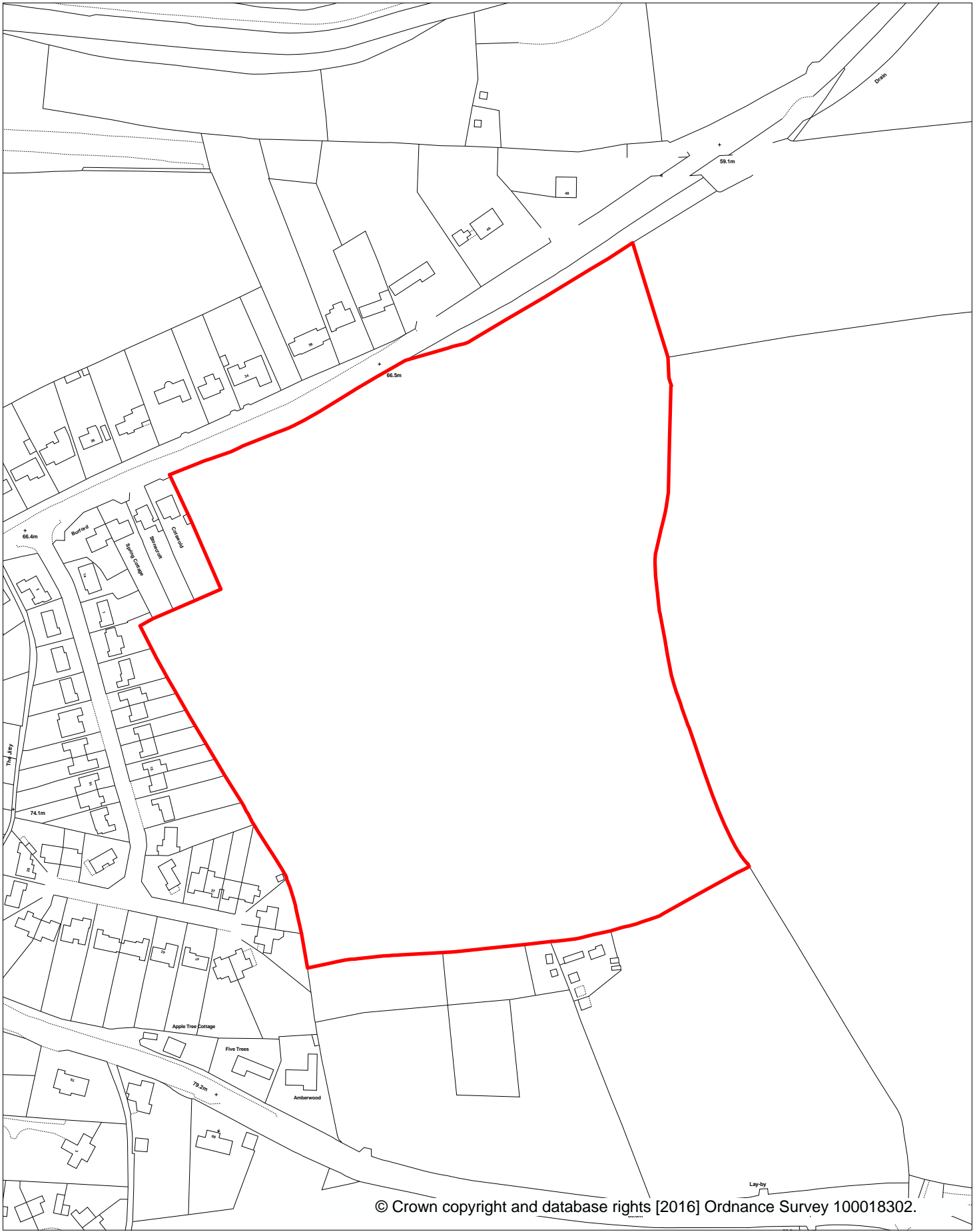


Site Ref	R164	Site Name	Land south of Offchurch Lane
Site Size (Hectares)	6.8	Settlement	Radford Semele
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/ Overlapping Site	Housing Allocation H38 R067		

Suitability for Housing	
Location	Edge of settlement - Radford Semele is a growth village
Policy Restrictions	
Physical Constraints	Gas Pipeline consultation zone – outer zone on SE corner of site Two trunk water mains cross the site from north to south and are subject to a 10m easement. A private sewer easement runs across the site but is subject to a 'lift and shift' clause – not a constraint according to promoter
Potential Impacts	Loss of Grade 3b agricultural land
Environmental Conditions	
Overall Suitability	Represents large eastward extension of settlement, even if only part of the site is developed. Not suitable for development - not in accordance with strategy
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Site in single ownership and under control of single developer	
Housing Capacity	
Up to 100 dwellings	



R164 Land South of Offchurch Lane


LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

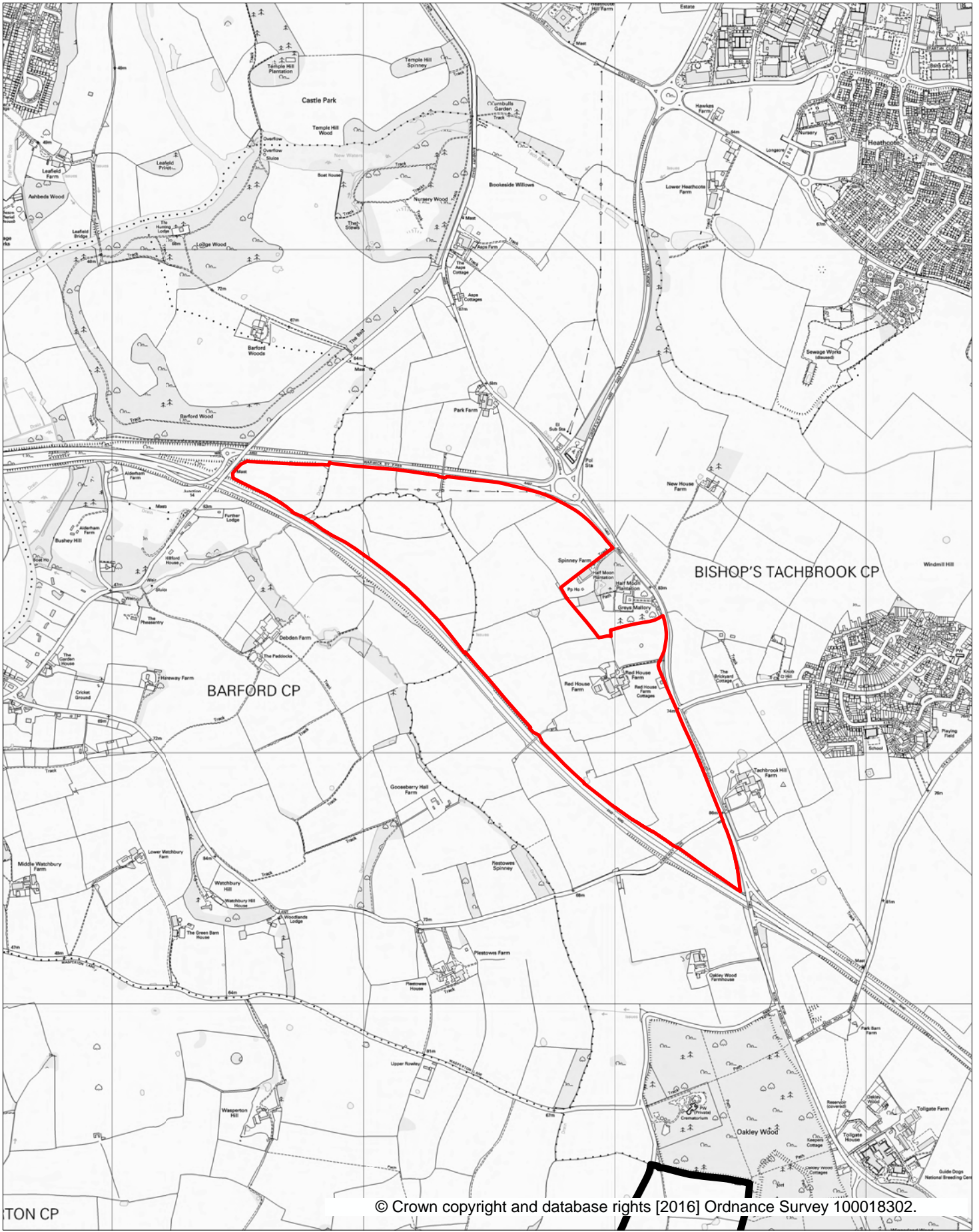
Date:
03 March 2016

Grid Reference:
434870 E, 264622 N

North: 

Site Ref	R187	Site Name	Land at red House Farm
Site Size (Hectares)	116.9 ha	Settlement	Bishops Tachbrook/Warwick
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Large greenfield site located to the south of Warwick, but not immediately adjoining the built up area.
Policy Restrictions	Extension of development into the open countryside, contrary to adopted Local Plan policies,
Physical Constraints	Site does not relate well to existing development
Potential Impacts	Could help in reducing congestion on the M40. However, less sustainable option than alternatives on the edge of larger settlements.
Environmental Conditions	Satisfactory
Overall Suitability	Not well connected to the existing settlement pattern, freestanding settlement which would result in further encroachment into the countryside. Not required to meet additional housing need as there are sites which are more reasonable alternatives.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable but not required in view of the recent releases of nearby land to meet additional need.	
Housing Capacity	
1400 dwellings	



TON CP



R165 Red House Farm, Bishops Tachbrook

LOCATION PLAN

Scale: 1:20000

Drawn By: MM

Date: 03 March 2016

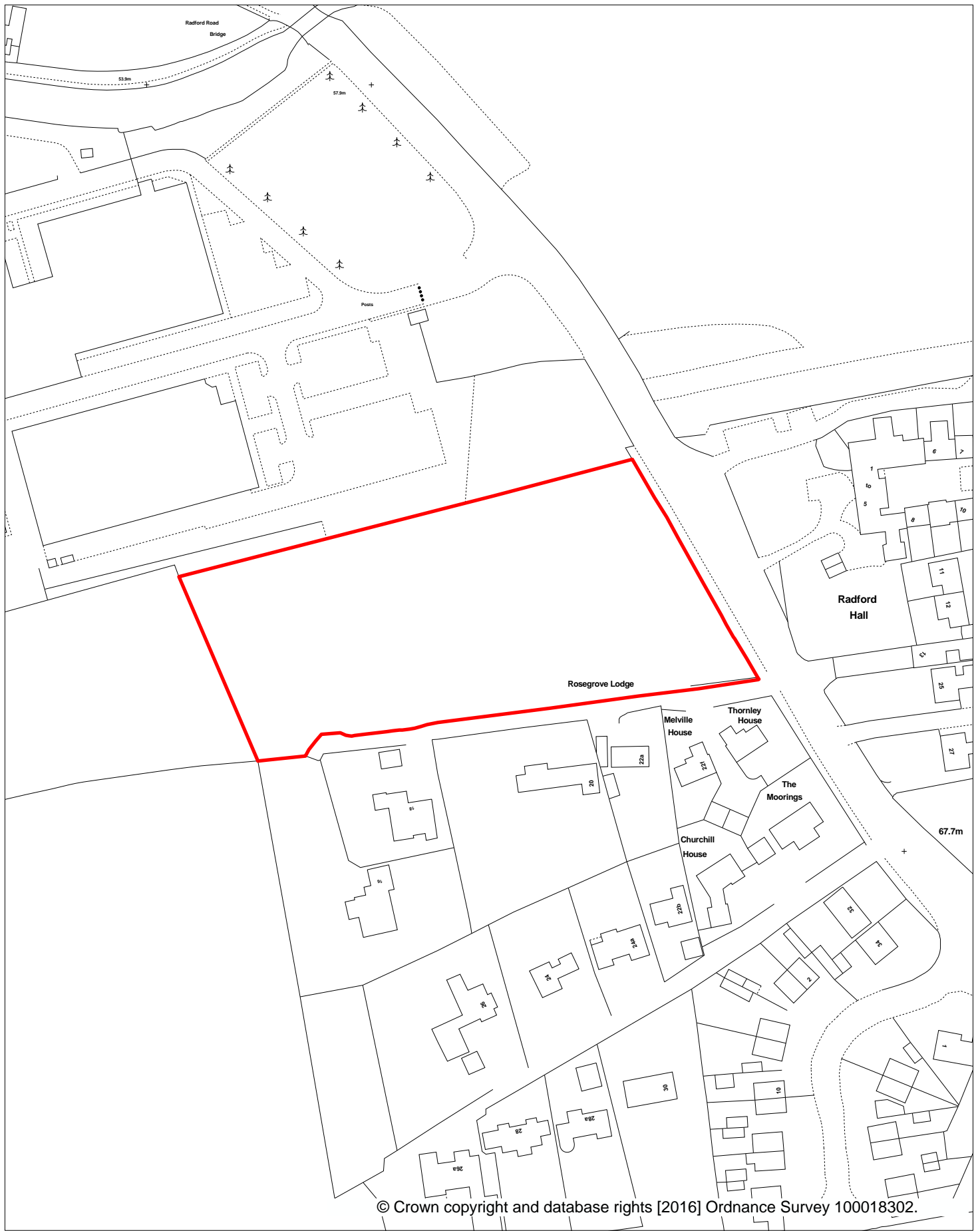
Grid Reference: 429494 E, 261540 N

North:

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

Site Ref	R166	Site Name	Land off Southam Lane
Site Size (Hectares)	0.9	Settlement	Radford Semele
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Radford Semele has been identified as a growth village with a range of services and facilities.
Policy Restrictions	Area of Restraint
Physical Constraints	Adjacent to canal to north of site Southern half of site susceptible to ground water flooding
Potential Impacts	Loss of open land high impact on landscape Listed church building (Radford Hall) opposite site.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable as small windfall site
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Planning application submitted October 2015 (W/15/1761) as yet undetermined for up to 25 dwellings	
Housing Capacity	
25	



R166 Land off Southam Road, Radford Semele

LOCATION PLAN



Scale:
1:1500

Drawn By:
MM

Date:
03 March 2016

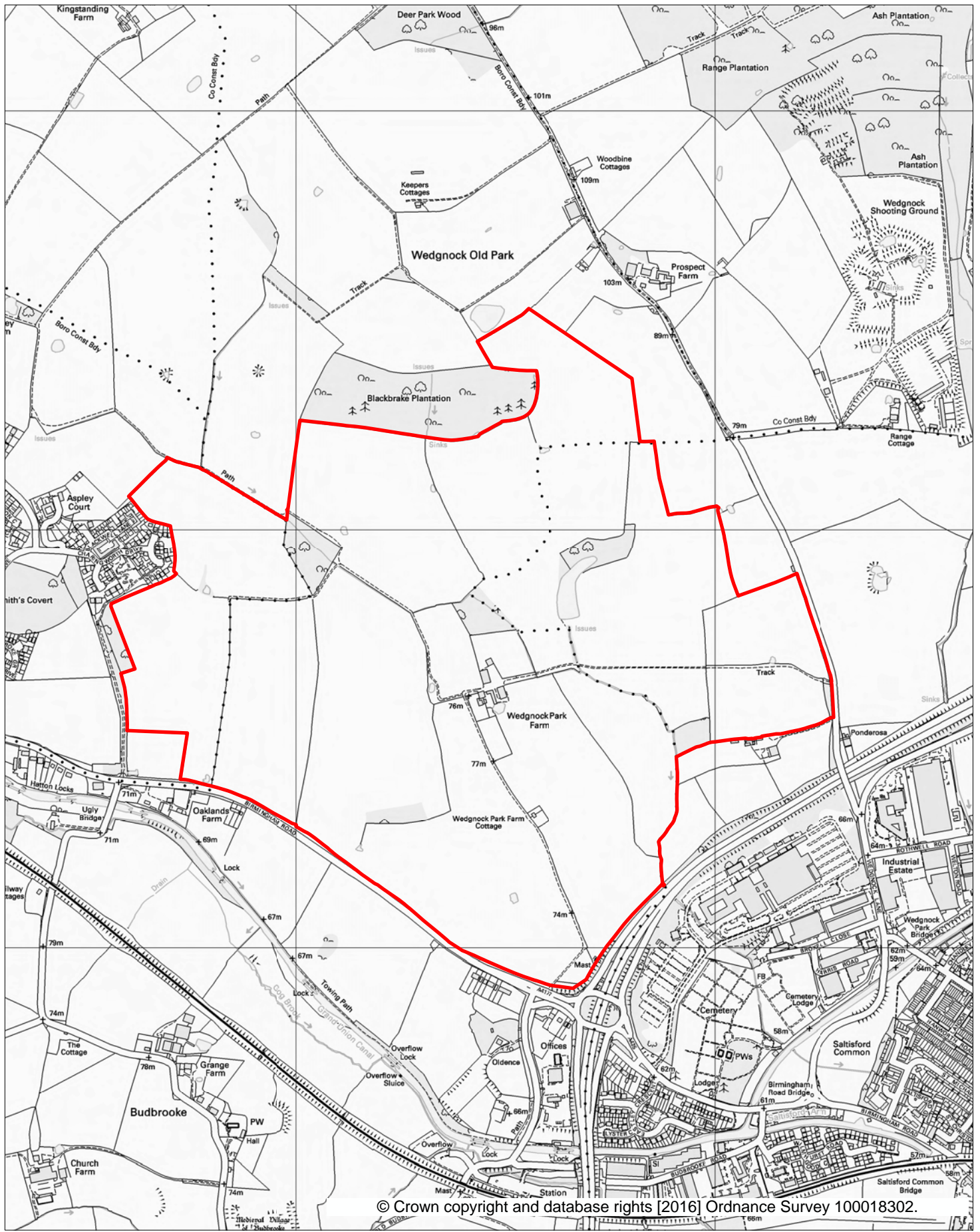
Grid Reference:
434015 E, 264747 N

North:

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

Site Ref	R167	Site Name	Land at Wedgnock Park Farm
Site Size (Hectares)	153	Settlement	Warwick/Hatton Park
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open countryside
Policy Restrictions	Green Belt
Physical Constraints	Substantial flooding risk across centre of site Include potential Wildlife Site
Potential Impacts	Impact on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on open countryside
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R167 Land at Wedgnoek Park Farm

LOCATION PLAN



Scale:
1:12000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
426461 E, 266788 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	R168	Site Name	Land at Brookfurlong Farm, High Cross,
Site Size (Hectares)	8Ha	Settlement	Shrewley
Source	SHLAA 15	Land Type	Farm land and buildings
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Isolated farm, buildings and equestrian centre in a rural setting in countryside, about 2 miles to the west of the village of Shrewley.
Policy Restrictions	Farm land in the Green Belt bearing no relationship to any recognized existing settlements.
Physical Constraints	Intrusive development in countryside, limited access to services and facilities. Unsustainable reliance on motor cars.
Potential Impacts	Adverse impacts on landscape and rural character of area Impact on Grade II listed farm house Close to M40 – noise
Environmental Conditions	Noise and disturbance from M40
Overall Suitability	Unsuitable site surrounding isolated pocket of agricultural uses in the countryside. Site cannot be considered as previously developed land as the large part of it is greenfield.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable but location is unsuitable and would result in sporadic development in the countryside.	
Housing Capacity	



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R168 Brookfurlong Farm

LOCATION PLAN



Scale:
1:3000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
419862 E, 267887 N

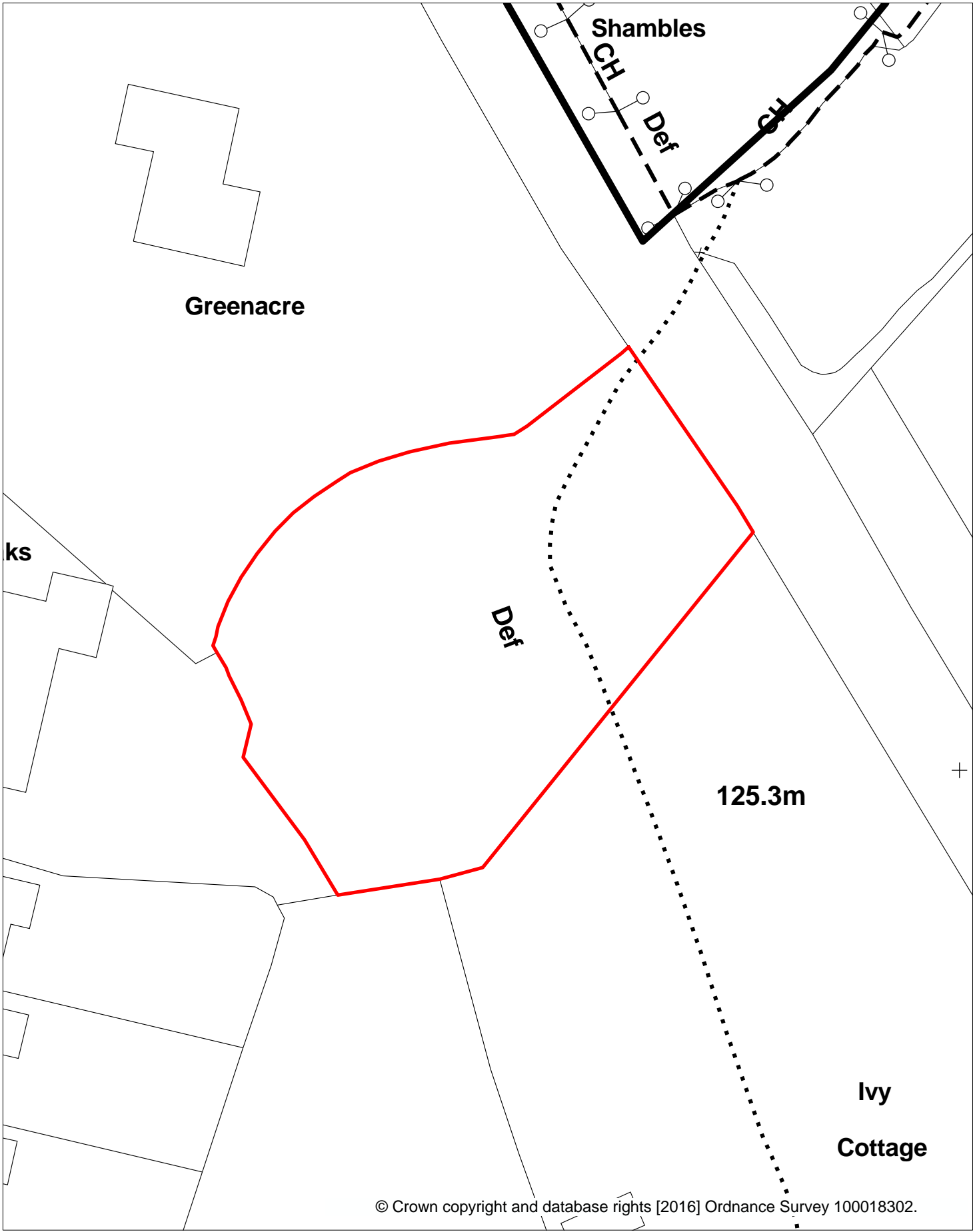
North:



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

Site Ref	R169	Site Name	Land at west side of Warwick Road
Site Size (Hectares)	0.25	Settlement	Chadwick End
Source	SHLAA 2015	Land Type	greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Village location – just outside village infill boundary
Policy Restrictions	Green belt
Physical Constraints	Adjacent to main road – potential for noise.
Potential Impacts	Permission granted for two houses to rear of site on Rising Lane – that site within infill boundary
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable as site to meet demonstrable local need as an exception site
Availability	
Within five years	
Achievability	
Ready for release by owner	
Housing Capacity	
Promoter suggests five dwellings	



R169 land at west side of Warwick Road

LOCATION PLAN



Scale:
1:500

Drawn By:
MM

Date:
04 March 2016

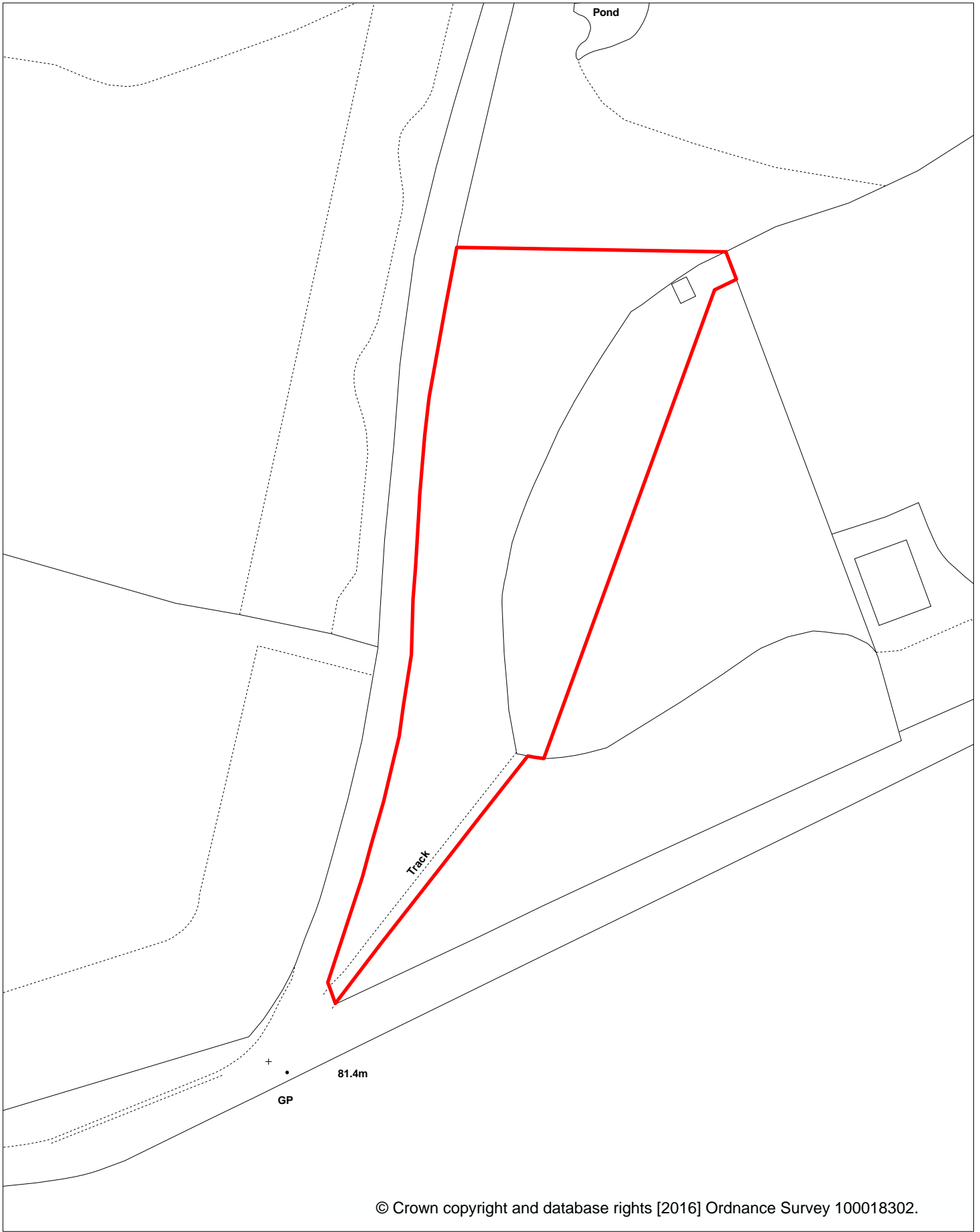
Grid Reference:
420932 E, 272554 N

North:



