

Appendix 7

Reasons for Selecting or Rejecting Site Options

Table A7.1: Reasons for selecting or rejecting site options

Site option	Included in Preferred Option?	
Residential site options		
S14/003	No	Not suitable due to poor access to local services.
S14/004	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/005	No	Not suitable due to poor access to local services.
S14/007	No	Not available due to Rugby Radio Station site allocation.
S14/008_S14/020	Yes (was no, but this site forms part of the south west proposed allocation)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/009	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/010	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/011	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural

Site option	Included in Preferred Option?	
S14/012_S14/103	No	<p>area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.</p>
S14/016	No	<p>The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.</p>
S14/017	No	<p>The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.</p>
S14/018	No	<p>Not suitable due to poor access to local services.</p>
S14/019	No	<p>The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.</p>
S14/021	Yes(was no, but this site forms part of the south west proposed allocation)	<p>Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.</p>

Site option	Included in Preferred Option?	
S14/023	No	Dunchurch and Clifton upon Dunsmore are excluded because they are located very close to Rugby town and are considered to share the same housing market as Rugby town. Clifton is close to the Core Strategy Rugby Radio Station allocation and South West Rugby proposed allocations will extend down to Dunchurch. It is therefore considered that extensions to Dunchurch and Clifton upon Dunsmore would not offer a variation of locat of sites to Rugby town.
S14/024	No	Not suitable due to poor access to local services.
S14/025	Yes (Bilton Fields, Ashlawn Road – part of South West Rugby Allocation)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/026 & S14/067	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/027	No	Homefield (Bilton Grange) already has permission.
S14/028	No	Dunchurch and Clifton upon Dunsmore are excluded because they are located very close to Rugby town and are considered to share the same housing market as Rugby town. Clifton is close to the Core Strategy Rugby Radio Station allocation and South West Rugby proposed allocations will extend down to Dunchurch. It is therefore considered that extensions to Dunchurch and Clifton upon Dunsmore would not offer a variation of location of sites to Rugby town.
S14/029	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will

Site option	Included in Preferred Option?	
		then form part of the Submission Local Plan.
S14/030	No	Not suitable due to poor highway access.
S14/031	No	Not suitable due to poor access to local services.
S14/032	No	Dunchurch and Clifton upon Dunsmore are excluded because they are located very close to Rugby town and are considered to share the same housing market as Rugby town. Clifton is close to the Core Strategy Rugby Radio Station allocation and South West Rugby proposed allocations will extend down to Dunchurch. It is therefore considered that extensions to Dunchurch and Clifton upon Dunsmore would not offer a variation of location of sites to Rugby town.
S14/033	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/034	Yes (Coton Park East along with S14_055)	Site located on Rugby urban edge and immediately adjacent to existing urban extension nearing completion. Further allocation at this site can provide an extension to the existing approved development. It is anticipated that delivery in this area will take place in the first five years of the plan period, assisting with five year supply.
S14/035	No	Not suitable due to poor access to local services.
S14/036	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/037	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.

Site option	Included in Preferred Option?	
S14/038	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/039	No	Not suitable due to poor access to local services.
S14/040	No	This site has been considered alongside three other options for Coventry edge delivery and has not been found to be the most developable of these options. The chosen site (S14/075) will benefit Highways England A46 junction improvements whereas this site to the north of Binley Woods would require more considered mitigation for access, which at this stage is unknown. There is therefore potential for considerable transport impact upon Binley Woods. Such negative impacts are not considered to be a possibility resulting from the chosen site allocation.
S14/041	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/042	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/043	No	This site has been considered alongside three other options for Coventry edge delivery and has not been found to be the most developable of these options. It does not provide an opportunity for the same type of

