; Conservation Area; potential SINCS; TPOs.					
Availability						
There is insufficient evidence to suggest that the site is currently available. The site is in multiple ownership and some, but not all, owners have expressed a willingness to promote their site for development through the LDF process.						
Achievability						
Not achievable due to land ownership issues						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C19 Land at Baginton


LOCATION PLAN

Scale: 1:17000

Drawn By: CP

Date: 01 November 2011

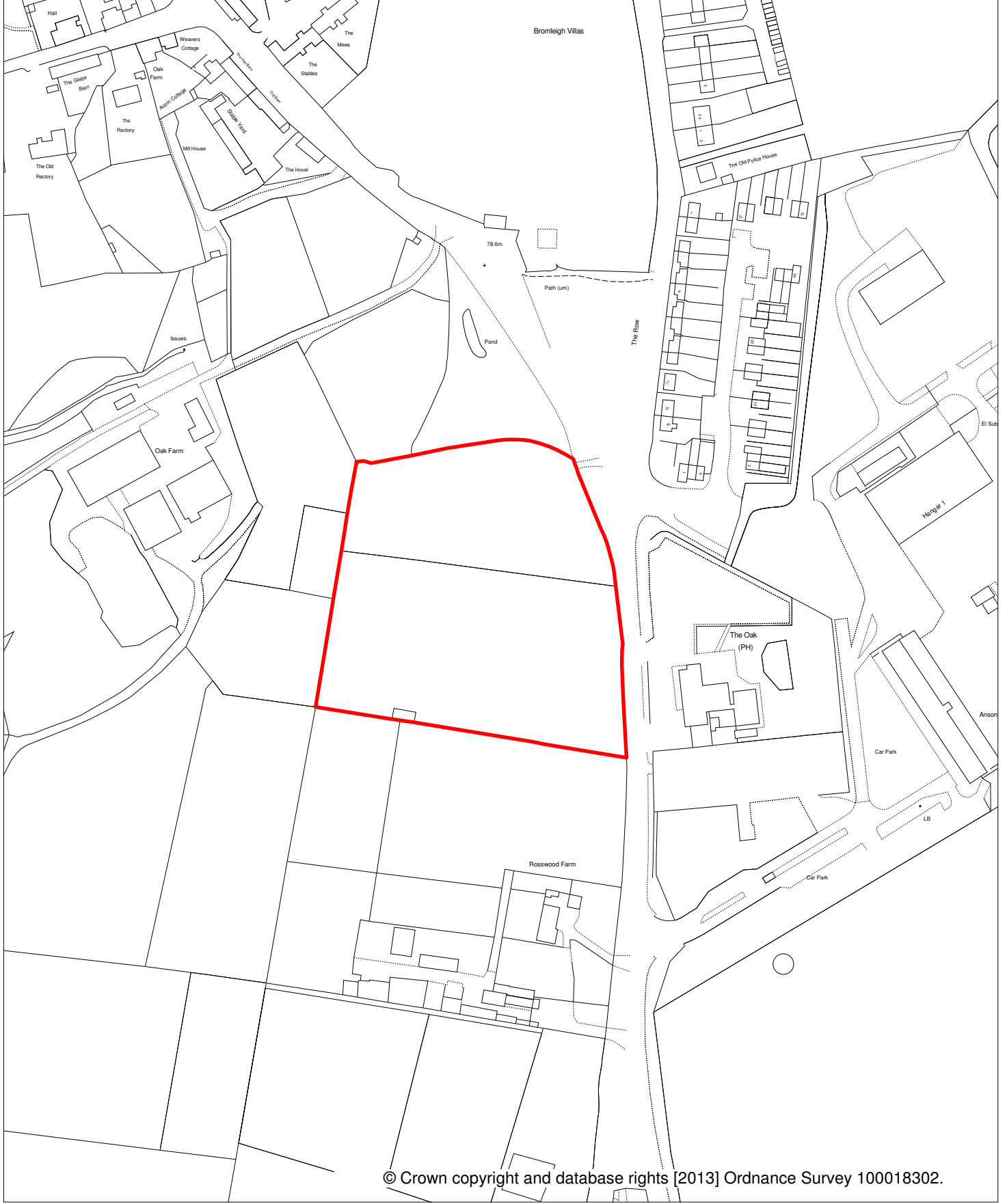
Grid Reference: 434742 E, 274088 N

North: 