Site Ref	R170	Site Name	Corner of Offchurch Lane and Welsh Road
Site Size (Hectares)	0.8	Settlement	Offchurch
Source	SHLAA 15	Land Type	Greenfield / storage
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	South of village
Policy Restrictions	Green Belt Conservation Area
Physical Constraints	
Potential Impacts	Within Offchurch Conservation Area boundary
Environmental Conditions	satisfactory
Overall Suitability	Not suitable for development - not in accordance with strategy remote from built area of settlement, impact on conservation area
Availability	
Achievability	
Housing Capacity	



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R170 corner of Offchurch Lane and Welsh Road, Offchurch

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

Date:
04 March 2016

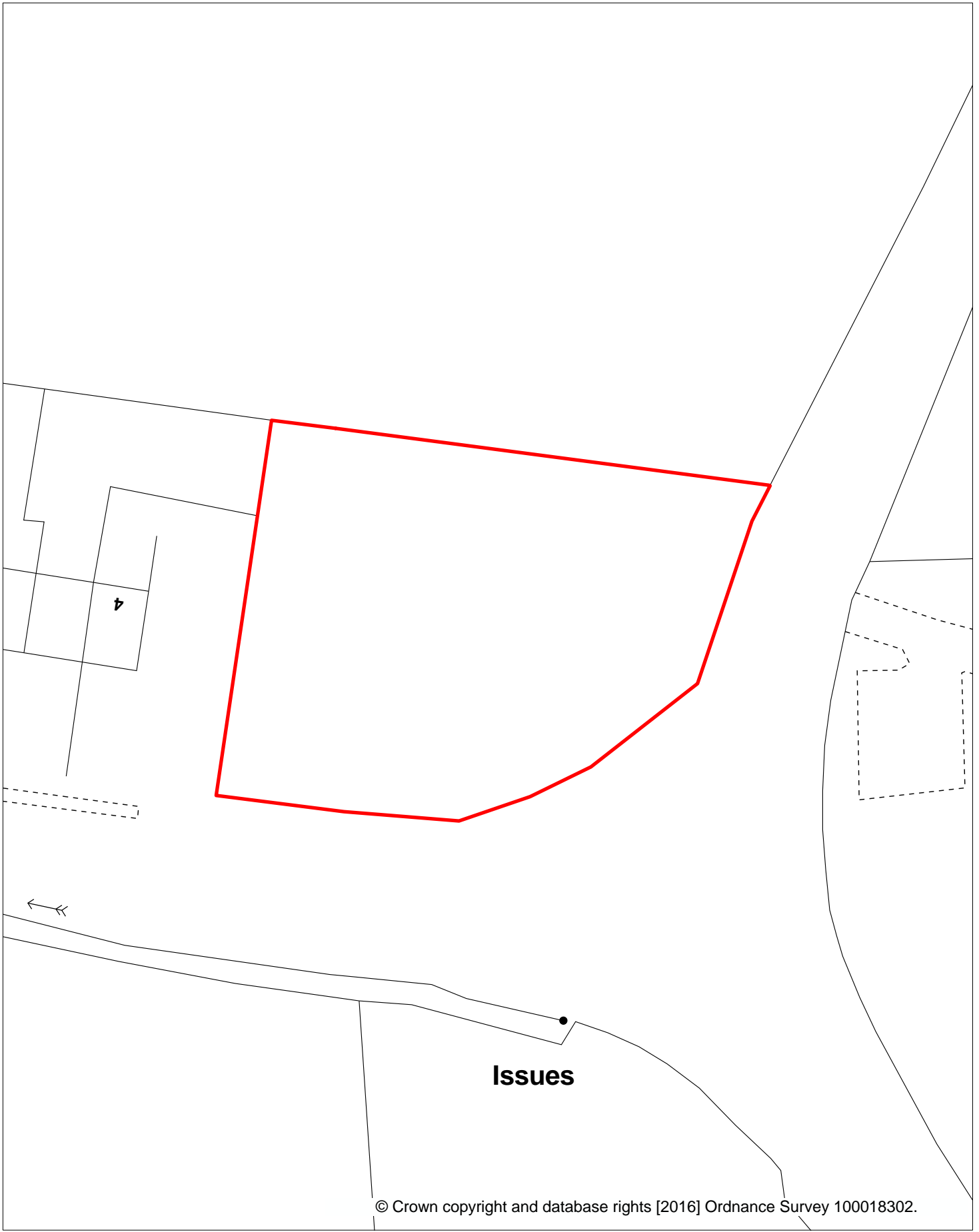
Grid Reference:
435681 E, 265369 N

North:

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

Site Ref	R171	Site Name	Corner of Hunningham Lane / Welsh Road
Site Size (Hectares)	0.15	Settlement	Offchurch
Source	SHLAA 15	Land Type	agricultural
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Immediately east of village envelope boundary, adjacent to residential properties
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	
Environmental Conditions	satisfactory
Overall Suitability	Not suitable – green belt, outside settlement envelope boundary
Availability	
Achievability	
Housing Capacity	



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R171 Welsh Road, Offchurch

LOCATION PLAN



Scale:
1:500

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
436112 E, 265903 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	R172, R172a	Site Name	Land adjacent to Stoneleigh Road
Site Size (Hectares)	7.59	Settlement	Bubbenhall
Source	SHLAA 15	Land Type	greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Remote from settlement
Policy Restrictions	Green belt
Physical Constraints	Edge of R172a slightly within Flood Zones 3a, 3b
Potential Impacts	Loss of open land, encroachment on countryside Loss of Grade 3 agricultural land
Environmental Conditions	
Overall Suitability	Not suitable – site is encroaching on open rural landscape, not well related to settlement
Availability	
Achievability	
Housing Capacity	



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R172 land adjacent to Stoneleigh Road

LOCATION PLAN




Scale:
1:1250

Drawn By:
MM

Date:
04 March 2016

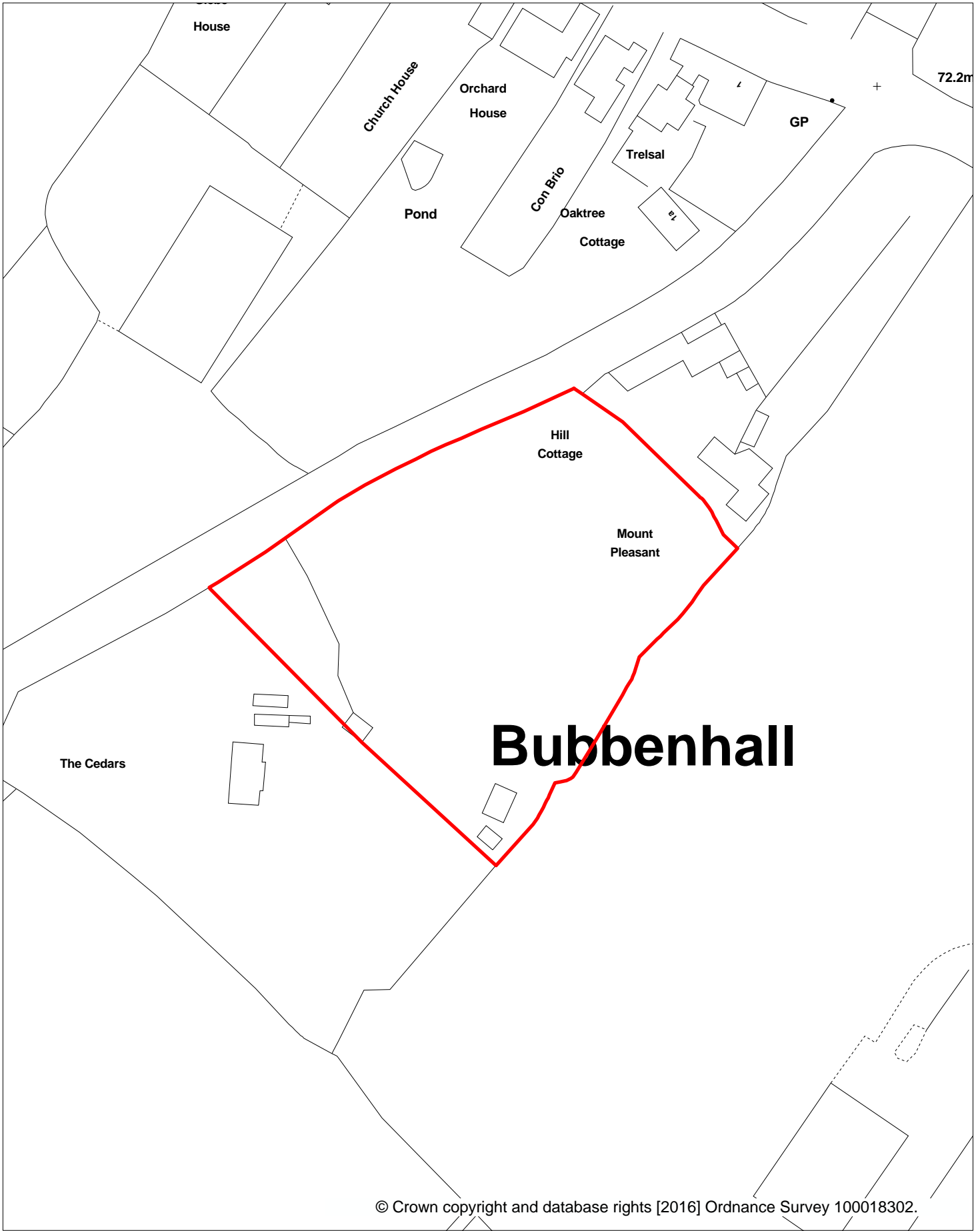
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435210 E, 272356 N

North: 

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

Site Ref	R173	Site Name	Land adjacent to The Cedars
Site Size (Hectares)	0.33	Settlement	Bubbenhall
Source	SHLAA 15	Land Type	
Adjacent/ Overlapping Site	R059 – Land off Pit Hill / Church Road		

Suitability for Housing	
Location	Edge of settlement, immediately adjacent to / outside infill village boundary
Policy Restrictions	Green Belt
Physical Constraints	Site slopes towards south west corner
Potential Impacts	Immediately adjacent to Bubbenhall Conservation Area boundary
Environmental Conditions	satisfactory
Overall Suitability	Not suitable for development - not in accordance with strategy – outside infill settlement boundary, impact on conservation area
Availability	
Achievability	
Housing Capacity	



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R173 land adjacent to The Cedars, Stoneleigh Road, Bubbenhall

LOCATION PLAN

Scale: 1:1000	Drawn By: MM	Date: 04 March 2016	Grid Reference: 436031 E, 272412 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.

Site Ref	R174	Site Name	Land r/o 7 – 20, Croft Close
Site Size (Hectares)	0.84	Settlement	Bishops Tachbrook
Source	SHLAA 2015	Land Type	Open field
Adjacent/ Overlapping Site	R012 – Land north of Croft Close R177 - land south of Leamington Spa, Newhouse Farm		

Suitability for Housing						
Location	Edge of settlement					
Policy Restrictions						
Physical Constraints	Narrow physical access onto site between two properties. Not clear how easily this could be resolved.					
Potential Impacts						
Environmental Conditions	Satisfactory					
Overall Suitability	Unsuitable on the grounds of access					
Availability						
For sale						
Achievability						
Subject to achieving satisfactory access						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19	✓	2019/24		2024/29	



Bishop's Tachbrook

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R174 land r/o Nos. 7 - 20, Croft Close, Bishops Tachbrook

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
431301 E, 261574 N

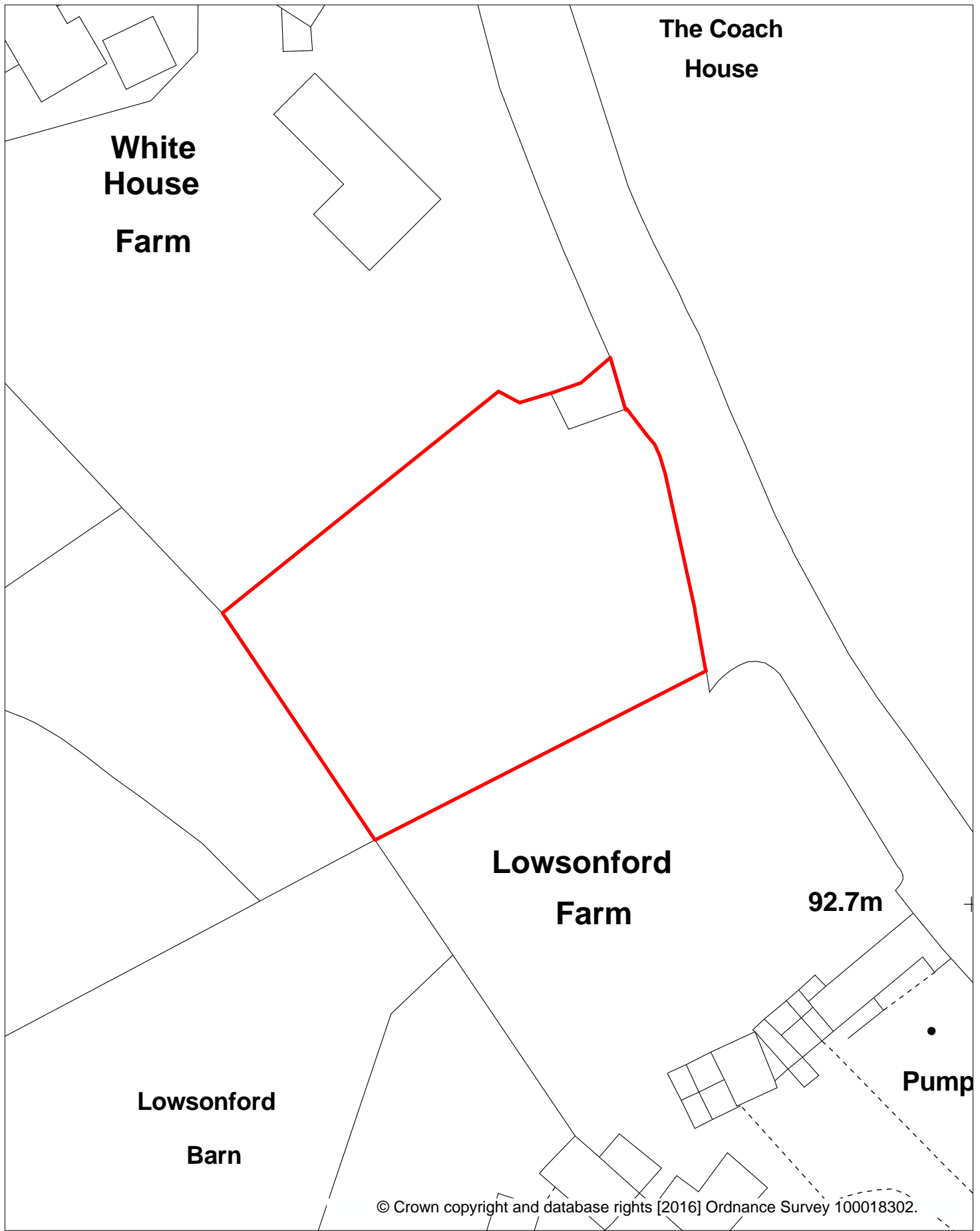
North:



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

Site Ref	R175	Site Name	Land adjoining Whitehouse Farm
Site Size (Hectares)	0.13	Settlement	Lowsonford
Source	SHLAA 15	Land Type	Open field
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Adjacent to settlement but falls outside infill village boundary
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Lowsonford Conservation Area boundary immediately to east of site
Environmental Conditions	satisfactory
Overall Suitability	Not suitable for development - not in accordance with strategy – outside infill village boundary, impact on conservation area.
Availability	
Achievability	
Housing Capacity	



R175 land adjoining Whitehouse Farm, Lapworth Street, Lawsonford


LOCATION PLAN

Scale:
1:500

Drawn By:
MM

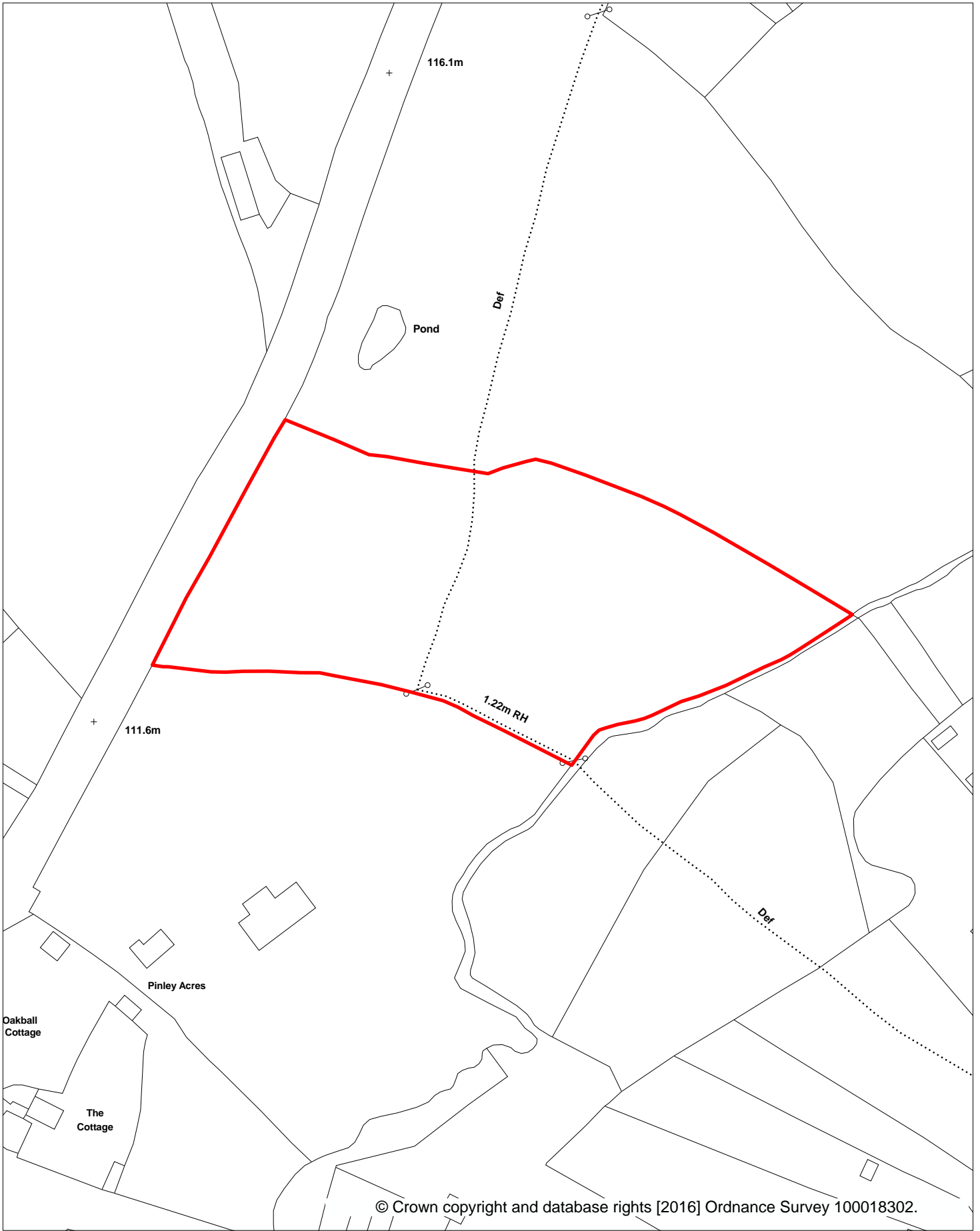
Date:
04 March 2016

Grid Reference:
418646 E, 267968 N

North: 

Site Ref	R176	Site Name	Land north of Pinley Acres
Site Size (Hectares)	0.80	Settlement	Claverdon
Source	SHLAA 15	Land Type	greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open fields to north of dispersed settlement
Policy Restrictions	Green belt
Physical Constraints	Minor river to east of site
Potential Impacts	Effect on openness of green belt
Environmental Conditions	satisfactory
Overall Suitability	Not suitable for development - not in accordance with strategy, not well-related to settlement
Availability	
Achievability	
Housing Capacity	



R176 land north of Pinley Acres, Pinley Green, Claverdon

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

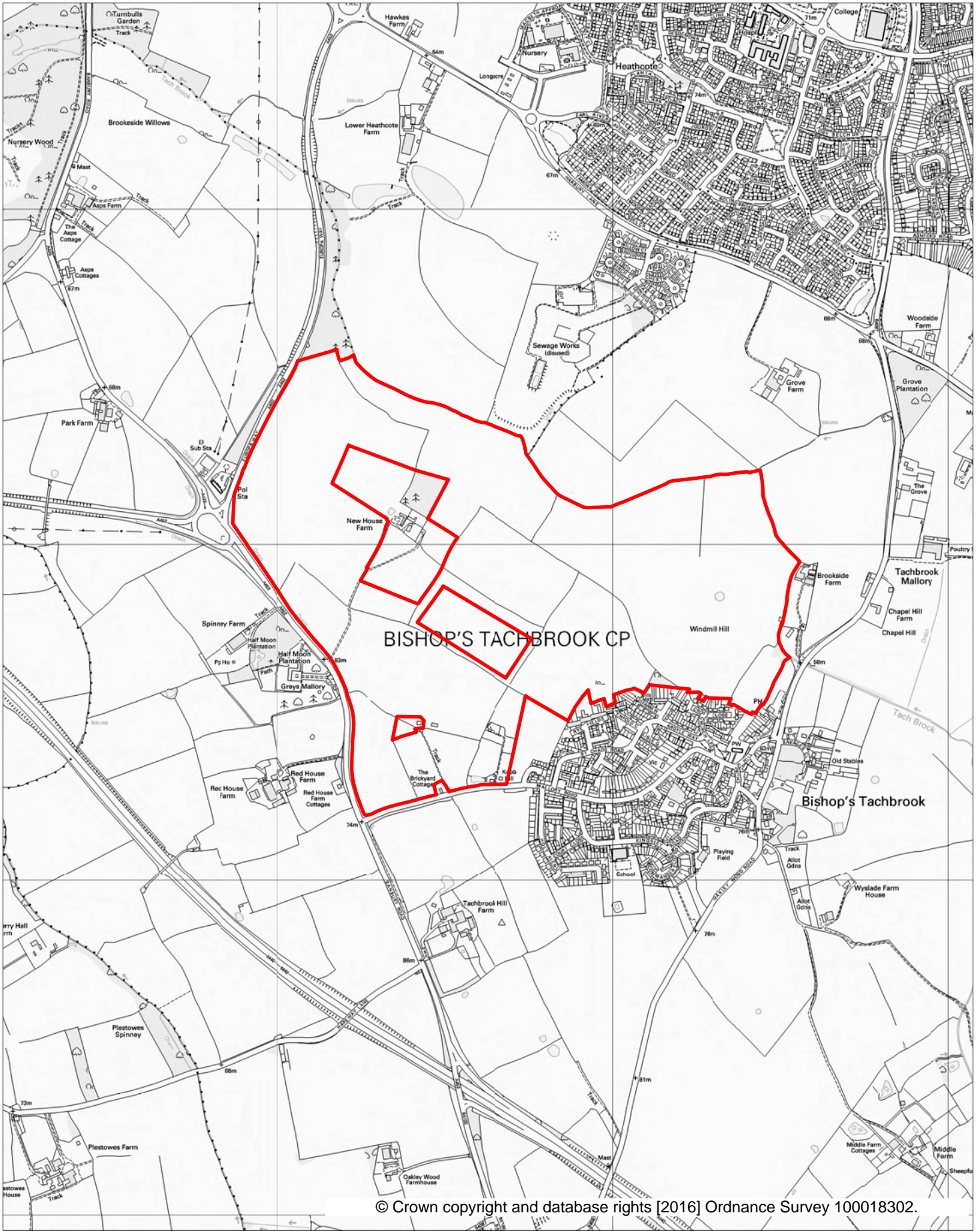
Date:
04 March 2016

Grid Reference:
420891 E, 266548 N

North:

Site Ref	R177	Site Name	Land south of Royal Leamington Spa, New House Farm
Site Size (Hectares)	121.5	Settlement	Bishop's Tachbrook
Source	SHLAA 2015	Land Type	Predominantly agricultural
Adjacent/ Overlapping Site	Site encompasses: R19 – Land at Brickyard Farm, R20 – Land at Brickyard Barn, R18 – Land north-west of Rye Fields, R174 – ro 7-20 Croft Close, R12 – Land north of Croft Close, R52 – Land at New House Farm		

Suitability for Housing					
Location	Located to north and west of village				
Policy Restrictions					
Physical Constraints	<p>Within more than one ownership</p> <p>Susceptible to ground water flooding</p> <p>Susceptible to surface water flooding along northern boundary and to east (along Tach Brook)</p> <p>Areas of flood risk within site</p> <p>Flood zone 2,3,3a,3b along northern and eastern boundary (along Tach Brook)</p> <p>Part landfill site (New House Farm)</p> <p>Small area of Local Wildlife site (River Avon) on eastern boundary</p> <p>One TPO at Brick Yard Barn, One TPO ro 18 Rye Fields, One TPO ro 27 Rye Fields</p>				
Potential Impacts	<p>Impact on village and local facilities of doubling size</p> <p>Impact on listed building (Barn)</p> <p>Impact on landscape</p>				
Environmental Conditions	Landscape value				
Overall Suitability	The site would more than double the village in terms of site area. The landscape advice is to retain open countryside on the west and north of the village. The development of the whole site would reduce the area of open land between the village and the southern edge of Leamington Spa putting the remaining land under development pressure which would result in coalescence				
Availability					
The land is in more than one ownership, however it is understood that the land could be made available in the short term					
Achievability					
Due to the size of the site and the landscape issues, the site is not considered to be suitable					
Housing Capacity					
Development Mix	Housing		Other Uses		



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R177 land south of Leamington Spa, Newhouse Farm