Site option	Included in Preferred Option?	
		comprehensive development as other site options on the edge of Coventry. It is not necessary to allocate further sites in the Green Belt alongside site s14/075 and delivery on this site is therefore not necessary to achieve the housing target.
S14/044	No	Not suitable due to poor access to local services.
S14/045	No	This site has been considered alongside three other options for Coventry edge delivery and has not been found to be the most developable of these options. The chosen site (S14/075) will benefit Highways England A46 junction improvements; this site will not directly benefit from these improvements. Further, the chosen allocation is surrounded by existing land uses that will result in its containment. This site is likely to have a greater impact upon the openness of the Green Belt. It is not necessary to allocate further sites in the Green Belt alongside site s14/075 and delivery on this site is therefore not necessary to achieve the housing target.
S14/046	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/049	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/050	No	Not available as currently in use as sports facility.
S14/051	No	Not available as currently in use as sports facility.
S14/053	No	Not suitable due to poor access to local services.
S14/054	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton

Site option	Included in Preferred Option?	
		on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/055	Yes (Coton Park East along with S14_034)	Site being promoted by a developer and is located on the edge of an existing urban extension currently being built out.
S14/057	No	Not suitable due to poor access to local services.
S14/059	No	Not suitable due to poor access to local services.
S14/060	No	Not suitable due to poor access to local services.
S14/061	No	Not suitable due to poor access to local services.
S14/062	No	Not available as designated open space site and sports pitch use.
S14/063	No	Not suitable due to poor access to local services.
S14/064	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/065A (S14/097)	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/065B (S14/097)	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running

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S14/065C (S14/097)	No	a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/065D	No	Not suitable due to potential impact on heritage asset.
S14/065E (S14/072)	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/066	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/067	No	Not available as landowner has indicated intention not to proceed.
S14/068	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/069	No	Ridgeway Farm outline permission (subject S106).
S14/070	No	Not suitable due to poor access to local services.
	No	Not suitable due to poor access to local services.

Site option	Included in Preferred Option?	
S14/071	No	Not suitable due to poor access to local services.
S14/073	Yes	Site is located adjacent to existing permission. Further allocation at this site can provide an extension to the existing approved development. Given the commencement of works on site, it is anticipated that delivery in this area will take place in the first five years of the plan period, assisting with five year supply.
S14/074	No	Not suitable due to potential impact on heritage asset.
S14/075	Yes (Coventry Urban Edge – Land South of Walsgrave Hill Farm) but site reduced in size.	Site selected as both Rugby urban edge and MRS considered insufficient alone in meeting housing target, tapping into a housing market separate to that at Rugby town and therefore increasing the quantity of housing that is delivered across the Borough as a whole. Site benefits from close proximity to Walsgrave junction on A46 which will benefit from strategic highways works to be undertaken by 2020 by Highways England which will enable the site to come forward.
S14/076	No	Not suitable due to poor access to local services.
S14/077	No	Not suitable due to poor access to local services.
S14/078	Yes	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/079	Yes (Coton House)	Site is located adjacent to existing permission. Further allocation at this site can provide an extension to the existing approved development. Given the commencement of works on site, it is anticipated that delivery in this area will take place in the first five years of the plan period, assisting with five year supply.
S14/080	No	Dunchurch and Clifton upon Dunsmore are excluded because they are located very close to Rugby town and are considered to share the same housing market as Rugby town. Clifton is close to the Core Strategy Rugby Radio Station allocation and South West Rugby proposed allocations will extend down to Dunchurch. It is therefore considered that extensions to Dunchurch and Clifton upon Dunsmore would not offer a variation of location of sites to Rugby town.

Site option	Included in Preferred Option?	
S14/081	No	Not suitable due to poor access to local services.
S14/082	No	Not suitable due to poor access to local services.
S14/083	No	Back Lane South Planning Permission.
S14/084	No	Site is excluded because it is located very close to the Rugby urban edge and is therefore considered to share the same housing market as Rugby town. In reference to the Housing Market Study it is therefore considered that it would not offer a variation of location of sites to Rugby town and would not increase the delivery of housing within the plan period. Furthermore it is identified in the SHLAA as being delivered within the 6-10 years of the plan period it is not being promoted by a developer. By the time it would be expected to come onstream it would not be needed because other more deliverable sites would be meeting the housing target.
S14/085	No	Not suitable due to poor access to local services.
S14/086	No	Not suitable due to poor access to local services.
S14/087	No	Not suitable due to poor access to local services.
S14/088	No	Not suitable due to poor access to local services.
S14/089	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/090	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/091	No	Not suitable due to poor access to local services.

