

<b>Site Ref</b>	R12	<b>Site Name</b>	Land north of Croft Close
<b>Site Size (Hectares)</b>	1.84	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 15 SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R52 Land at New House Farm R177		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Bishop's Tachbrook has a range of services including a primary school, shops, community facilities and access by public transport to the towns..
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	Access from Croft Close would require demolition of garage. Croft Close inadequate to serve a large development Northern part of site in Flood Risk Zones 2, 3A & 3B Telephone masts cross site Impact on physical form of village – disproportionate outward extension to north
<b>Potential Impacts</b>	Impact on open views from church Adjacent to Conservation Area and impact on northern entrance to village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable for development - not in accordance with strategy – access & impact on built form of village and Conservation Area
<b>Availability.</b>	
Subject to ability to resolve 2 potential ransom strips, access issues and, if access from Croft Close is satisfactory, relocation of garage on Croft Close	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R12 Land north of Croft Close, Bishop's Tachbrook

LOCATION PLAN




Scale:  
1:2500

Drawn By:  
DR

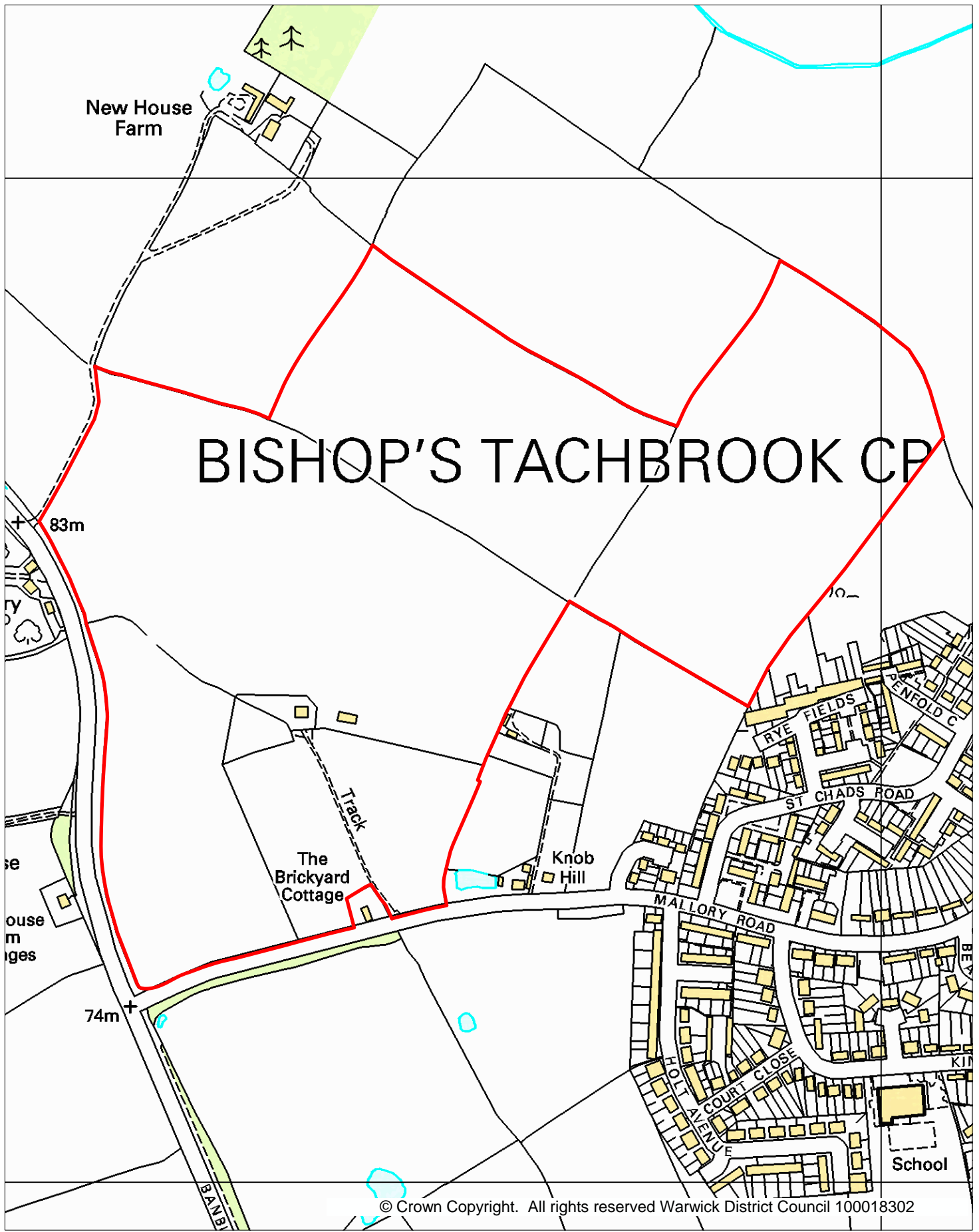
Date:  
25 May 2012

Grid Reference:  
431431 E, 261603 N

North: 

<b>Site Ref</b>	R19	<b>Site Name</b>	Land at Brickyard Farm, Mallory Road
<b>Site Size (Hectares)</b>	34.54	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Agricultural
<b>Adjacent/Overlapping Site</b>	Smaller part of R19 submitted at previous plan stage (some of the land is now a solar farm) R177 – land south of Newhouse Farm		

<b>Suitability for Housing</b>						
<b>Location</b>	To north of Mallory Road excluding The Brickyard Cottage					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Susceptible to ground water flooding Susceptible to surface water flooding along part of site access and on boundary with Mallory Road to the west of Brickyard Cottage Landscape issues. Land to the west of the village to be retained as open countryside					
<b>Potential Impacts</b>	Impact on landscape					
<b>Environmental Conditions</b>	Historic landscape characterisation shows the land to be a former brick yard, paddocks and closes					
<b>Overall Suitability</b>	The site is divorced from the main settlement and would represent a separate development not part of the village The impact on landscape value would be unacceptable					
<b>Availability</b>						
Landowner has indicated willingness to release the land immediately						
<b>Achievability</b>						
Not adjoining the built area of the village and set in a high landscape value area which it is advised should be kept open						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



R19 Land at Brickyard Farm

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
SJ

Date:  
03 July 2014

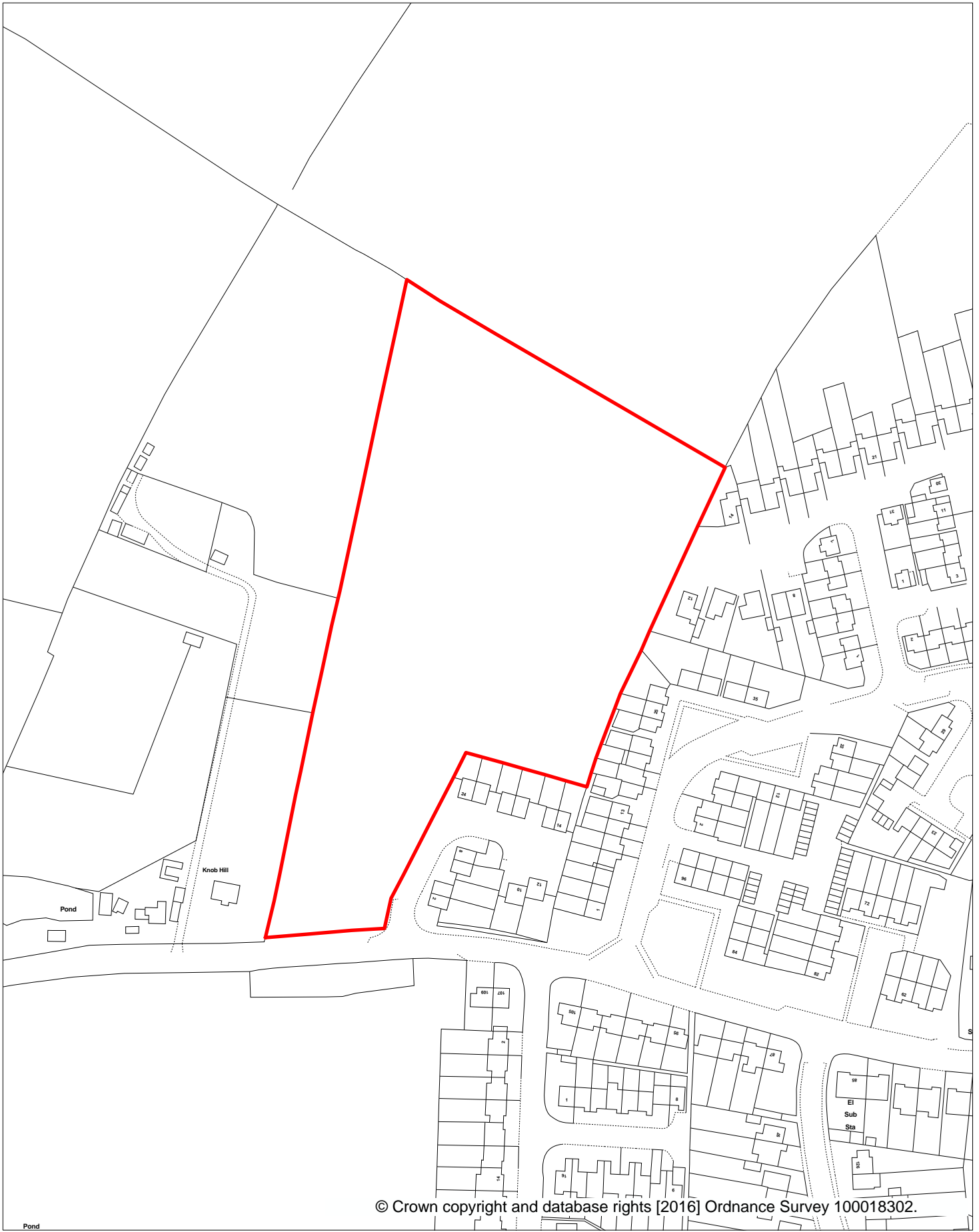
Grid Reference:  
430609 E, 261561 N

North:



<b>Site Ref</b>	R022	<b>Site Name</b>	Land at Seven Acre Close
<b>Site Size (Hectares)</b>	2.408	<b>Settlement</b>	Bishops Tachbrook
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Bishops Tachbrook is a growth village.
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	<p>Whilst the site sits within a landscape parcel that has been assessed as high sensitivity to residential development, the site has been specifically assessed in relation to landscape. This assessment suggests the site could be developed subject to: the need to</p> <ul style="list-style-type: none"> <li>• safeguard the view from PRow W106 of St Marys Church, an important rural viewpoint established at public inquiry.</li> <li>• Safeguard the roadside hedgerow to Mallory Road and the hedgerow to the northern boundary</li> <li>• Respect the rural qualities of the road</li> </ul>
<b>Potential Impacts</b>	Impact on landscape – requires mitigation and restricts development to south of site
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Suitable subject to landscape mitigation. Mitigation is likely to significant impact on the site capacity
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
Achievable	
<b>Housing Capacity</b>	
Circa 30 dwellings	



R022 Land West of Bishop's Tachbrook

LOCATION PLAN



Scale:  
1:2000

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
430773 E, 261414 N

North:

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

<b>Site Ref</b>	R30	<b>Site Name</b>	Land south of Westham Lane
<b>Site Size (Hectares)</b>	1.25	<b>Settlement</b>	Barford
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R16 Sherbourne Nursery (opposite side of Westham Lane). R85 Land South of Westham Lane		

<b>Suitability for Housing</b>	
<b>Location</b>	adjacent to proposed modified village envelope
<b>Policy Restrictions</b>	Outside of growth village settlement boundary
<b>Physical Constraints</b>	Access – works to upgrade Westham Lane would have significant environmental impact. Therefore reliant on access over third party land via Brembridge Close – will require investigation / confirmation.
<b>Potential Impacts</b>	Site currently divorced from main settlement – potential impact on built form of Barford/ adjacent properties
<b>Environmental Conditions</b>	Noise from Barford by-pass may be an issue requiring attention/ mitigation
<b>Overall Suitability</b>	Potentially suitable – currently divorced from main built up area of village, existing access is inadequate and egress will be reliant on third party negotiations/ agreement.
<b>Availability</b>	
available	
<b>Achievability</b>	
Possibly within 5 years	
<b>Housing Capacity</b>	
Potentially up to 25 taking account of possible mitigation requirements	



R30 Land south of Westham Lane, Barford


LOCATION PLAN

Scale:  
1:1250

Drawn By:  
DR

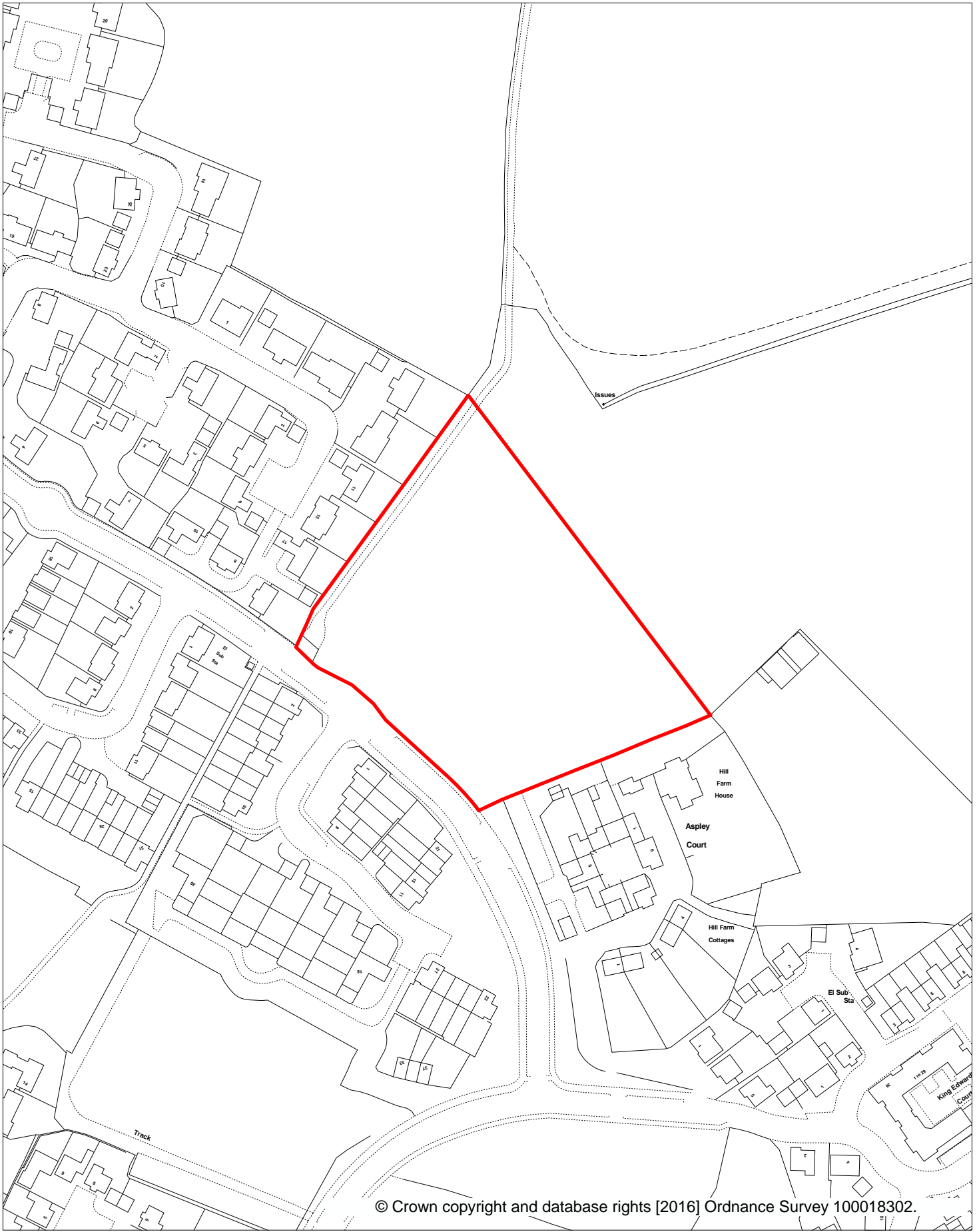
Date:  
25 May 2012

Grid Reference:  
426767 E, 260411 N

North: 

<b>Site Ref</b>	R037	<b>Site Name</b>	East of Barcheston Drive
<b>Site Size (Hectares)</b>	1.353	<b>Settlement</b>	Hatton Park
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Hatton Park is a growth village.
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Listed building (former Hatton Hospital) approx. 200 m to the west. Highly sensitive landscape
<b>Potential Impacts</b>	Impact on landscape
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable - due to impact on high quality landscape
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R037 East of Barcheston Drive

LOCATION PLAN




Scale:  
1:2000

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
425359 E, 267145 N

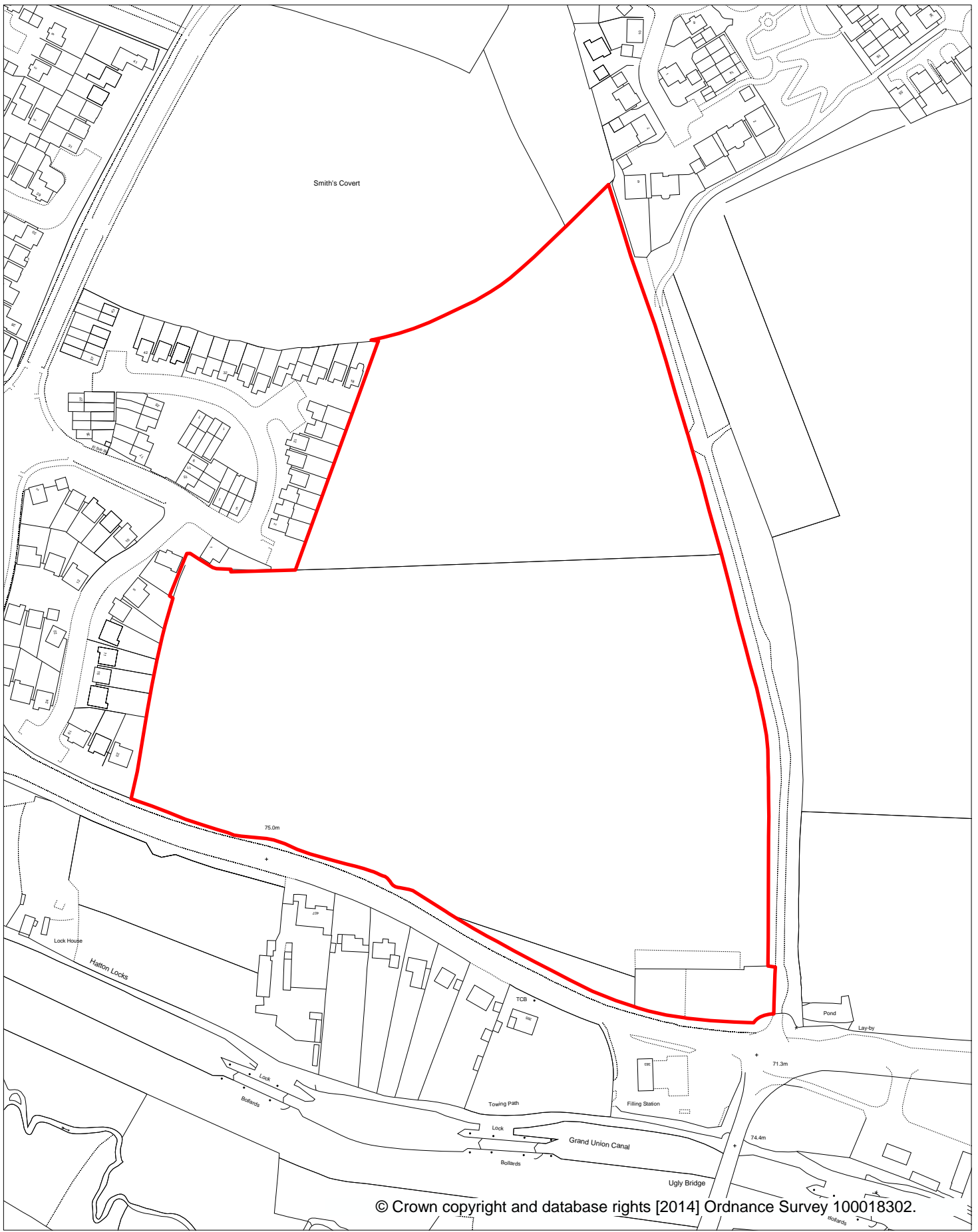
North: 

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

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hatton Park has limited services and facilities
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Smiths Covert Ancient Woodland & potential LWS to the north of the site. Surface water flooding towards south of the site. Landscape and ecological issues require string eastern boundary
<b>Potential Impacts</b>	Potential loss of some high value linear landscape features (hedgerows primarily). Potential impact on Smiths Covert Ancient Woodland & potential LWS. Area of high landscape sensitivity adjacent to Smith's Covert (2013 Assessment)
<b>Environmental Conditions</b>	Satisfactory - moderate traffic levels and desk top study required regarding any site contamination from previous hospital use
<b>Overall Suitability</b>	Potentially suitable subject to safe site access and surface water issues, protection of Smiths Covert and satisfactory master plan & phasing
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development	
<b>Achievability</b>	
Achievable subject to overcoming access and surface water flooding issues, protection of Smiths Covert and satisfactory master plan and phasing	
<b>Housing Capacity</b>	
Potentially suitable for up to 80 dwellings with satisfactory master plan and phasing over 10 years 2014 - 2024	





R038 North of Birmingham Road, Hatton

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
DSR

Date:  
19 May 2014

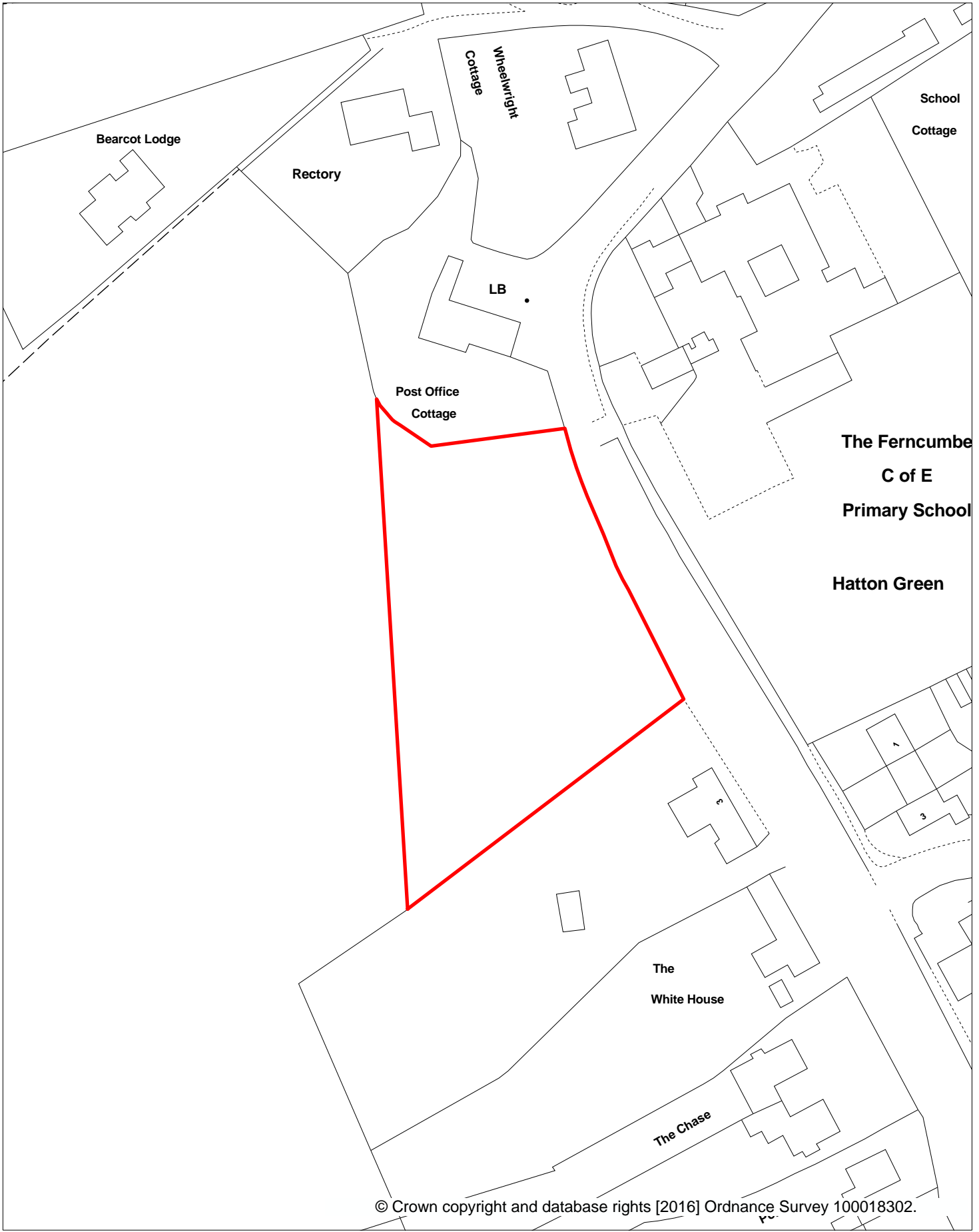
Grid Reference:  
425440 E, 266614 N

North: 

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

<b>Site Ref</b>	R039	<b>Site Name</b>	Land at Hatton Green
<b>Site Size (Hectares)</b>	0.36	<b>Settlement</b>	Hatton
<b>Source</b>	SHLAA2014	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R149 – Land to west of Ferncumbe Primary School; R192 – Land at Hatton Green		

<b>Suitability for Housing</b>	
<b>Location</b>	Within existing built up area of the village. Hatton Green has a primary school and church and public transport to the towns Outside infill village boundary
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	
<b>Potential Impacts</b>	Grade II Listed Buildings at No 3 and Post Office Cottage on neighbouring sites
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable for small development of houses fronting the existing public highway subject to appropriate design which is sympathetic to setting of nearby Listed Buildings
<b>Availability</b>	
Owner has expressed willingness to release the site for development	
<b>Achievability</b>	
Subject to alteration of Green Belt and/ or evidence of need for affordable housing	
<b>Housing Capacity</b>	
Potentially suitable for 3 dwellings fronting the highway.	