LOCATION PLAN

Scale:
1:15000

Drawn By:
MM

Date:
03 March 2016

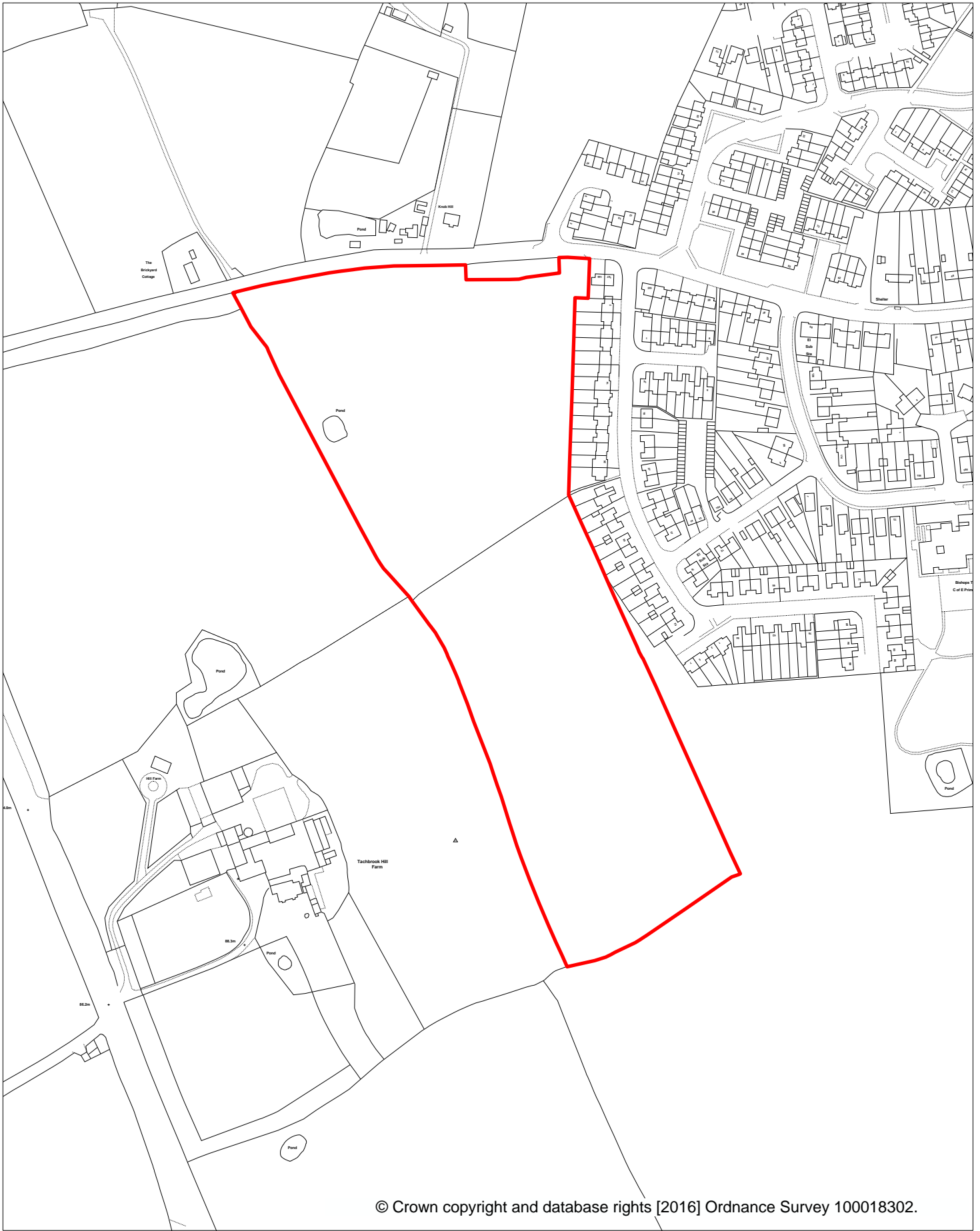
Grid Reference:
430629 E, 261783 N

North: 

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

Site Ref	R178	Site Name	Land at Mallory Road
Site Size (Hectares)	7.42	Settlement	Bishop's Tachbrook
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	R31 Land at Tachbrook Hill Farm R02 Hill Farm; R11 South of School		

Suitability for Housing	
Location	Edge of village. Bishop's Tachbrook has a good range of services and facilities including primary school, community shop, other community facilities and access by public transport to the towns.
Policy Restrictions	
Physical Constraints	Site access will require improvement, but in principle supported by highways department
Potential Impacts	Impact on the physical form of the village. High landscape impact Impact on setting of Listed Building Public right of way crosses site
Environmental Conditions	Satisfactory
Overall Suitability	Unsuitable due to landscape and setting of Listed Building impact, site configuration and connectivity to existing built form.
Availability	
Achievability	
Housing Capacity	



R178 Land at Mallory Road

LOCATION PLAN

Scale:
1:3500

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
430694 E, 261028 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	R179	Site Name	Land South of Primary School
Site Size (Hectares)	11.8	Settlement	Bishops Tachbrook
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site	Committed residential site adjacent R002 in part		

Suitability for Housing

Location	To the west of Oakley Wood Road and south of the school and committed residential site with M40 to the south west
Policy Restrictions	Mineral safeguard area (sand and gravel)
Physical Constraints	Right of way runs east to west through the site at its southern end High pressure gas pipeline and easement at southern end of site, but easement extends over most of the site area Noise from M40 Susceptible to ground water flooding Small areas susceptible to surface water flooding on site boundary to Oakley Wood Road and on western edge of site
Potential Impacts	Impact on open countryside
Environmental Conditions	Noise/pollution associated with M40
Overall Suitability	Not suitable due to environmental issues regarding M40

Availability

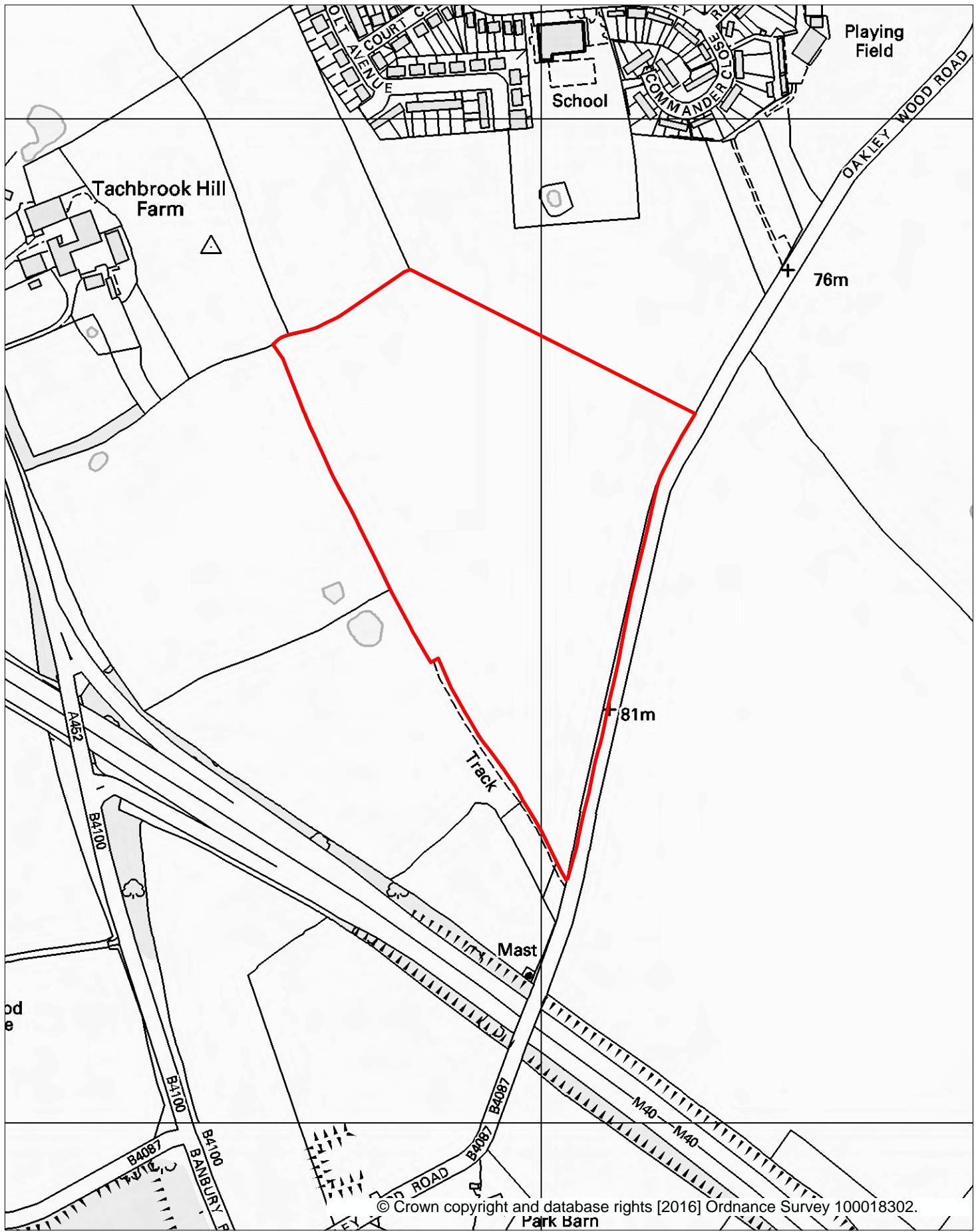
Developer controls interest in land owned by private landowner

Achievability

Environmental health advises that the noise/pollution from the M40 cannot be satisfactorily mitigated against due to the location and topography of this site

Housing Capacity

Development Mix	Housing		Other Uses		
Potential Capacity	30dph		40dph		50dph
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29



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R179 land south of Bishops Tachbrook Primary School, Oakley Wood

LOCATION PLAN

Scale:
1:5000

Drawn By:
MM

Date:
03 March 2016

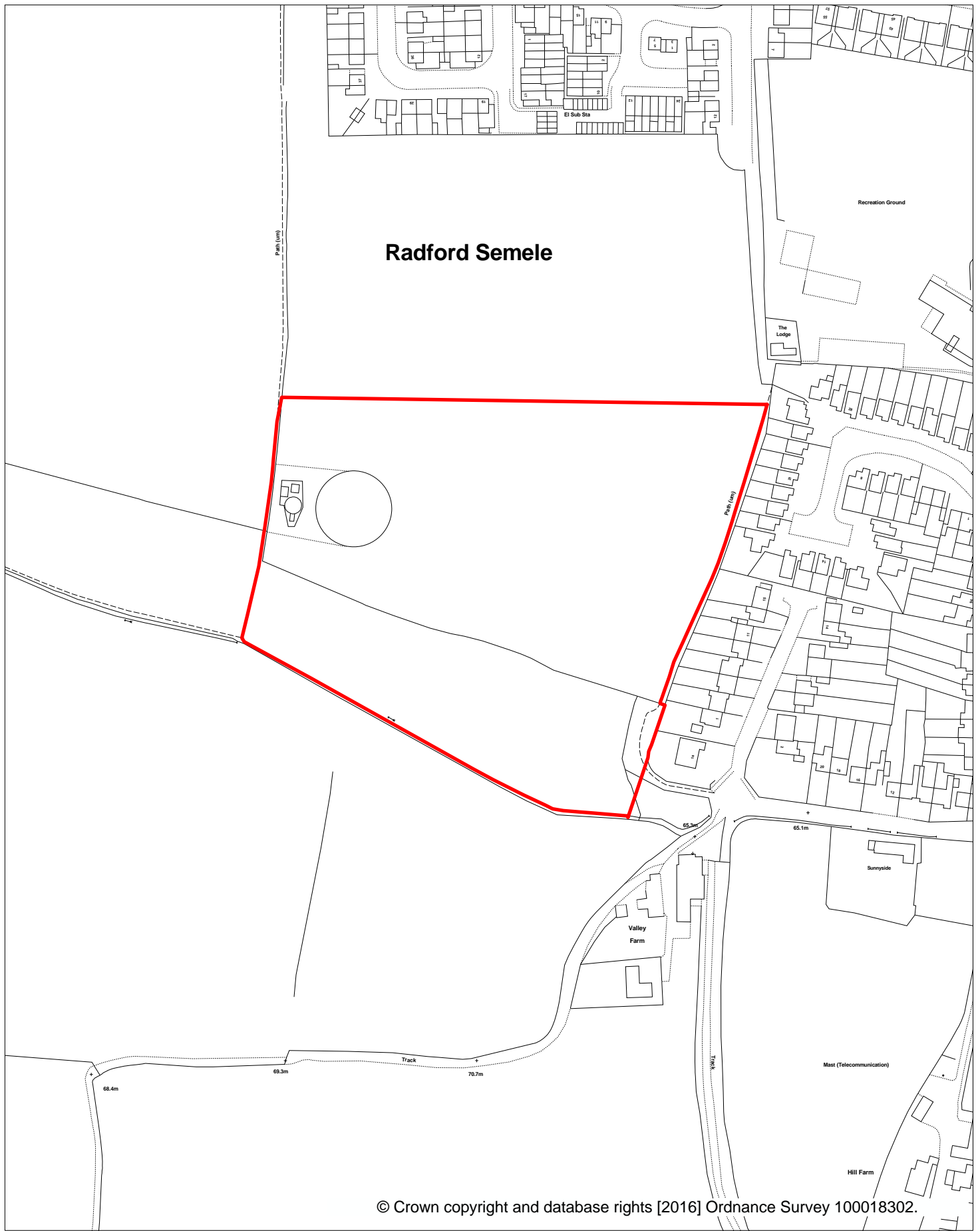
Grid Reference:
430947 E, 260503 N

North:

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

Site Ref	R180	Site Name	Land at Spring Lane
Site Size (Hectares)	3.866	Settlement	Radford Semele
Source	SHLAA 15	Land Type	Greenfield
Adjacent/Overlapping Site	Adjacent to site R021 and overlapping with site R056		

Suitability for Housing	
Location	Edge of Village. Radford Semele is a growth village. Close to village facilities including the school.
Policy Restrictions	
Physical Constraints	The majority of the site falls within landscape parcel that is medium/high sensitivity to residential development (2014 assessment). Area to the south of right of way has high sensitivity to residential development
Potential Impacts	Impact on landscape – requires mitigation and restricts development to south of site
Environmental Conditions	Satisfactory
Overall Suitability	Suitable subject to landscape mitigation
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable 2014/19 and 2019/24	
Housing Capacity	
Circa 60 dwellings	



R180 land at Spring Lane, Radford Semele

LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

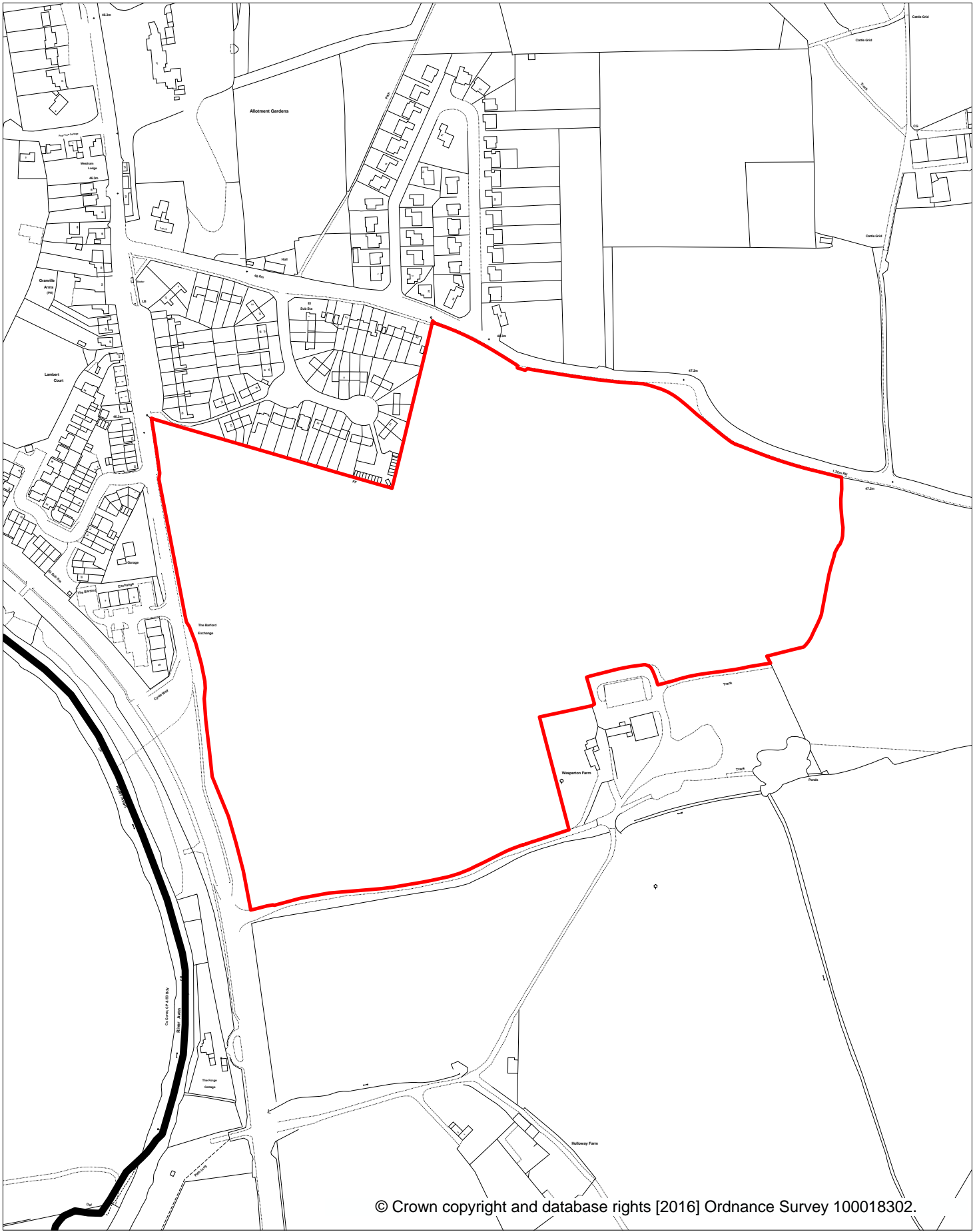
Date:
03 March 2016

Grid Reference:
434171 E, 264000 N

North:

Site Ref	R181	Site Name	Land at Wasperton Farm
Site Size (Hectares)	14.99	Settlement	Barford
Source	SHLAA15	Land Type	Greenfield
Adjacent/ Overlapping Site	R83		

Suitability for Housing	
Location	Edge of village. Barford has a good range of services and facilities.
Policy Restrictions	Preferred Location for minerals extraction
Physical Constraints	Trees on frontage. Strong re-defined boundary required.
Potential Impacts	Impact on the field landscape in this area. High/medium landscape value.
Environmental Conditions	Satisfactory.
Overall Suitability	Suitable in part subject to satisfactory mitigation of impact on landscape
Availability	
Owner has formerly expressed interest in releasing the site for housing	
Achievability	
Achievable subject to market conditions	
Housing Capacity	
Site has capacity of 30 units can be delivered within first phase of plan period	



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R181 Land at Wasperton Farm, Barford

LOCATION PLAN



Scale:
1:4000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
427268 E, 260100 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	R182	Site Name	Fetherston Cottage
Site Size (Hectares)	0.68	Settlement	Hockley Heath
Source	SHLAA 15	Land Type	Residential and agriculture
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Adjacent to dispersed settlement
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Loss of open green belt
Environmental Conditions	satisfactory
Overall Suitability	Not suitable – green belt location
Availability	
Ready for release by site owner	
Achievability	
Within 5 years	
Housing Capacity	
Minimum of five dwellings according to form	



R182 Land at Fetherstone Cottage

LOCATION PLAN



Scale:
1:1250

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
416166 E, 272062 N

North:



Site Ref	R183	Site Name	Two Oaks, Red Lane
Site Size (Hectares)	1.2	Settlement	Burton Green
Source	SHLAA 15	Land Type	Residential and day nursery
Adjacent/ Overlapping Site	Opposite R087 R058		

Suitability for Housing	
Location	Within run of development in ribbon village
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Potential LWS – Kenilworth to Balsall Railway Embankment House within 170m of line of HS2
Environmental Conditions	satisfactory
Overall Suitability	Not suitable for development - not in accordance with strategy
Availability	
Within five years	
Achievability	
Ready for release by site owner	
Housing Capacity	
Suggests either 10 detached homes or 30 semi-detached	



R183 Two Oaks

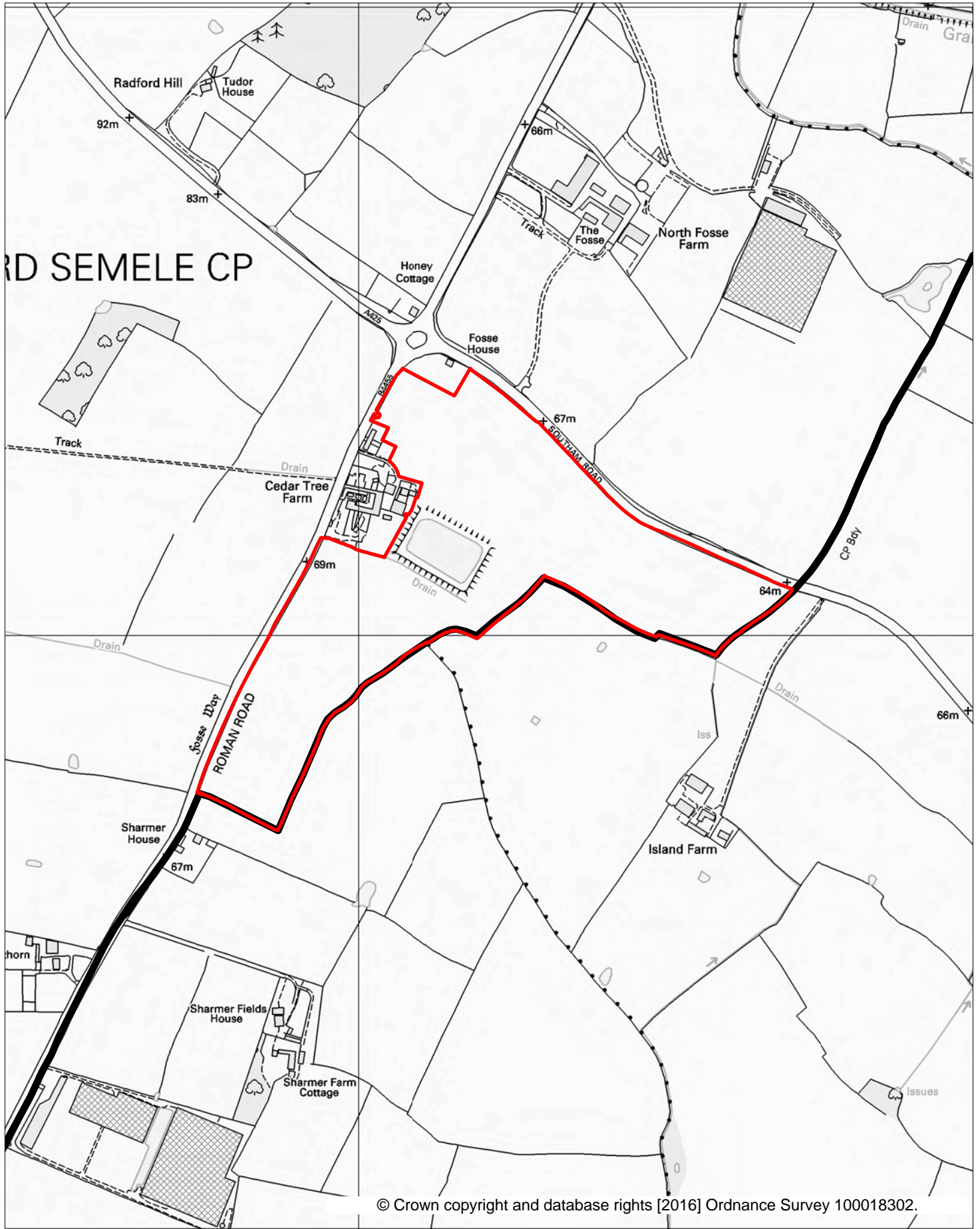
LOCATION PLAN

Scale: 1:1500	Drawn By: MM	Date: 04 March 2016	Grid Reference: 427234 E, 275392 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.