Site option	Included in Preferred Option?	
S14/092	Yes (Overlaps S14/102 and forms part of the South West Broad location)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/093	No	Not suitable due to poor access to local services.
S14/094	No	Not suitable due to poor access to local services.
S14/096	No	Site is excluded because part overlaps the Rugby Radio Station allocation and is therefore considered to share the same housing market as Rugby town. Development here would have to be considered in the context of this strategic urban extension. In reference to the Housing Market Study it is therefore considered that it would not offer a variation of location of sites to Rugby town and would not increase the delivery of housing within the plan period.
S14/098	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/099	No	Not suitable due to poor access to local services.
S14/100	No	Not suitable due to poor access to local services.
S14/101	No	Not suitable due to poor access to local services.
S14/102	Yes (Land South of Alwyn Road – part of South West	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly

Site option	Included in Preferred Option?	
	Rugby Allocation)	identified and appropriately phased.
S14/106	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/108	No	Not available as current employment, leisure and car parking uses.
S14/111	Yes (Cawston Spinney – part of South West Rugby Allocation)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/112	No	Not available – Minerals Local Plan preferred options site for sand and gravel extraction.
S14/113	No	Not suitable due to poor access to local services.
S14/114	No	Not available – Minerals Local Plan preferred options site for sand and gravel extraction.
S14/115	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/116	Yes (Coventry Road, Bilton – part of South West Rugby Allocation)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.
S14/117	Yes (Dunkley's Far, Cherry Tree Farm and Homestead Farm – part of South West Rugby Allocation)	Site located on Rugby urban edge. Site forms part of a wider broad location considered most deliverable in transport terms. Allocation of all land ownerships in the south west presents an important opportunity to masterplan the development of the entire area, ensuring the infrastructure requirements are properly identified and appropriately phased.

Site option	Included in Preferred Option?	
S14/118	No	Not suitable due to poor access to local services.
S14/119	No	Not suitable due to poor access to local services.
S14/120	No	Not suitable due to poor access to local services.
S14/121	No	Not suitable due to poor access to local services.
S14/122	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/125	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/129	No	Not suitable due to poor highway access.
S14/130	No	This site has been considered alongside three other options for Coventry edge delivery and has not been found to be the most developable of these options. It does not provide an opportunity for the same type of comprehensive development as other site options on the edge of Coventry. It is not necessary to allocate further sites in the Green Belt alongside site s14/075 and delivery on this site is therefore not necessary to achieve the housing target
S14/134	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.

Site option	Included in Preferred Option?	
S14/135	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/137	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/143	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.
S14/145	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/146	No	Not available due to use for town centre car parking.
S14/148	No	Not suitable due to poor access to local services.
S14/151	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S14/152	No	Dunchurch and Clifton upon Dunsmore are excluded because they are located very close to Rugby town and are considered to share the same housing market as Rugby town. Clifton is close to the Core Strategy Rugby Radio Station allocation and South West Rugby proposed allocations will extend down to Dunchurch. It is therefore considered that extensions to Dunchurch and Clifton upon Dunsmore would not offer a variation of