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

Site Ref	C20	Site Name	N of Rosewood Farm, Baginton		
Site Size (Hectares)	1.82	Settlement	Baginton		
Source	SHLAA 2014	Land Type	Greenfield		
Adjacent/Overlapping Site		C10 Land to south of Baginton; C19 Land at Baginton			

Suitability for Housing						
Location	On the edge of Baginton. Baginton has a limited range of services					
Policy Restrictions	Green Belt					
Physical Constraints	None					
Potential Impacts	Potential Local Wildlife Site to north at Baginton Village Green West Site adjacent to Baginton Conservation Area Area of high/medium landscape value (Landscape Study 2013)					
Environmental Conditions	Proximity to Landfill Sites – possible ground contamination Noise from road and Coventry Airport					
Overall Suitability	Potentially suitable subject to noise mitigation; satisfactory ground remediation, if necessary and satisfactory landscaping between site and Baginton Village Green					
Availability						
Landowner has expressed willingness to release the site for development						
Achievability						
Potentially achievable, subject to noise mitigation; satisfactory ground remediation, if necessary; and satisfactory landscaping between site and Baginton Village Green and Coventry Road						
Housing Capacity						
Development Mix	Housing	100%	Other Uses			
Potential Capacity	30dph	54	40dph	72	50dph	91
Timeframe (in terms of practicality only)	2014/19	35	2019/24	0	2024/29	0



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C20 North of Rosewood Farm, Baginton