Site Ref	R187	Site Name	Land adjacent to Cedar Tree Farm, between Fosse Way and Southam Road
Site Size (Hectares)	22	Settlement	Radford Semele
Source	SHLAA 2015	Land Type	Greenfield
Adjacent/Overlapping Site	-		

Suitability for Housing	
Location	Open countryside not adjacent to settlement
Policy Restrictions	-
Physical Constraints	Gas pipeline runs through site – significant potential constraint Minor river runs along east boundary Appears to be a small reservoir on site
Potential Impacts	Tree Preservation Order along part of site boundary (ref. no. 216)
Environmental Conditions	
Overall Suitability	Not suitable for development - not in accordance with strategy – gas pipeline; site is in remote unsustainable location
Availability	
Achievability	
Housing Capacity	



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R184 Land adjacent Cedar Tree Farm, Fosse Way / Southam Road,


LOCATION PLAN

Scale:
1:8000

Drawn By:
MM

Date:
03 March 2016

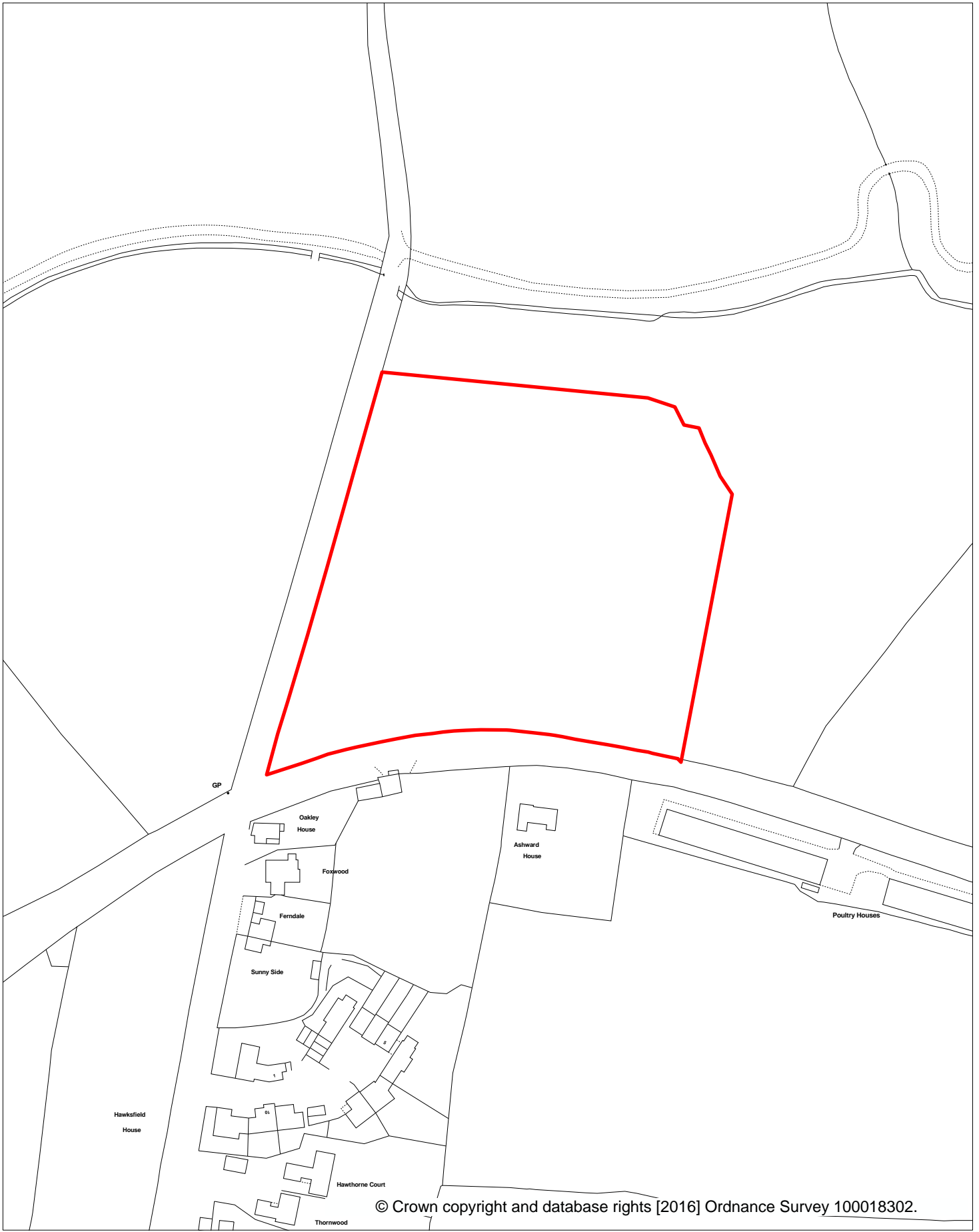
Grid Reference:
436208 E, 263029 N

North: 

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

Site Ref	R185	Site Name	Littleworth Barn , Norton Lindsey
Site Size (Hectares)	2	Settlement	Norton Lindsey
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Outside of defined settlement
Policy Restrictions	Green Belt
Physical Constraints	
Potential Impacts	Potential Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Possibly suitable in part for a small scale affordable housing development subject to needs criteria / demand being appropriate/ identified
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable subject to market conditions	
Housing Capacity	
Possible small scale affordable housing development	



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R185 Littlworth Barn

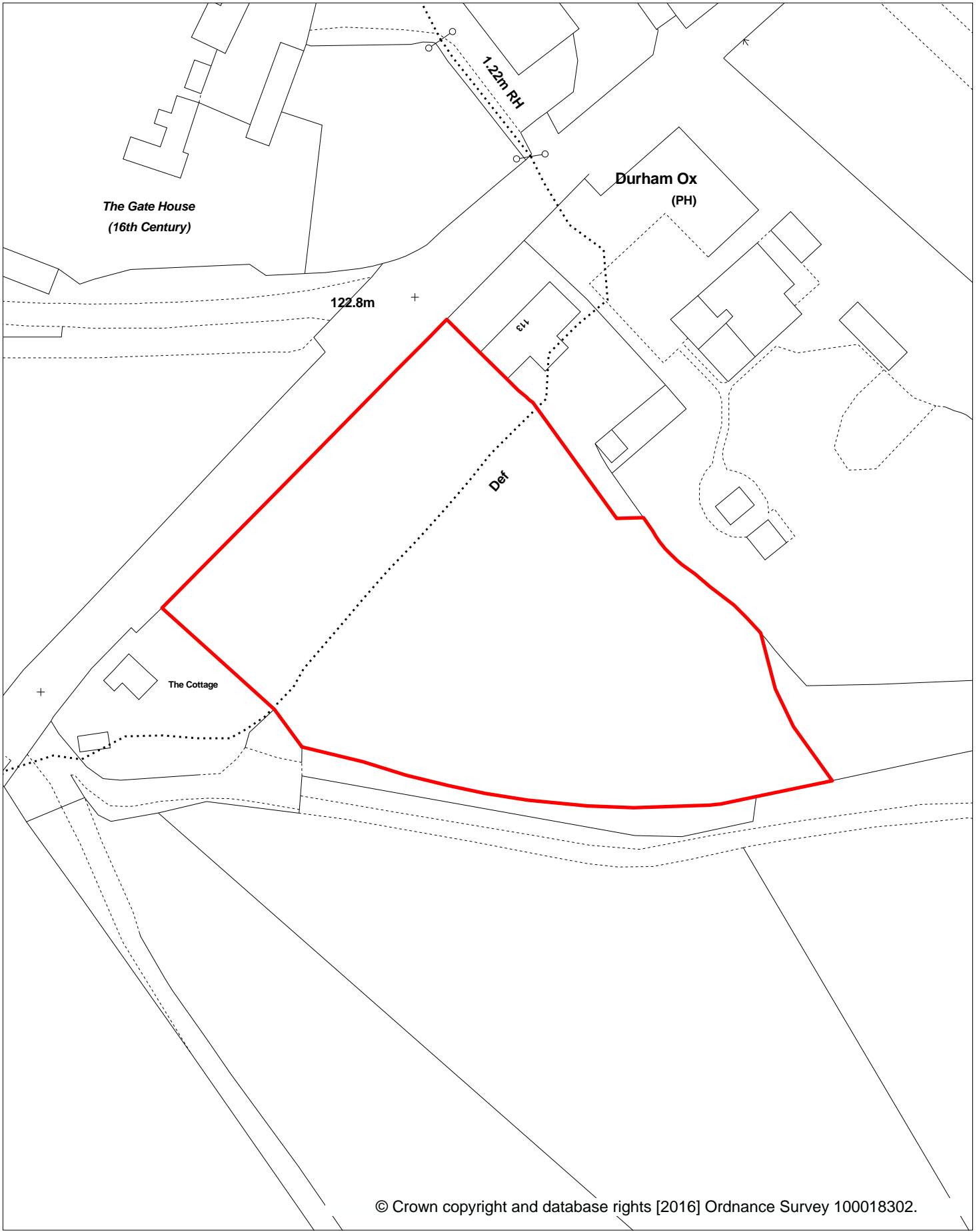
LOCATION PLAN

Scale: 1:2000	Drawn By: MM	Date: 03 March 2016	Grid Reference: 422991 E, 263538 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.

Site Ref	R186	Site Name	Land to the south to the south west of Durham Ox Public House
Site Size (Hectares)	0.69	Settlement	Shrewley
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	The site is a greenfield located to the south of the village of Shrewley. It lies outside the village boundary
Policy Restrictions	Green Belt Although there is some development close by the site is outside the designated infill boundaries in the adopted plan and as proposed in the submission Warwick Local Plan
Physical Constraints	No physical constraints
Potential Impacts	Intrusive development into the open countryside and would affect the openness of the Green Belt.
Environmental Conditions	Railway to the north and M40 to the south are likely to give rise to noise issues
Overall Suitability	Not considered suitable extension of development into the countryside beyond designated village boundary. Not well related to existing settlement pattern. Not close to village services and facilities, therefore not a sustainable location.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Not suitable infill development	
Housing Capacity	



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R186 Land to the south west of the Durham Ox

LOCATION PLAN

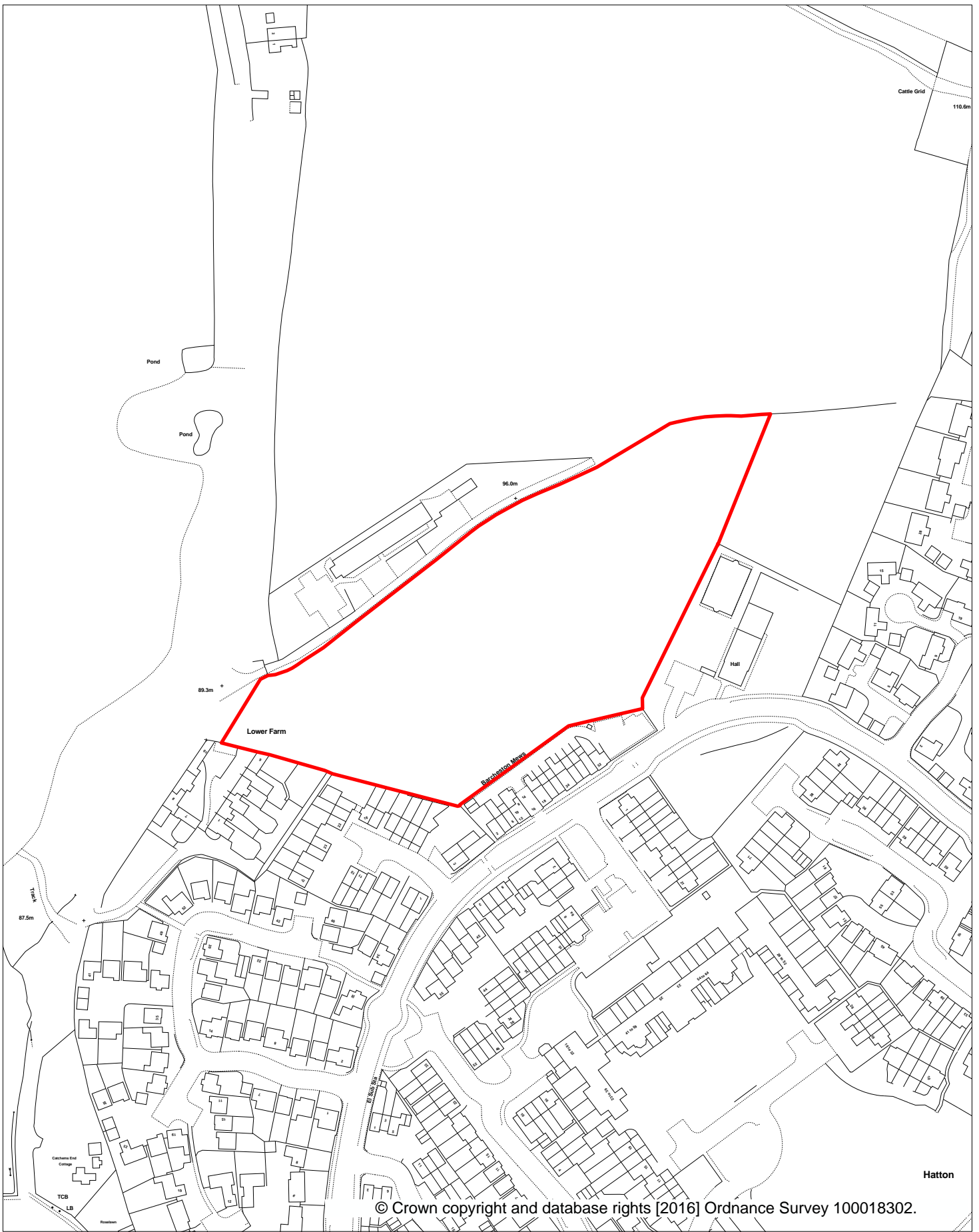


Scale: 1:1000	Drawn By: MM	Date: 03 March 2016	Grid Reference: 421151 E, 267011 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R187	Site Name	Land at Brownley Green Lane
Site Size (Hectares)	2.455	Settlement	Hatton Park
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Village. Hatton Park is a growth village.
Policy Restrictions	Green Belt
Physical Constraints	Listed building (former Hatton Hospital) approx. 150 m to the south east. Brownley Green Lane Local Wildlife Site (woodland and scrub) adjacent to western part of the site. Access only achievable from Barcheston Drive – may require relocation of village hall parking spaces and bus stop bay.
Potential Impacts	Potential impact on LWS
Environmental Conditions	Some surface water flooding risk to north west of site – requires mitigation. Otherwise Satisfactory
Overall Suitability	Potentially suitable subject to resolving access issues and mitigating impact on LWS and flooding
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable dependent upon ability to achieve a satisfactory access	
Housing Capacity	
Circa 55 dwellings by 2023	



R187 Land at Brownley Green Lane


LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

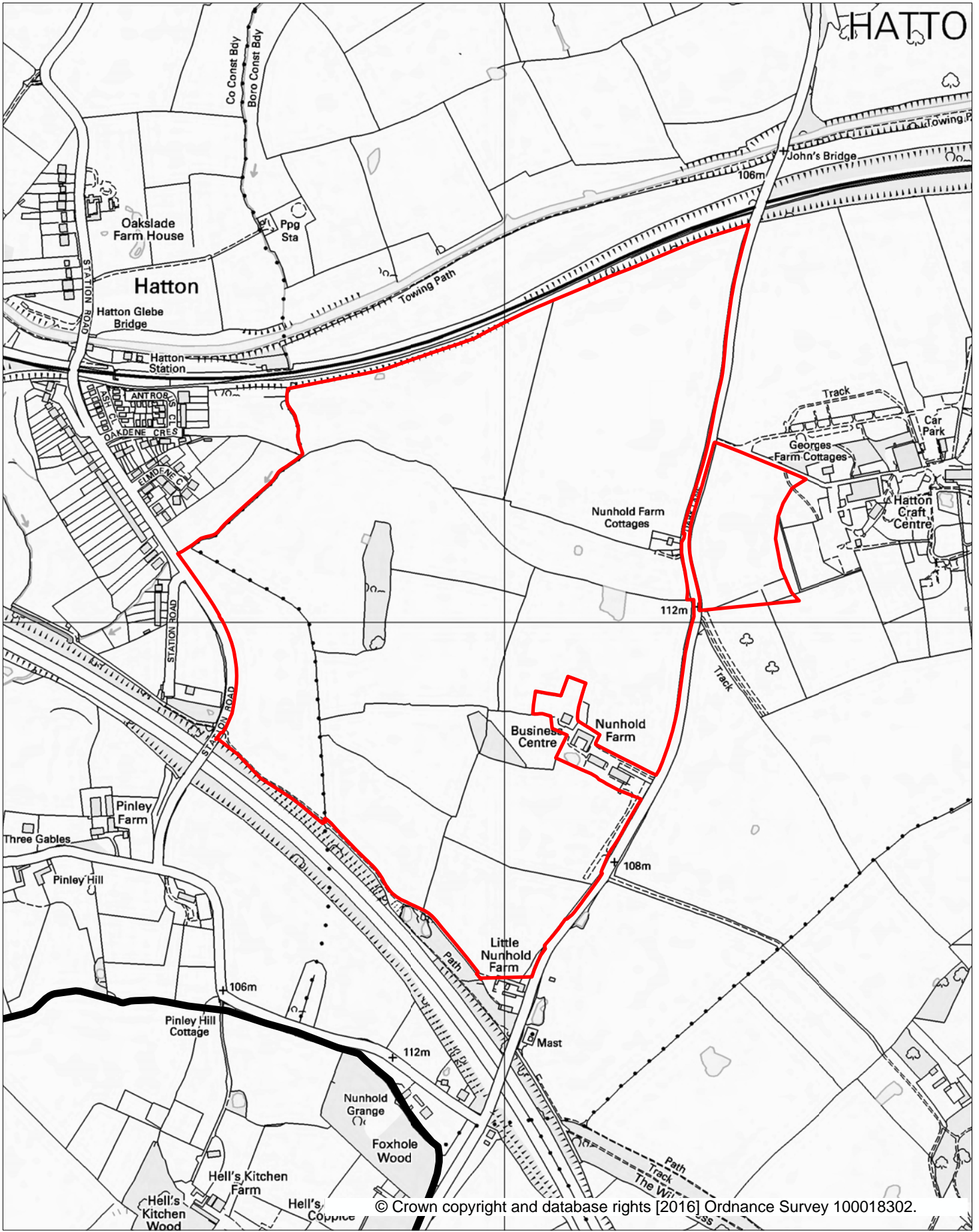
Date:
03 March 2016

Grid Reference:
424934 E, 267296 N

North: 

Site Ref	R188	Site Name	Land adjacent to Hatton Station
Site Size (Hectares)	65 ha	Settlement	Hatton Station
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Large area of open countryside to east of Hatton Station. The site comprises agricultural land to the east of Hatton
Policy Restrictions	Greenfield land forming part of the Green Belt outside the built up limits for the village and would therefore contravene existing planning policy.
Physical Constraints	Close to the M40 and railway line There is an HBA Wildlife Site within the site. The impact of development on this would need further examination.
Potential Impacts	Landscape impact and would impact on the character of the village and the adjoining wider countryside. It would also have impact upon the openness of the Green Belt
Environmental Conditions	There are mature trees, hedges and watercourse which would require further examination.
Overall Suitability	This is a large site on the edge of a small village, beyond the built up limits in the Green Belt, and would be contrary to Plan strategy. Site not considered suitable. Exceptional circumstances would need to be demonstrated for its release from the Green Belt
Availability	
The owner confirms that the site is available for development	
Achievability	
Development could be delivered if the site is released.	
Housing Capacity	
1000 dwellings at 30dph	



R188 Land adjacent to Hatton Station, off Dark Lane and Station Road,

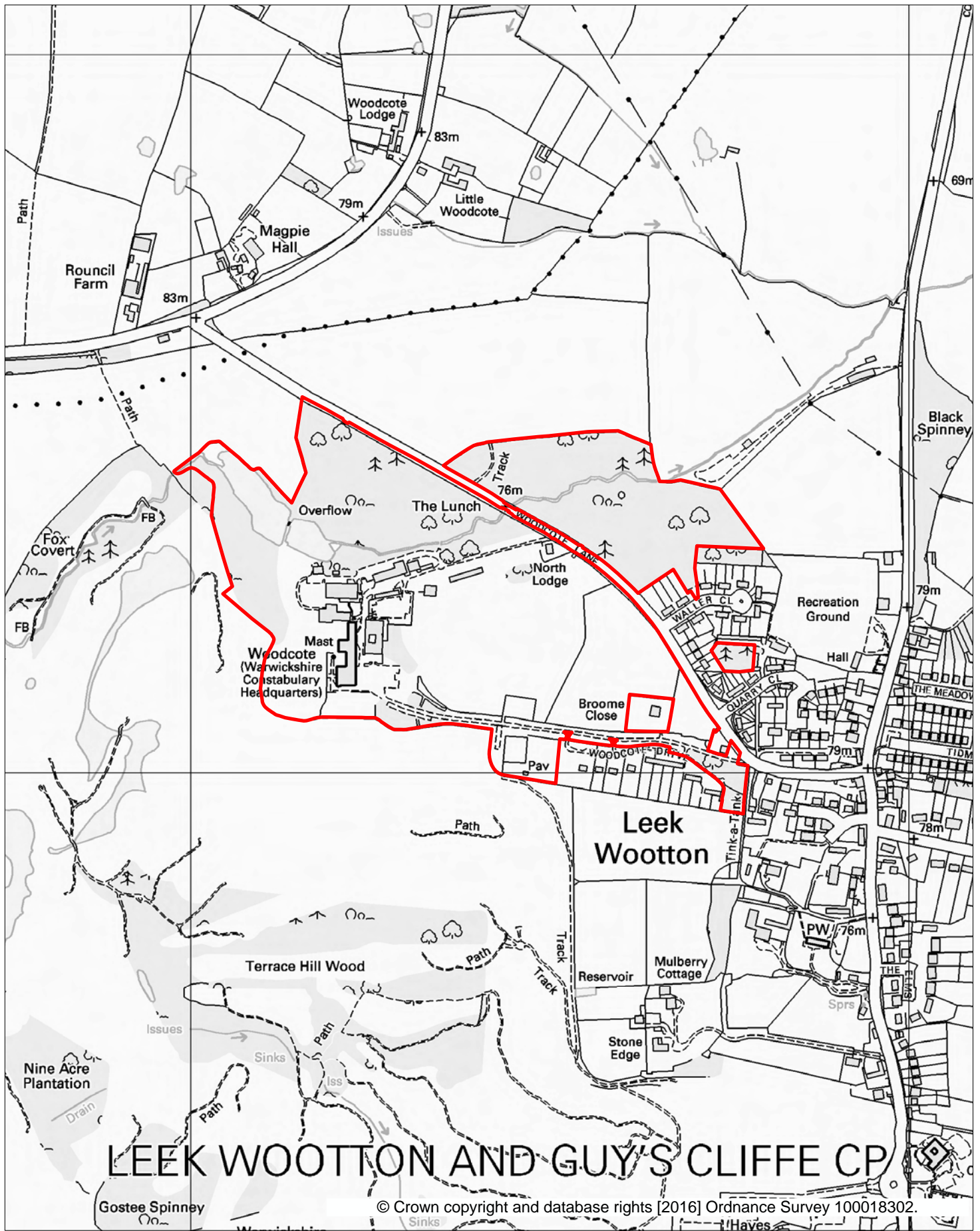
LOCATION PLAN

Scale: 1:8000 Drawn By: MM Date: 03 March 2016 Grid Reference: 422973 E, 266008 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	R189	Site Name	Former Warwickshire Police HQ, Woodcote Drive, Leek Wootton
Site Size (Hectares)	25.8	Settlement	Leek Wootton
Source	SHLAA2014	Land Type	Greenfield and Previously developed land
Adjacent/ Overlapping Site	R137, R120, R121, R122, R123,		

Suitability for Housing	
Location	Accessed through long driveway some distance from village. Leek Wootton is a growth village with some services and facilities.
Policy Restrictions	Green Belt.
Physical Constraints	Grade II Listed Woodcote on SW corner of site. A number of other buildings on site.
Potential Impacts	Potential impact on setting of listed building and on Cattle Brook potential LWS which abuts northern boundary of site.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable in part subject to master plan for the larger Woodcote site integrating conservation and landscape considerations.
Availability	
Owner has expressed an interest in releasing the site for development. Communications building still operational & future use not yet known.	
Achievability	
Conversion scheme of Woodcote House achievable in short term (with some new build on hard standing areas). Site complete by 2023	
Housing Capacity	
Potential for scheme to deliver around 115 dwellings	



R189 Former warwickshire Police HQ, Woodcote Drive, Leek Wootton

LOCATION PLAN

Scale: 1:7000

Drawn By: MM

Date: 03 March 2016

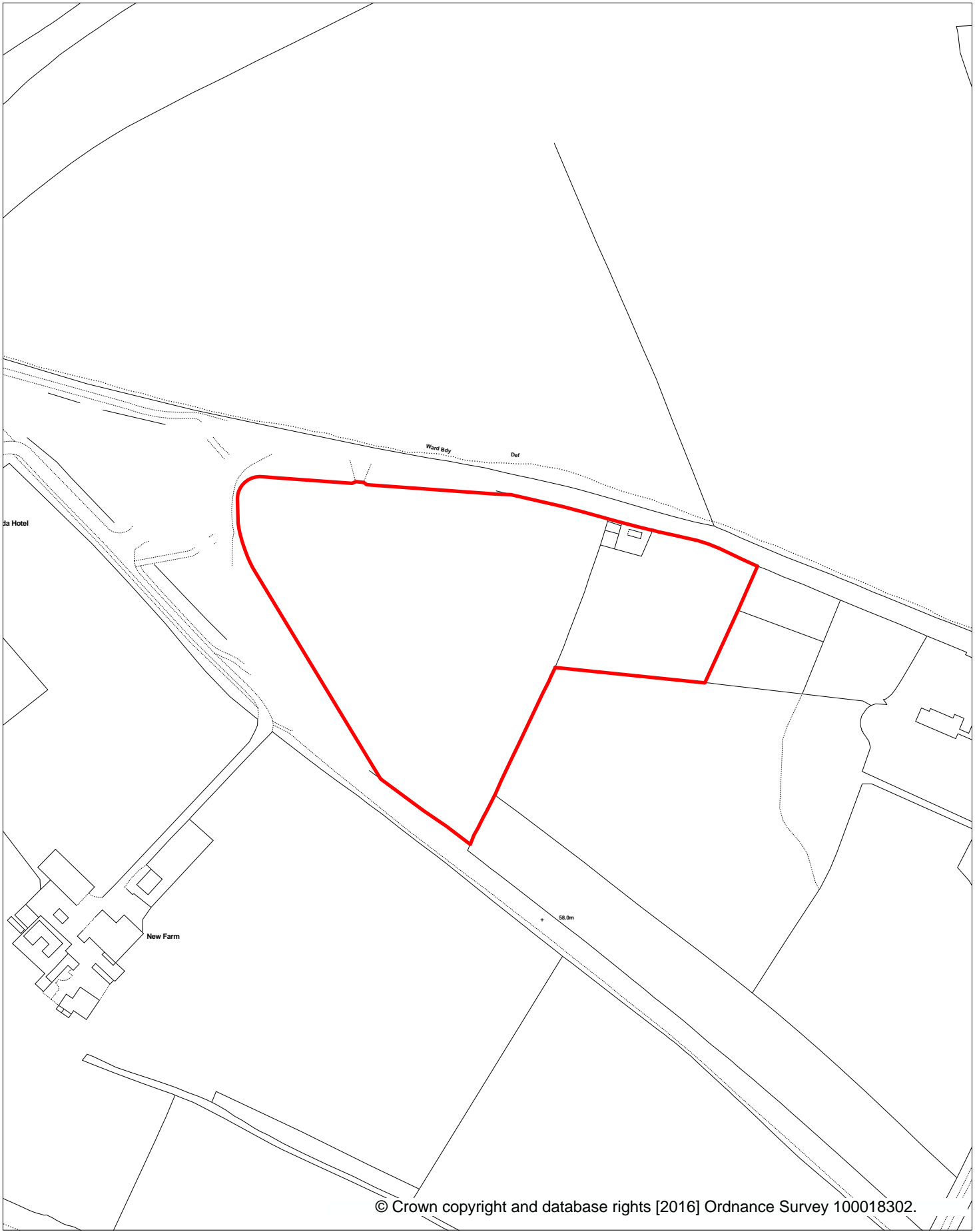
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North:

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

Site Ref	R190	Site Name	Chesford Bridge House, Bericote Road,
Site Size (Hectares)	2.4 ha	Settlement	Leamington
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	The site is in the Countryside in the designated Green Belt between Leamington and Kenilworth.
Policy Restrictions	Green Belt The site falls within the identified area of search for park and ride under Policy TR5 of the submission plan.
Physical Constraints	The site is isolated location in the countryside and has no relationship to existing settlements.
Potential Impacts	Could result in unsustainable dependence on car travel
Environmental Conditions	satisfactory
Overall Suitability	Site is safeguarded for park and ride facility and located in countryside beyond existing settlements boundaries.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Not suitable	
Housing Capacity	