Site option	Included in Preferred Option?	
		location of sites to Rugby town.
S14/153	No	Not suitable due to poor access to local services.
S14/154	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/155	No	This site has been considered alongside three other options for Coventry edge delivery and has not been found to be the most developable of these options. It does not provide an opportunity for the same type of comprehensive development as other site options on the edge of Coventry. It is not necessary to allocate further sites in the Green Belt alongside site s14/075 and delivery on this site is therefore not necessary to achieve the housing target.
S14/156	No	Not suitable as majority of site within flood zone 3.
S14/157	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S14/158	No	Not suitable due to poor access to local services.
S14/159	No	Site is excluded because it is located very close to the Rugby urban edge and is therefore considered to share the same housing market as Rugby town. In reference to the Housing Market Study it is therefore considered that it would not offer a variation of location of sites to Rugby town and would not increase the delivery of housing within the plan period. Furthermore it is identified in the SHLAA as being delivered within the 6-10 years of the plan period it is not being promoted by a developer. By the time it would be expected to come onstream it would not be needed because other more deliverable sites would be meeting the housing target.
S003	No	Not available, site has planning permission for commercial use.

Site option	Included in Preferred Option?	
S033	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S035	No	As site is within the urban area it does not need a local plan allocation to come forward. It is also not considered to be of a strategic size to warrant inclusion in the Local Plan.
S039	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S042	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S043	No	Not suitable due to poor access to local services.
S046	No	Not suitable due to poor access to local services.
S052	No	Site is located on urban edge of Rugby in close proximity to existing Rugby Radio Station allocation. All sites to the south east of Rugby are identified in the SHLAA as being delivered within the 6-10 years of the plan period as none are being promoted by a developer. By the time south east sites would come on stream other existing site allocations (RRS and Eden Park) and other more deliverable sites (see below) proposed through the PO will be sufficient to meet the housing target. The transport evidence identified the collection of SHLAA submissions to the south east of Rugby as being the least deliverable and would need the south west to have been completed to enable the south east to come forward. Strategically other sites are considered more deliverable and the likely timing of this site also renders it not needed.

Site option	Included in Preferred Option?	
S056	No	Not suitable due to poor access to local services.
S057	No	Not suitable due to potential impact on historic asset.
S058	No	Not suitable due to poor access to local services.
S059	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S061	No	Not available – open space designation .
S064	No	Not suitable due to poor access to local services.
S123	No	Not suitable due to poor access to local services.
S124	No	Not suitable due to poor access to local services.
S129	No	The Preferred Options Local Plan proposes that each of the Main Rural Settlements (with the absence of Clifton on Dunsmore and Dunchurch) will accommodate 100-150 each over the life of the plan. The Council is running a further 'call for sites' to inform a SHLAA update alongside the PO to further inform its options in the rural area. In addition the Council hopes to work with the local communities to identify those allocations. These will then form part of the Submission Local Plan.
S133	No	Site already has planning permission for housing.
Employment site options		
S14_006	No	Site to north east of Rugby urban area and good access to A5 although detached from Rugby itself. Employment Land Study questions the market demand for development at this site given current occupancy levels at Europark site.

Site option	Included in Preferred Option?	
S14_007	No	Site to south east of Rugby beyond the urban area. It has constrained access and the shape of the site is unsuitable for industrial uses, as well as being potentially constrained by adjacent railway line. There is also uncertainty over the site's availability for employment development due to the existing Rugby Radio Station allocation (Core Strategy Policy CS4) and potential land needed for railway station proposal.
S14_034	Yes	Part of proposed mixed-use (residential and employment) allocation. Site provides excellent strategic location close to M6 Junction 1 and adjacent to existing Central Park employment site, and provides opportunity to meet qualitative demand for employment units in the range of 5,000 – 50,000 sqft.
S14_047	No	Site is in the Green Belt and currently used as agricultural land adjacent to farm. Development of this site would be reliant on new access to/from the A46 which would, in turn, rely on the allocation of the adjacent (residential) Hillfields Farm site, submitted to the Council's call for sites, to provide this access. This adjacent site is not currently proposed for allocation.
S14_111	Yes	Part of proposed mixed-use (residential and employment) allocation in South West Rugby broad location. Site provides excellent strategic location for B8 employment development adjacent to Junction of A45/M45.