LOCATION PLAN

Scale:
1:2500

Drawn By:
SJ

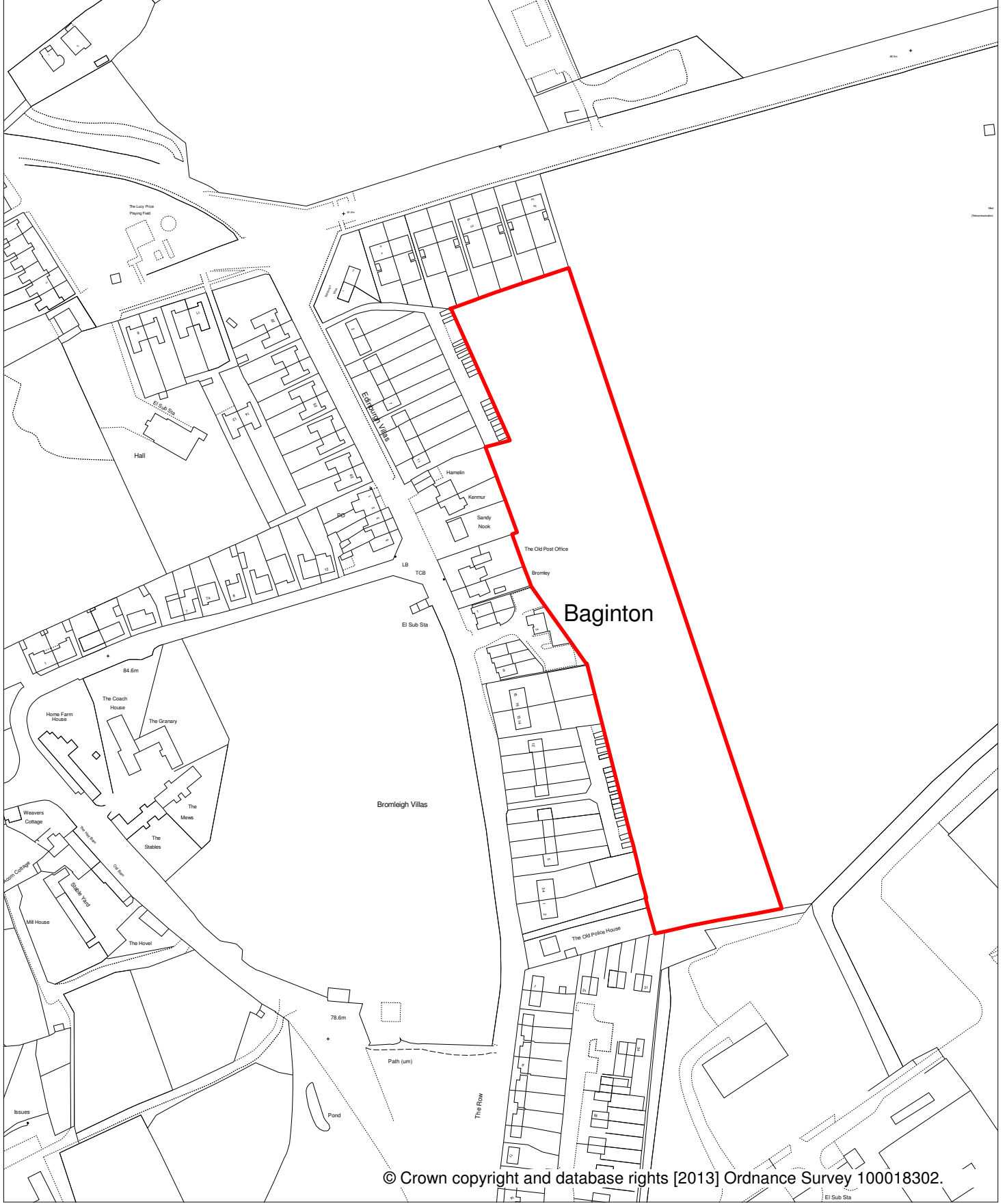
Date:
21 November 2013

Grid Reference:
434620 E, 274493 N

North: 

Site Ref	C21	Site Name	Land East of Andrew's Close, Baginton
Site Size (Hectares)	1.91	Settlement	Baginton
Source		Land Type	Greenfield
Adjacent/ Overlapping Site		C19 Land at Baginton	

Suitability for Housing						
Location	On the edge of Baginton. The village has a limited range of services					
Policy Restrictions	Green Belt					
Physical Constraints	Former landfill site – extensive remediation required Site has narrow, linear character which may limit development options. Limited opportunities for access					
Potential Impacts	Site part of land currently being promoted for sub-regional employment site (Coventry & Warwickshire Gateway site).					
Environmental Conditions	Potential noise from Coventry Airport					
Overall Suitability	Not suitable – former landfill site					
Availability						
Potentially unavailable if Gateway site proceeds						
Achievability						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



C21 Land East of Andrew's Close, Baginton


LOCATION PLAN

Scale:
1:2500

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SJ

Date:
21 November 2013

Grid Reference:
434696 E, 274868 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	C23	Site Name	Land off Cromwell Lane & Westwood Heath Road
Site Size (Hectares)	5.64	Settlement	Burton Green/ edge of Coventry
Source	SHLAA 2014	Land Type	Greenfield
Adjacent/ Overlapping Site	C02 Land SW of Westwood Heath Road; C05 Land off Cromwell Lane, Burton Green		

Suitability for Housing						
Location	Edge of Burton Green/ Coventry					
Policy Restrictions	Green Belt Protecting sport & recreation facilities					
Physical Constraints	Inadequate access – third party land required Southern section has use as a sports field					
Potential Impacts	Within an area of high landscape value Impact of traffic movements on existing properties Loss of Grade 2 Agricultural Land					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to removal from Green Belt and justification for release of sports field					
Availability						
.The site is subject to an option agreement with a national housebuilder						
Achievability						
Potentially achievable subject to mitigation against loss of area of high landscape quality						
Housing Capacity						
Development Mix	Housing	67%	Other Uses			
Potential Capacity	30dph	113	40dph	151	50dph	189
Timeframe (in terms of practicality only)	2014/19	57	2019/24	75	2024/29	0



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C23 Land off Cromwell Lane & Westwood Heath Road

LOCATION PLAN




Scale:
1:2500

Drawn By:
SJ

Date:
08 May 2014

Grid Reference:
427462 E, 276631 N

North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
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