R190 Land at Chesford Bridge House

LOCATION PLAN



Scale:
1:2500

Drawn By:
MM

Date:
03 March 2016

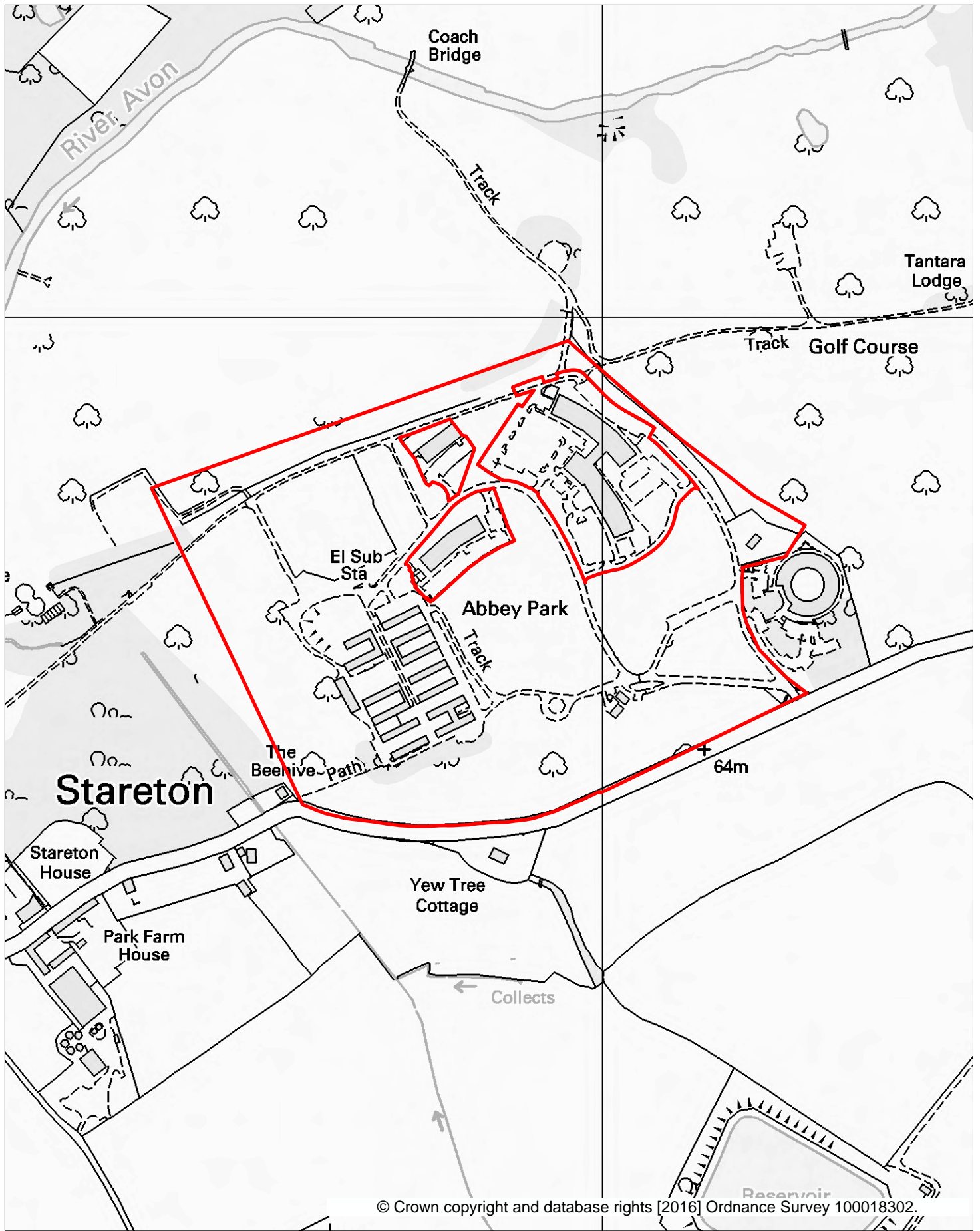
Grid Reference:
430679 E, 269672 N

North:

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

Site Ref	R191	Site Name	Abbey Park
Site Size (Hectares)	17.4	Settlement	Stareton, Stoneleigh
Source	SHLAA 15	Land Type	Greenfield and PDL
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Located at Stoneleigh Business Park Not within or adjacent to village
Policy Restrictions	Green Belt Impact on open countryside (part) Loss of employment land - Current employment land (in use or committed)
Physical Constraints	Adjacent to Stoneleigh Park pLWS
Potential Impacts	Potential Impact on openness of Green Belt and countryside. Potential impact on registered park and garden Grade 2* (Stoneleigh Abbey) Loss of employment land
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable – not adjacent to settlement or growth village.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R191 Abbey Park

LOCATION PLAN

Scale:
1:5000

Drawn By:
MM

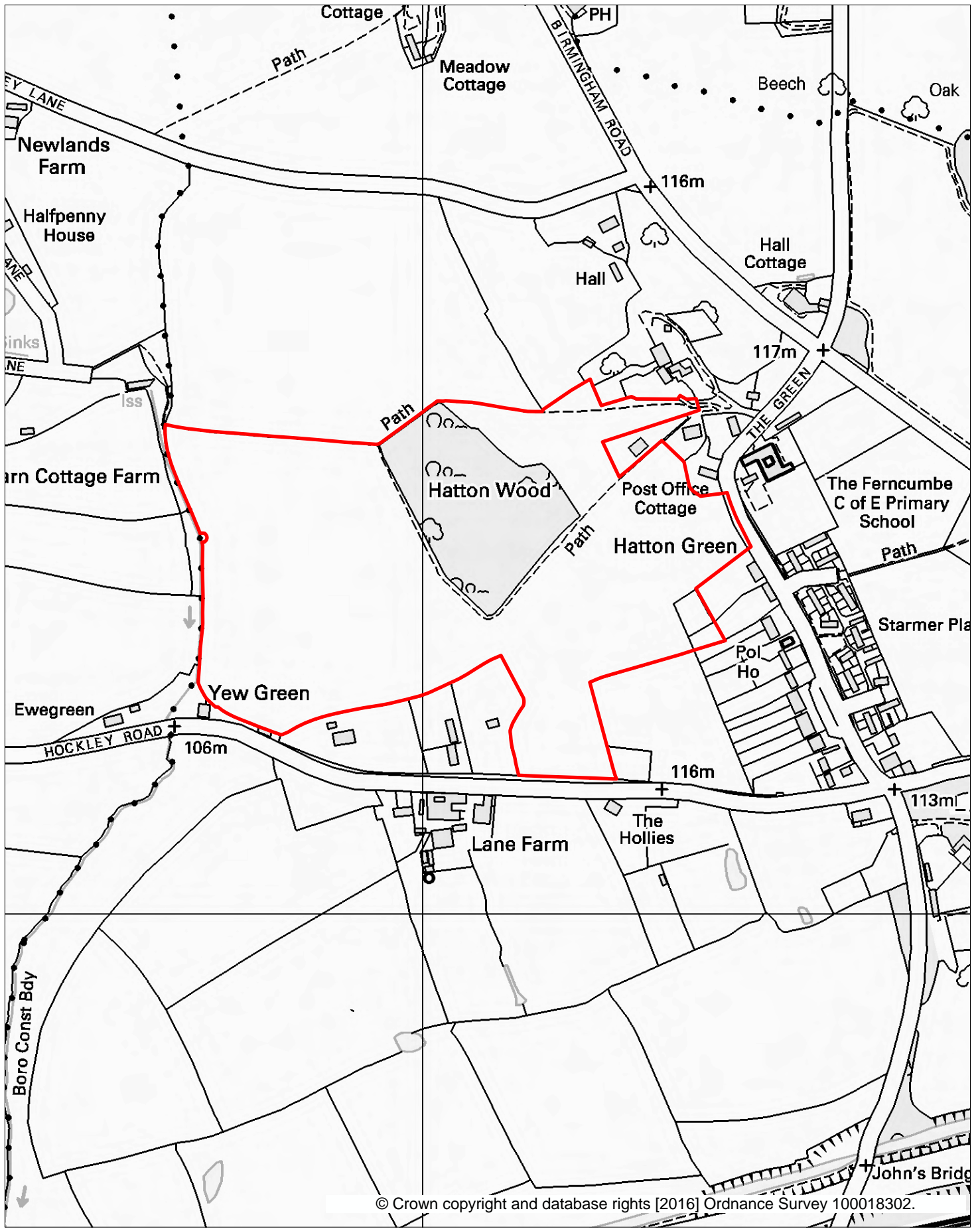
Date:
03 March 2016

Grid Reference:
433886 E, 271700 N

North:

Site Ref	R192	Site Name	Land at Hatton Green
Site Size (Hectares)	14.702	Settlement	Hatton Green
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	Encompasses R147, R149, R039		

Suitability for Housing	
Location	Edge of Village. Hatton Green is not a growth village
Policy Restrictions	Green Belt
Physical Constraints	Includes 2.22 hectares Local Wildlife Site at Hatton Wood
Potential Impacts	Impact on landscape, open countryside and LWS
Environmental conditions	Various listed buildings to east of site and Hatton Park conservation area
Overall Suitability	Not suitable – inappropriate encroachment in to high value landscape. Not adjacent to sustainable settlement. Impact on LWS
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R192 Land at Hatton Green

LOCATION PLAN



Scale: 1:5000

Drawn By: MM

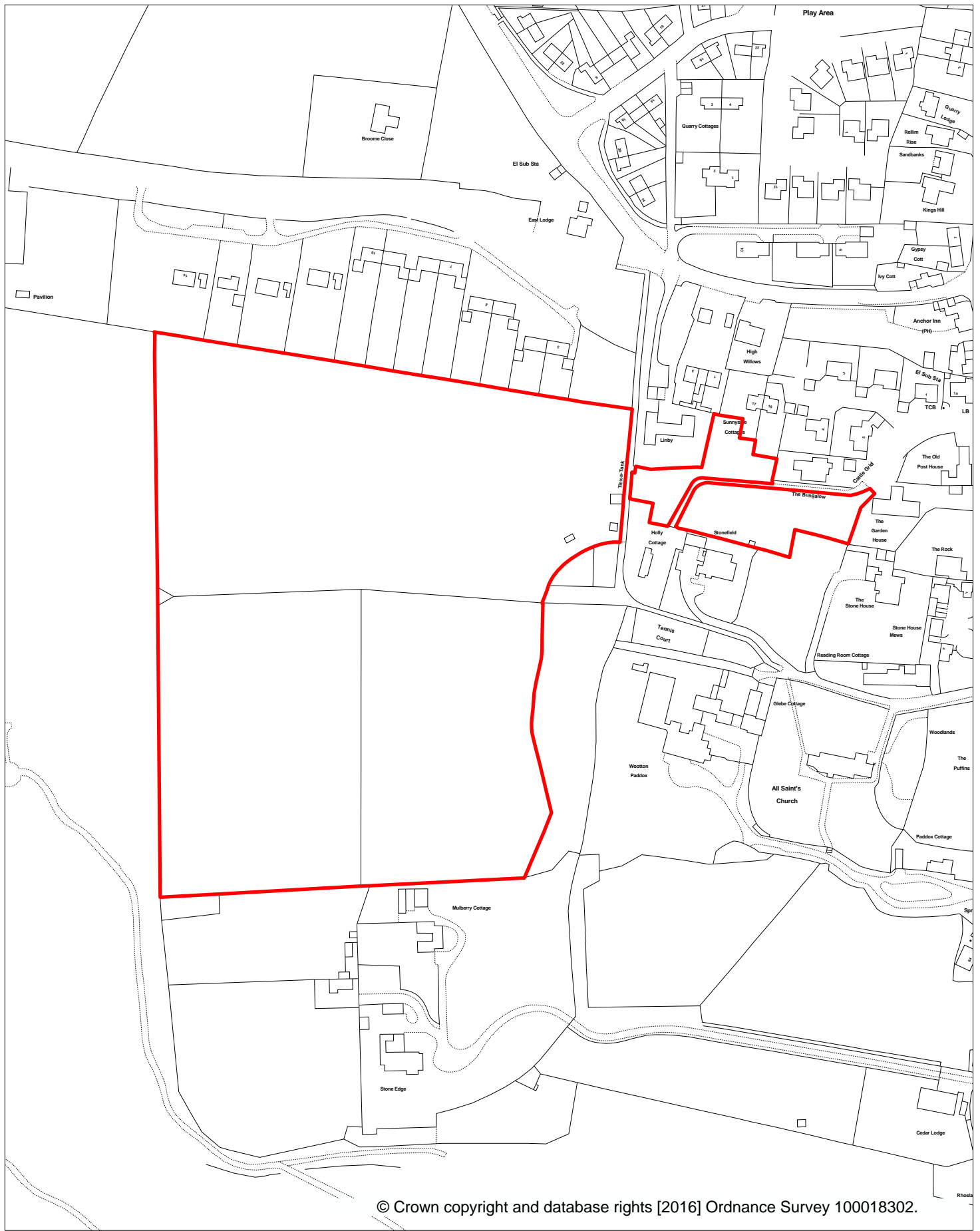
Date: 03 March 2016

Grid Reference: 423064 E, 267296 N

North:

Site Ref	R193	Site Name	Land at Home Farm
Site Size (Hectares)	2.66	Settlement	Leek Wootton
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	Overlaps with R138		

Suitability for Housing	
Location	Partly within and partly adjacent to settlement boundary. Leek Wootton is a growth village
Policy Restrictions	Green Belt
Physical Constraints	Partly within and partly adjacent to conservation area. Several listed building immediately adjacent. Access issues unresolved. Most of the site is within a landscape parcel that is highly sensitive to residential development
Potential Impacts	Impact on heritage assets; landscape
Environmental conditions	Satisfactory
Overall Suitability	Not suitable – not due to impact on landscape, and unresolved access issues.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



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R193 Land at Home Farm, south of Woodcote Lane, Leek Wootton


LOCATION PLAN

Scale:
1:2500

Drawn By:
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Date:
03 March 2016

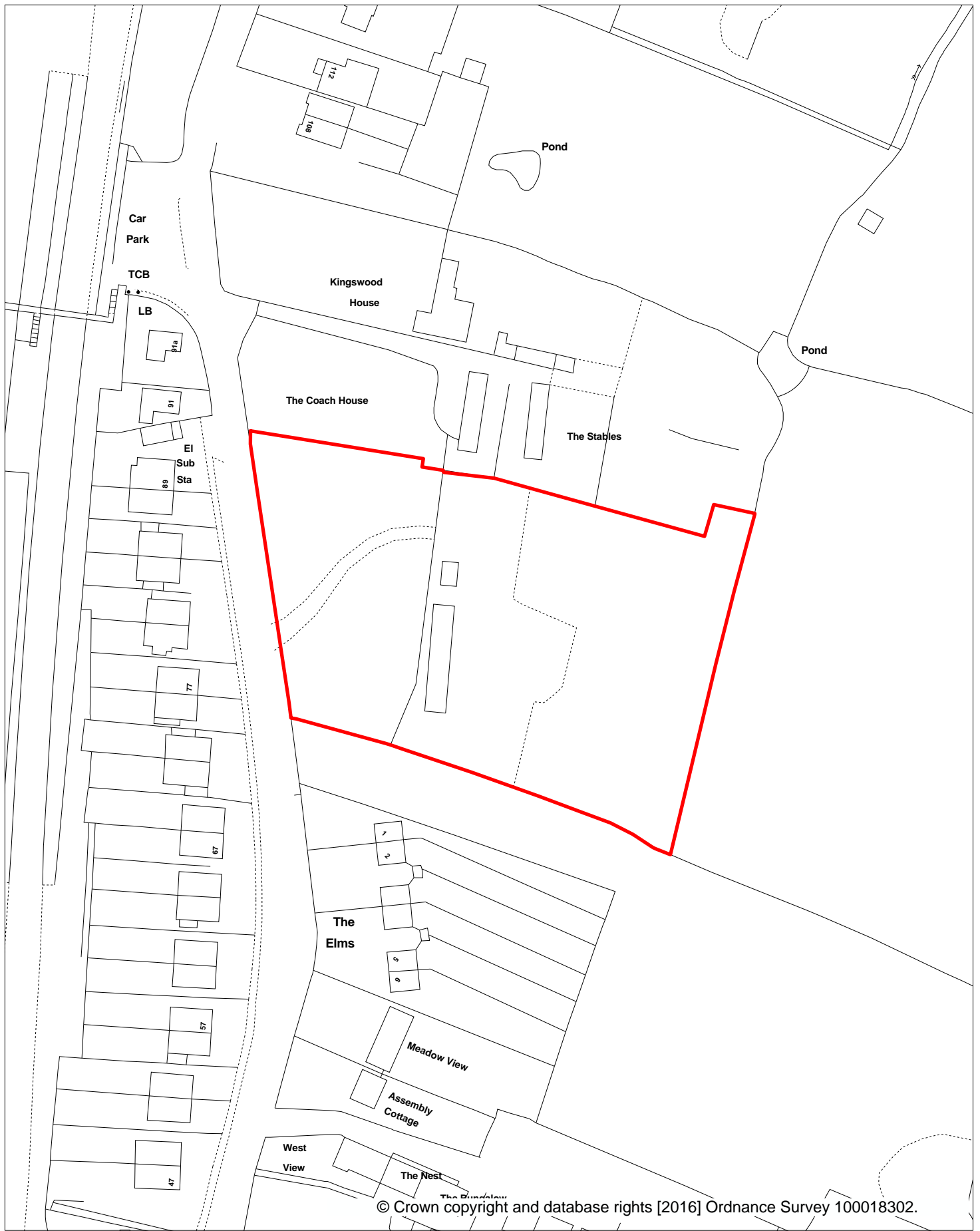
Grid Reference:
428698 E, 268837 N

North: 

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

Site Ref	R194	Site Name	Land r/o the Stable, Station Lane
Site Size (Hectares)	0.826	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	Encompasses site R113		

Suitability for Housing	
Location	Village edge. Kingswood is a Growth village
Policy Restrictions	Green Belt
Physical Constraints	Site R113 has been assessed as suitable (SHLAA 2014). This remains the case. This site proposes an extension to site R113 to include an area close to the road frontage. Much of this area is tree covered including a number of TPOs. The tree coverage should be maintained to retain landscape character
Potential Impacts	Medium-high landscape sensitivity. Impact can be mitigated, particularly by retention of existing trees
Environmental conditions	Satisfactory
Overall Suitability	Suitable subject to retention of tree belt
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable	
Housing Capacity	
6 dwellings	



R194 Land r/o The Stables, Station Lane, Lapworth

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

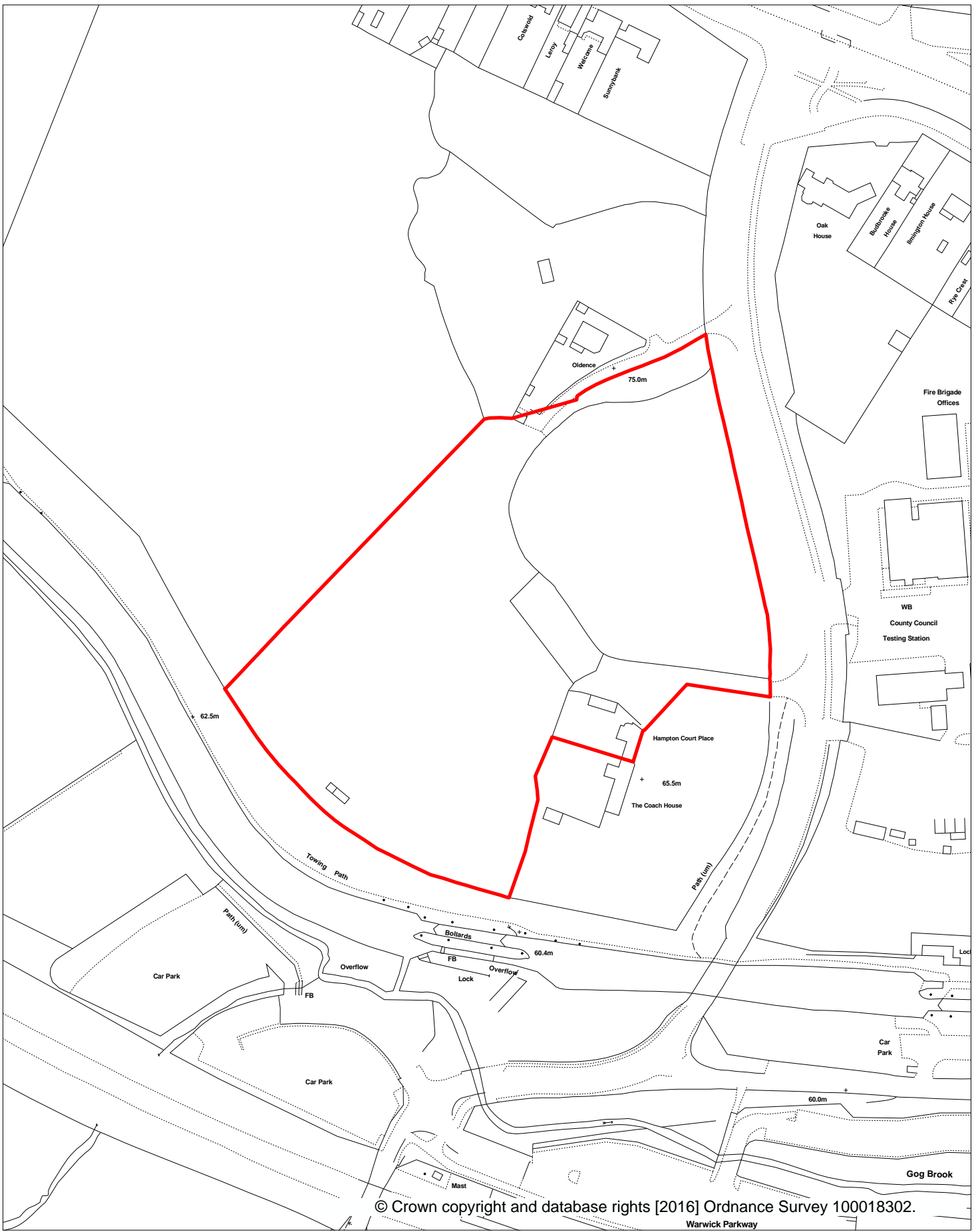
Date:
03 March 2016

Grid Reference:
418882 E, 271492 N

North:

Site Ref	R195	Site Name	Land west of Old Budbrooke Road
Site Size (Hectares)	2.64	Settlement	Budbrooke
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site		Overlaps with R138	

Suitability for Housing	
Location	Not adjacent to urban area boundary or settlement boundary
Policy Restrictions	Green Belt
Physical Constraints	Most of the site is potential Local Wildlife Site
Potential Impacts	Impact on Local Wildlife Site
Environmental conditions	Former landfill sites covers most of site – potential contamination
Overall Suitability	Not suitable – not adjacent to urban area or growth village; potential contamination; impact on Local Wildlife Site
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R195 Land west of Old Budbrooke Road, Budbrooke

LOCATION PLAN




Scale:
1:2000

Drawn By:
MM

Date:
03 March 2016

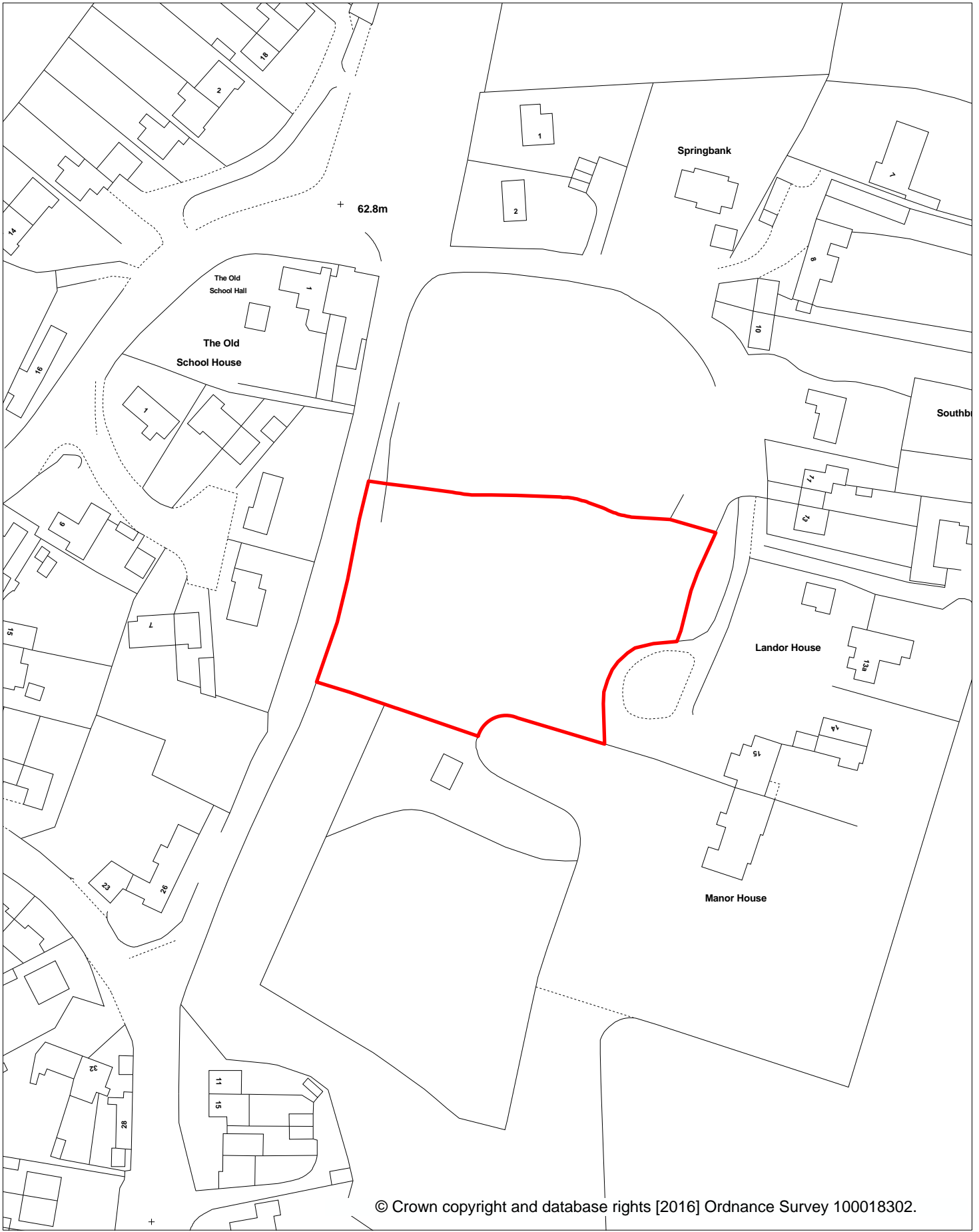
Grid Reference:
426443 E, 265665 N

North: 

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

Site Ref	R196	Site Name	Land off Savages Close
Site Size (Hectares)	0.33	Settlement	Bishop's Tachbrook
Source	SHLAA 2015	Land Type	Agricultural
Adjacent/Overlapping Site			

Suitability for Housing						
Location	To the east of Oakley Wood Road and off Savages Close					
Policy Restrictions	Conservation Area					
Physical Constraints	Susceptible to ground water flooding Surface water flooding along frontage to Oakley Wood Road TPO belt along Oakley Wood Road frontage and individual TPO's within the site					
Potential Impacts	Impact on listed building (The Old Manor House) and others in vicinity on Savages Close, Oakley Wood Road, Bishop's Close and Church Hill Impact on village setting and TPO's					
Environmental Conditions	Historic landscape characterisation describes this site as part of the historic settlement core – site of medieval settlement					
Overall Suitability	Not suitable. This is a sensitive site closely related to heritage assets. The site isn't connected to the main part of the village and any new sites to the east of Oakley Wood Road are not encouraged					
Availability						
The landowner has indicated that the site is immediately available						
Achievability						
The location within the Conservation Area but separate from the main modern day village and facilities makes this a sensitive site which isn't as suitable as others for development. The impact this site would have on listed buildings and the historic landscape makes it unsuitable for development						
Housing Capacity						
Development Mix	Housing		Other Uses			
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