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**R039 Land at Hatton Green**

**LOCATION PLAN**



Scale:  
1:1000

Drawn By:  
MM

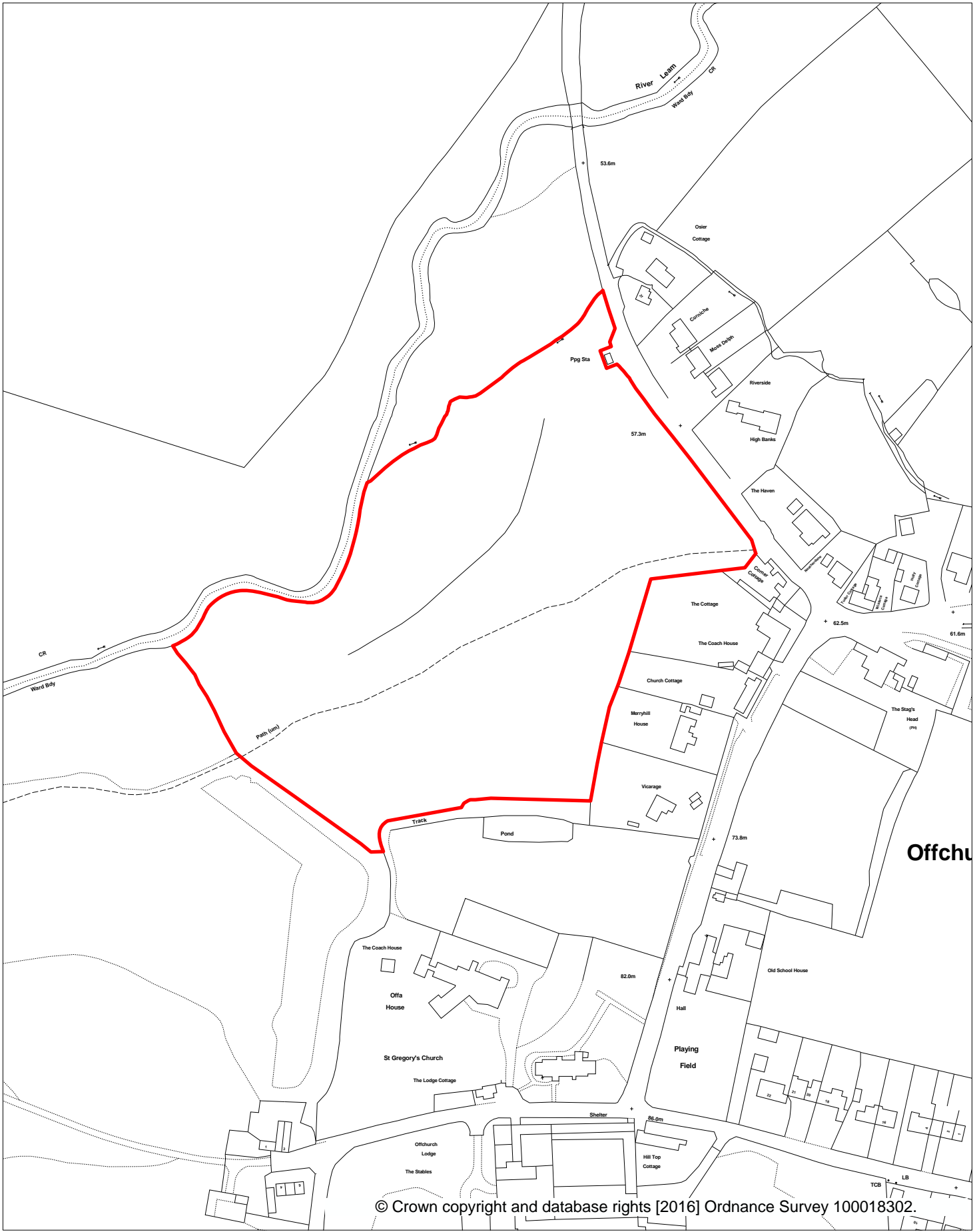
Date:  
04 March 2016

Grid Reference:  
423288 E, 267382 N

North:

<b>Site Ref</b>	R043 (part)	<b>Site Name</b>	Land adjacent Welsh Lane (Sydon's Piece)
<b>Site Size (Hectares)</b>	2.56	<b>Settlement</b>	Offchurch
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Agricultural
<b>Adjacent/ Overlapping Site</b>	Note –boundary amended and needs to be redrawn on GIS record		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Offchurch has a limited range of facilities and access by public transport to the towns
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Flood Zones 2, 3, 3a, 3b to immediate north of redrawn boundary Site slopes down northwards towards river Footpaths traverse site
<b>Potential Impacts</b>	Site within Offchurch Conservation Area Impact on setting of nearby Grade II Listed Buildings – the Retreat House and St Gregory's Church Size of site out of scale with existing built up area of village and lies outside infill village boundary
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	May be potentially suitable for small part fronting Welsh Road subject to evidence of local housing need for affordable housing but outside village infill boundary - not in accordance with strategy
<b>Availability</b>	
Within five years	
<b>Achievability</b>	
Ready for release by owner	
<b>Housing Capacity</b>	



R043 Sydon's Piece, Offchurch

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
MM

Date:  
04 March 2016

Grid Reference:  
435779 E, 265880 N

North:



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

<b>Site Ref</b>	R044	<b>Site Name</b>	Canal Field, Offchurch Lane
<b>Site Size (Hectares)</b>	2.6	<b>Settlement</b>	Radford Semele
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>		Slightly smaller boundary than previously submitted site	

<b>Suitability for Housing</b>	
<b>Location</b>	To north of settlement Not within or adjacent to a settlement. Separated from Radford Semele by disused railway
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	Position of access point Elongated site enclosed by canal to north and disused railway to south. Steeply sloping
<b>Potential Impacts</b>	Potential LWS – Grand Union Canal Leam Valley Local Nature Reserve on opposite side of canal.
<b>Environmental Conditions</b>	Unsuitable location – not within or adjacent to a settlement
<b>Overall Suitability</b>	Not suitable
<b>Availability</b>	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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R044 Canal Field, Radford Semele

LOCATION PLAN



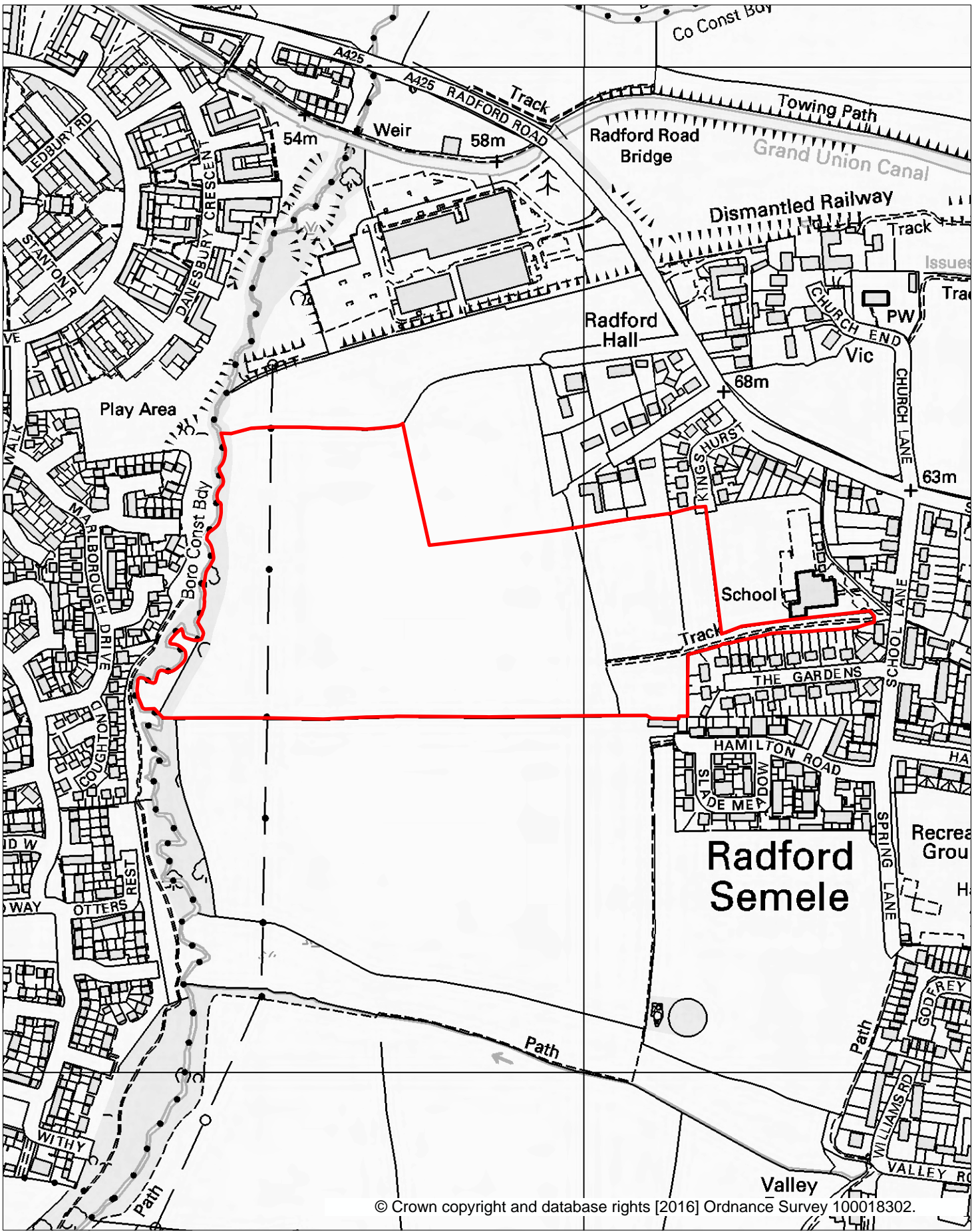
Scale: 1:4000	Drawn By: MM	Date: 04 March 2016	Grid Reference: 434852 E, 264898 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	R046	<b>Site Name</b>	Land off School Lane
<b>Site Size (Hectares)</b>	11.66	<b>Settlement</b>	Radford Semele
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Agricultural
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	To the west of Radford Semele village school and up to the boundary with Leamington Spa					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	<p>Sand and gravel consultation area  Susceptible to surface and ground water flooding on western boundary following the line of the watercourse and across south western corner. Some smaller patches within the site  Whitnash Brook Local Wildlife Site to the west following the course of the brook with broad-leaved semi-natural woodland  Part Whitnash Brook Valley Local Wildlife Site adj. to watercourse  Some intact hedgerows surrounding the site  Flood zones 2, 3, 3a and 3b along the course of the brook affecting the western boundary of the site  Access would be down a track to the south of the school. This is currently inadequate and will require additional land to widen. It may still not meet highways standards</p>					
<b>Potential Impacts</b>	<p>Loss of agricultural land (grade unknown)  Impact on Local Wildlife site along brook  Need to avoid flood zone along brook and areas of flooding across the site, particularly in the south western corner</p>					
<b>Environmental Conditions</b>	<p>Historic land characterisation: Large fields  Potentially acceptable with mitigation around flooding and sensitivity along brook which is a local wildlife site</p>					
<b>Overall Suitability</b>	<p>Would result in coalescence with Leamington.  Landscape issues would prevent the use of this land for residential development  School is at capacity  Not currently suitable</p>					
<b>Availability</b>						
The owners have expressed a willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	✓	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	



R046 School Lane, Radford Semele

LOCATION PLAN



Scale: 1:5000

Drawn By: MM

Date: 02 March 2016

Grid Reference: 433903 E, 264452 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Bubbenhall has a limited range of facilities.
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Footpaths traverse the site Site slopes downwards to NW Partly within Bubbenhall Conservation Area
<b>Potential Impacts</b>	Impact on Conservation Area Impact on Grade II Listed Building (The Cottage, Spring Hill) Impact of scale of development on existing village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in small part on land fronting Church Road subject to alteration of Green Belt boundary or evidence of local need for affordable housing
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
Achievable within 2 years	
<b>Housing Capacity</b>	
Capacity would be dependent upon alteration of Green Belt, or the identified need for affordable housing	



R59 Land off Pit Hill/ Church Road, Bubbenhall

LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DR

Date:  
25 May 2012

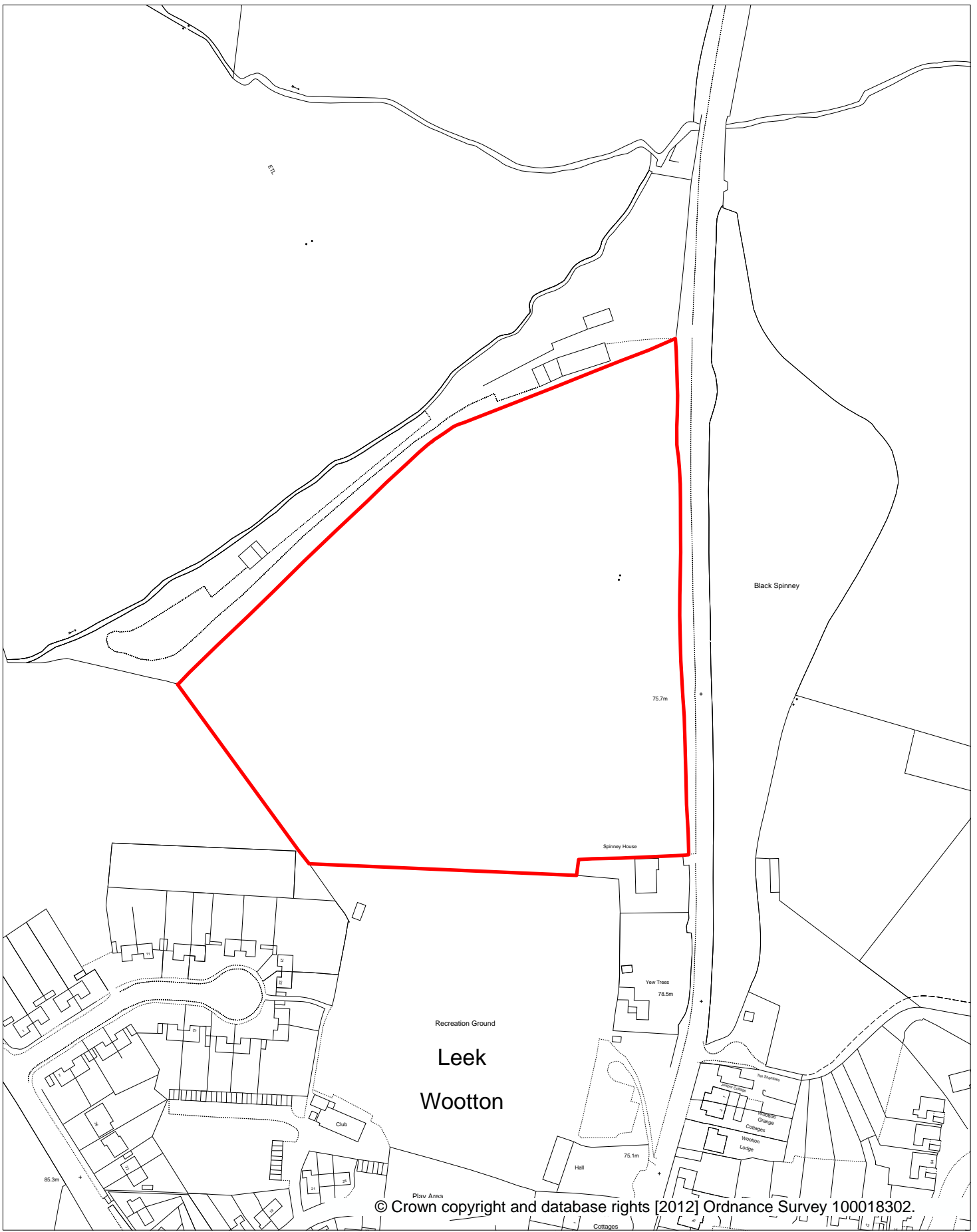
Grid Reference:  
436097 E, 272332 N

North:

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

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Leek Wootton has a limited range of services & facilities
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	A high pressure gas pipeline and electricity transmission line traverse the site. 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
<b>Potential Impacts</b>	Protected woodland and potential LWS immediately to east & west of the site. High quality landscape. With area of high landscape sensitivity (2013 Assessment)
<b>Environmental Conditions</b>	Not satisfactory - high pressure gas pipeline
<b>Overall Suitability</b>	Not suitable - gas pipeline, relationship to village and impact on high quality landscape
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	





R62 Land off Warwick Road, Leek Wootton

LOCATION PLAN



Scale:  
1:2500

Drawn By:  
DR

Date:  
25 May 2012

Grid Reference:  
428891 E, 269427 N

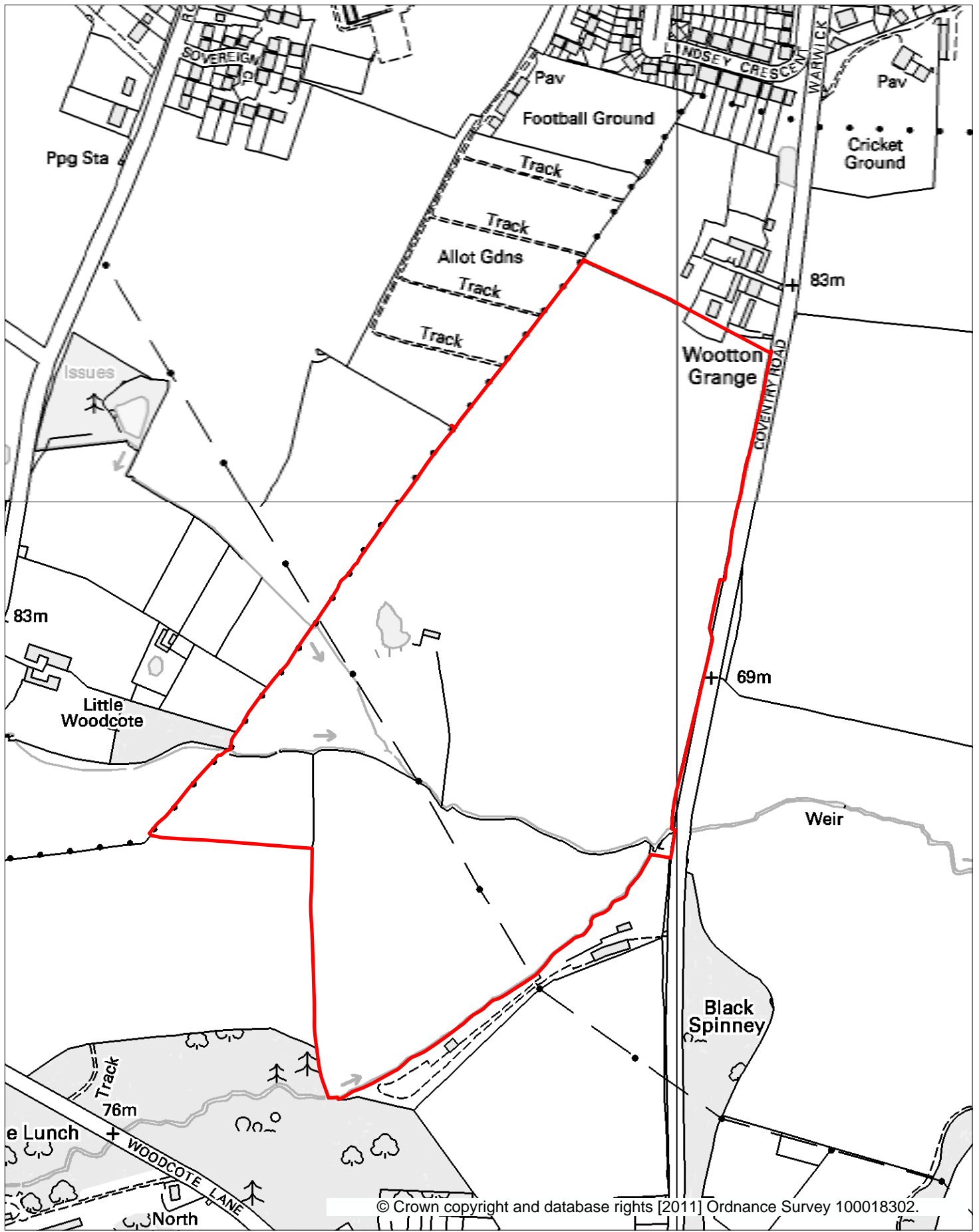
North:



<b>Site Ref</b>	R63	<b>Site Name</b>	Land NW of Leek Wootton
<b>Site Size (Hectares)</b>	25.44	<b>Settlement</b>	Leek Wootton
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Open countryside between Kenilworth and Leek Wootton
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Cattle Brook traverses the site and the eastern section is in Flood Zones 2, 3A and 3B An electricity transmission line traverses the site
<b>Potential Impacts</b>	The southern boundary of the site includes a Potential SINC. Development of site would close the gap between Kenilworth and Leek Wootton
<b>Environmental Conditions</b>	Satisfactory but not well related to existing settlements
<b>Overall Suitability</b>	Not suitable – largely open countryside
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	