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R196 Land off Savages Close

LOCATION PLAN



Scale:
1:1250

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
431516 E, 261324 N

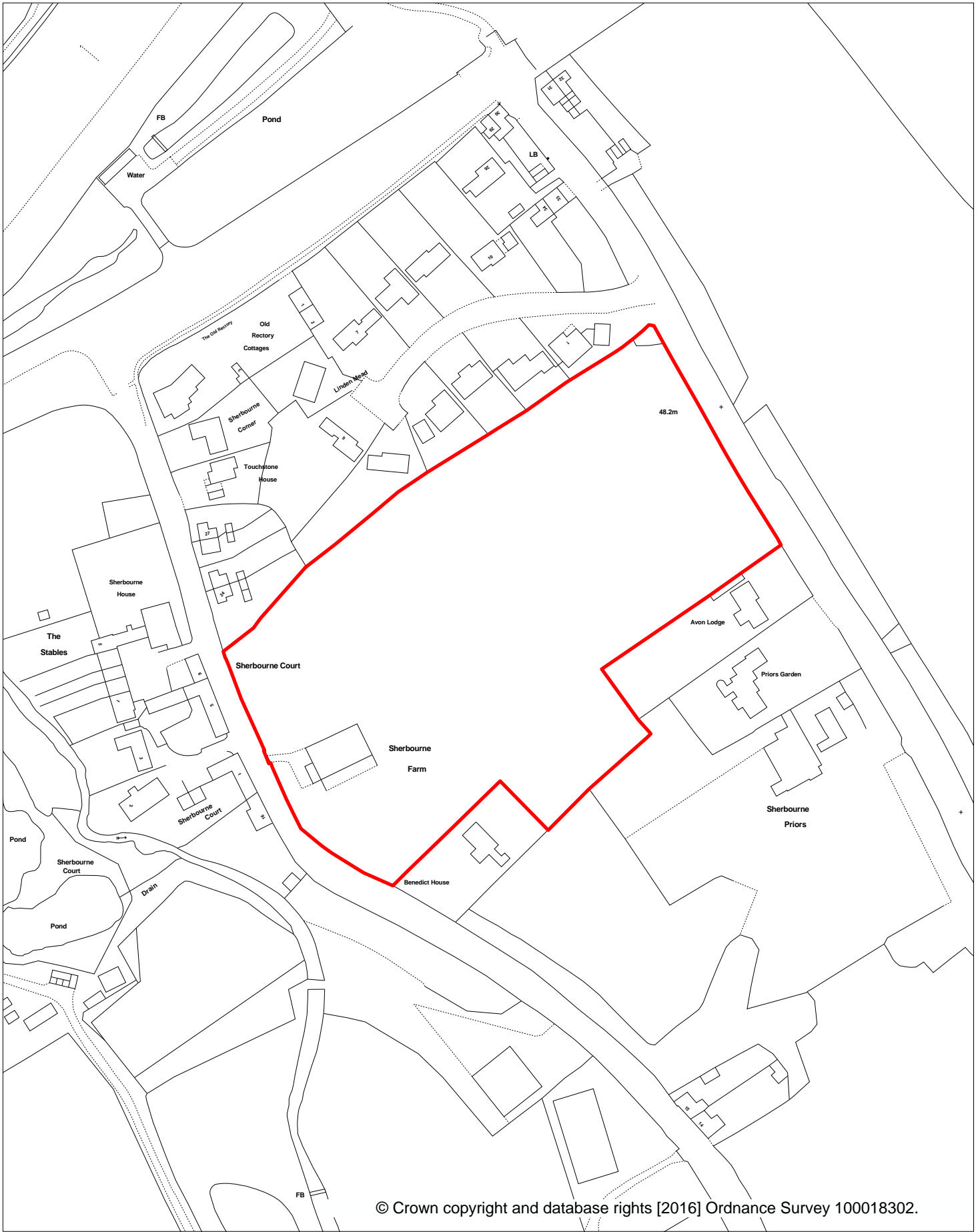
North:



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

Site Ref	R197	Site Name	Land at Black Barn
Site Size (Hectares)	2.52	Settlement	Sherbourne
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Settlement. Sherbourne is not a growth village and has a limited range of facilities.
Policy Restrictions	Adjacent Sherbourne Conservation Area
Physical Constraints	
Potential Impacts	Potential impact on Sherbourne Conservation Area
Environmental Conditions	Satisfactory
Overall Suitability	Possible for small affordable housing scheme in part subject to evidence of need and subject to heritage settings assessment.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Housing Capacity	
Potential for small scale scheme subject for affordable housing subject to evidence of need and the details of the scheme.	



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R197 Land at Black Barn

LOCATION PLAN



Scale:
1:2000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
426128 E, 262048 N

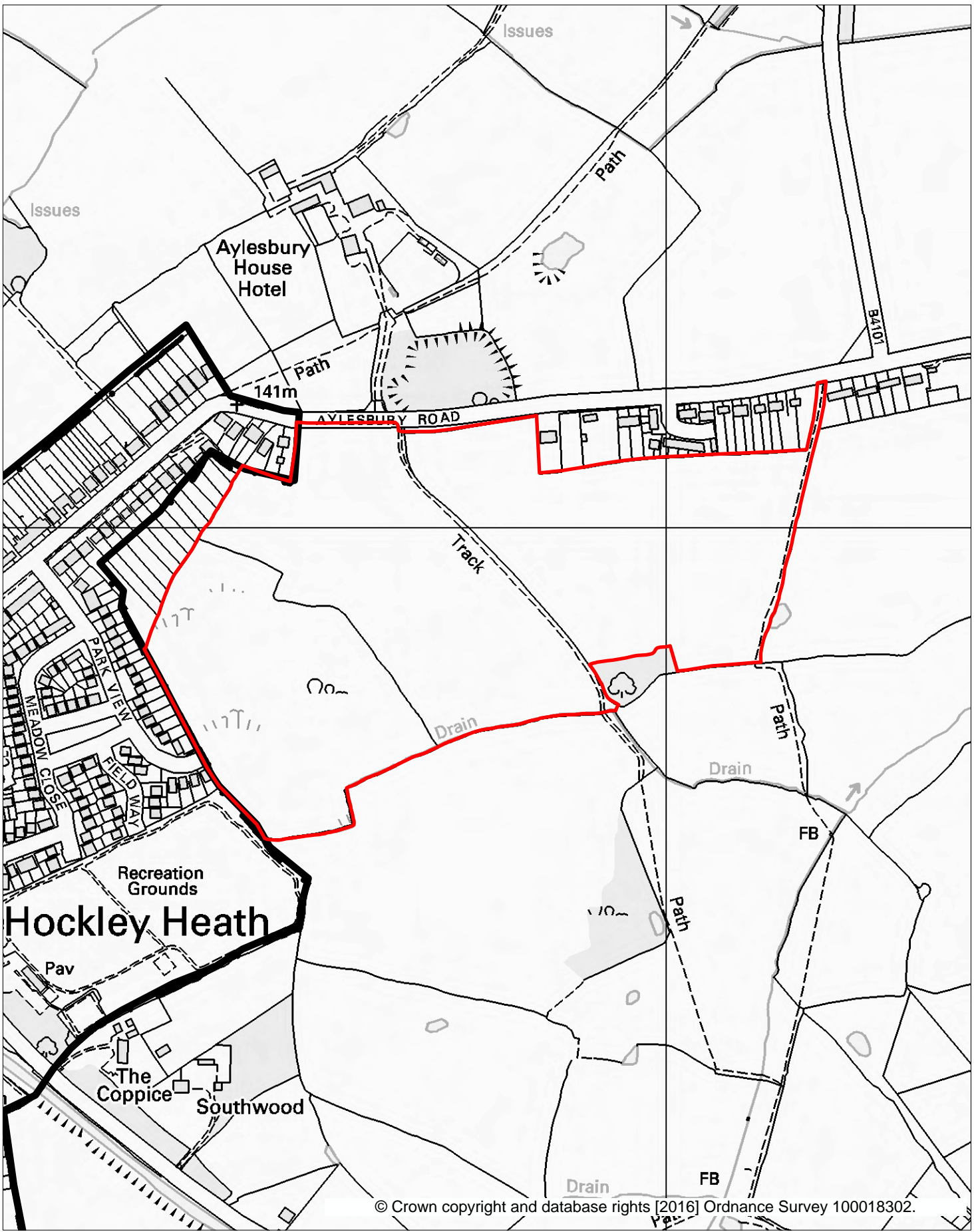
North:



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

Site Ref	R198	Site Name	Land to the south of Aylesbury Road
Site Size (Hectares)	17.3	Settlement	Hockley Heath
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of Hockley Heath which is outside of Warwick District's administrative area
Policy Restrictions	Green Belt
Physical Constraints	Public Right of Way runs through middle of site along track.
Potential Impacts	Potential impact on neighbouring residential properties to west and openness of Green Belt
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in part to meet needs of adjacent settlement at Hockley Heath
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Housing Capacity	
Housing capacity dependent upon evidence of need from adjacent settlement and subject to justification for Green Belt release.	



R198 Land to the south of Aylesbury Road

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

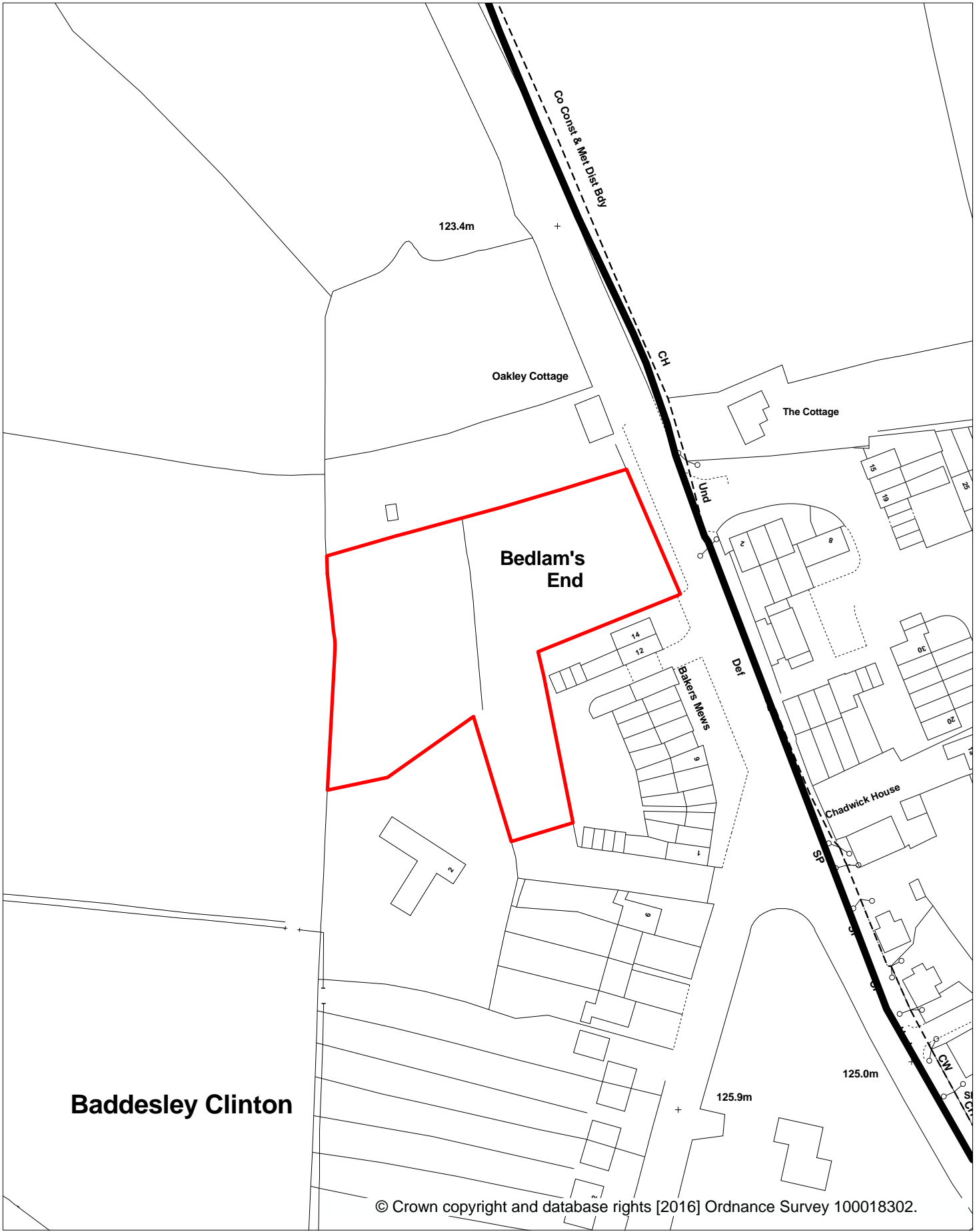
Date:
03 March 2016

Grid Reference:
415821 E, 272909 N

North:

Site Ref	R199	Site Name	West of Rising Lane, Baddesley Clinton
Site Size (Hectares)	0.44	Settlement	Baddesley Clinton
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	R034		

Suitability for Housing	
Location	Edge of Village. Baddesley Clinton has very limited facilities.
Policy Restrictions	Green Belt; not in a growth village
Physical Constraints	Satisfactory, subject to access being achieved
Potential Impacts	None
Environmental Conditions	Satisfactory
Overall Suitability	Potential small scale development for affordable housing subject to evidence of local need
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Subject to evidence of need, details of scheme and viability	
Housing Capacity	
Potential for small scale scheme subject for affordable housing subject to evidence of need and the details of the scheme.	



R199 West of Rising Lane, Baddesley Clinton

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
420824 E, 272732 N

North:

Site Ref	R200	Site Name	Land at Old Budbrooke Road
Site Size (Hectares)	7.122	Settlement	Hampton Magna
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site		Encompasses R094	

Suitability for Housing	
Location	Adjacent to Hampton Magna. Hampton Magna is a growth village
Policy Restrictions	Green Belt
Physical Constraints	Access is achievable. No physical constraints. Site is within a landscape parcel assessed as having high/medium landscape impact.
Potential Impacts	Landscape impacts would require mitigation.
Environmental conditions	Satisfactory
Overall Suitability	Suitable
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable	
Housing Capacity	
Circa 160 dwellings	



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R200 Land at Old Budbrooke Road

LOCATION PLAN



Scale: 1:3000	Drawn By: MM	Date: 03 March 2016	Grid Reference: 426308 E, 265263 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.

Site Ref	R201	Site Name	Land at Station Lane
Site Size (Hectares)	0.639	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site		Adjacent to R113	

Suitability for Housing	
Location	Adjacent to Kingswood. Growth village
Policy Restrictions	Green Belt
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Out of character with settlement
Potential Impacts	Impact on high value landscape
Environmental conditions	Satisfactory
Overall Suitability	Not suitable – landscape and settlement character
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R201 Station Lane, Lapworth


LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

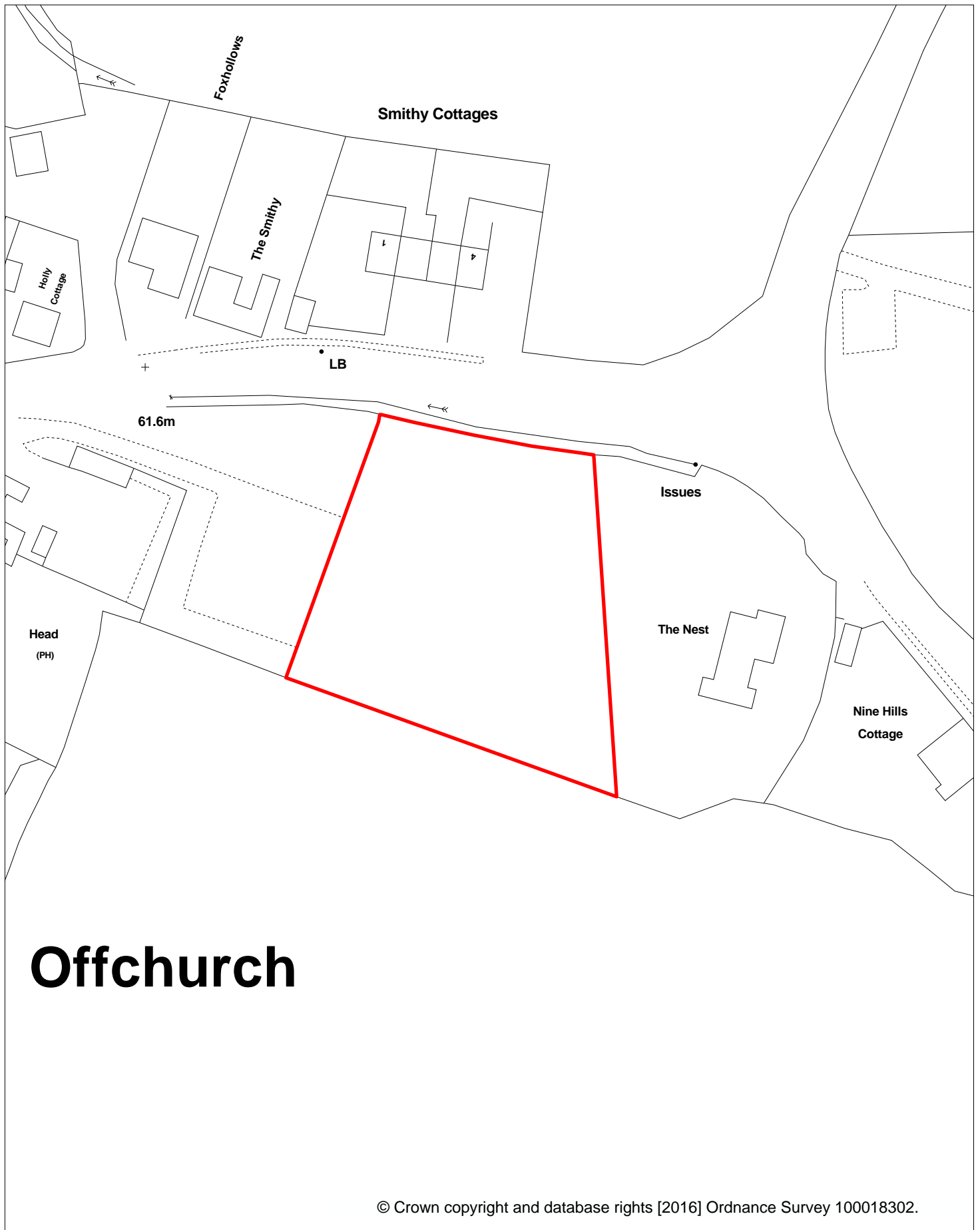
Date:
03 March 2016

Grid Reference:
418909 E, 271409 N

North: 

Site Ref	R202	Site Name	Land adjacent to the Stag Offchurch, CV33 9AQ
Site Size (Hectares)	0.3	Settlement	Offchurch
Source	SHLAA 15	Land Type	Greenfield/car park
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Offchurch is a small village, 3 miles east of Leamington Spa with a population of 250 (2011 census). The Stag public house is an important local amenity. The land is part greenfield and part used as an overflow car park.
Policy Restrictions	The land is located in the Green Belt and outside the designated village infill boundary.
Physical Constraints	There are no known physical constraints.
Potential Impacts	Development would have an impact on the rural character of the village, and landscape
Environmental Conditions	Satisfactory
Overall Suitability	Could be suitable in future if land release is required in the Green Belt to meet demonstrable local housing need in the village.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable	
Housing Capacity	
Could accommodate 7-10 dwellings	



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R202 Land between The Stag carpark and The Nest, Welsh Lane,

LOCATION PLAN

Scale:
1:1000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
436079 E, 265832 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	R203	Site Name	Land east of Station Lane
Site Size (Hectares)	2.675	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	Encompassed by R110		

Suitability for Housing	
Location	Adjacent to Kingswood. Growth village
Policy Restrictions	Green Belt
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Tree frontage on to road. Listed building adjacent to site
Potential Impacts	Impact on high value landscape, potential impact on tree frontage (subject to access arrangements)
Environmental conditions	Satisfactory
Overall Suitability	Not suitable – landscape
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R203 Land to east of Station Lane, Lapworth

LOCATION PLAN

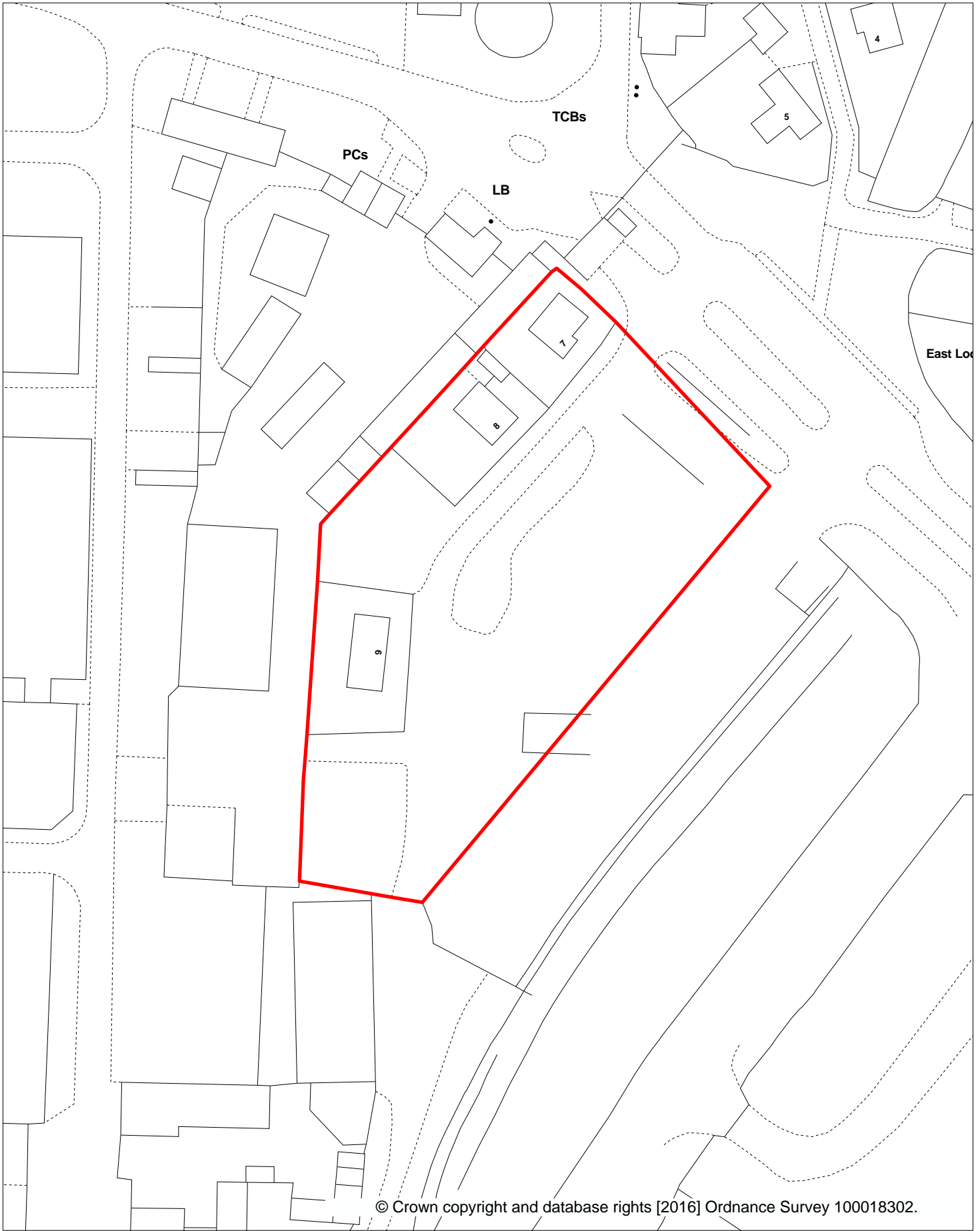


Scale: 1:1500	Drawn By: MM	Date: 03 March 2016	Grid Reference: 419020 E, 271977 N	North: 
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	R204	Site Name	Land to the south of the main entrance, Stoneleigh Park
Site Size (Hectares)	0.64	Settlement	Stareton, Stoneleigh
Source	SHLAA 15	Land Type	Greenfield and PDL
Adjacent/Overlapping Site			

Suitability for Housing	
Location	Located at Stoneleigh Park Not within or adjacent to village
Policy Restrictions	Green Belt Open countryside
Physical Constraints	Adjacent to Stoneleigh Park pLWS Close proximity to HS2 safeguarded area
Potential Impacts	Potential Impact on openness of Green Belt. Potential impact on registered park and garden Grade 2* (Stoneleigh Abbey) Existing dwellings within site boundary
Environmental Conditions	Satisfactory. Noise impacts from HS2 would need to be checked
Overall Suitability	Not suitable for general market / affordable housing however it may be suitable for a site for replacement dwellings as a consequence of HS2
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Subject to viability of scheme / timescale of delivery of HS2	
Housing Capacity	
May be able to deliver up to 6 replacement dwellings	



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R204 Land to the south of the main entrance, Stoneleigh Park

LOCATION PLAN




Scale:
1:1000

Drawn By:
MM

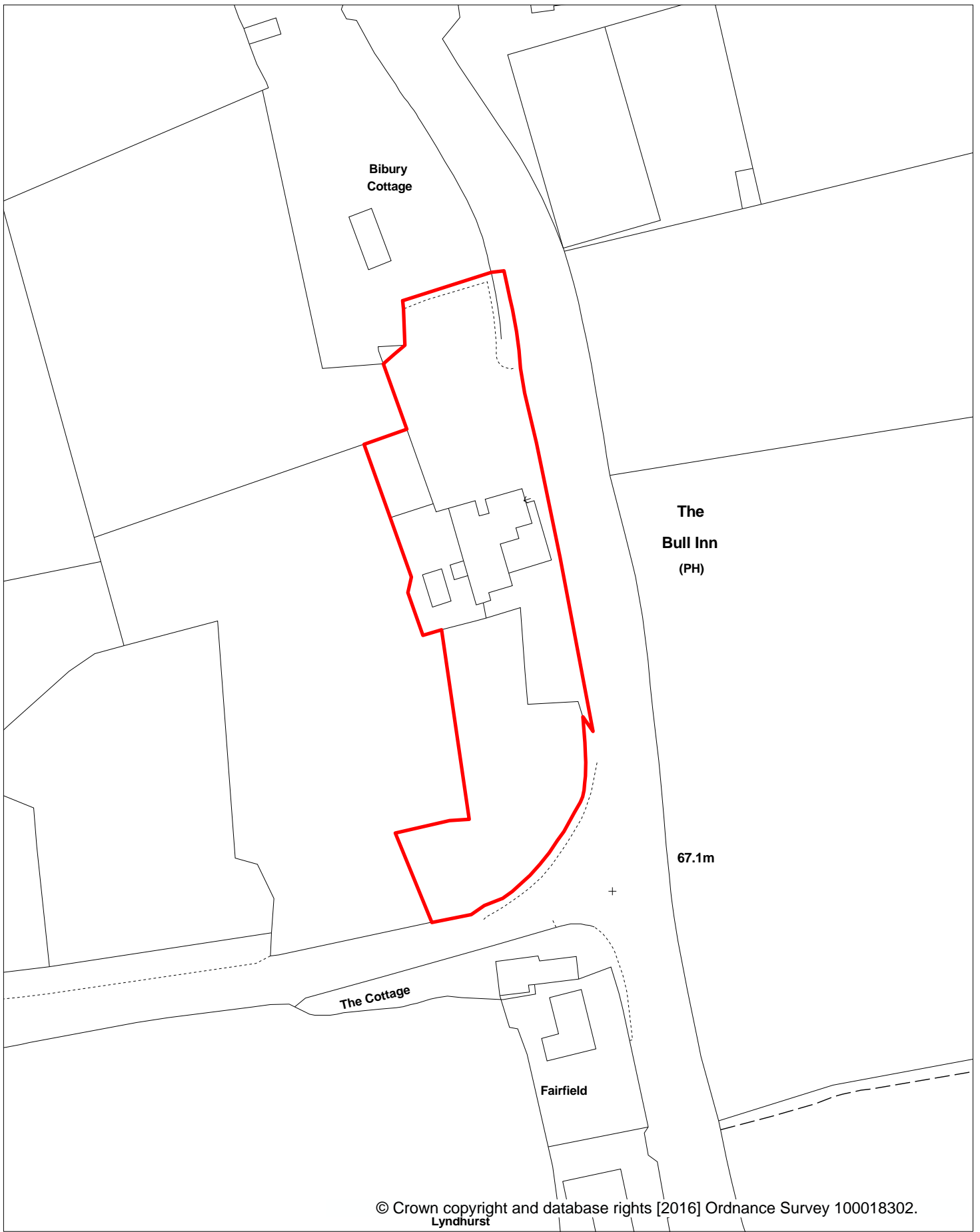
Date:
03 March 2016

Grid Reference:
432820 E, 271217 N

North: 

Site Ref	R205	Site Name	The Bull Former PH
Site Size (Hectares)	0.33	Settlement	Weston Under Wetherley
Source	SHLAA 15	Land Type	Previously Developed Land
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Outside of defined settlement boundary
Policy Restrictions	Green Belt Open countryside
Physical Constraints	
Potential Impacts	Potential Impact on openness of Green Belt.
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable for intensification of site due to being divorced from settlement or growth village. Potential for conversion or redevelopment subject to no further harm to openness of Green Belt
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable subject to market conditions	
Housing Capacity	
Small scale, subject to design considerations.	



R205 Weston House (formerly The Bull), Rugby Road / Leamington

LOCATION PLAN

Scale:
1:1000

Drawn By:
MM

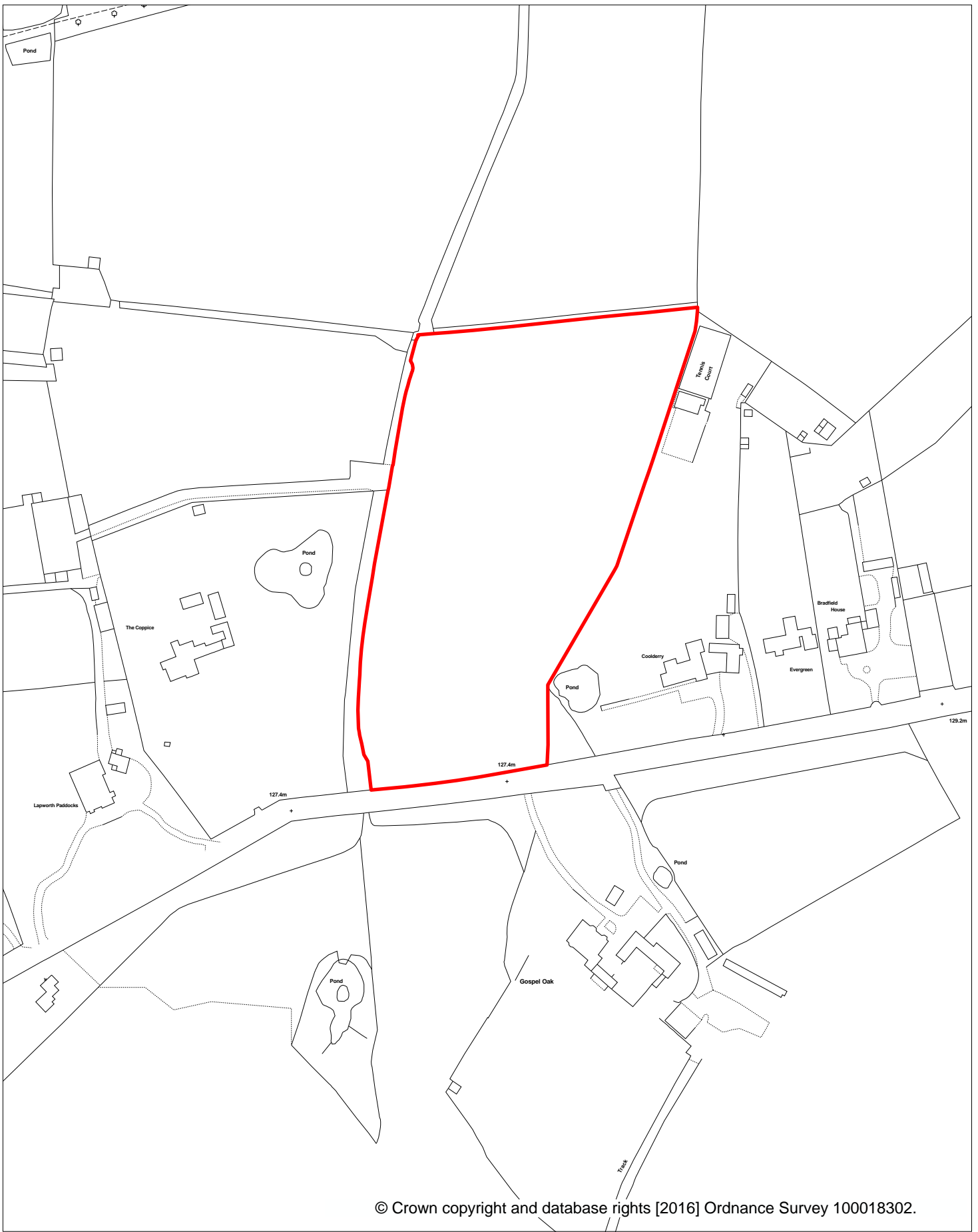
Date:
03 March 2016

Grid Reference:
436837 E, 269530 N

North:

Site Ref	R206	Site Name	Land west of Coolderry and east of The Coppice, Rising Lane
Site Size (Hectares)	2.65	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Remote from urban area and growth village
Policy Restrictions	Green Belt
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development.
Potential Impacts	Impact on high value landscape
Environmental conditions	Satisfactory
Overall Suitability	Not suitable – landscape and remote from settlements and services
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R206 Land west of Coolderry and east of The Coppice, Rising Lane,

LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

Date:
03 March 2016

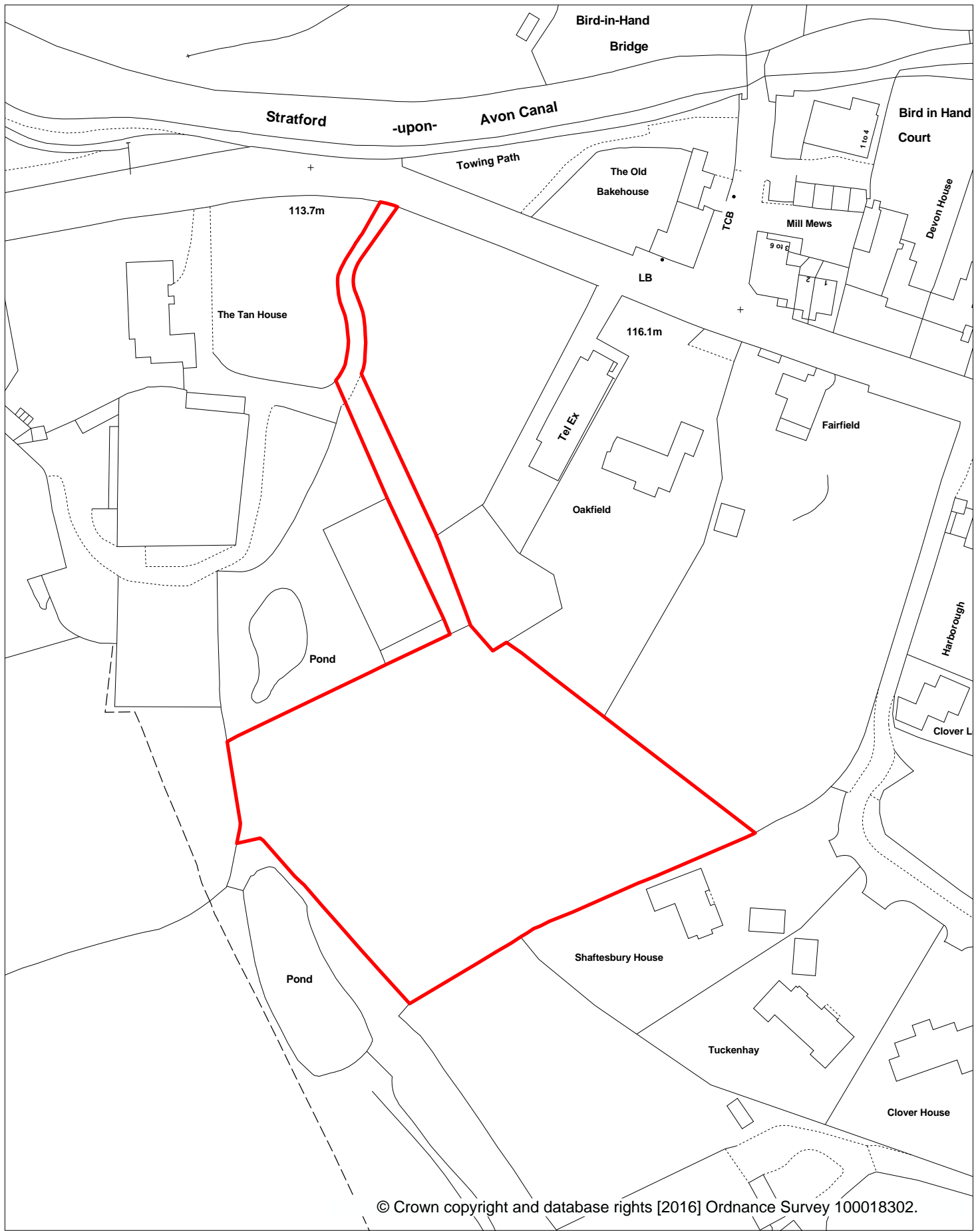
Grid Reference:
418000 E, 272040 N

North:

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

Site Ref	R207	Site Name	Land south of Old Warwick Road
Site Size (Hectares)	0.728	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Within growth village boundary
Policy Restrictions	Green Belt. Garden Land
Physical Constraints	Site is within a landscape parcel assessed as having high landscape sensitivity to residential development.
Potential Impacts	Impact on high value landscape
Environmental conditions	Garden Land
Overall Suitability	Not suitable. The site is garden land. High landscape impact
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R207 Land south of Old Warwick Road, Kingswood


LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

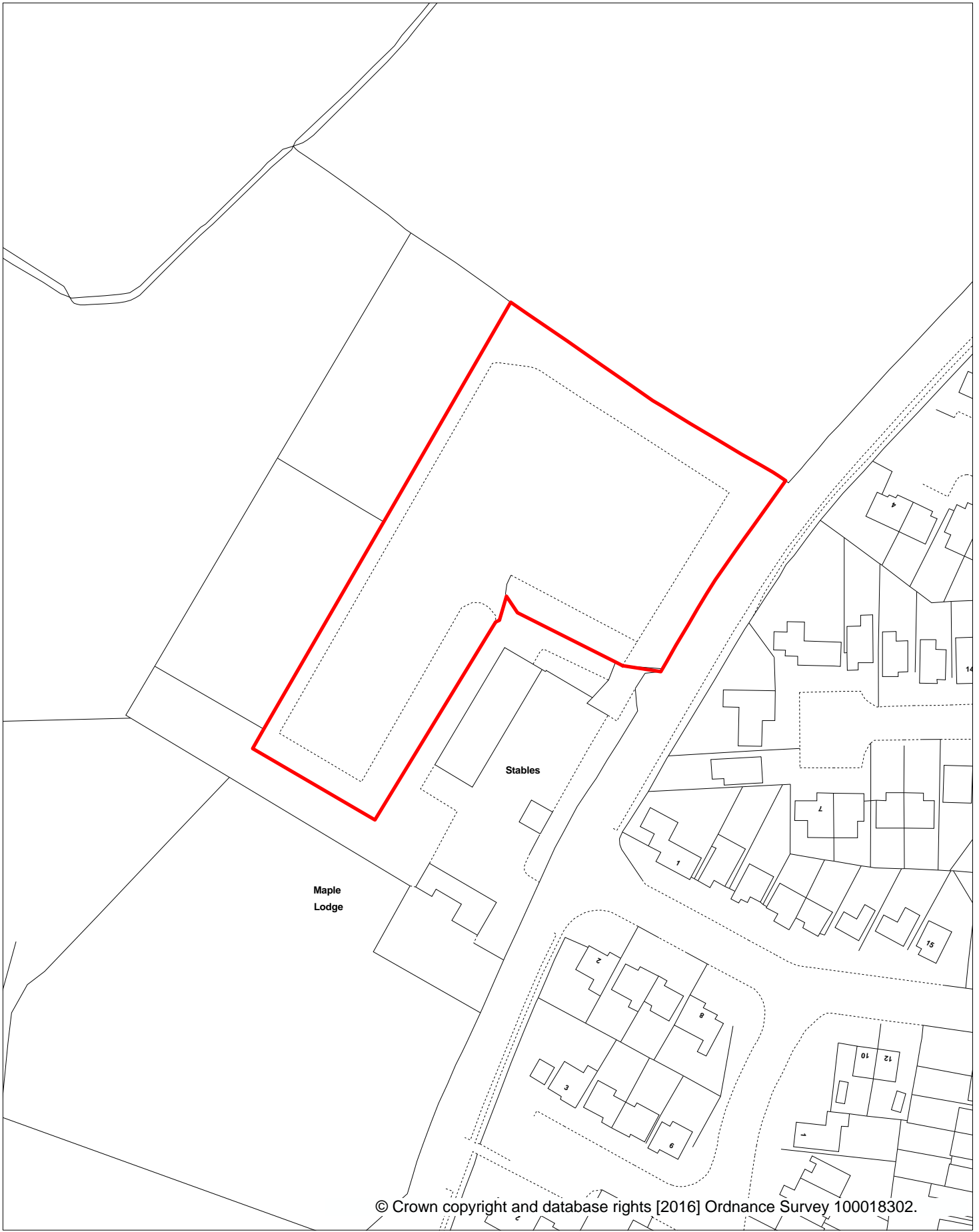
Date:
03 March 2016

Grid Reference:
418307 E, 271066 N

North: 

Site Ref	R208	Site Name	Land off Old Budbrooke Road (Highway Depot)
Site Size (Hectares)	0.718	Settlement	Budbrooke
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site	Encompassed by R096		

Suitability for Housing	
Location	Edge of village. Hampton Magna is a growth village
Policy Restrictions	Green Belt
Physical Constraints	In an area of high landscape sensitivity. Potential lead pollution.
Potential Impacts	Impact on area of high landscape value. Within area of high landscape sensitivity (2013 Assessment).
Environmental conditions	Connectivity to existing village - separated by relatively busy rural road. Potential lead pollution.
Overall Suitability	Not suitable due to high landscape impact and connectivity with existing village.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R208 Land off Old Budbrooke Road (Highway Depot)

LOCATION PLAN

Scale:
1:1250

Drawn By:
MM

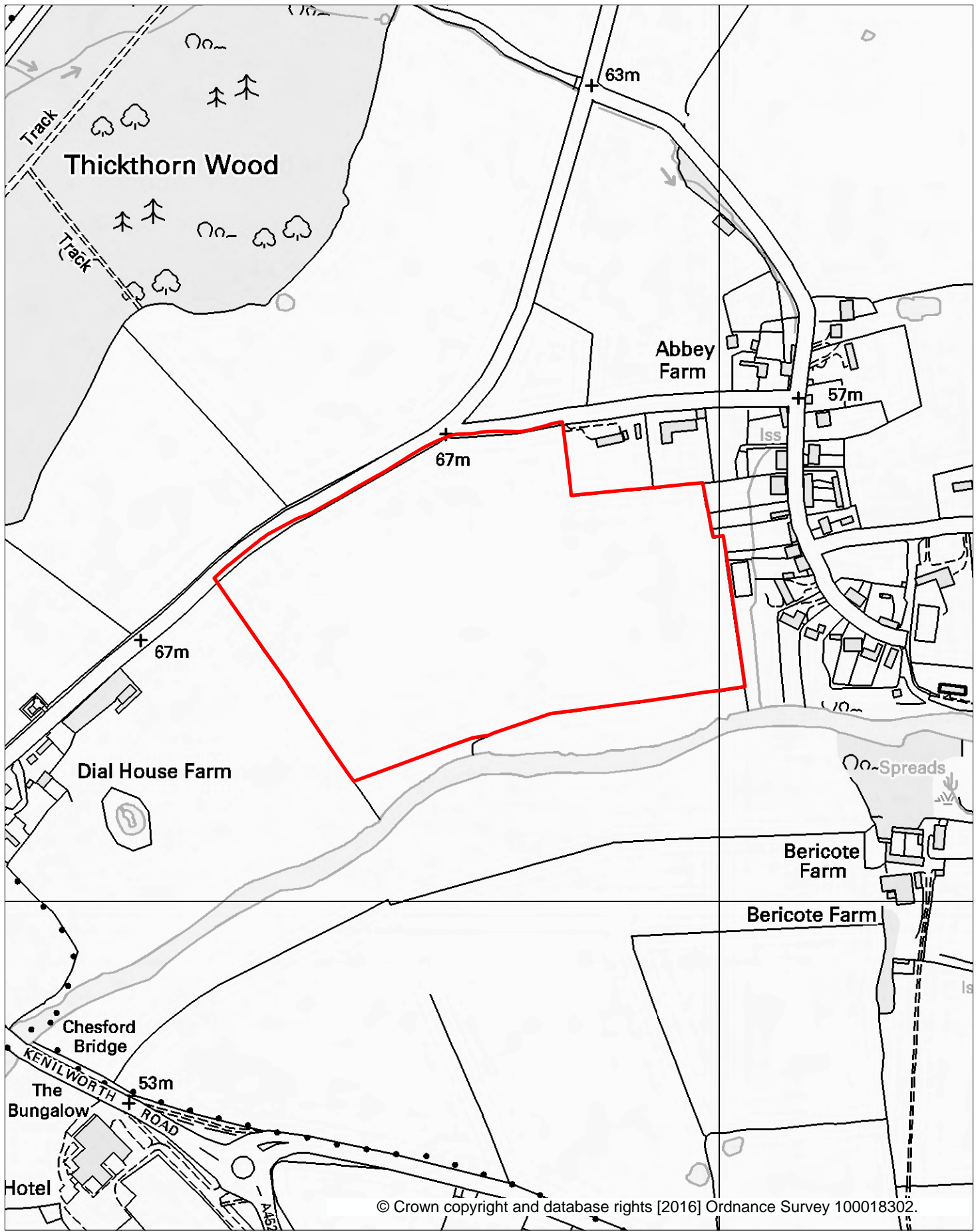
Date:
03 March 2016

Grid Reference:
425497 E, 264903 N

North:

Site Ref	R209	Site Name	Land West of Ashow
Site Size (Hectares)	11.790	Settlement	Ashow
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Ashow has few facilities
Policy Restrictions	Green Belt
Physical Constraints	Distribution gas pipeline crosses the site from south to north Adjacent to Ashow conservation area Flood zone 3a on southern extreme of site
Potential Impacts	Impact of scale of development on existing village Impact on open countryside
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on open Countryside and scale and setting of the village
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R209 Land West of Ashow

LOCATION PLAN

Scale:
1:5000

Drawn By:
MM

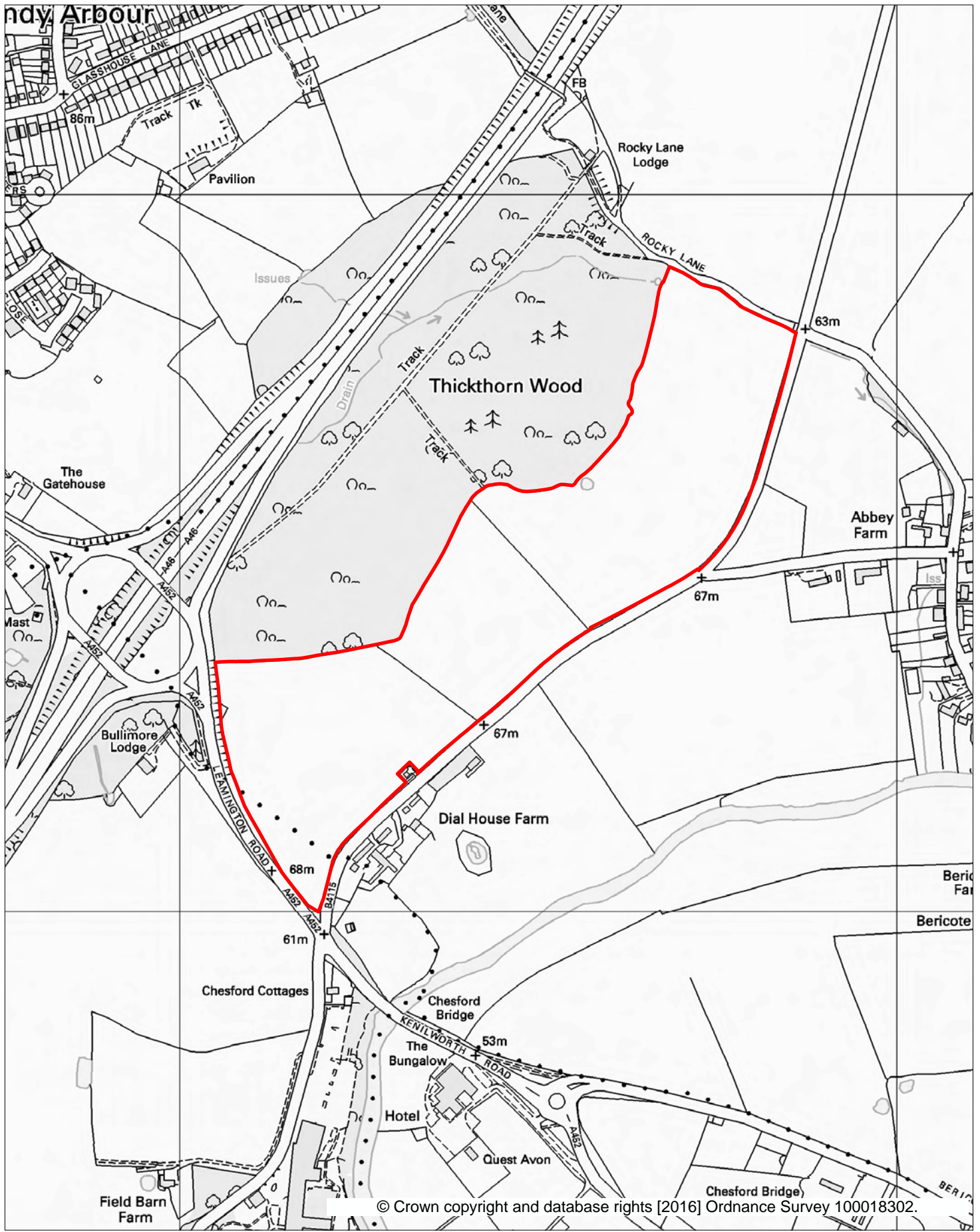
Date:
03 March 2016

Grid Reference:
430770 E, 270282 N

North:

Site Ref	R210	Site Name	Land to the north of Dial House Farm
Site Size (Hectares)	21.828	Settlement	Ashow
Source	SHLAA 15	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Open countryside
Policy Restrictions	Green Belt
Physical Constraints	Distribution gas pipeline crosses the site from south to north Adjacent to registered Park and Garden to north Adjacent to LWS and ancient woodland to north
Potential Impacts	Impact on open countryside Impact on registered park and garden
Environmental Conditions	Satisfactory
Overall Suitability	Not suitable due to impact on open countryside and setting of the registered park and garden
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



R210 Land to the north of Dial House Farm

LOCATION PLAN



Scale:
1:7000

Drawn By:
MM

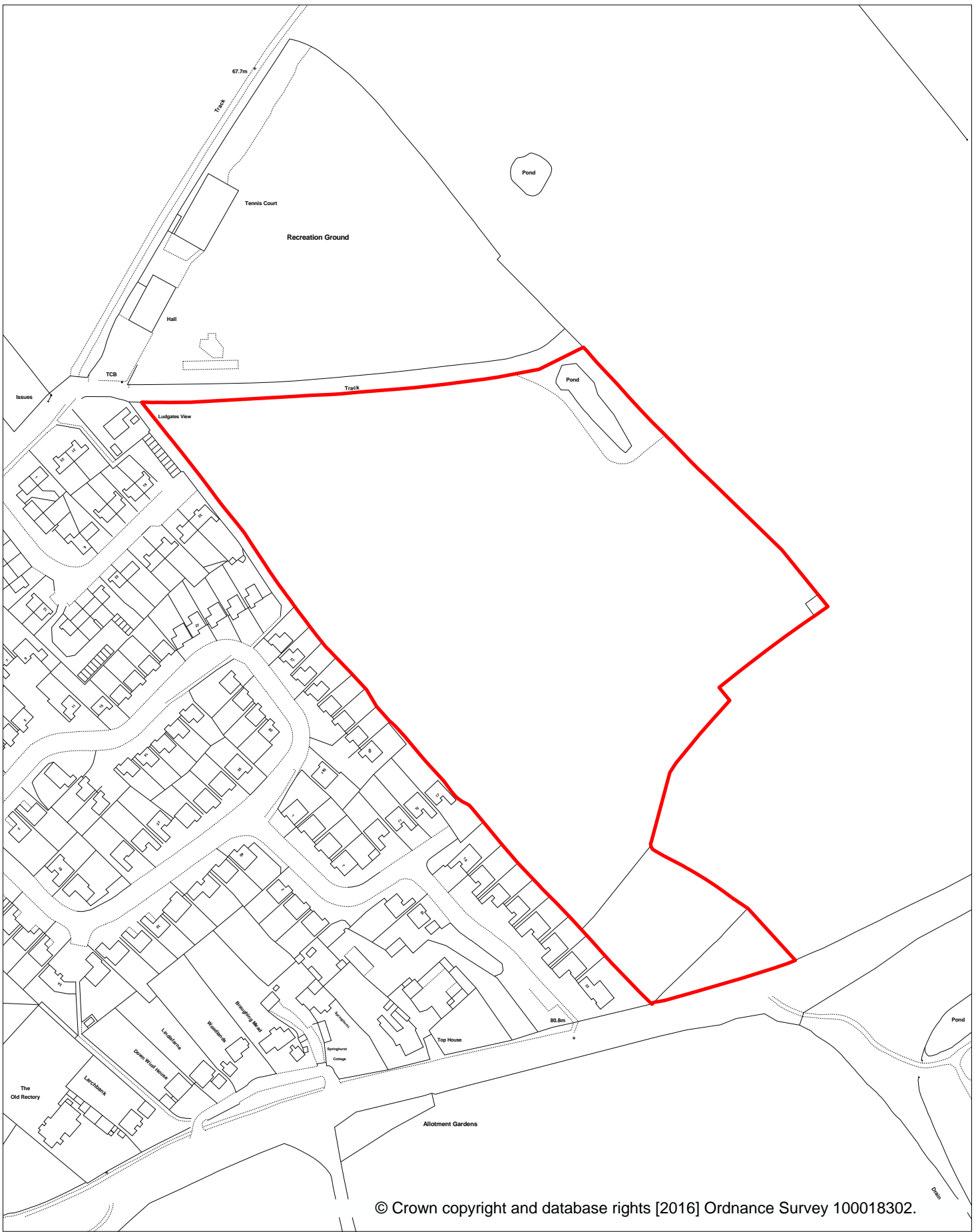
Date:
03 March 2016

Grid Reference:
430431 E, 270409 N

North: 