R63 Land North West of Leek Wootton

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
CP

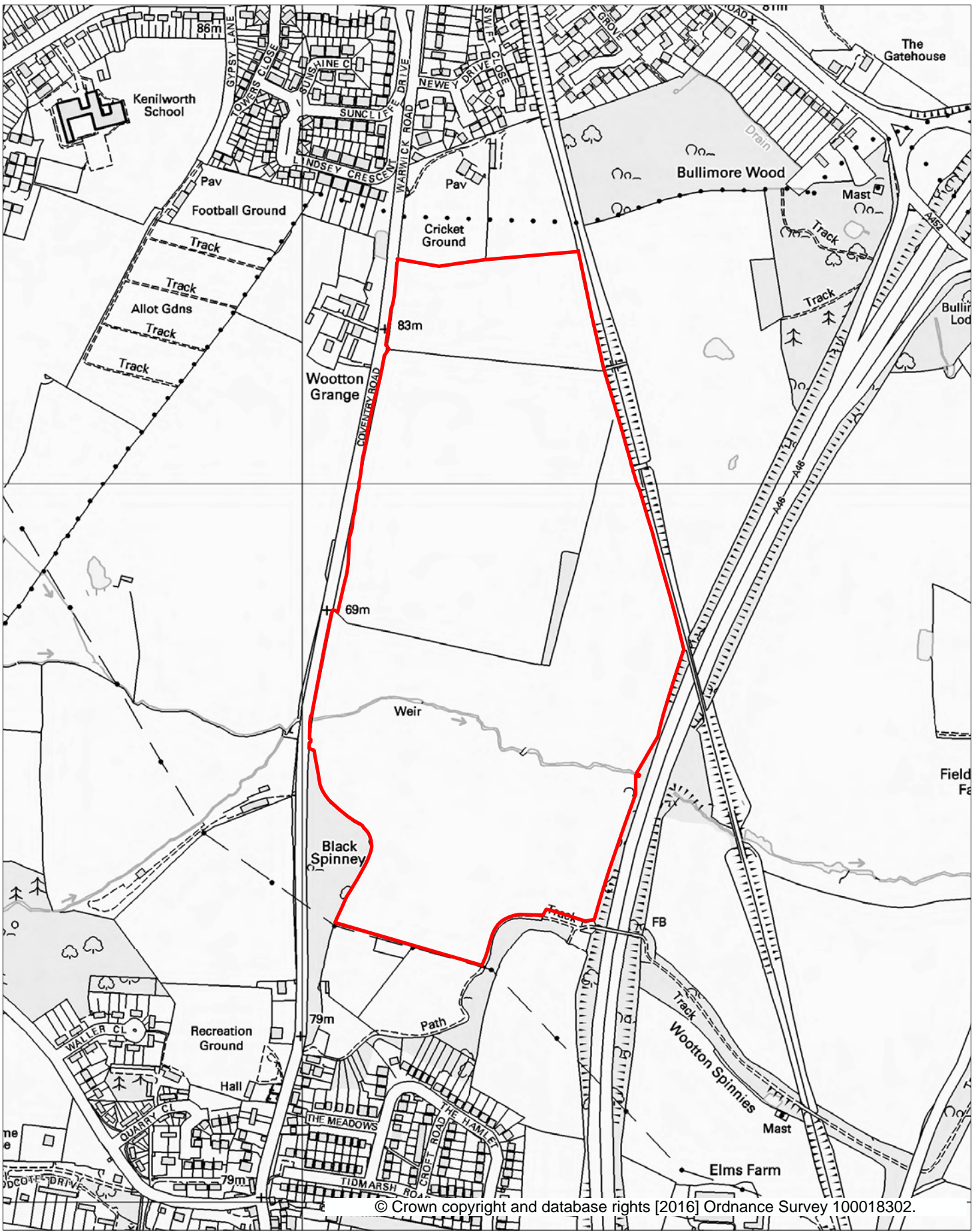
Date:  
24 October 2011

Grid Reference:  
428812 E, 269884 N

North:

<b>Site Ref</b>	R64 (1)	<b>Site Name</b>	Land NE of Leek Wootton (1)
<b>Site Size (Hectares)</b>	36.80	<b>Settlement</b>	Leek Wootton
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	K25 R064(2)		

<b>Suitability for Housing</b>	
<b>Location</b>	Open countryside between Kenilworth and Leek Wootton
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Cattle Brook traverses the site and land adjacent to the brook is in Flood Zones 2, 3A and 3B Noise from A46 and railway
<b>Potential Impacts</b>	Cattle Brook Potential SINC follows the brook across the site. Railway embankment Potential SINC follows railway along eastern boundary. Further Potential SINC adjacent to southern boundary. Development of site would close the gap between Kenilworth and Leek Wootton
<b>Environmental Conditions</b>	Satisfactory, subject to noise and flood mitigation measures, but not well related as a whole to settlements
<b>Overall Suitability</b>	Not suitable as a whole; northern part of site identified as part of potential housing allocation H41 (SHLAA site K25)
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R064(1) Land North East of Leek Wootton (1)

LOCATION PLAN



Scale:  
1:7000

Drawn By:  
MM

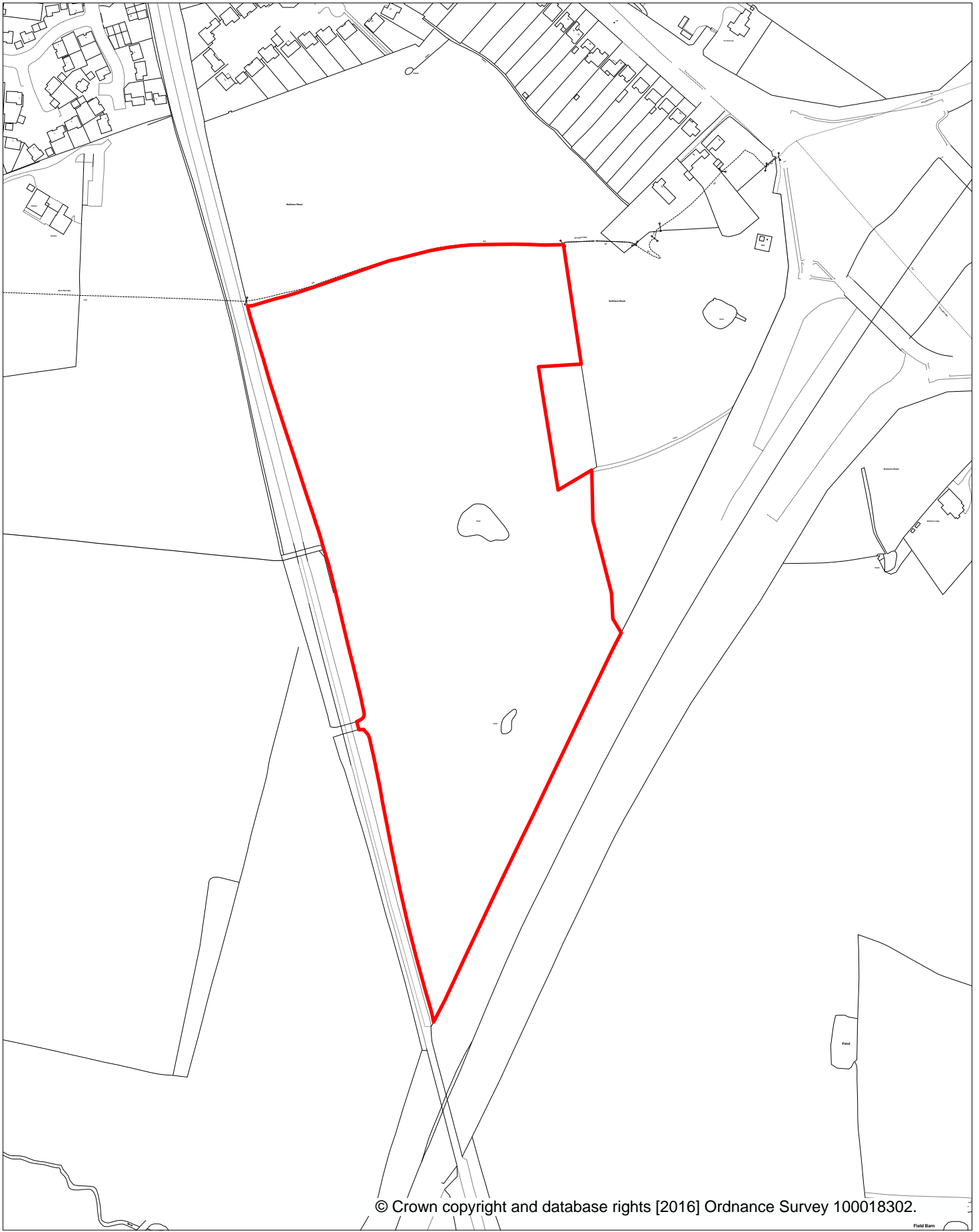
Date:  
04 March 2016

Grid Reference:  
429257 E, 269813 N

North:

<b>Site Ref</b>	R64 (2)	<b>Site Name</b>	Land NE of Leek Wootton (2)
<b>Site Size (Hectares)</b>	10.08	<b>Settlement</b>	Leek Wootton
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	K25 R64 (1)		

<b>Suitability for Housing</b>	
<b>Location</b>	Open countryside between Kenilworth and Leek Wootton
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	No access Northern section of site borders on Ancient Woodland and SINC Noise from A46 and railway
<b>Potential Impacts</b>	Bullimore Wood Ancient Woodland and SINC to north Railway Embankment Potential SINC to west. Development of site would close the gap between Kenilworth and Leek Wootton.
<b>Environmental Conditions</b>	Satisfactory, subject to noise and flood mitigation measures, but not well related to settlements
<b>Overall Suitability</b>	Not suitable
<b>Availability</b>	
Owner has expressed willingness to bring the site forward for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



## R064(2) Land NE of Leek Wootton (2)


### LOCATION PLAN

Scale:  
1:4000

Drawn By:  
MM

Date:  
04 March 2016

Grid Reference:  
429583 E, 270113 N

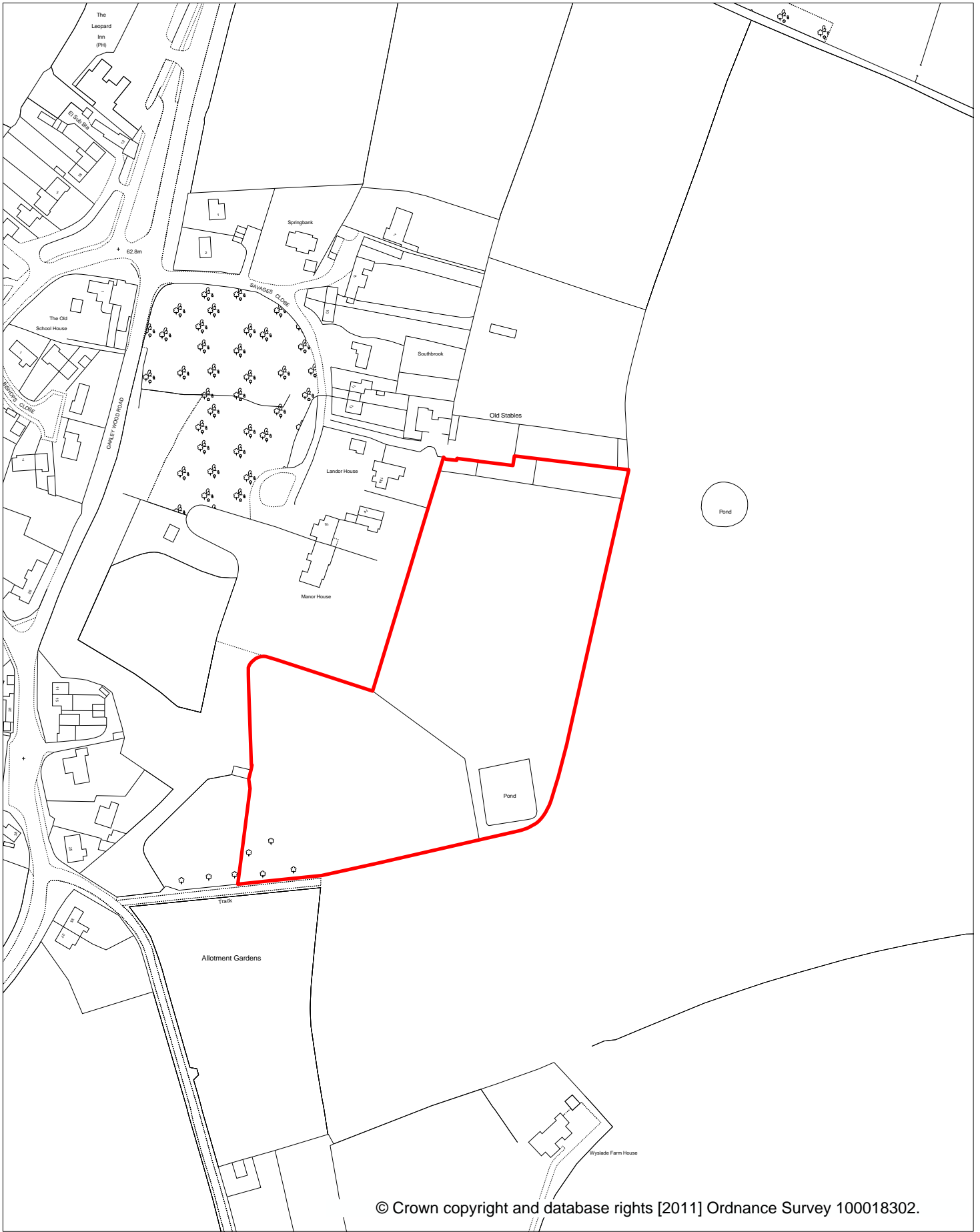
North: 

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

<b>Site Ref</b>	R65	<b>Site Name</b>	R/O Savages Close
<b>Site Size (Hectares)</b>	2.4	<b>Settlement</b>	Bishop's Tachbrook
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Edge of village. Bishop's Tachbrook has a range of facilities and public transport to the towns.					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Access not shown – may require third party agreement Site separated from main village by busy Oakley Wood Road					
<b>Potential Impacts</b>	Impact on setting of Conservation Area and Grade II Listed Old Manor House Impact of the scale of development on existing built up area of village					
<b>Environmental Conditions</b>	Satisfactory, but not well related to the village					
<b>Overall Suitability</b>	Not suitable					
<b>Availability</b>						
Owner has expressed willingness to bring the site forward for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	30dph		40dph		50dph	
<b>Timeframe (in terms of practicality only)</b>	2014/19		2019/24		2024/29	





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## R65 Land R/O Savages Close

### LOCATION PLAN



Scale:  
1:2500

Drawn By:  
CP

Date:  
24 October 2011

Grid Reference:  
431663 E, 261243 N

North:

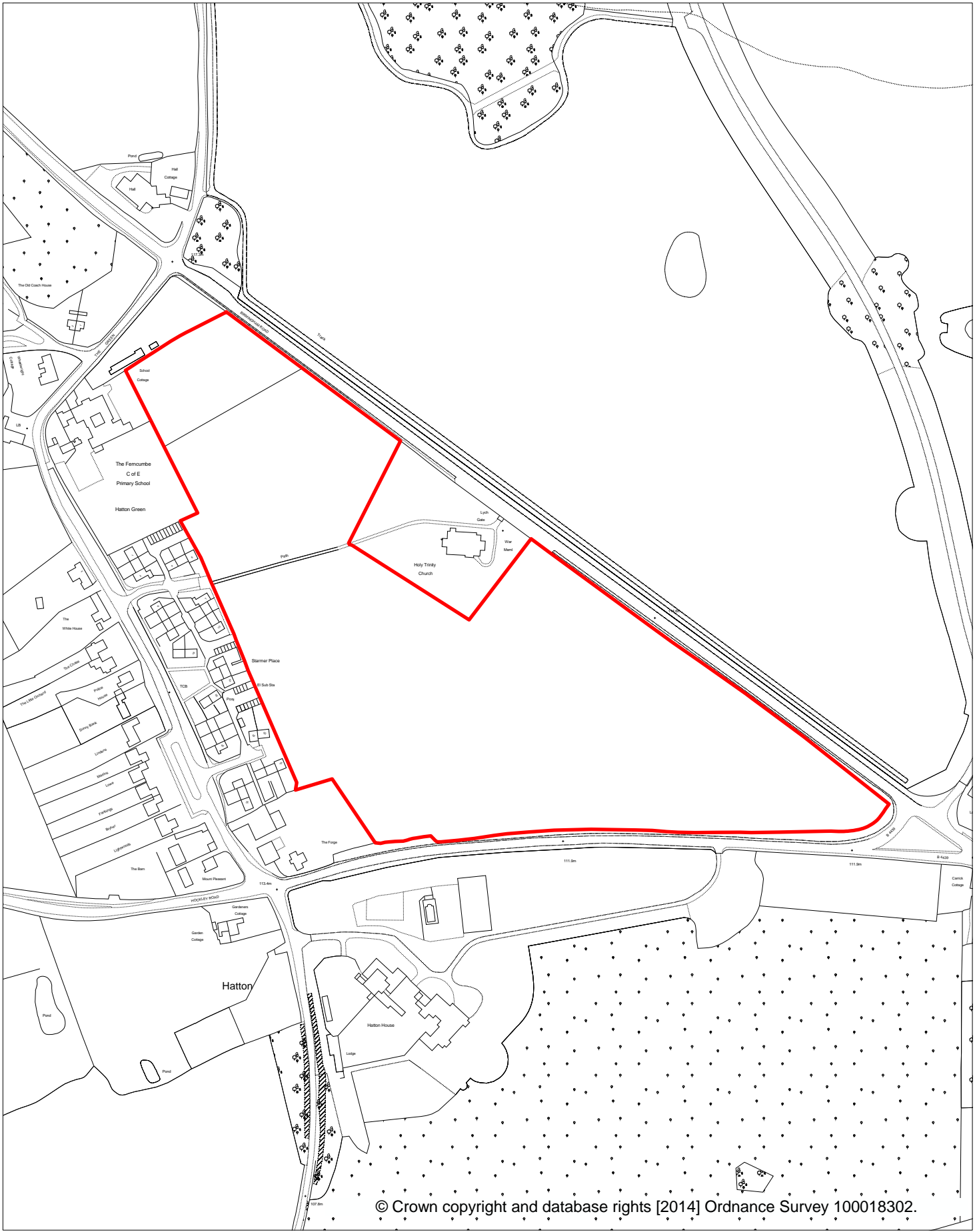


Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	R73	<b>Site Name</b>	Land off Starmer Place/ Birmingham Road
<b>Site Size (Hectares)</b>	8.18	<b>Settlement</b>	Hatton Green
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hatton Green has a limited range of facilities
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Footpath runs through site towards Church of Holy Trinity. Access off Birmingham Road or Hockley Road would be essential for size of site. The Birmingham Road/ Hockley Road junction has been the subject of a number of road traffic incidents and improvements would be required to make the junction safe. Access off Birmingham Road would "segregate" the development from the existing built up area of the village in terms of the transport network
<b>Potential Impacts</b>	Significant impact on setting of Grade II* Listed Church of Holy Trinity. Significant increase in size of village which would impact on its existing character and integrity.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – impact on setting of Grade II* Church of Holy Trinity and on character and integrity of village
<b>Availability</b>	
Owner is promoting the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R073 Land off Starmar Place/ Birmingham Road


### LOCATION PLAN

Scale:  
1:3500

Drawn By:  
SJ

Date:  
07 July 2014

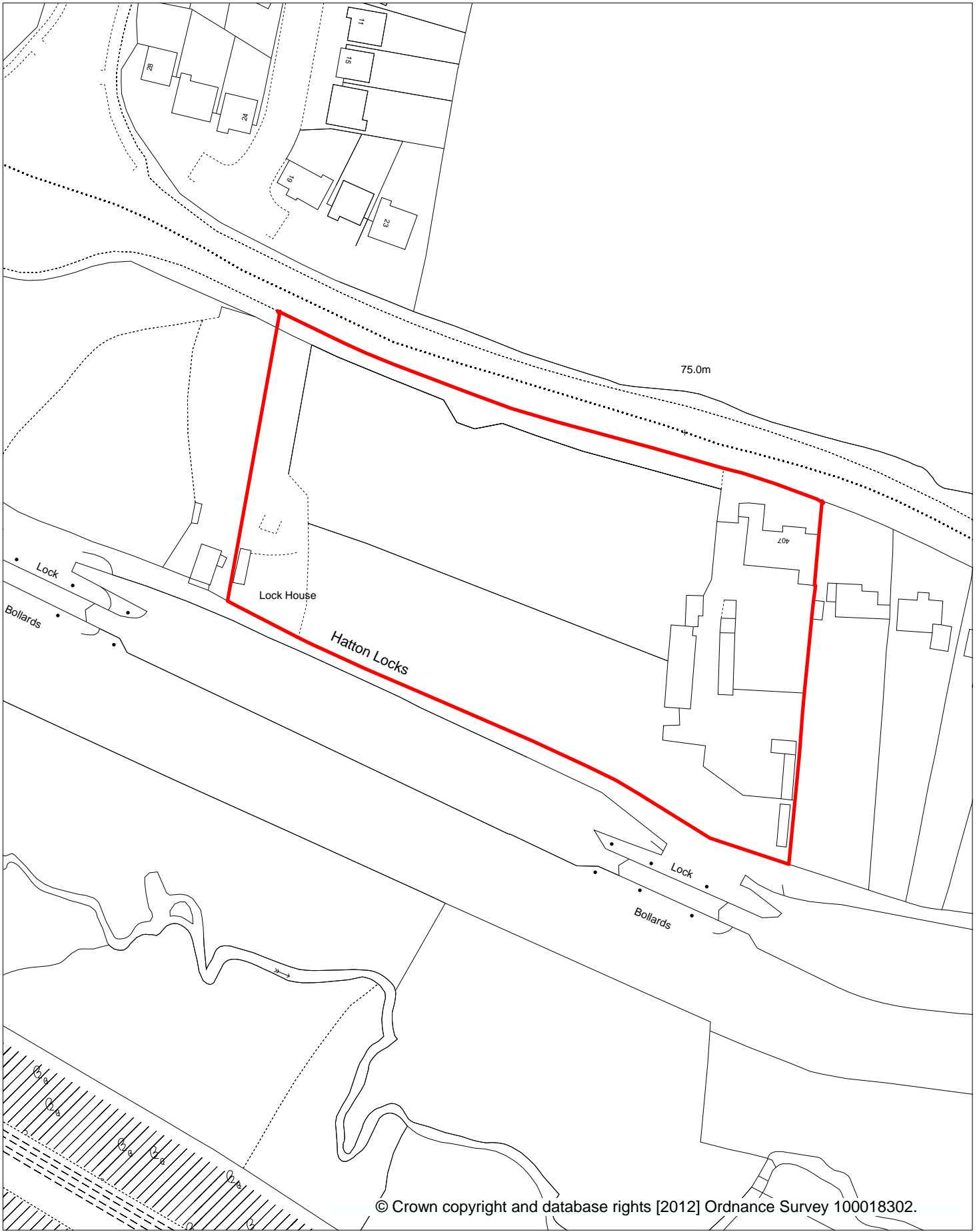
Grid Reference:  
423616 E, 267314 N

North: 

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

<b>Site Ref</b>	R75	<b>Site Name</b>	407 Birmingham Road & land to west
<b>Site Size (Hectares)</b>	1.15	<b>Settlement</b>	Hatton Park
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield & previously developed
<b>Adjacent/ Overlapping Site</b>	R100 - south of Charingworth Drive/B'ham Road roundabout		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hatton has a limited range of services and facilities
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Access difficulties onto a busy main road. Grade II listed lock house close to western boundary. Canal border along south edge
<b>Potential Impacts</b>	Potential impact on Grand Union Canal potential LWS. Listed lock house close to western boundary. Consultation required re: potential impact on adjacent Hatton Locks. Historic earthworks noted. Within area of high landscape sensitivity (2013 Assessment)
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable due to impact on potential LWS, canal corridor and area of high landscape sensitivity
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R75 407 Birmingham Road and Land to West