Site Ref	R211	Site Name	Land north of Bubbenhall (adj village hall and playing fields), Moat Close / Ryton Road, Bubbenhall
Site Size (Hectares)	5.258	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village. Bubbenhall has a limited range of facilities and is not a growth village
Policy Restrictions	Green Belt
Physical Constraints	Access would need to be identified. Small area of surface water flooding to north-east and south of the site
Potential Impacts	Impact of scale of development on existing village
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable in small part subject to alteration of Green Belt or for rural exception scheme to meet an identified need for affordable housing subject to evidence of local housing need; and satisfactory access arrangements
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Within 2 years	
Housing Capacity	
Capacity would be depend upon alteration of Green Belt, or the identified need for affordable housing	



R211 Land north of Bubbenhall (adj village hall and playing fields), Moat


LOCATION PLAN

Scale:
1:2500

Drawn By:
MM

Date:
03 March 2016

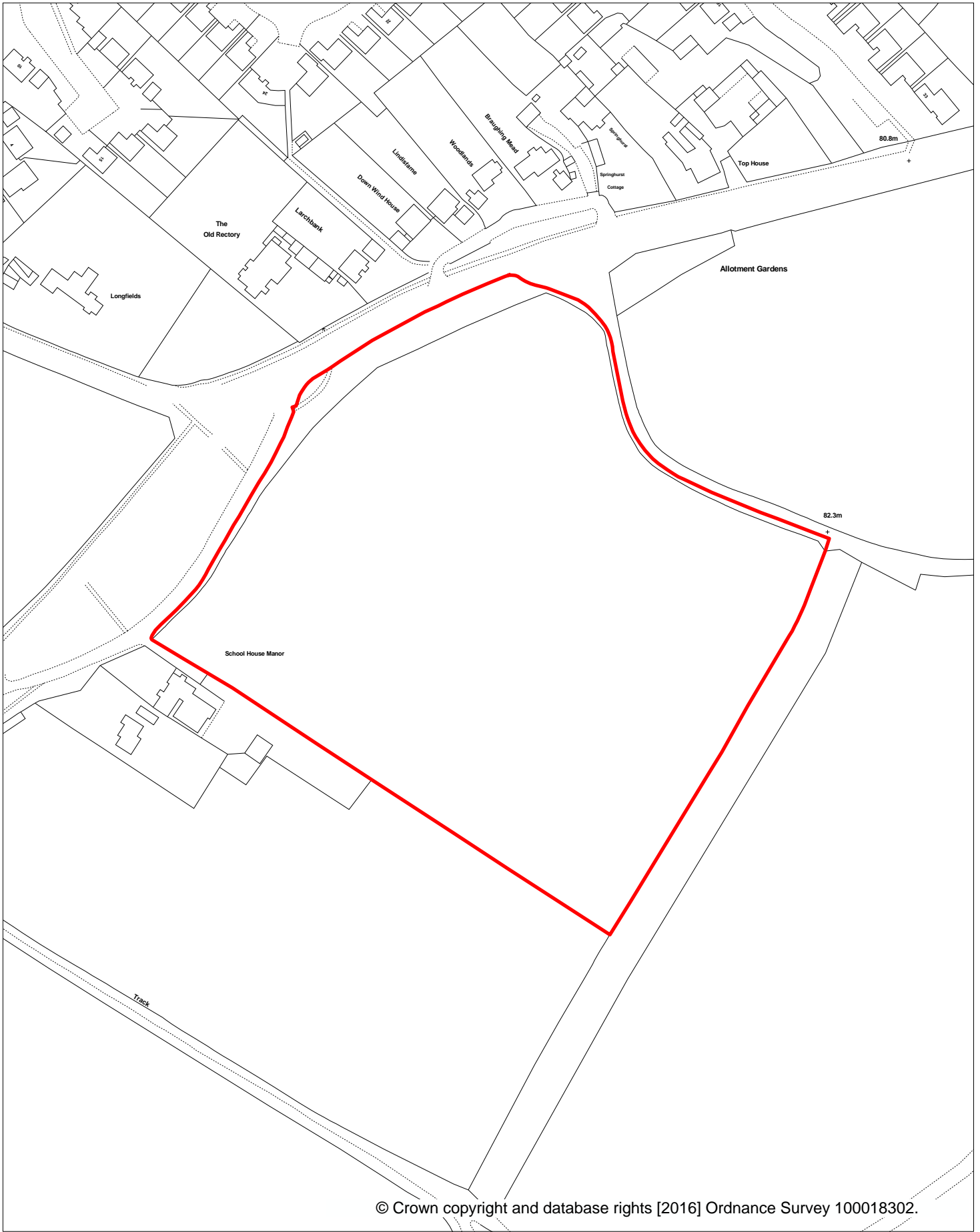
Grid Reference:
436577 E, 272618 N

North: 

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

Site Ref	R212	Site Name	Land south of Bubbenhall (near to School)
Site Size (Hectares)	3.8	Settlement	Bubbenhall
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Edge of village/countryside. Bubbenhall has a limited range of facilities
Policy Restrictions	Green Belt
Physical Constraints	Adjacent to conservation area. Grade II listed building (Old Rectory) close to northern boundary of site Small area of surface water flooding risk on northern part of site
Potential Impacts	Impact of scale of development on existing village. Impact on heritage assets Impact on open countryside
Environmental Conditions	Satisfactory Poor connectivity to village core and services – separated by A445
Overall Suitability	Not suitable due to poor connectivity with village and impact on open countryside
Availability	
Owner has expressed willingness to bring the site forward for development	
Achievability	
Housing Capacity	



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R212 Land south of Bubbenhall (near to school)

LOCATION PLAN



Scale:
1:2000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
436453 E, 272228 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	R213	Site Name	Penns Lane
Site Size (Hectares)	1.72	Settlement	Eathorpe
Source	SHLAA 2015	Land Type	greenfield
Adjacent/ Overlapping Site	R080		

Suitability for Housing	
Location	Outside infill village boundary
Policy Restrictions	Green belt
Physical Constraints	-
Potential Impacts	Grade 3 agricultural land Outside but immediately adjacent to Eathorpe Conservation Area
Environmental Conditions	satisfactory
Overall Suitability	Unsuitable – not sustainable location, remote from services, impact on conservation area
Availability	
Site ready for release by owner	
Achievability	
Development within five years	
Housing Capacity	



R213 Penns Lane, Eathorpe


LOCATION PLAN

Scale:
1:2000

Drawn By:
MM

Date:
03 March 2016

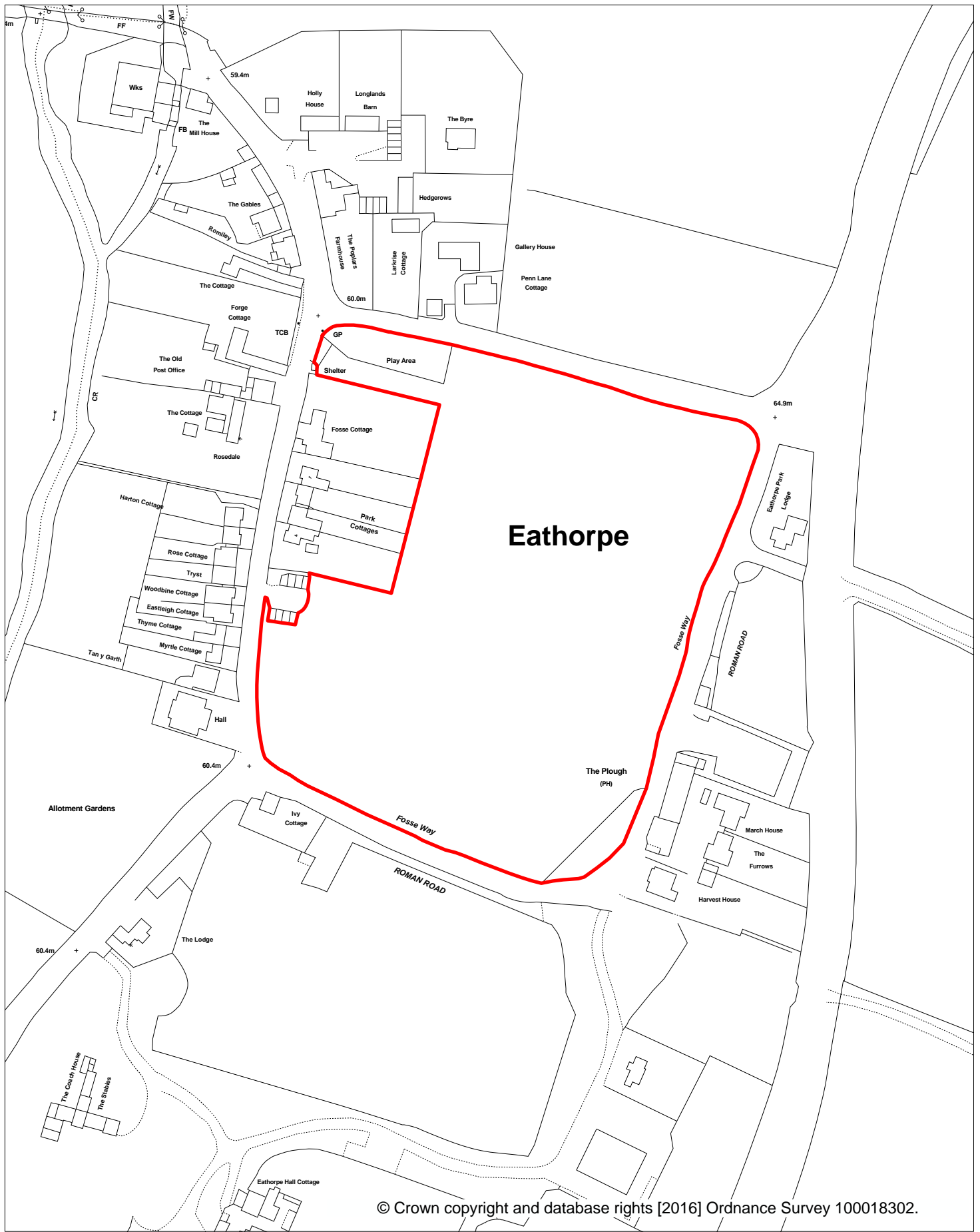
Grid Reference:
439295 E, 269202 N

North: 

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

Site Ref	R214	Site Name	Penns Lane
Site Size (Hectares)	2.74	Settlement	Eathorpe
Source	SHLAA 2015	Land Type	greenfield
Adjacent/Overlapping Site	R080, R213 to north R078 – Eathorpe Village Field (north) R079 – Village Field (South)		

Suitability for Housing	
Location	Outside infill village boundary
Policy Restrictions	Green belt
Physical Constraints	-
Potential Impacts	Grade 3 agricultural land Outside but immediately adjacent to Eathorpe Conservation Area
Environmental Conditions	satisfactory
Overall Suitability	Unsuitable – not sustainable location, remote from services, impact on conservation area
Availability	
Site ready for release by owner	
Achievability	
Development within five years	
Housing Capacity	



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R214 Village field, Eathorpe


LOCATION PLAN

Scale: 1:2000

Drawn By: MM

Date: 03 March 2016

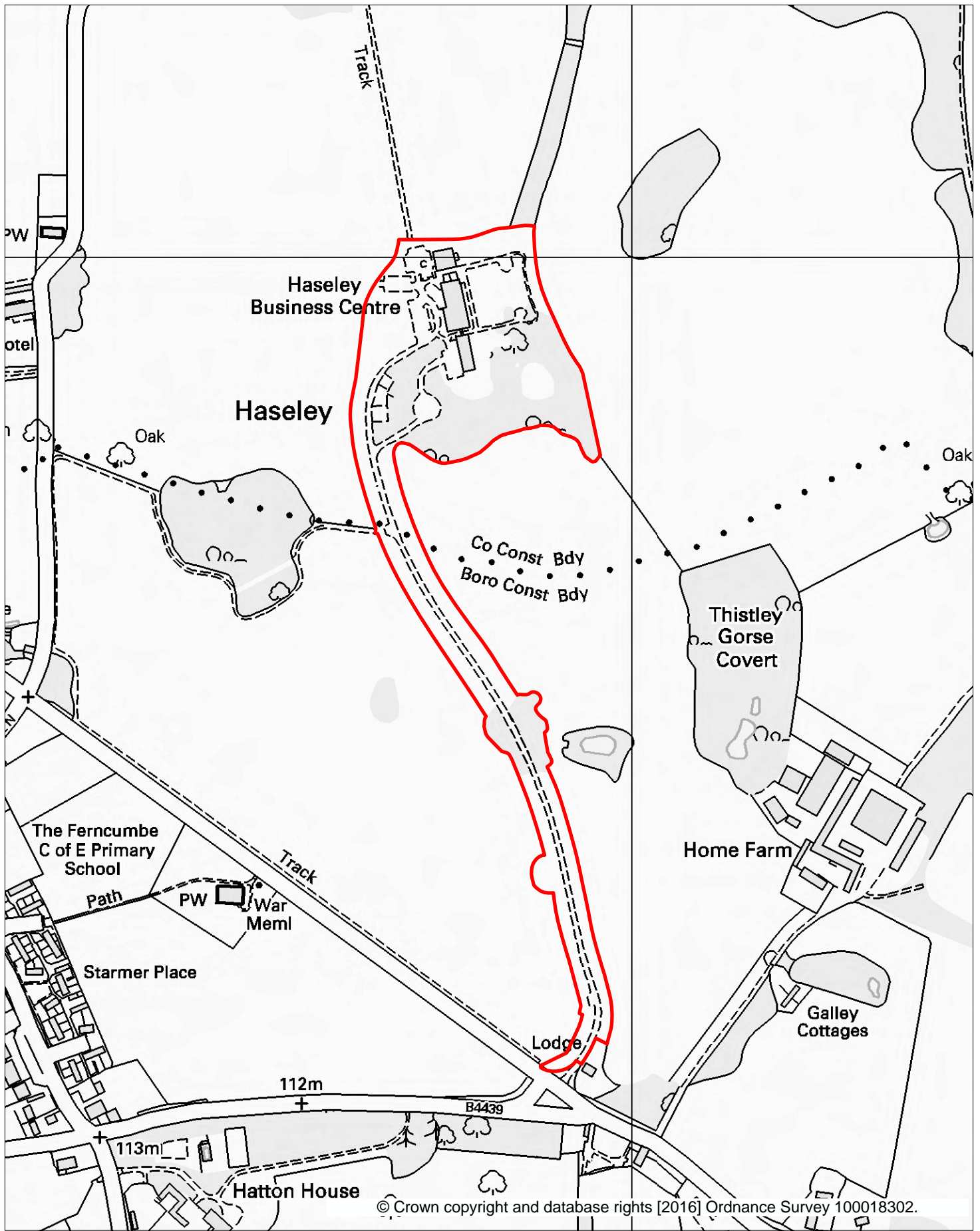
Grid Reference: 439218 E, 269055 N

North: 

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

Site Ref	R215	Site Name	Haseley Manor
Site Size (Hectares)	16.5	Settlement	Hatton
Source	SHLAA 15	Land Type	Greenfield and PDL
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Outside of defined settlement
Policy Restrictions	Green Belt Protecting employment Land and Buildings
Physical Constraints	Listed Building status
Potential Impacts	Potential Impact on openness of Green Belt. Potential impact on listed building Potential impact on adjacent to pLWS to north of site.
Environmental Conditions	Satisfactory
Overall Suitability	Suitable for redevelopment subject to preserving the setting and integrity of the listed building and no further harm to the openness of the green belt.
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Achievable subject to market conditions	
Housing Capacity	
Site currently has permission for 15 units. Any additional capacity will need to be determined through a detailed planning application.	



R215 Haseley Manor, Hatton

LOCATION PLAN



Scale:
1:5000

Drawn By:
MM

Date:
03 March 2016

Grid Reference:
423858 E, 267641 N

North:

Site Ref	R216	Site Name	Land at Tower House
Site Size (Hectares)	0.7	Settlement	Hill Wootton
Source	SHLAA 15	Land Type	Residential and farmland
Adjacent/ Overlapping Site			

Suitability for Housing	
Location	Adjacent to / outside infill village boundary
Policy Restrictions	Green belt Open countryside
Physical Constraints	
Potential Impacts	Impact on open countryside
Environmental Conditions	satisfactory
Overall Suitability	Not suitable – outside infill envelope, remote from services and impact on open countryside
Availability	
Landowners have expressed a willingness to release the site for development	
Achievability	
Housing Capacity	



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R216 The Paddock, Hill Wootton


LOCATION PLAN

Scale:
1:1500

Drawn By:
MM

Date:
04 March 2016

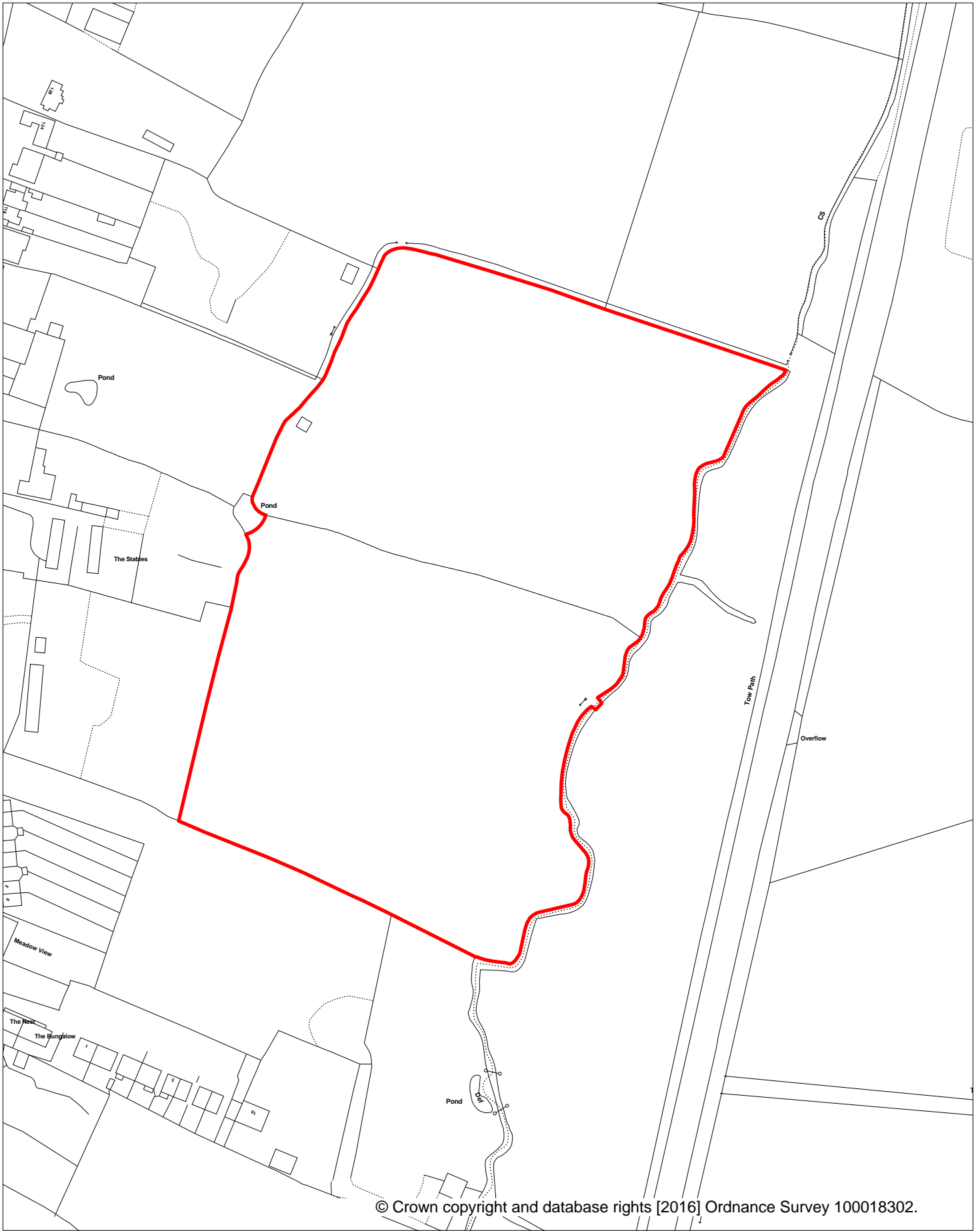
Grid Reference:
430400 E, 268969 N

North: 

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

Site Ref	R217	Site Name	Land to the rear of 116 Station Lane, Kingswood
Site Size (Hectares)	3.941	Settlement	Kingswood
Source	SHLAA 15	Land Type	Greenfield
Adjacent/Overlapping Site		Adjacent to R113 and R201	

Suitability for Housing	
Location	Adjacent to Kingswood. Growth village
Policy Restrictions	Green Belt
Physical Constraints	Parts of site in flood zone 3 and 3b. Site is within a landscape parcel assessed as having high landscape sensitivity to residential development. Out of character with settlement
Potential Impacts	Impact on high value landscape
Environmental conditions	Satisfactory
Overall Suitability	Not suitable – landscape and settlement character
Availability	
Owner has expressed willingness to bring forward the site for development	
Achievability	
Housing Capacity	



R217 Land to the rear of 116 Station Lane, Kingswood

LOCATION PLAN




Scale:
1:2000

Drawn By:
MM

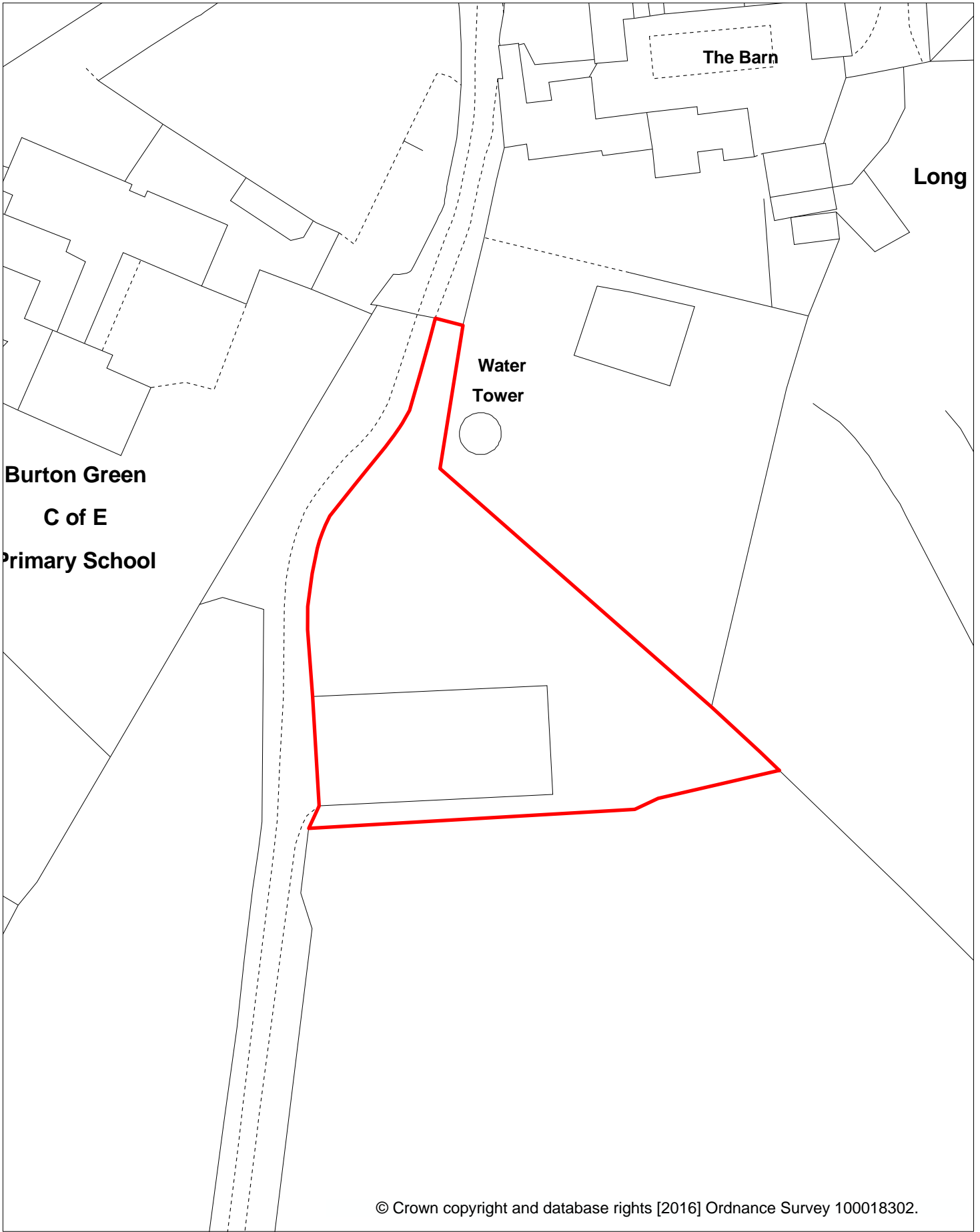
Date:
03 March 2016

Grid Reference:
419050 E, 271514 N

North: 

Site Ref	R218	Site Name	Stoneymoor Wood Farm
Site Size (Hectares)	0.202	Settlement	Burton Green
Source	SHLAA 2015	Land Type	Tennis court
Adjacent/Overlapping Site	R153		

Suitability for Housing						
Location	Adjacent to settlement – tennis court and green field					
Policy Restrictions	Green belt Open countryside					
Physical Constraints						
Potential Impacts	Within an area of high landscape sensitivity (2013 Landscape Assessment)					
Environmental Conditions						
Overall Suitability	Not suitable – impact on high value landscape and open countryside					
Availability						
Landowner has indicated a willingness to make the site available						
Achievability						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph		40dph		50dph	
Timeframe (in terms of practicality only)	2014/19		2019/24		2024/29	



R218 Tennis Court at Stonemoor Wood Farm

LOCATION PLAN

Scale:
1:700

Drawn By:
MM

Date:
04 March 2016

Grid Reference:
426790 E, 275311 N

North: 