LOCATION PLAN

Scale:  
1:1250

Drawn By:  
DR

Date:  
25 May 2012

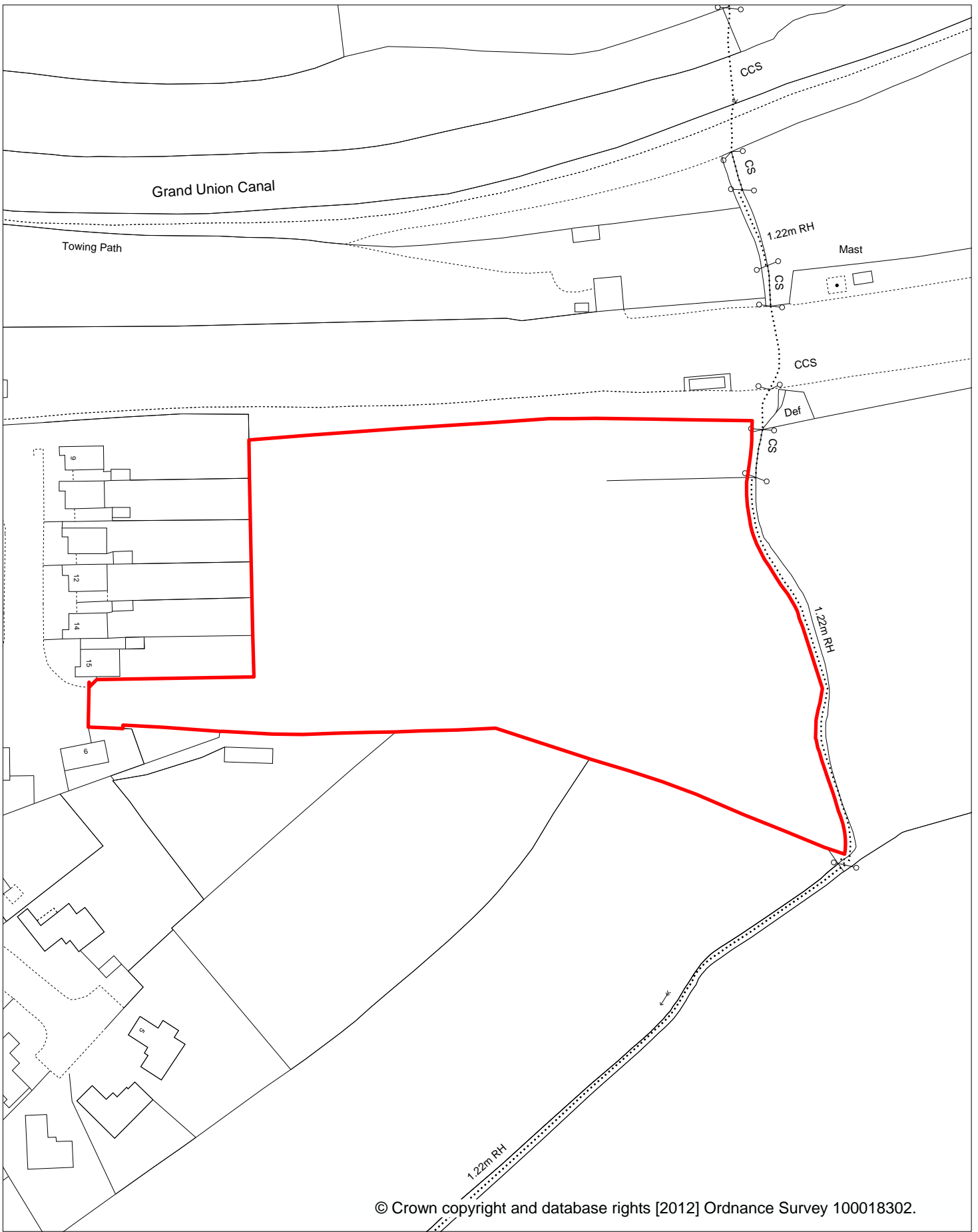
Grid Reference:  
425281 E, 266448 N

North: 

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

<b>Site Ref</b>	R77	<b>Site Name</b>	Former Storage Depot Oakdene Crescent
<b>Site Size (Hectares)</b>	1.17	<b>Settlement</b>	Hatton Station
<b>Source</b>	SHLAA11	<b>Land Type</b>	Previously developed land
<b>Adjacent/ Overlapping Site</b>	R67 S of Elmdene Close		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hatton Station has only a railway station
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Close proximity to existing residential properties. Loss of informal recreational open space. Area of high landscape sensitivity (2013 Assessment)
<b>Environmental Conditions</b>	Potential site contamination associated with nearby railway use and previous use on site
<b>Overall Suitability</b>	Potentially suitable in part subject to overcoming physical constraints; appropriate provision of habitat for protected species; alteration of Green Belt boundary or evidence of local need for affordable housing
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development.	
<b>Achievability</b>	
Achievable subject to overcoming site constraints, on site species issues and a full viability evaluation	
<b>Housing Capacity</b>	
Dependent upon extent, if any of Green Belt alteration or evidence of local need for affordable housing	



**R77 Former Storage Depot, Oakdene Crescent**


**LOCATION PLAN**

Scale:  
1:1250

Drawn By:  
DR

Date:  
25 May 2012

Grid Reference:  
422587 E, 266323 N

North: 

<b>Site Ref</b>	R80	<b>Site Name</b>	Penns Lane
<b>Site Size (Hectares)</b>	1.72	<b>Settlement</b>	Eathorpe
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R78,R79		

<b>Suitability for Housing</b>	
<b>Location</b>	On the edge of the village. Eathorpe has a very limited range of facilities and public transport
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Strong uninterrupted hedgerow along Penn Lane Narrow lane unable to support much additional development
<b>Potential Impacts</b>	Impact on Eathorpe Conservation Area Impact on integrity and character
<b>Environmental Conditions</b>	Possibly satisfactory for a small scale local needs affordable housing site subject to there being an established requirement (need), although the village does not offer good transport links to the towns for jobs, schools and services
<b>Overall Suitability</b>	Possibly suitable for a modest affordable scheme subject to need and possible impact on integrity and character of village and Conservation Area.
<b>Availability</b>	
Owner has previously expressed willingness to release site for housing along with R78 & R79 as part of a comprehensive scheme which would provide a village green, allotments and sports ground	
<b>Achievability</b>	
Within 5 years	
<b>Housing Capacity</b>	
40	



R80 Penns Lane, Eathorpe

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
CP

Date:  
03 November 2011

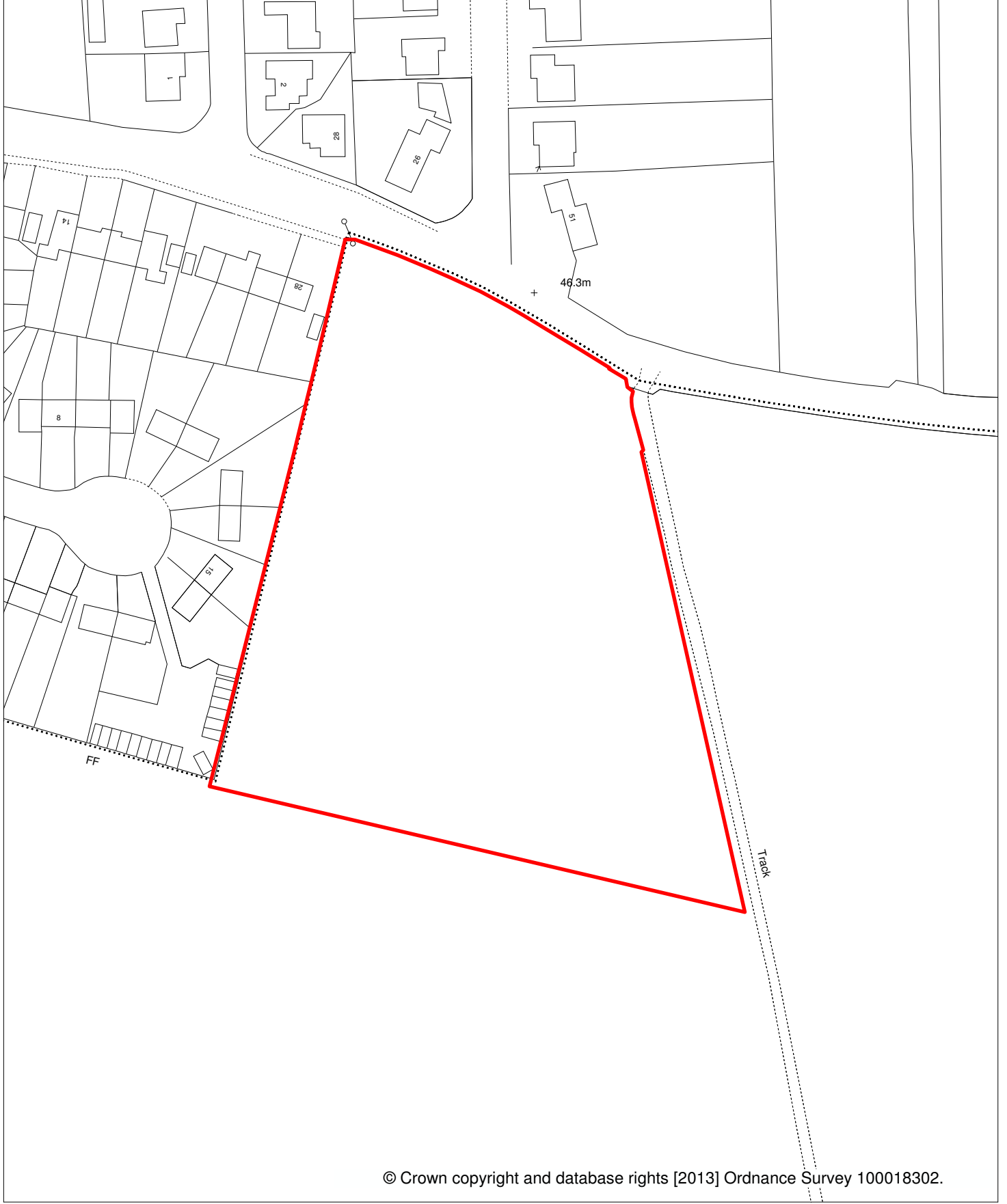
Grid Reference:  
439283 E, 269189 N

North:



<b>Site Ref</b>	R83	<b>Site Name</b>	Land off Wasperton Lane
<b>Site Size (Hectares)</b>	1.31	<b>Settlement</b>	Barford
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Barford has a good range of services and facilities.
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	Trees on frontage. Strong re-defined boundary required. Surface water flooding on parts of sites
<b>Potential Impacts</b>	Impact on the field landscape in this area. High/medium landscape value.
<b>Environmental Conditions</b>	Satisfactory.
<b>Overall Suitability</b>	Suitable subject to landscape and surface water flooding mitigation
<b>Availability</b>	
Owner has formerly expressed interest in releasing the site for housing	
<b>Achievability</b>	
Achievable	
<b>Housing Capacity</b>	
Circa 30 dwellings	



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## R83 Land Off Wasperton Lane

### LOCATION PLAN




Scale:  
1:1250

Drawn By:  
SJ

Date:  
21 November 2013

Grid Reference:  
427261 E, 260252 N

North: 

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

<b>Site Ref</b>	R084	<b>Site Name</b>	Land to Brembridge Close Barford
<b>Site Size (Hectares)</b>	0.64	<b>Settlement</b>	Barford
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Located adj Village settlement boundary
<b>Policy Restrictions</b>	Adjacent to Conservation area boundary
<b>Physical Constraints</b>	Access requirements to be established through Brembridge Close
<b>Potential Impacts</b>	Potential impact on existing residential dwellings at Brembridge
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Suitable for market housing / affordable provision
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
Subject to access being suitably attainable	
<b>Housing Capacity</b>	
May be able to deliver up to 6 units	



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R84 Lambert Court (Land off Bremridge Close)

LOCATION PLAN

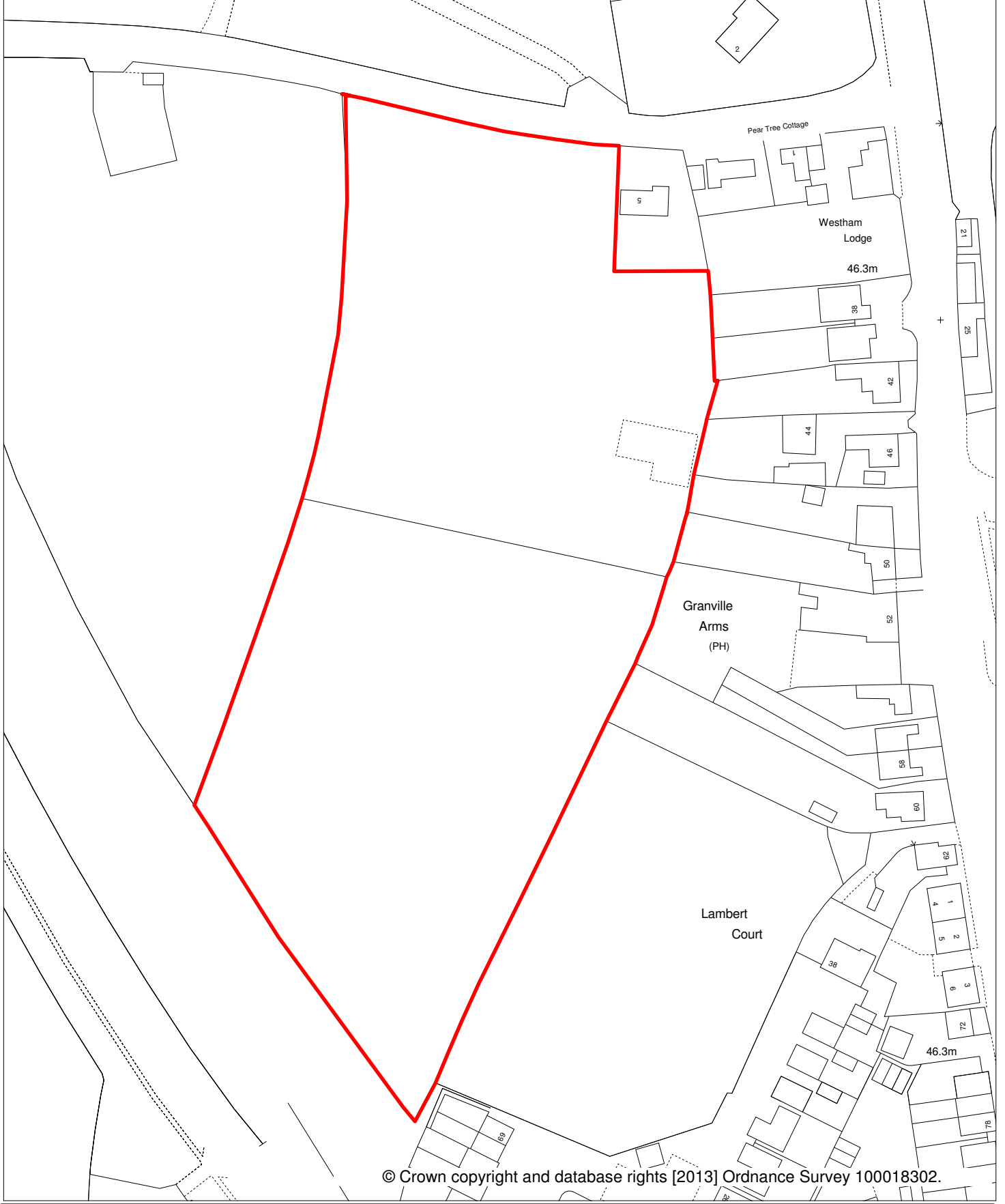


Scale: 1:1250	Drawn By: SJ	Date: 21 November 2013	Grid Reference: 426911 E, 260298 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R85	<b>Site Name</b>	Land south of Westham Lane
<b>Site Size (Hectares)</b>	1.79	<b>Settlement</b>	Barford
<b>Source</b>	SHLAA14	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R84 Land off Brembridge Close		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of the village. Barford is a growth village with a good range of services and facilities.
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	Access achievable via Brembridge Close subject to mitigation.
<b>Potential Impacts</b>	<p>Site borders the Conservation Area. Landscape sensitivity reviewed in 2016 to take account of development to north. Medium sensitivity. It has limited connectivity with the wider countryside and this should be reflected in its overall landscape sensitivity. The site could be developed for housing providing:</p> <ul style="list-style-type: none"> <li>• a landscape buffer is provided adjacent to the A429 road corridor, and</li> <li>• the rural qualities of the lane including its hedgerow boundaries are safeguarded.</li> </ul>
<b>Environmental Conditions</b>	Satisfactory, although southern part of site borders the by-pass - potential noise issues.
<b>Overall Suitability</b>	Suitable subject to landscape mitigation and resolving access
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development.	
<b>Achievability</b>	
Achievable	
<b>Housing Capacity</b>	
Circa 45 dwellings	



R85 Land to the south of Westham Lane


LOCATION PLAN

Scale:  
1:1250

Drawn By:  
SJ

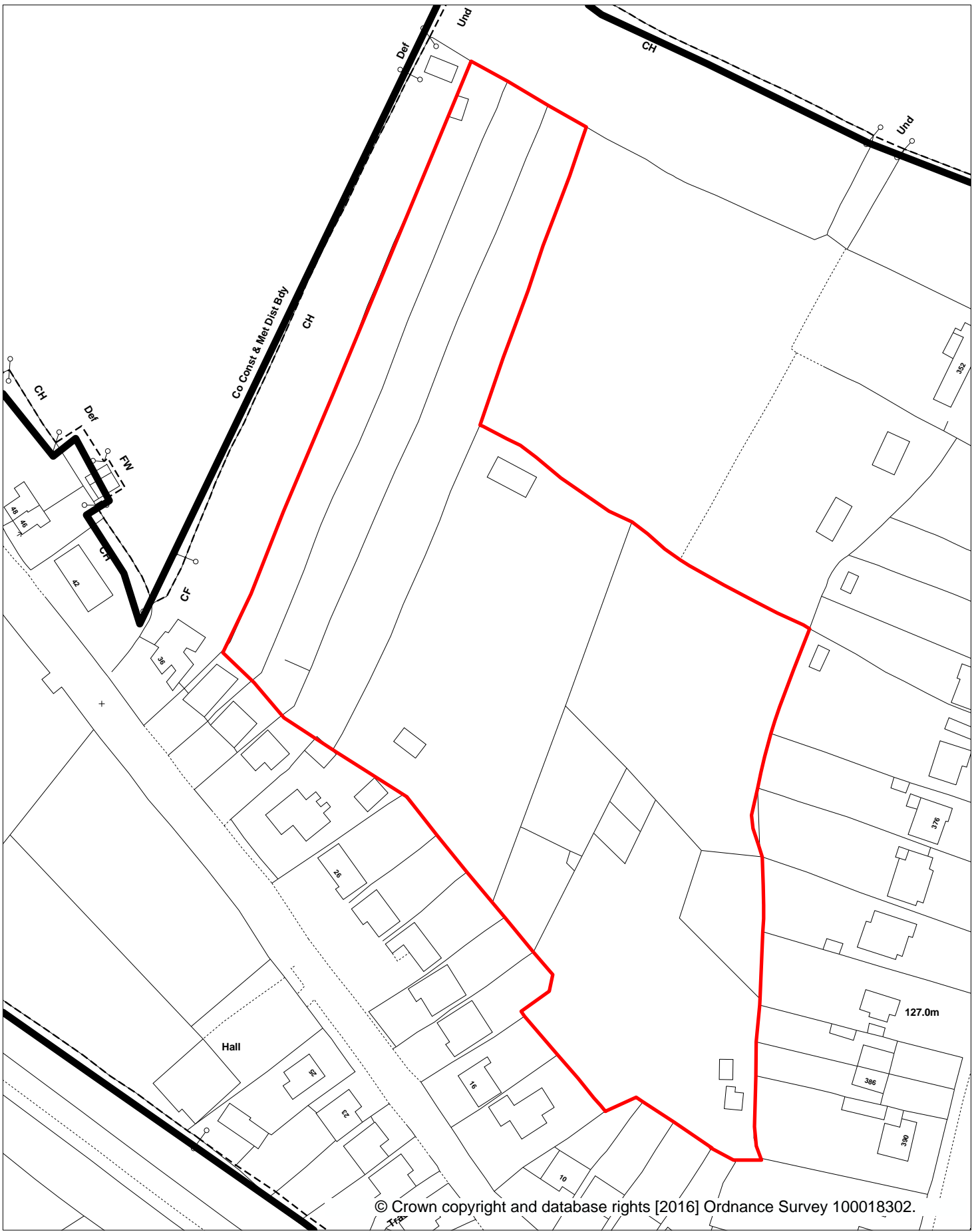
Date:  
21 November 2013

Grid Reference:  
426866 E, 260375 N

North: 

<b>Site Ref</b>	R089	<b>Site Name</b>	Land off Hodgetts Lane
<b>Site Size (Hectares)</b>	1.908	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 15	<b>Land Type</b>	greenfield
<b>Adjacent/ Overlapping Site</b>	R089a – 36 Hodgetts Lane		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Burton Green has a limited range of services and facilities.
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Proposed site access appears satisfactory.
<b>Potential Impacts</b>	Potential impact on character of residential area and amenity.
<b>Environmental Conditions</b>	Although the site is located within close proximity to the HS2 line, noise maps suggest that noise pollution may not be a significant issue in this area. Generally high ground water levels in the Burton Green area.
<b>Overall Suitability</b>	Potential for significant impact on nearby residential properties' amenity; proximity / location in relation to HS2 may also be an issue.
<b>Availability</b>	
The owners have expressed a willingness to release the site for development.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R089 Land off Hodgetts Lane

LOCATION PLAN

Scale:  
1:1300

Drawn By:  
MM

Date:  
16 March 2016

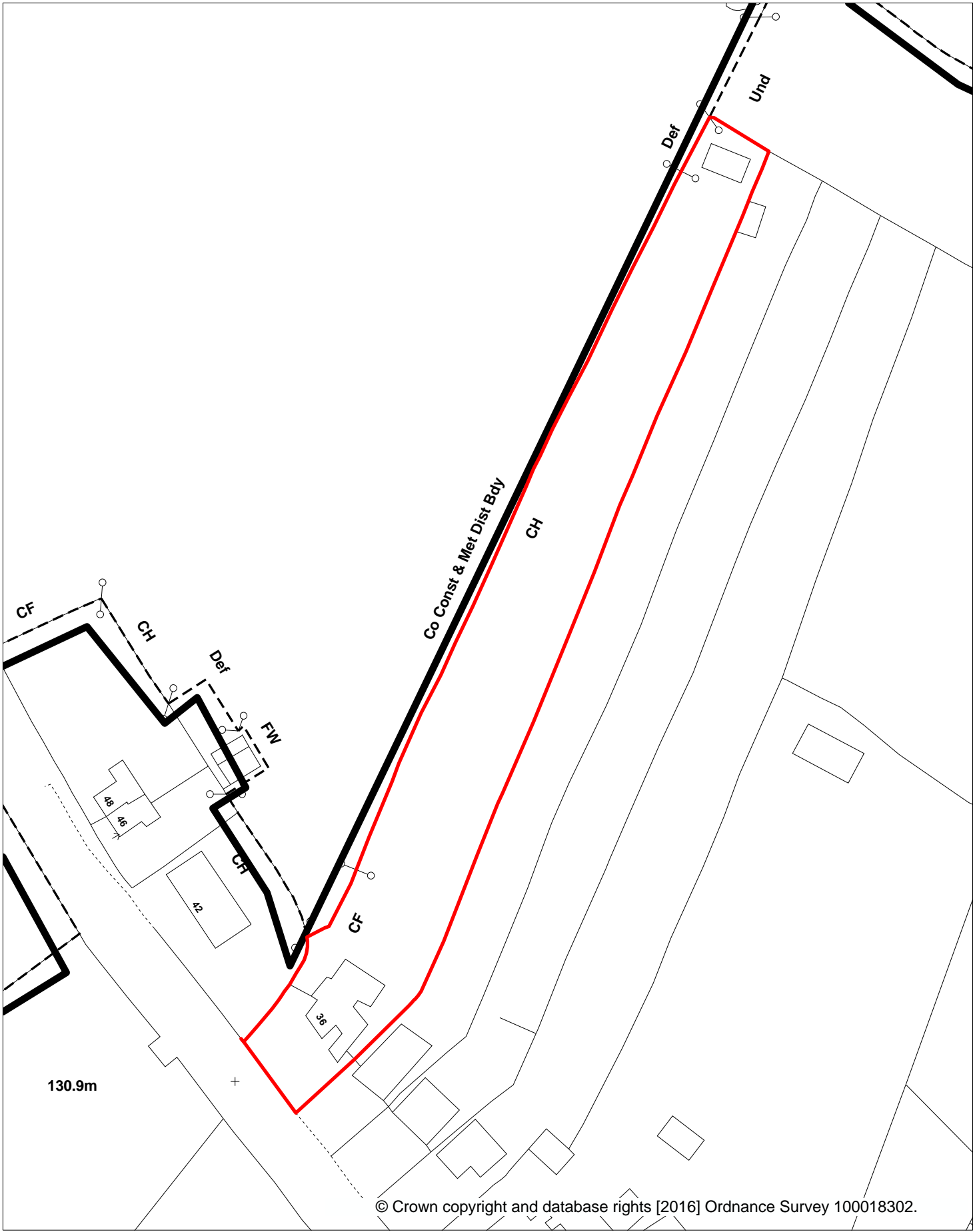
Grid Reference:  
426813 E, 276179 N

North:



<b>Site Ref</b>	R89a	<b>Site Name</b>	Land off Hodgett's Lane
<b>Site Size (Hectares)</b>	0.7	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Agricultural
<b>Adjacent/Overlapping Site</b>	R089 – land off Hodgetts Lane		

<b>Suitability for Housing</b>						
<b>Location</b>	This is a reduced area to the original reflecting the landowners' wish to be considered excluding the plot furthest east					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Susceptible to ground water flooding Susceptible to surface water flooding in an area to the rear of 28-32 Hodgett's Lane					
<b>Potential Impacts</b>	Potential impact on character of residential area and amenity.					
<b>Environmental Conditions</b>	Although the site is located within close proximity to the HS2 line, noise maps suggest that noise pollution may not be a significant issue in this area. Generally high ground water levels in the Burton Green area.					
<b>Overall Suitability</b>	Potential for significant impact on nearby residential properties' amenity; proximity/location in relation to HS2 may also be an issue. Not suitable					
<b>Availability</b>						
Available within five years						
<b>Achievability</b>						
The owner has expressed a willingness to release the site for development.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
Owner has suggested 4 bungalows						
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



R089a 36 Hodgetts Lane, Burton Green

LOCATION PLAN



Scale: 1:900

Drawn By: MM

Date: 16 March 2016

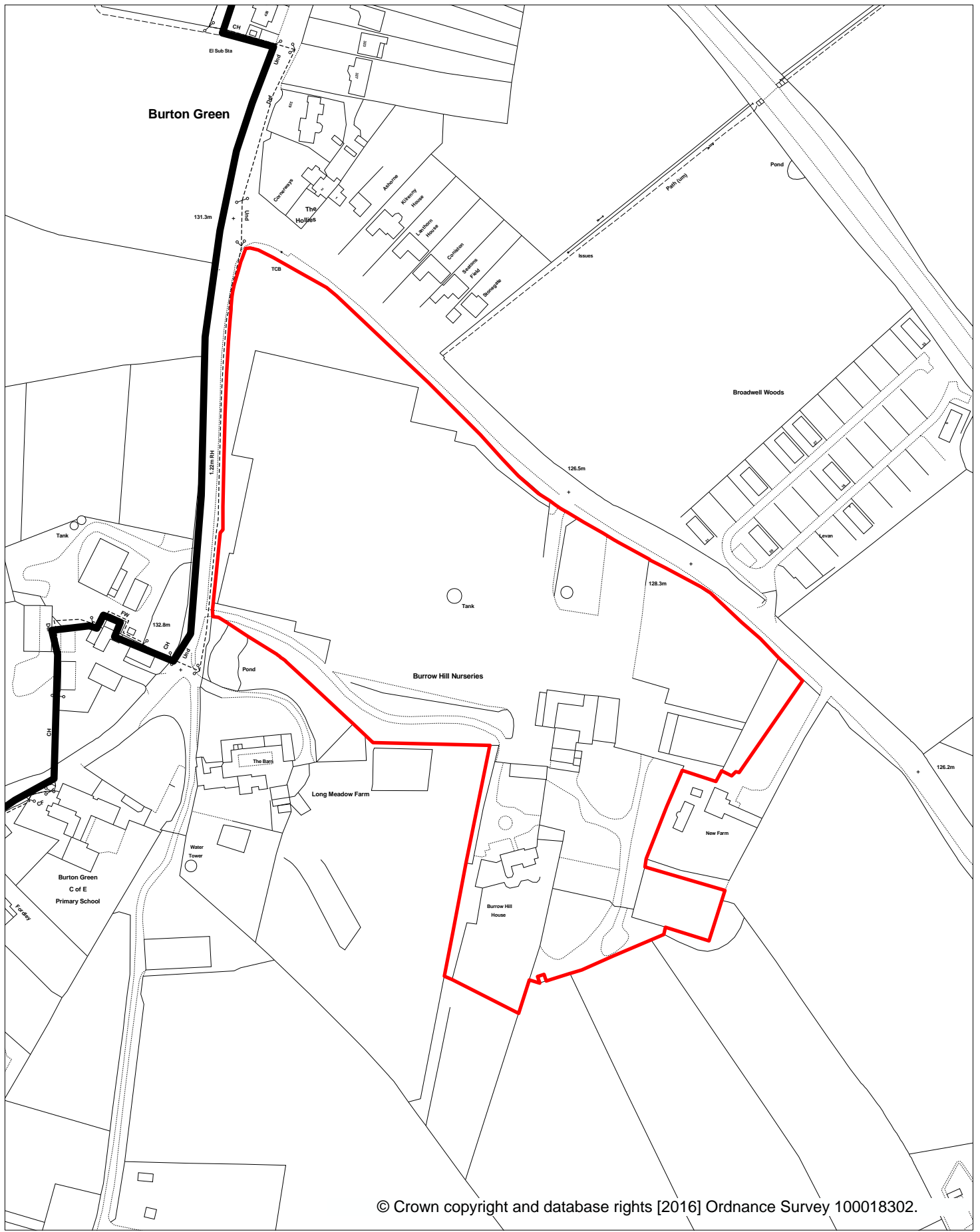
Grid Reference: 426758 E, 276240 N

North: 

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

<b>Site Ref</b>	R090	<b>Site Name</b>	Burrow Hill Nurseries
<b>Site Size (Hectares)</b>	5.07	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Horticultural
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	South of the junction of Red Lane with Cromwell Lane					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Susceptible to surface water flooding Pipeline buffer along northern boundary and top corner of site where highways meet HS2 safeguarding direction along northern boundary (Red Lane)					
<b>Potential Impacts</b>	Listed building (Long Meadow Farm) to south east outside site boundary					
<b>Environmental Conditions</b>	Historic Environmental Assessment: Orchards and Nurseries					
<b>Overall Suitability</b>	Likely to be suitable depending on capacity of local facilities					
<b>Availability</b>						
The owners have expressed a willingness to release the site for development						
<b>Achievability</b>						
It has been suggested that this site could be extended to include all the nursery land, however there is a limit on the capacity within Burton Green and although this site may be able to be extended in this way, the current allocation is sufficient to satisfy current needs.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	✓	<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## R090 Burrow Hill Nursery

### LOCATION PLAN

Scale:  
1:2500

Drawn By:  
MM

Date:  
02 March 2016

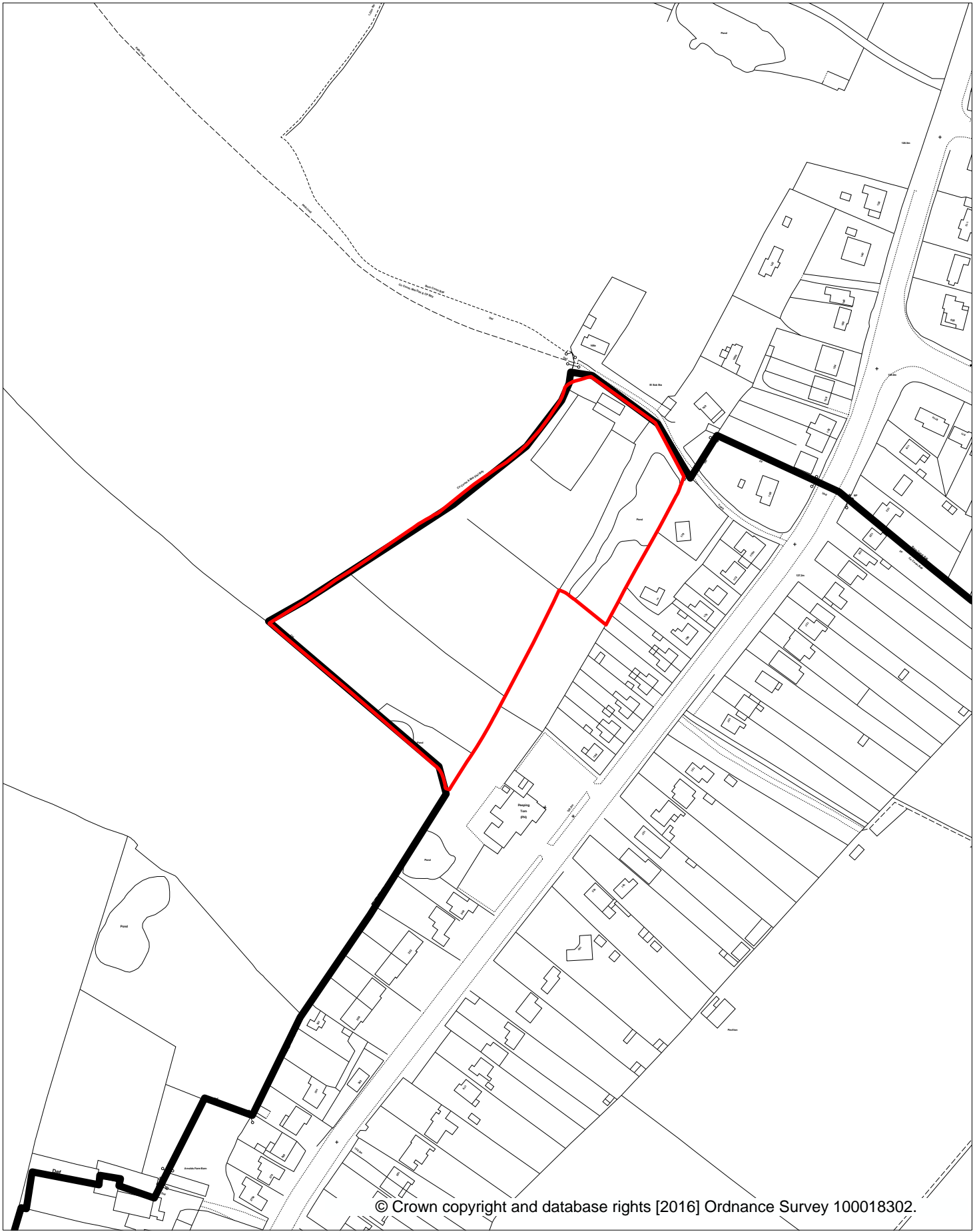
Grid Reference:  
426937 E, 275461 N

North:

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

<b>Site Ref</b>	R91	<b>Site Name</b>	Land at the rear of Peeping Tom Public House
<b>Site Size (Hectares)</b>	1.76	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	Edge of village. Burton Green has a limited range of services and facilities.					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Backland location. Access only possible through Public House Car Park. Coalfield Consultation Zone.					
<b>Potential Impacts</b>	Potential impact on nearby residential amenity. Impact on existing built form. Relationship to PH and village generally.					
<b>Environmental Conditions</b>	Satisfactory.					
<b>Overall Suitability</b>	Not suitable due to backland location and access.					
<b>Availability</b>						
The owner has expressed a willingness to release the site for development.						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



**R091 Land to the Rear of Peeping Tom Pub, Cromwell Lane**


**LOCATION PLAN**

Scale:  
1:2500

Drawn By:  
MM

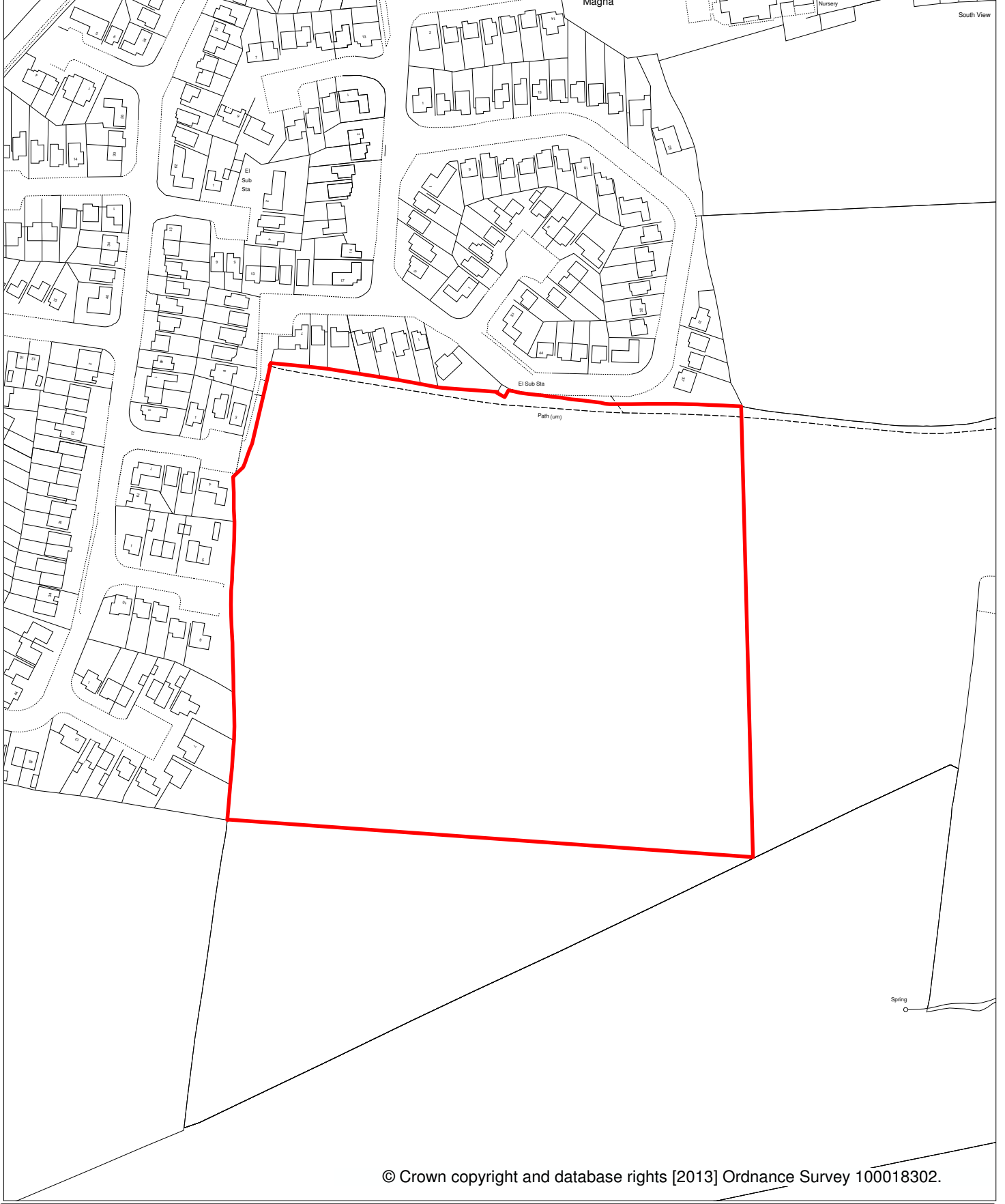
Date:  
04 March 2016

Grid Reference:  
427204 E, 276760 N

North: 

<b>Site Ref</b>	R97	<b>Site Name</b>	Land south of Lloyd Close
<b>Site Size (Hectares)</b>	5.39	<b>Settlement</b>	Hampton Magna
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	R74 South of Arras Boulevard.		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Hampton Magna has a good range of services and facilities.
<b>Policy Restrictions</b>	Green Belt.
<b>Physical Constraints</b>	Medium-high landscape sensitivity which has potential for some development within a landscape framework of native tree planting to tie in with the adjacent rural zones.
<b>Potential Impacts</b>	Impact on area of high/medium landscape sensitivity (2013 Assessment).
<b>Environmental Conditions</b>	Satisfactory.
<b>Overall Suitability</b>	Suitable, subject to landscape mitigation
<b>Availability</b>	
Landowners have indicated that the site is available immediately	
<b>Achievability</b>	
Achievable within 5 years	
<b>Housing Capacity</b>	
Circa 115	



## R97 Land south of Lloyd Close

### LOCATION PLAN



Scale:  
1:2500

Drawn By:  
SJ

Date:  
21 November 2013

Grid Reference:  
425822 E, 264690 N

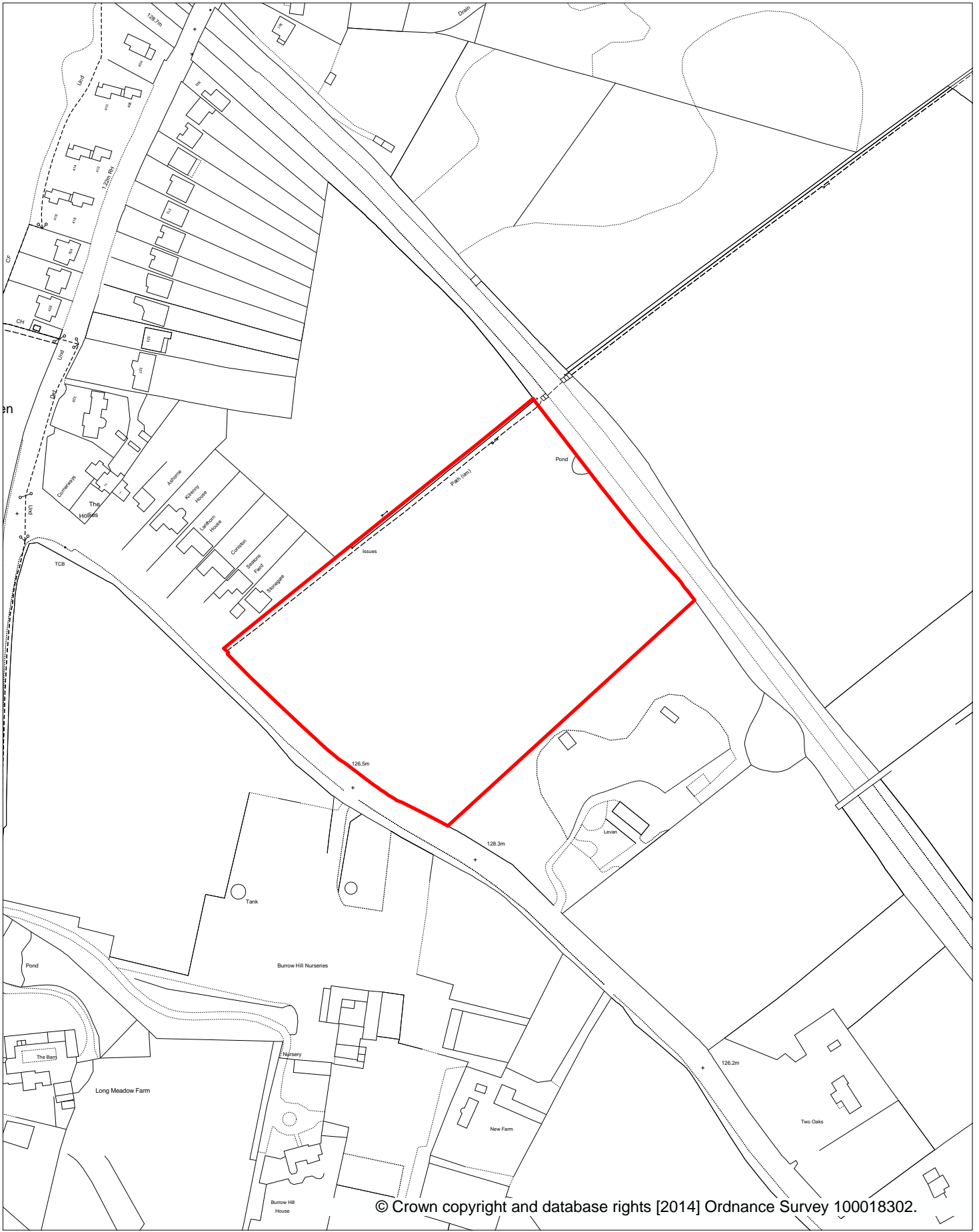
North:

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



<b>Site Ref</b>	R103	<b>Site Name</b>	Land off Red Lane
<b>Site Size (Hectares)</b>	2.36	<b>Settlement</b>	Burton Green
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Agricultural
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	North east of Nursery site on the north side of Red Lane					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Area susceptible to ground water flooding Rear of site susceptible to surface water flooding adj. railway Local Wildlife site - Kenilworth to Balsall railway embankment Two thirds of site within HS2 safeguarding direction as is Red Lane at this location					
<b>Potential Impacts</b>	Impact on potential wildlife site					
<b>Environmental Conditions</b>	Historic Landscape classification – Paddocks and Closes					
<b>Overall Suitability</b>	Site was previously rejected on grounds of proximity to HS2 and safeguarding direction now adds to the grounds for dismissing it					
<b>Availability</b>						
Landowner willing to make site available immediately						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



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## R103 South of Stonegate, Red Lane, Burton Green

### LOCATION PLAN

Scale:  
1:2500

Drawn By:  
SJ

Date:  
08 July 2014

Grid Reference:  
427044 E, 275608 N

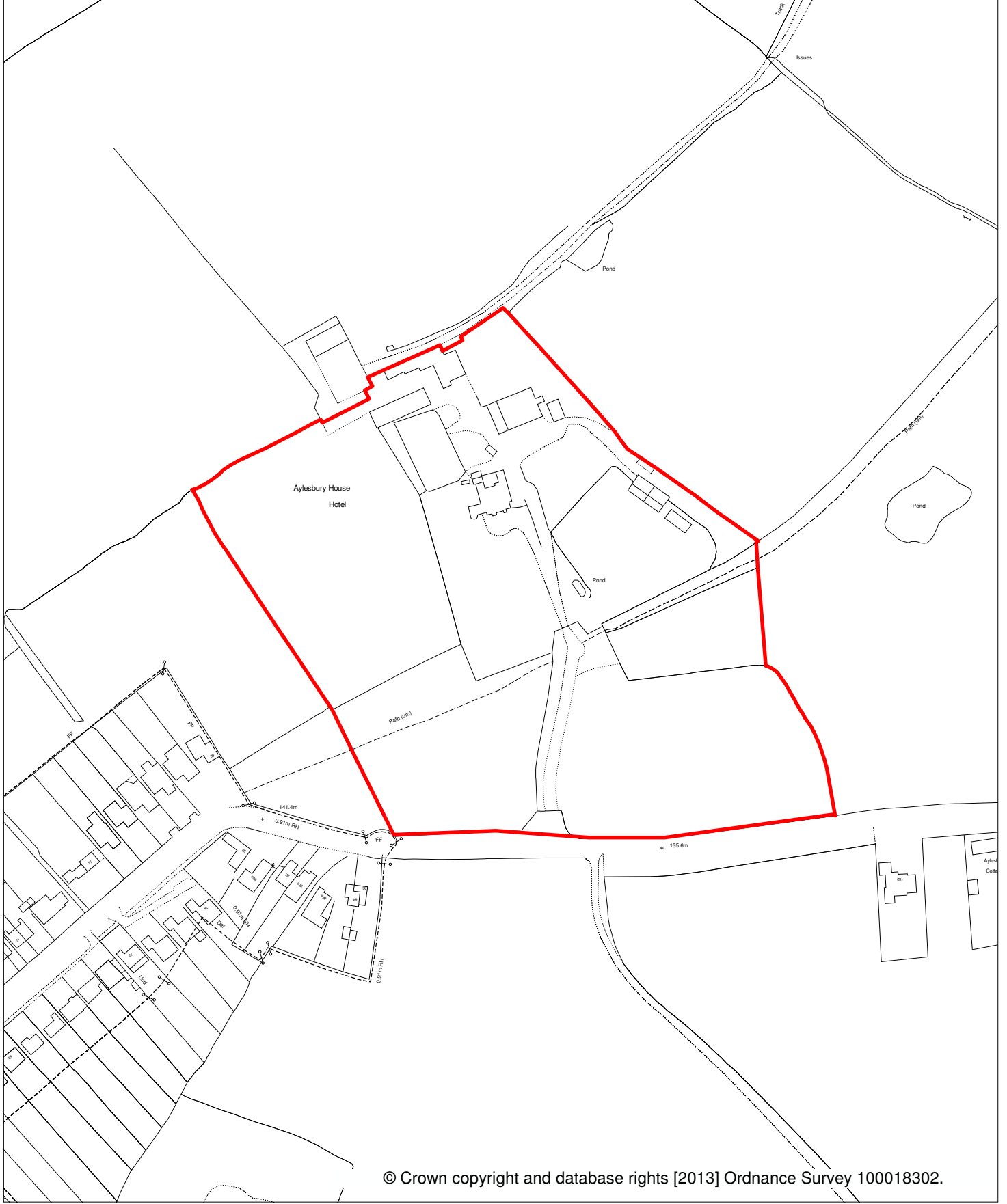
North:



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

<b>Site Ref</b>	R104	<b>Site Name</b>	Former Aylesbury House Hotel and Surrounds.
<b>Site Size (Hectares)</b>	4.90	<b>Settlement</b>	Hockley Heath
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield and previously developed land.
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village location but does not directly abut the built up area of the village. Hockley Heath has a wide range of local service and facilities.
<b>Policy Restrictions</b>	Green Belt. The site is allocated for residential development under Policy DS11 of the Submission Local Plan. Hockley Heath is in the Metropolitan Borough of Solihull
<b>Physical Constraints</b>	Aylesbury House is a listed building currently falling into disrepair within associated historic walled garden. Visibility splay for access is insufficient. Potential asbestos on site
<b>Potential Impacts</b>	Impact on setting of a listed building. Impact on openness of Green Belt and village form - some open areas between site and village.
<b>Environmental Conditions</b>	Satisfactory subject to proper disposal of asbestos.
<b>Overall Suitability</b>	Previously-developed part of site suitable in part for conversion of the listed house and limited redevelopment of outbuildings, subject to minimising impact on setting of historic building.
<b>Availability</b>	
Owner has expressed an interest in releasing the site for development.	
<b>Achievability</b>	
Achievable subject to viability.	
<b>Housing Capacity</b>	
Capacity would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



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## R104 Aylesbury House

### LOCATION PLAN




Scale:  
1:2500

Drawn By:  
SJ

Date:  
21 November 2013

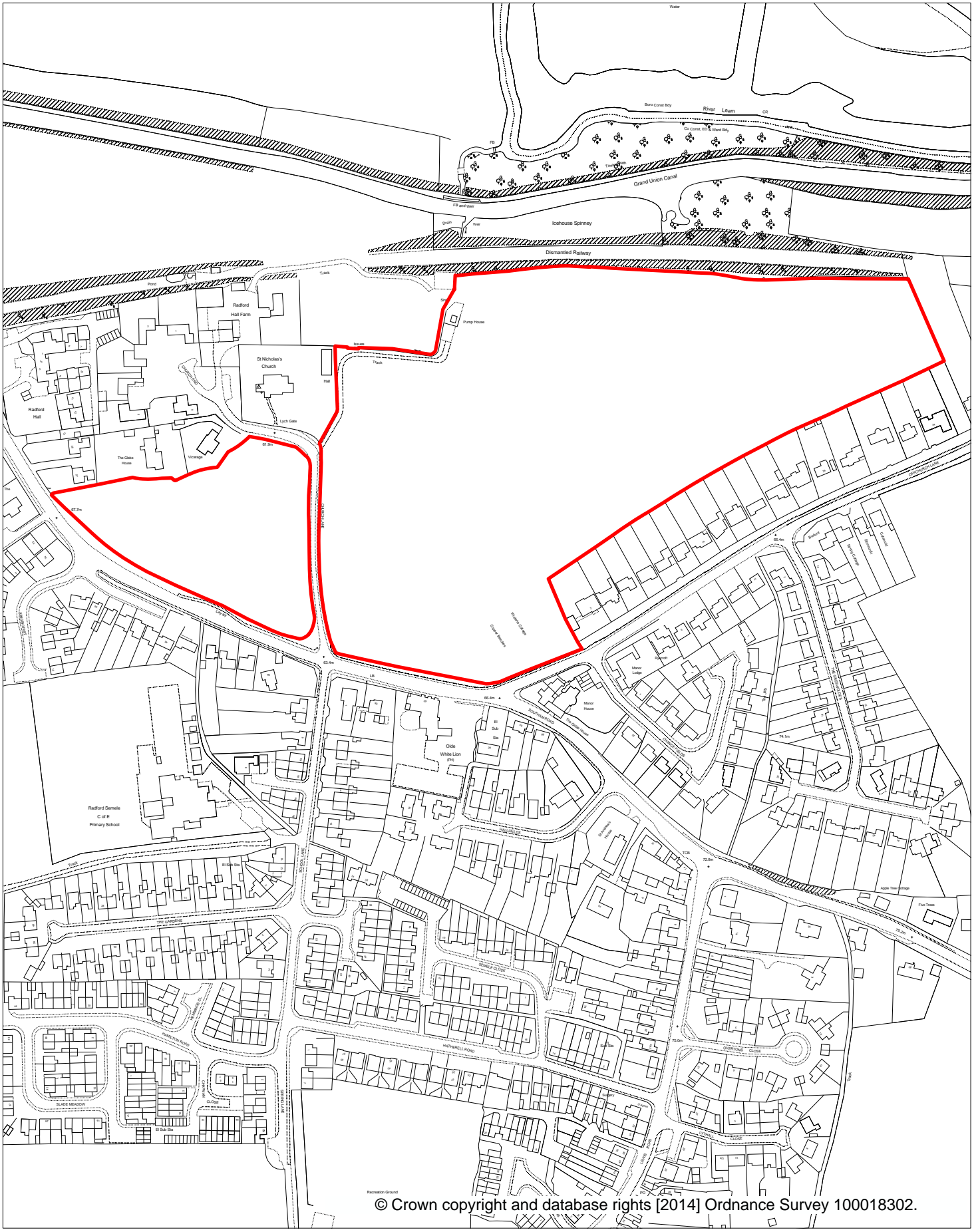
Grid Reference:  
415689 E, 273241 N

North: 

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

<b>Site Ref</b>	R128	<b>Site Name</b>	Land to east of Church Lane
<b>Site Size (Hectares)</b>	8.85	<b>Settlement</b>	Radford Semele
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	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
<b>Potential Impacts</b>	Potential large landscape impact. Need to protect the curtilage and setting of the listed church building. Area of high landscape sensitivity to the east of Church Lane and area of high landscape value to the west of Church Lane (2013 Assessment).
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Development of whole site would represent significant growth of settlement. Excluded from consideration as not suitable – due to landscape impact and impact on setting of church.
<b>Availability</b>	
Owners have expressed a willingness to bring forward the site for housing.	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R128 East of Church Lane

### LOCATION PLAN



Scale:  
1:3500

Drawn By:

Date:  
04 March 2014

Grid Reference:  
434439 E, 264609 N

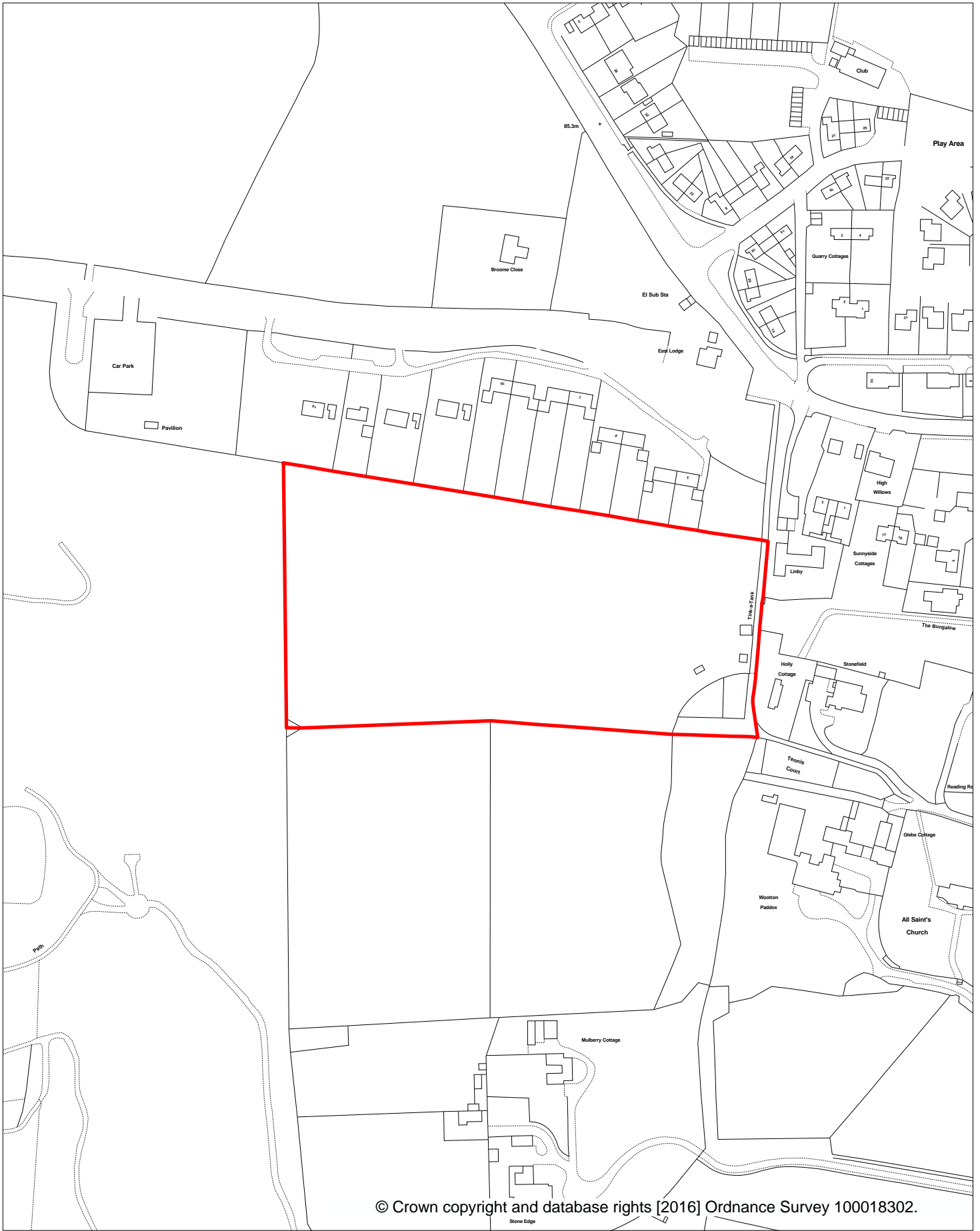
North:



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

<b>Site Ref</b>	R130	<b>Site Name</b>	Land off Home Farm
<b>Site Size (Hectares)</b>	2.5	<b>Settlement</b>	Leek Wootton
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Agricultural
<b>Adjacent/Overlapping Site</b>	Adjacent to R193 – Land at Home Farm, south of Woodcote Lane R189 – former Warwickshire Police HQ, Woodcote Drive R22 – former tennis courts to north west		

<b>Suitability for Housing</b>						
<b>Location</b>	To rear of residential properties fronting access to Woodcote House and Tink-a-Tank to east					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Area susceptible to ground water flooding Two areas of susceptibility to surface water flooding within the site Listed building (Holly Cottage) and Conservation Area adjacent to site (and encompassing small area of the south east corner of site). Other listed buildings to east Potential access points are all sub-standard					
<b>Potential Impacts</b>	Impact on Conservation Area Potential impact on Listed Building Landscape and visual impact					
<b>Environmental Conditions</b>	Area of TPO trees at northern end of Tink-a-Tank to north of the site Heritage asset assessment of this area shows the site to be unsuitable for development					
<b>Overall Suitability</b>	Poor location due to access constraints and being behind other buildings in secluded area with historic landscape characterisation as Paddocks and Closes					
<b>Availability</b>						
Developer has option on this site with private landowner and land is immediately available						
<b>Achievability</b>						
The heritage asset assessment advises that the impact on the historic environment should be reduced by restricting development to the existing buildings and curtilage of the former police HQ at Woodcote House. This site is unsuitable for the above reasons						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>		<b>Other Uses</b>			
<b>Potential Capacity</b>	<b>30dph</b>		<b>40dph</b>		<b>50dph</b>	
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	



R130 Land at Home Farm, Leek Wootton

LOCATION PLAN

Scale:  
1:2500

Drawn By:  
MM

Date:  
03 March 2016

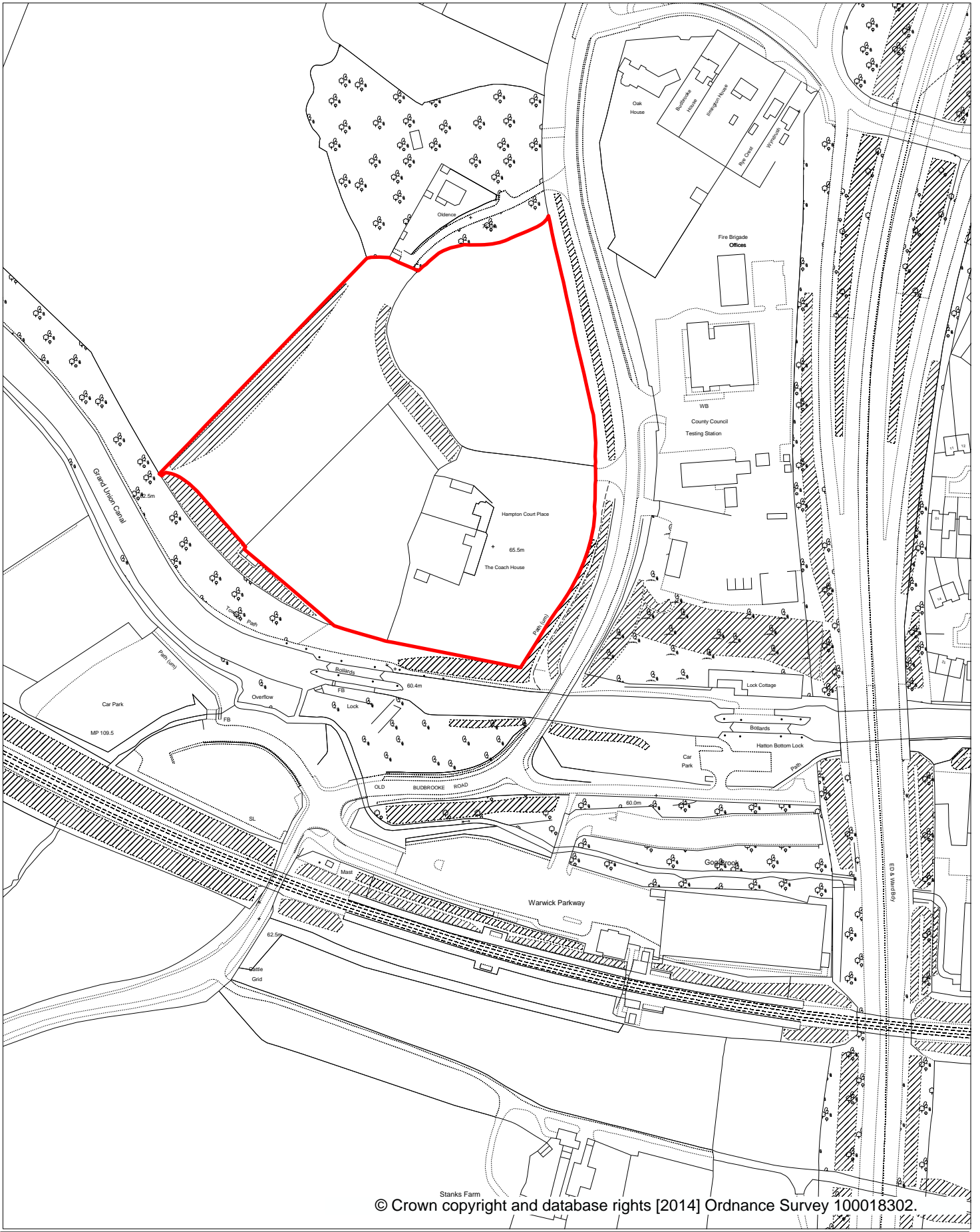
Grid Reference:  
428633 E, 268903 N

North:



<b>Site Ref</b>	R138	<b>Site Name</b>	Land at Old Budbrooke Road
<b>Site Size (Hectares)</b>	3.11	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield/Previously developed
<b>Adjacent/Overlapping Site</b>	R26 Land W of Old Budbrooke Road		

<b>Suitability for Housing</b>	
<b>Location</b>	West of A46 close to the edge of Warwick
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Historic landfill site majority of the site. Extensive remediation likely to be necessary. Potential Local Wildlife Site covers western half of site Achieving adequate visibility for access likely to be a problem
<b>Potential Impacts</b>	Canal Field potential Local Wildlife Site to south, west and north of site
<b>Environmental Conditions</b>	Not satisfactory – land contamination – but could possibly be remediated
<b>Overall Suitability</b>	Not suitable – contamination, access and impact on potential Local Wildlife Site
<b>Availability</b>	
Landowner has expressed interest in releasing the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	
80	



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## R138 Land at Old Budbrooke Road

### LOCATION PLAN

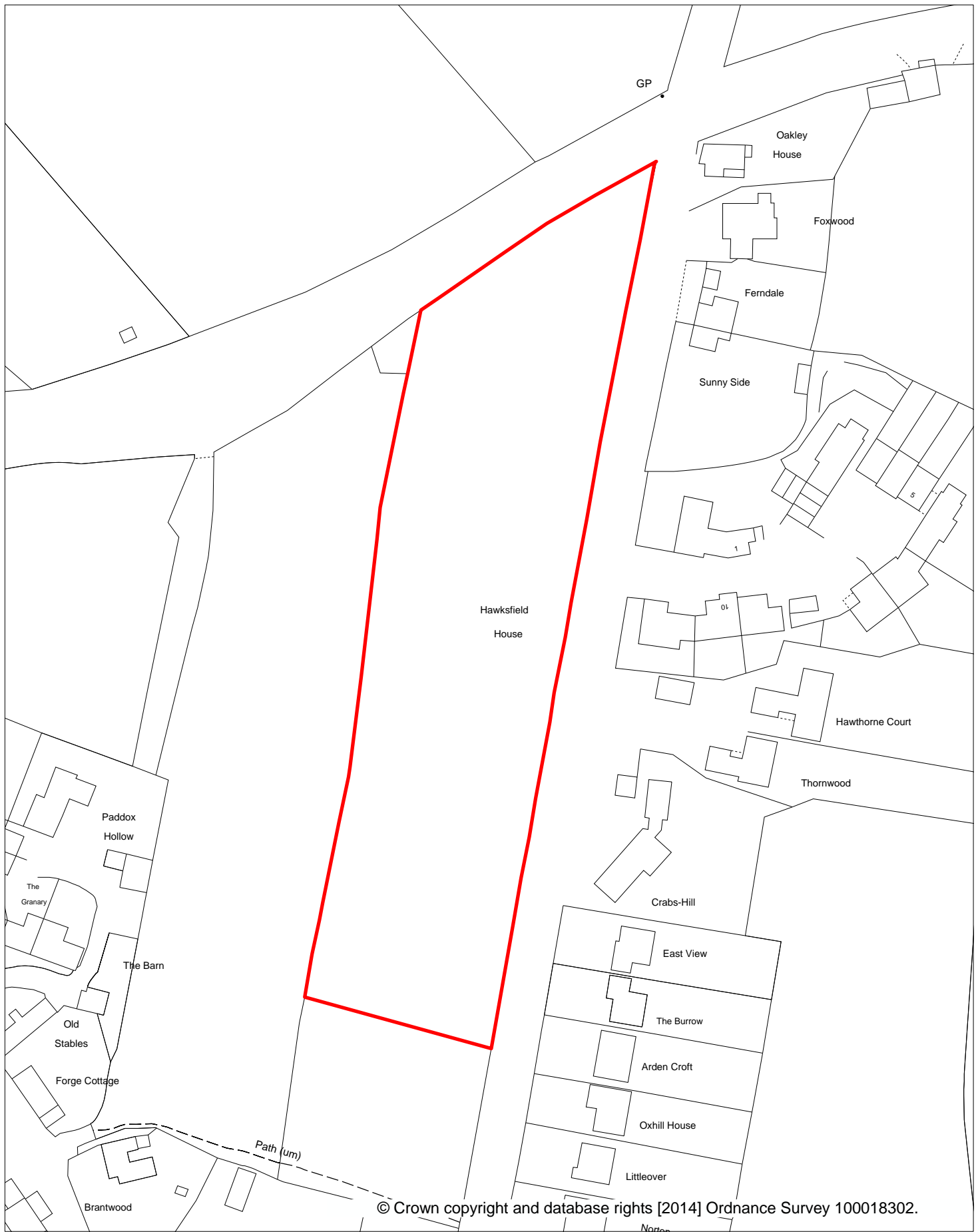


Scale: 1:2500	Drawn By:	Date: 04 March 2014	Grid Reference: 426501 E, 265566 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	R139	<b>Site Name</b>	Land west of New Road
<b>Site Size (Hectares)</b>	0.98	<b>Settlement</b>	Norton Lindsey
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	R27 Land fronting Ward's Hill		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of village. Village has a limited range of facilities including community facilities. Wolverton Primary School in adjoining village.
<b>Policy Restrictions</b>	Green Belt Norton Lindsey is an Infill Village
<b>Physical Constraints</b>	Site slopes steeply upwards from NE to SW Insufficient visibility for access in this location
<b>Potential Impacts</b>	Impact on Norton Lindsey Conservation Area and on setting of hilltop village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – access and impact on the setting of the Conservation Area
<b>Availability</b>	
Landowner has expressed interest in releasing the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R139 Land west of New Road

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DSR

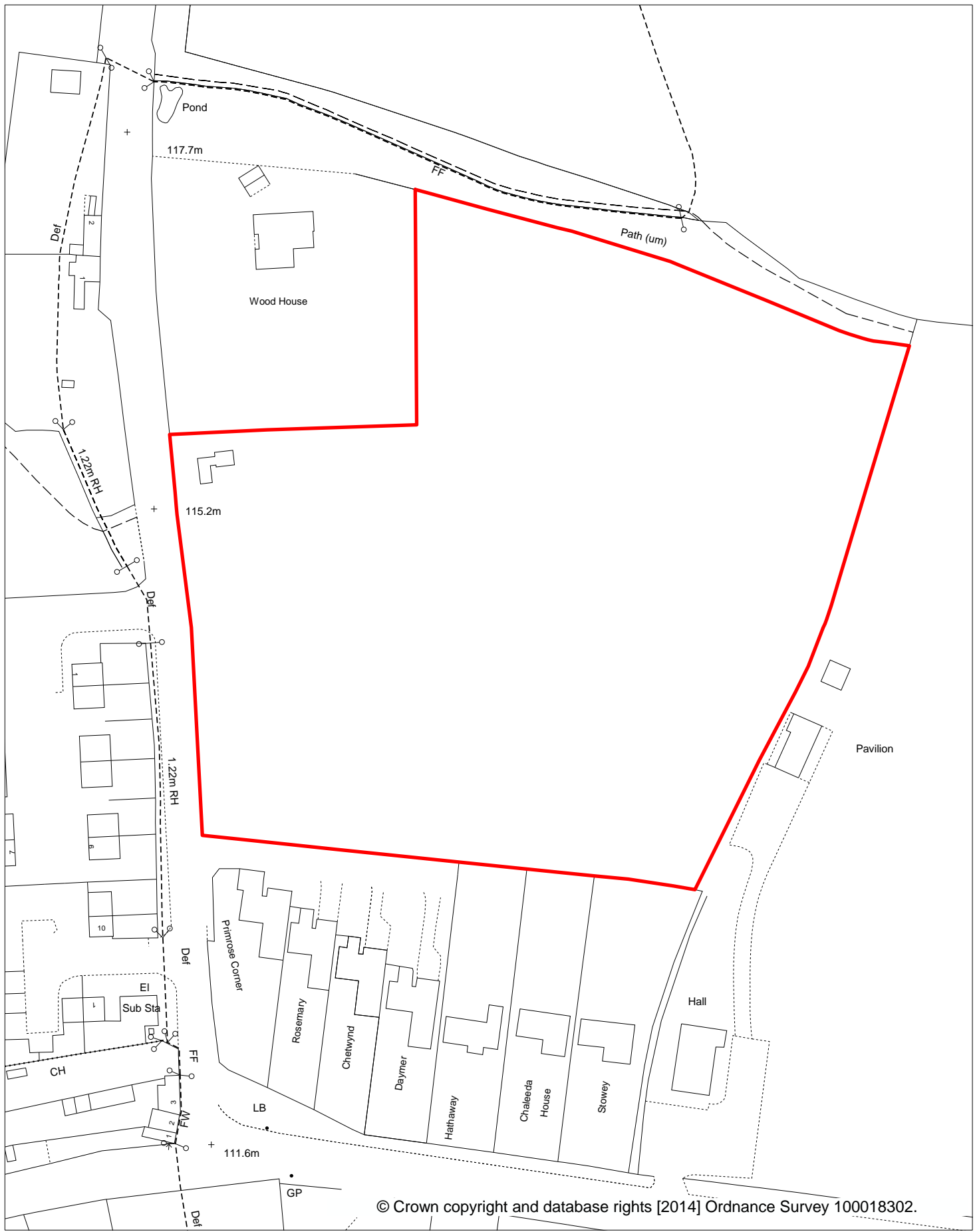
Date:  
19 May 2014

Grid Reference:  
422845 E, 263338 N

North:

<b>Site Ref</b>	R142	<b>Site Name</b>	Land east of Curlieu Lane
<b>Site Size (Hectares)</b>	2.15	<b>Settlement</b>	Norton Lindsey
<b>Source</b>	SHLAA2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Frontage onto Curlieu Lane and to the rear of houses on Wolverton Road on the edge of Norton Lindsey village with a reasonable level of services. To the east of the site are the village playing fields
<b>Policy Restrictions</b>	Located in the countryside in the designated Green Belt, and outside the designated infill village boundary
<b>Physical Constraints</b>	Potential Local Wildlife Site along hedgerow to north and eastern boundary. Access from narrow Curlieu Lane close to access to Brick Kiln Close
<b>Potential Impacts</b>	Impact on potential Local Wildlife Site
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable in small part subject to access
<b>Availability</b>	
Landowner has expressed interest in releasing the site for development	
<b>Achievability</b>	
Subject to access	
<b>Housing Capacity</b>	
Capacity 10-30 dwellings but would be dependent upon extent of any Green Belt alteration or evidence of local need for affordable housing	



R142 Land west of Curlieu Lane

LOCATION PLAN



Scale:  
1:1250

Drawn By:  
DSR

Date:  
19 May 2014

Grid Reference:  
422280 E, 263480 N

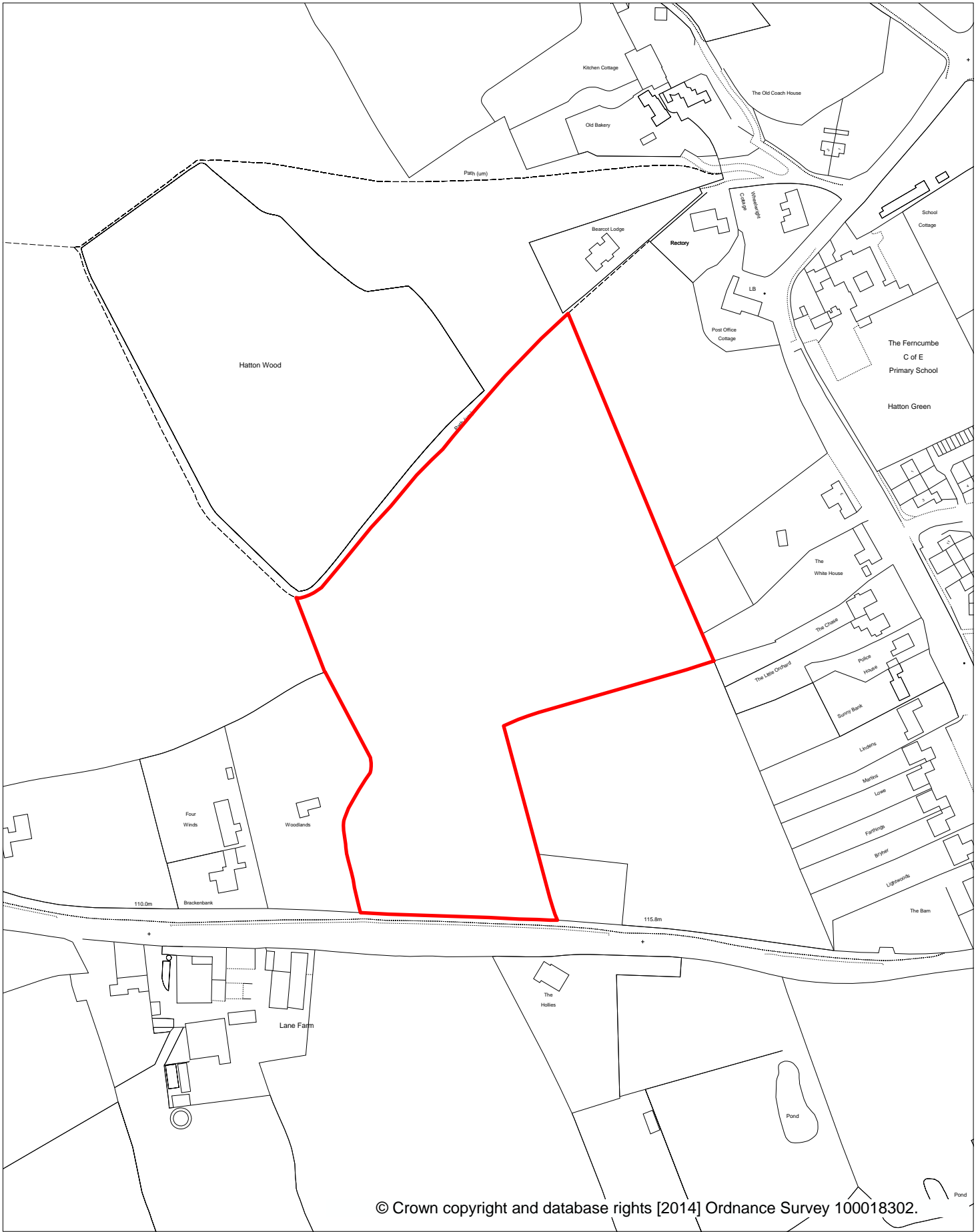
North:



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

<b>Site Ref</b>	R147	<b>Site Name</b>	Land north of Hockley Road
<b>Site Size (Hectares)</b>	3.2	<b>Settlement</b>	Hatton Green
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Close to the edge of Hatton Green with few services and facilities other than Ferncumbe School and irregular bus service along Hockley Road
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Adjacent to ancient woodland to the north west Site does not relate well to the village
<b>Potential Impacts</b>	Intrusion into open countryside, extending natural boundaries of the village
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable – site does not relate well to the village – extending development into open countryside remote from village edge
<b>Availability</b>	
Owner has expressed willingness to release the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R147 Land north of Hockley Road

LOCATION PLAN

Scale:  
1:2500

Drawn By:  
DSR

Date:  
19 May 2014

Grid Reference:  
423159 E, 267284 N

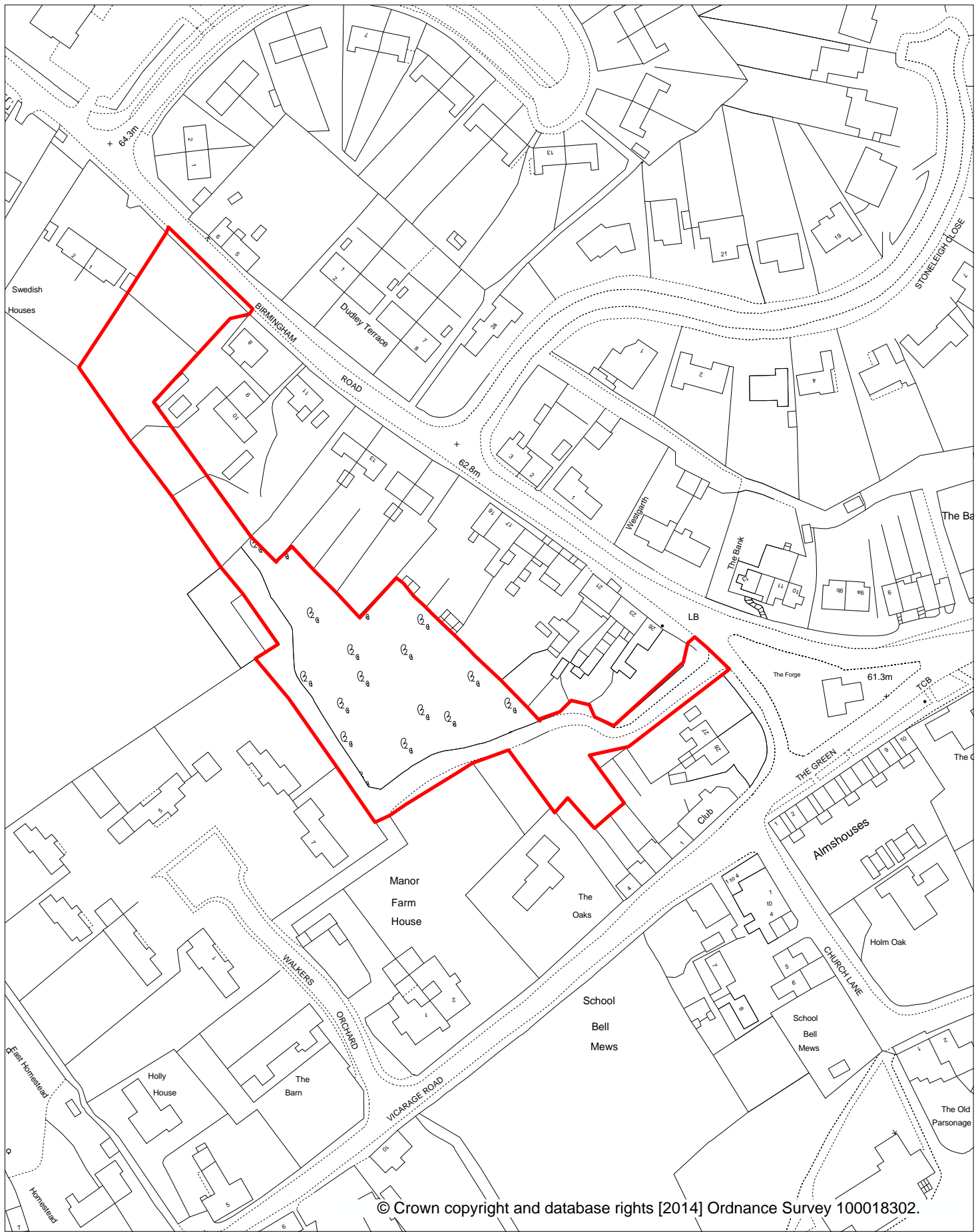
North:

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



<b>Site Ref</b>	R148	<b>Site Name</b>	Birmingham Road, Stoneleigh
<b>Site Size (Hectares)</b>	0.68	<b>Settlement</b>	Stoneleigh
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Stoneleigh
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	TPO trees & shrubs present throughout site Configuration of site – suitable layout would be difficult to achieve
<b>Potential Impacts</b>	Backland development resulting in loss of soft edge to village boundary/ impact on existing dwellings
<b>Environmental Conditions</b>	Possible infill development acceptable on western section fronting Birmingham Road
<b>Overall Suitability</b>	Not suitable in totality – backland development resulting in loss of soft edge to village.
<b>Availability</b>	
Landowner has expressed willingness to release the site for development	
<b>Achievability</b>	
5 years	
<b>Housing Capacity</b>	
Possible infilling only 1 dwelling?	



R148 Birmingham Road, Stoneleigh


LOCATION PLAN

Scale:  
1:1500

Drawn By:

Date:  
04 March 2014

Grid Reference:  
432921 E, 272764 N

North: 

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

<b>Site Ref</b>	R149	<b>Site Name</b>	Land west of Ferncumbe Primary School
<b>Site Size (Hectares)</b>	0.68	<b>Settlement</b>	Hatton Green
<b>Source</b>	SHLAA 2014	<b>Land Type</b>	Greenfield
<b>Adjacent/Overlapping Site</b>	R39 Land at Hatton Green; R147 Land north of Hockley Road		

<b>Suitability for Housing</b>	
<b>Location</b>	On the edge of Hatton Green, which has a limited range of services
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	No frontage and no direct access other than across adjacent sites Site could only be developed with adjoining site
<b>Potential Impacts</b>	Expanding village beyond natural boundaries into Green Belt
<b>Environmental Conditions</b>	Site divorced from rest of built up area of village
<b>Overall Suitability</b>	Not suitable – access and extending village beyond natural boundaries into Green Belt
<b>Availability</b>	
Owner has expressed willingness to release the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R149 Land to the west of The Ferncumbe Primary School


LOCATION PLAN

Scale:  
1:1500

Drawn By:  
MM

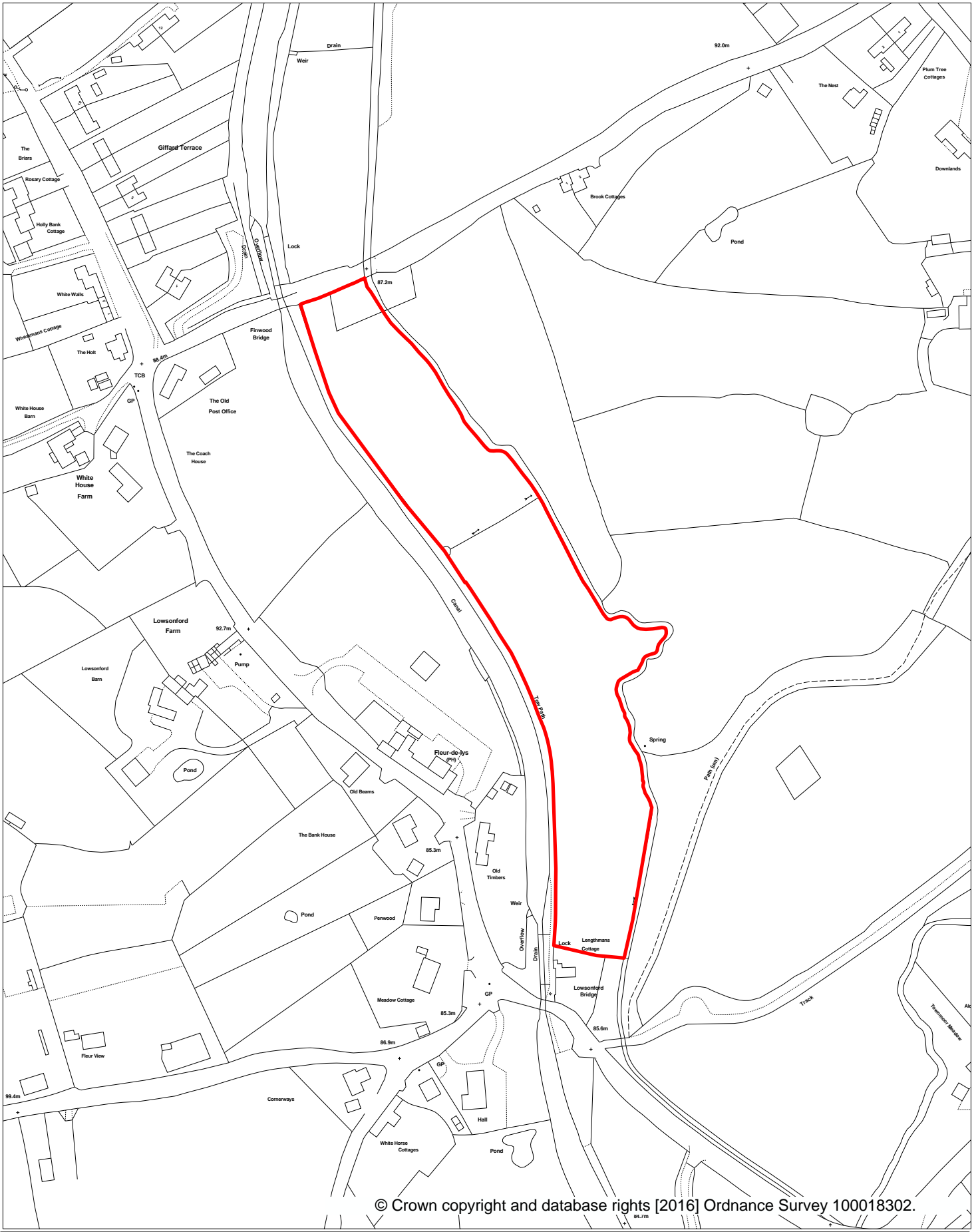
Date:  
04 March 2016

Grid Reference:  
423248 E, 267395 N

North: 

<b>Site Ref</b>	R152	<b>Site Name</b>	Land adjacent canal
<b>Site Size (Hectares)</b>	2.2	<b>Settlement</b>	Lowsonford
<b>Source</b>	SHLAA 15	<b>Land Type</b>	agricultural
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of small dispersed settlement with infill village boundary
<b>Policy Restrictions</b>	Green belt
<b>Physical Constraints</b>	Adjacent canal. Within Flood Zones 3a, 3b Minor river adjacent to site
<b>Potential Impacts</b>	Adjacent to boundary of Lowsonford Conservation Area
<b>Environmental Conditions</b>	flooding
<b>Overall Suitability</b>	Not Suitable – not in accordance with strategy – impact on conservation area, outside village infill boundary. Site impacted by flooding.
<b>Availability</b>	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R152 Canalside opposite Fleur de Lys Pub

LOCATION PLAN

Scale:  
1:2500

Drawn By:  
MM

Date:  
04 March 2016

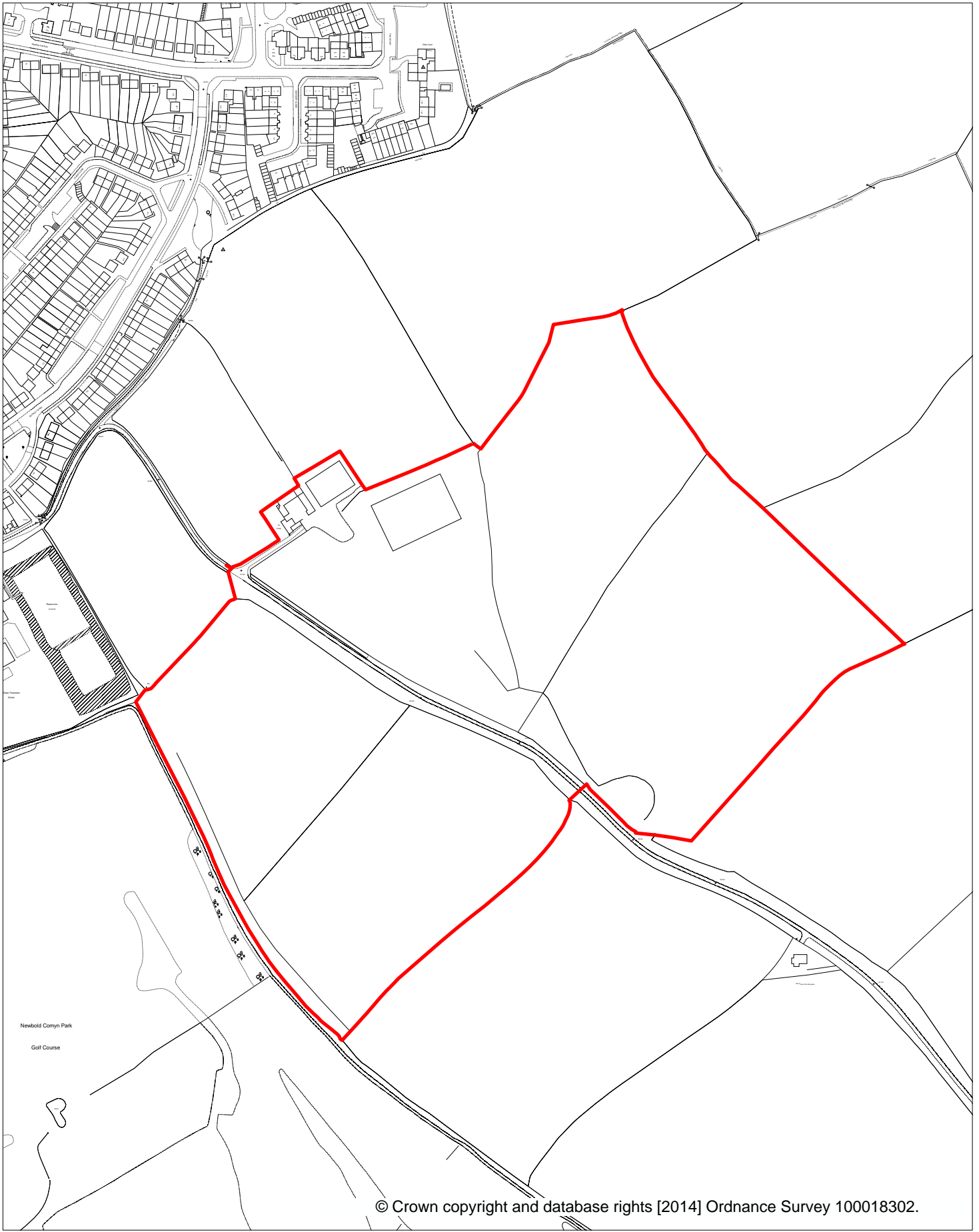
Grid Reference:  
418813 E, 267946 N

North:

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

<b>Site Ref</b>	R156	<b>Site Name</b>	Red House Farm Extension Site
<b>Site Size (Hectares)</b>	17.44	<b>Settlement</b>	Leamington Spa
<b>Source</b>	Omission Site	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	L23 Land at Red House Farm		

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to site L23 which is adjacent to the built up area of Lillington in Leamington Spa
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Topography – site slopes steeply to south east Footpath runs through the site No access shown, but it is assumed this site would only be deliverable along with L23 Concern about Impacts on wider transport network
<b>Potential Impacts</b>	Impact of development on more prominently visible south-facing slopes resulting in significant landscape impacts (Landscape Study 2014) Impacts on strategic transport network
<b>Environmental Conditions</b>	Satisfactory, although extending development this far would impact on pedestrian accessibility to existing community facilities and services at Lillington
<b>Overall Suitability</b>	Not suitable – topography & impact on landscape quality
<b>Availability</b>	
The landowner has promoted the site for development as an extension to SHLAA Site L23	
<b>Achievability</b>	
<b>Housing Capacity</b>	



## R156 Red House Farm Extension Site

### LOCATION PLAN

Scale:  
1:4000

Drawn By:

Date:  
04 March 2014

Grid Reference:  
433599 E, 266605 N

North:

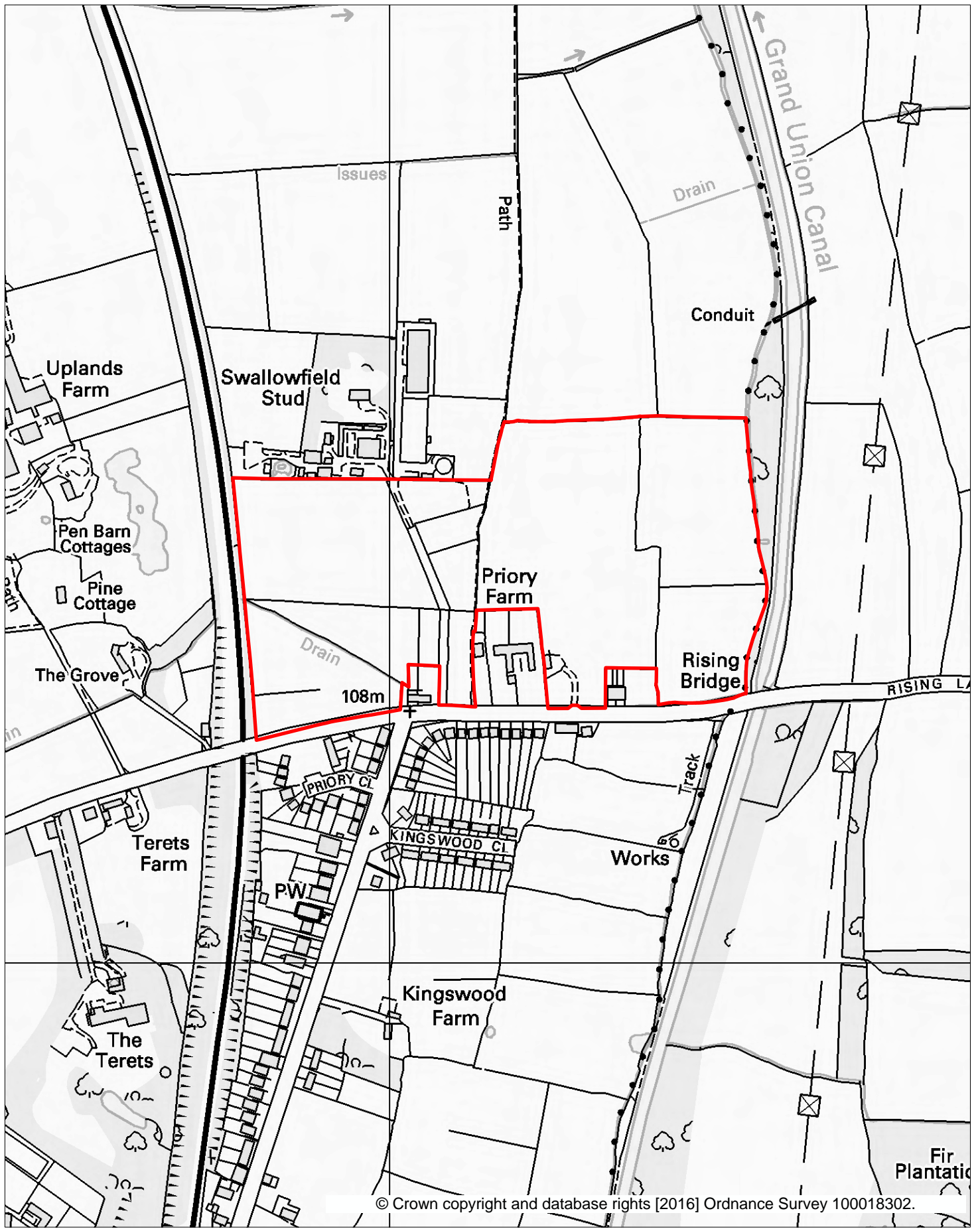


Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	R158	<b>Site Name</b>	Land north of Rising Lane
<b>Site Size (Hectares)</b>	12.305	<b>Settlement</b>	Kingswood
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	Encompasses R117 and R105		

<b>Suitability for Housing</b>	
<b>Location</b>	Village edge. Kingswood is a Growth village
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Site is strongly connected to wider countryside to the north. Adjacent to potential Wildlife Site (to north east) Eastern part of site in flood zones 3a and 3b. Site crossed by public right of way
<b>Potential Impacts</b>	Impact on high value landscape, potential impact on tree frontage (subject to access arrangements)
<b>Environmental conditions</b>	Not well connected to services and facilities in main settlement (significant distance and separated by Rising Lane). Potential noise issues on western part of site from railway.
<b>Overall Suitability</b>	Not suitable – landscape, connectivity
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R158 Land at Rising Lane, Lapworth

LOCATION PLAN



Scale:  
1:5000

Drawn By:  
MM

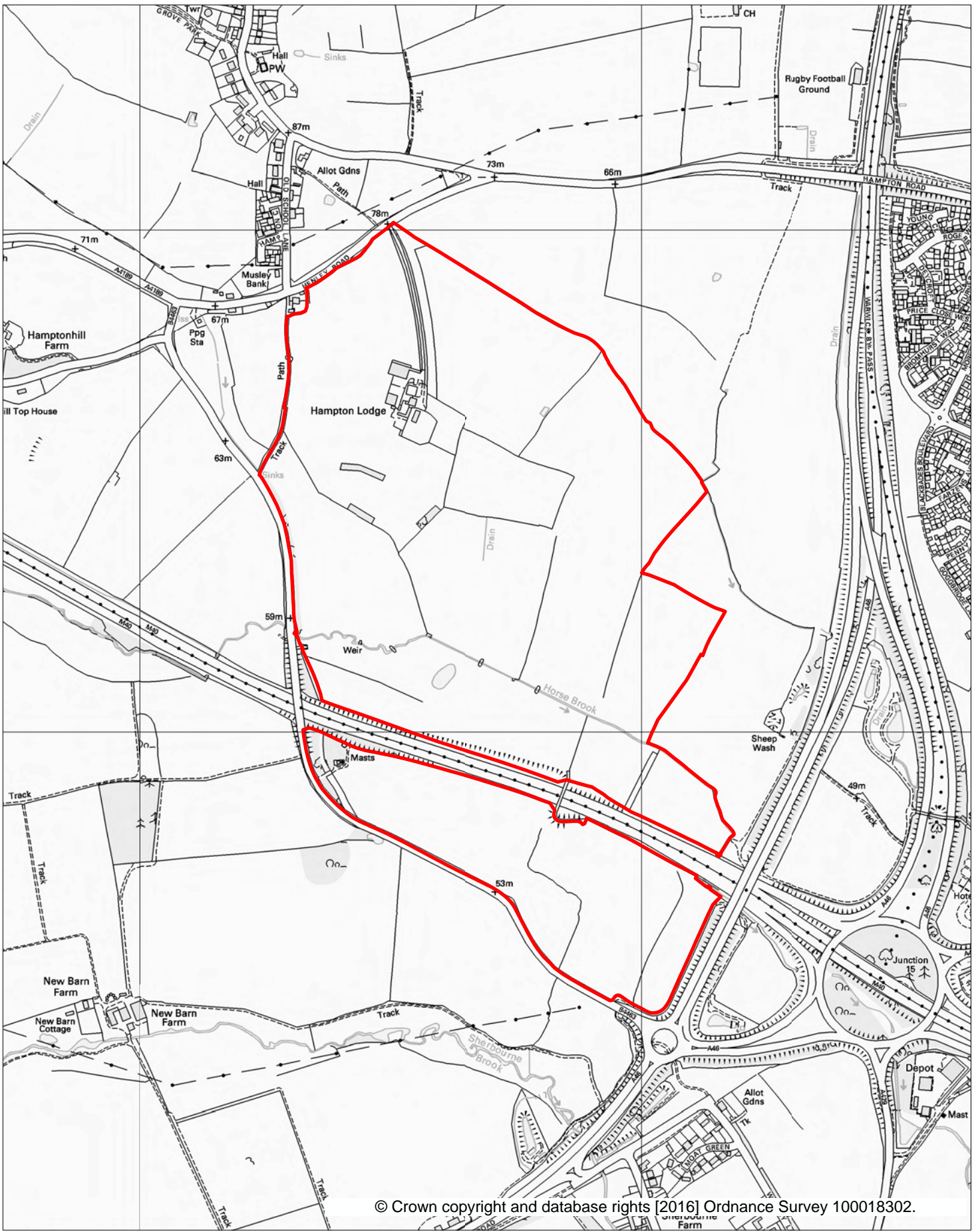
Date:  
02 March 2016

Grid Reference:  
419097 E, 272345 N

North:

<b>Site Ref</b>	R159	<b>Site Name</b>	Hampton Lodge Farm, Henley Road
<b>Site Size (Hectares)</b>	84	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	agricultural
<b>Adjacent/Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	North and south of M40 J15					
<b>Policy Restrictions</b>						
<b>Physical Constraints</b>	Grade II listed building – Hampton Lodge SFRA EA Flood Zone 2; SFRA Flood Zone 3a climate change (fluvial) Minor river runs east – west through site					
<b>Potential Impacts</b>	Potential LWS in south west corner of site south of motorway LWS – River Avon – in close proximity to eastern corner of the site north of M40					
<b>Environmental Conditions</b>	National Historic Landfill - Surplus soil from M40 construction (historic ref no - EAHLD28765) Noise and fumes from motorway					
<b>Overall Suitability</b>	Not suitable – poorly related to town, impact of motorway, impact on listed building					
<b>Availability</b>						
Site ready for release by owner						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	1260	<b>40dph</b>	1680	<b>50dph</b>	2100
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>		<b>2019/24</b>		<b>2024/29</b>	✓



## R159 Hampton Lodge Farm

### LOCATION PLAN



Scale:  
1:10000

Drawn By:  
MM

Date:  
04 March 2016

Grid Reference:  
425692 E, 263226 N

North: 

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

<b>Site Ref</b>	R160	<b>Site Name</b>	Dodds Field, Wharf Lane
<b>Site Size (Hectares)</b>	1.375	<b>Settlement</b>	Lapworth
<b>Source</b>	SHLAA 15	<b>Land Type</b>	greenfield
<b>Adjacent/ Overlapping Site</b>	-		

<b>Suitability for Housing</b>	
<b>Location</b>	To the east of Hockley Heath
<b>Policy Restrictions</b>	Green Belt
<b>Physical Constraints</b>	-
<b>Potential Impacts</b>	Loss of open fields
<b>Environmental Conditions</b>	satisfactory
<b>Overall Suitability</b>	Not suitable for development - not in accordance with strategy –remote from settlement in open countryside
<b>Availability</b>	
<b>Achievability</b>	
<b>Housing Capacity</b>	



R160 Dodd's Field

LOCATION PLAN

Scale:  
1:1500

Drawn By:  
MM

Date:  
04 March 2016

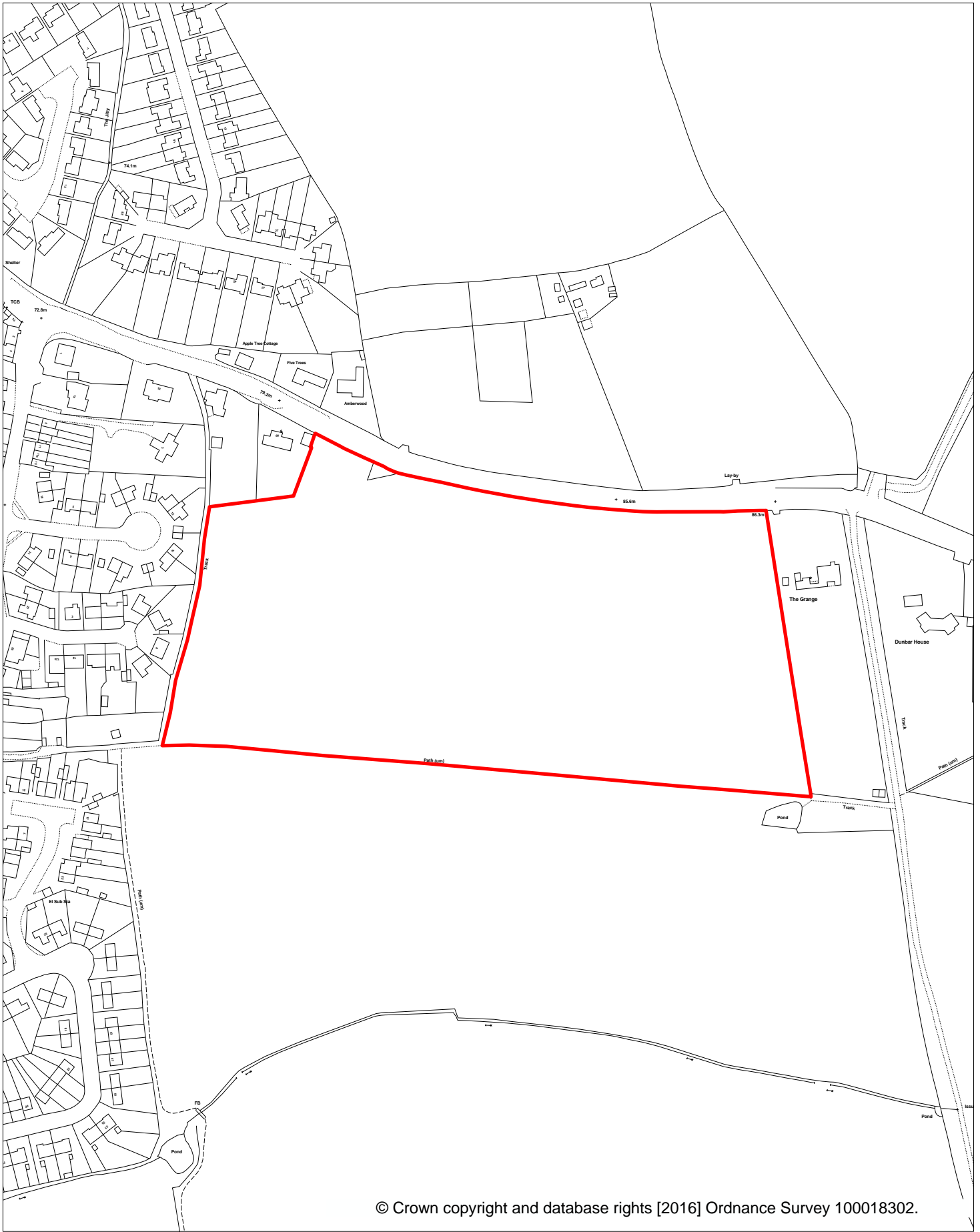
Grid Reference:  
415715 E, 271770 N

North:



<b>Site Ref</b>	R161	<b>Site Name</b>	Land south of Southam Road
<b>Site Size (Hectares)</b>	5.77	<b>Settlement</b>	Radford Semele
<b>Source</b>	SHLAA 2015	<b>Land Type</b>	agricultural
<b>Adjacent/ Overlapping Site</b>	R41 – Land at Southam Lane R129 – Land south of Southam Road		

<b>Suitability for Housing</b>	
<b>Location</b>	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
<b>Policy Restrictions</b>	
<b>Physical Constraints</b>	Public right of way runs along the southern edge of the proposed development area Pipeline to east of site – within middle and outer consultation zones Poor vehicle accessibility Susceptible to ground water flooding
<b>Potential Impacts</b>	High landscape value. Impact on archaeological interest in heritage assessment report.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Represents significant extension to east of village. Not suitable for development - not in accordance with strategy. Beyond village envelope and remote from village services.
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	
50% developable area @30dph = 87 dwellings	



R161 Land South of Southam Road

LOCATION PLAN

Scale:  
1:3000

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
434860 E, 264256 N

North:

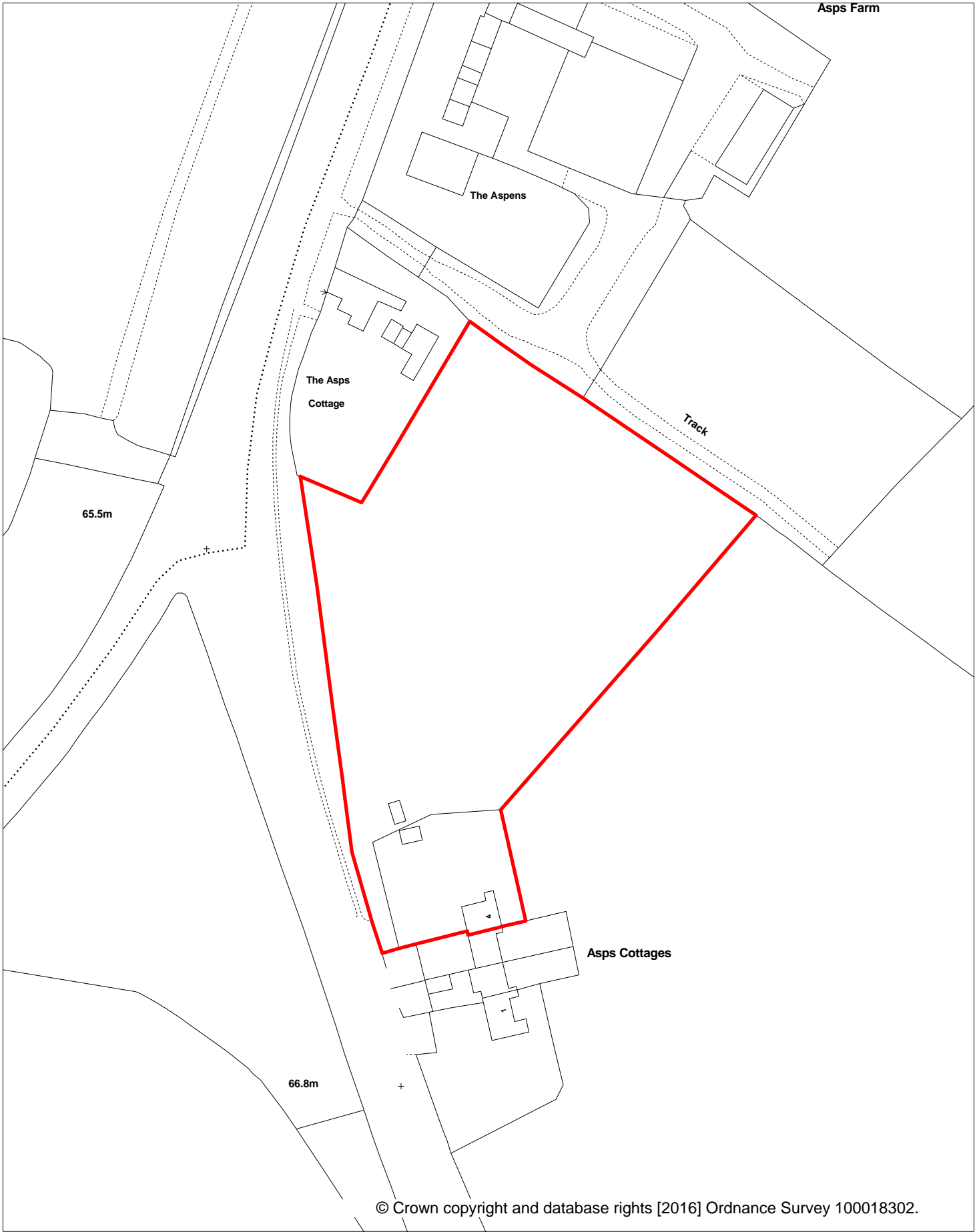


Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.



<b>Site Ref</b>	R162	<b>Site Name</b>	Land at Asps Cottages, Banbury Road
<b>Site Size (Hectares)</b>	0.93 Ha	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	The Asps		

<b>Suitability for Housing</b>	
<b>Location</b>	A greenfield to the north of Asps Cottage and east of Banbury Road. To the east is the Land at the Asps allocated for 900 dwellings.
<b>Policy Restrictions</b>	The land did not form part of the application for housing allowed by the Secretary of State.
<b>Physical Constraints</b>	There are no clear physical constraints.
<b>Potential Impacts</b>	The Aspens to the north is a grade II listed farmhouse.
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	The Asps Cottage is in residential use, but has no links with the allocated land. Would need to take account of and harmonize with the proposed housing at H46B site.
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
Achievable dependent upon ability to achieve a satisfactory access	
<b>Housing Capacity</b>	



R162 Land at Asps Cottage

LOCATION PLAN




Scale:  
1:1250

Drawn By:  
MM

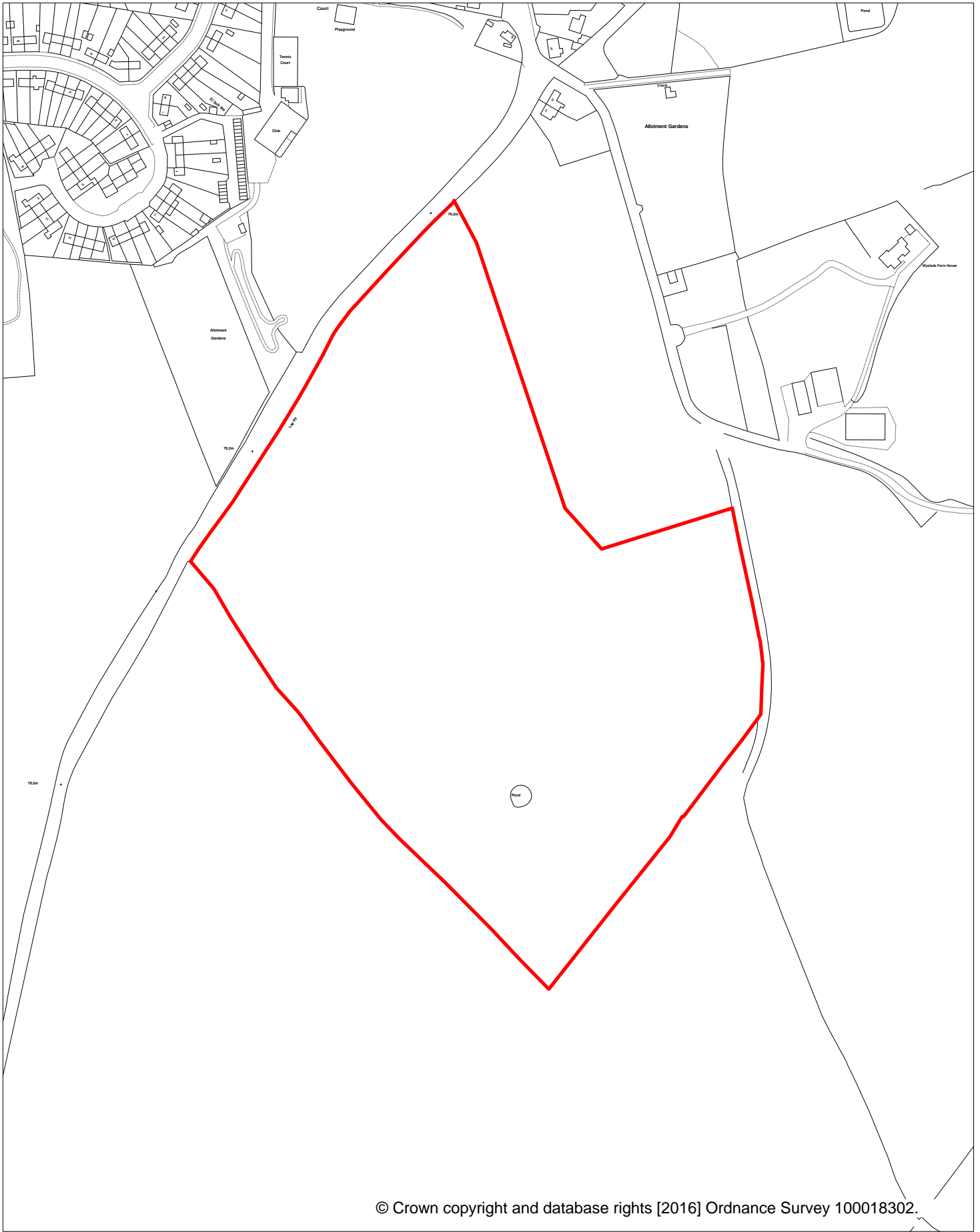
Date:  
03 March 2016

Grid Reference:  
429376 E, 262899 N

North: 

<b>Site Ref</b>	R163	<b>Site Name</b>	Land East of Oakley Wood Road
<b>Site Size (Hectares)</b>	10.866	<b>Settlement</b>	Bishops Tachbrook
<b>Source</b>	SHLAA 15	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	Close to site allocation H23 (only separated by Oakley Wood Road)		

<b>Suitability for Housing</b>	
<b>Location</b>	Close to edge of Village. Bishops Tachbrook is a growth village.
<b>Policy Restrictions</b>	Relatively remote from the settlement core and separated from the village by the B4087
<b>Physical Constraints</b>	High pressure gas pipeline crosses southern part of the site. Although consultation zones have been reduced in size thus leaving the northern part of the site available for development, this provides a major constraint to the southern part of the site. The site falls within landscape parcel that is highly sensitive to residential development.
<b>Potential Impacts</b>	Impact on landscape
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Not suitable - due to impact on high quality landscape and relationship to village
<b>Availability</b>	
Owner has expressed willingness to bring forward the site for development	
<b>Achievability</b>	
<b>Housing Capacity</b>	



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## R163 Land East of Oakley Wood Road

### LOCATION PLAN




Scale:  
1:3500

Drawn By:  
MM

Date:  
03 March 2016

Grid Reference:  
431412 E, 260733 N

North: 

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