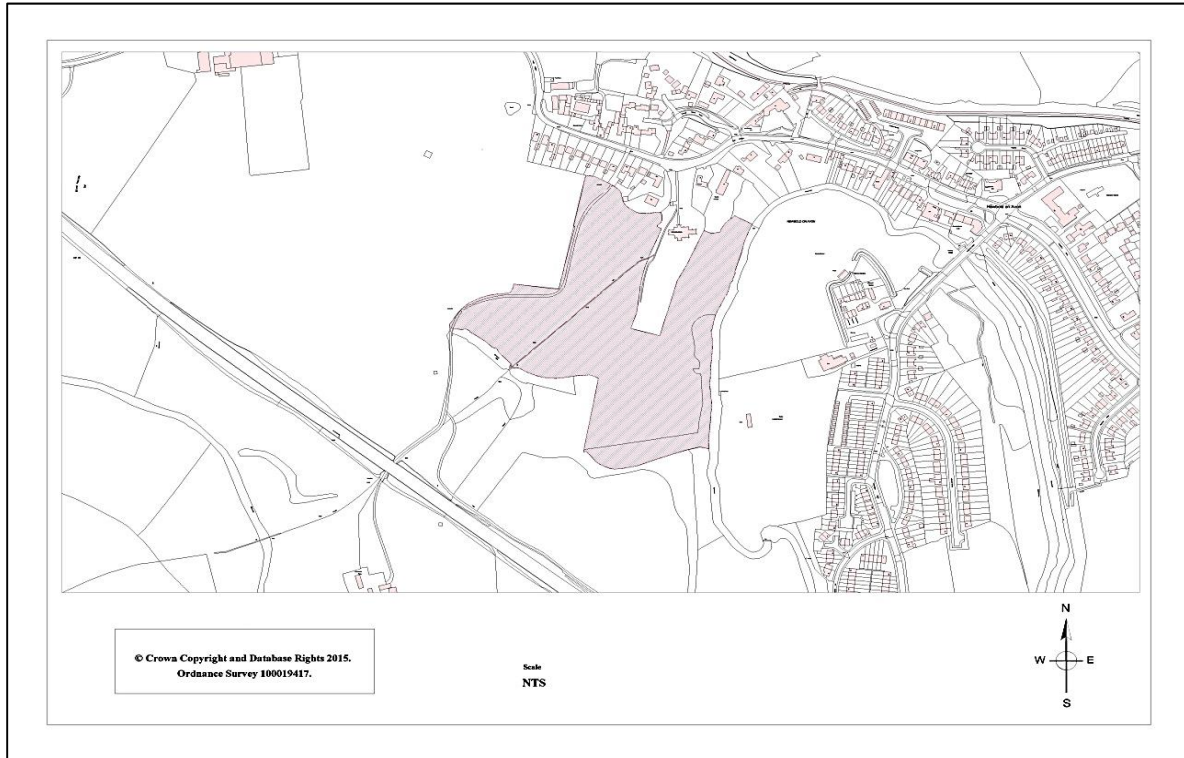


Reference	S14/084
Site	Newbold on Avon Glebe, Land off Main Street, Newbold on Avon, Rugby
Agent	Mr M Smith, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



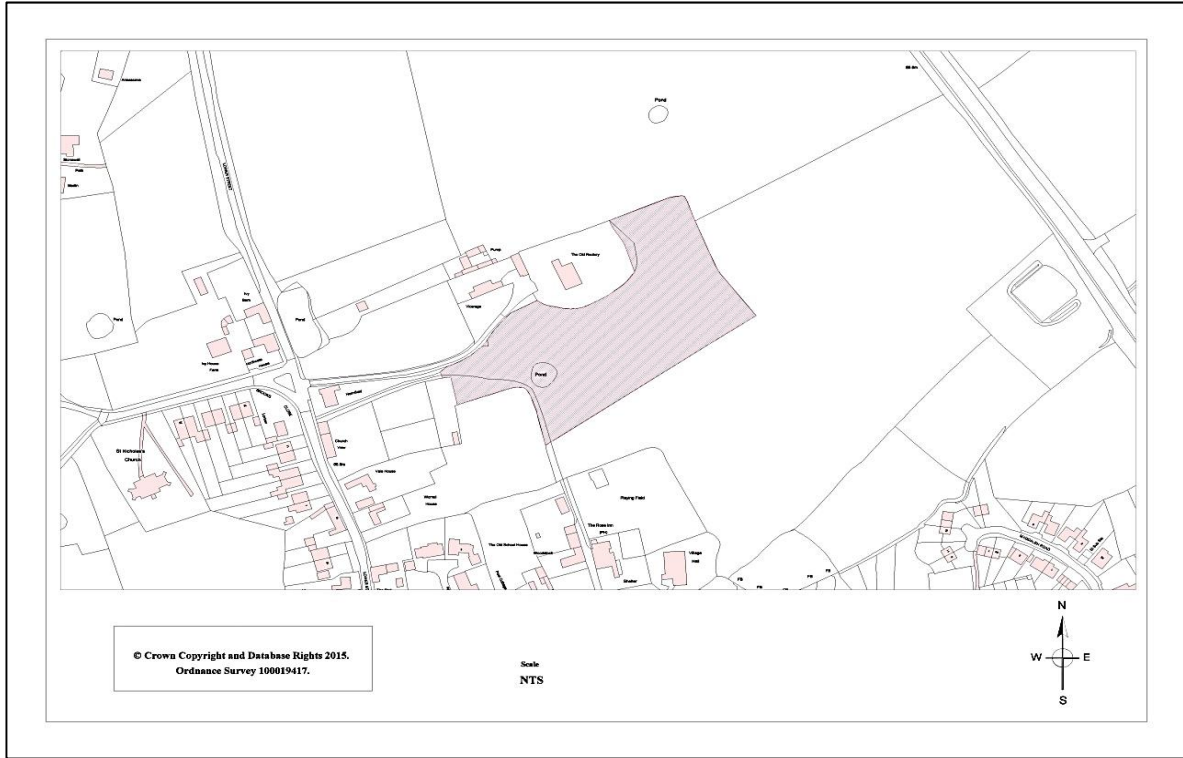
Suitability	Greenfield site in Green Belt adjacent to Rugby urban area. Bounded to the East by River Avon and areas of Flood Zone 2 and 3. Numerous mature trees (TPOs) across site and adjacent to local wildlife site. Irregular shape of site and other constraints may make access problematic for residential scheme.
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Availability	Agricultural land but not occupied by buildings. No developer in place but intention to develop expressed. No other availability constraints identified.
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Achievability	Site likely to be achievable in insolation, however site is in same local market area as proposed strategic residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/085
Site	Willoughby Glebe, Willoughby, Rugby
Agent	Mr M Smith, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



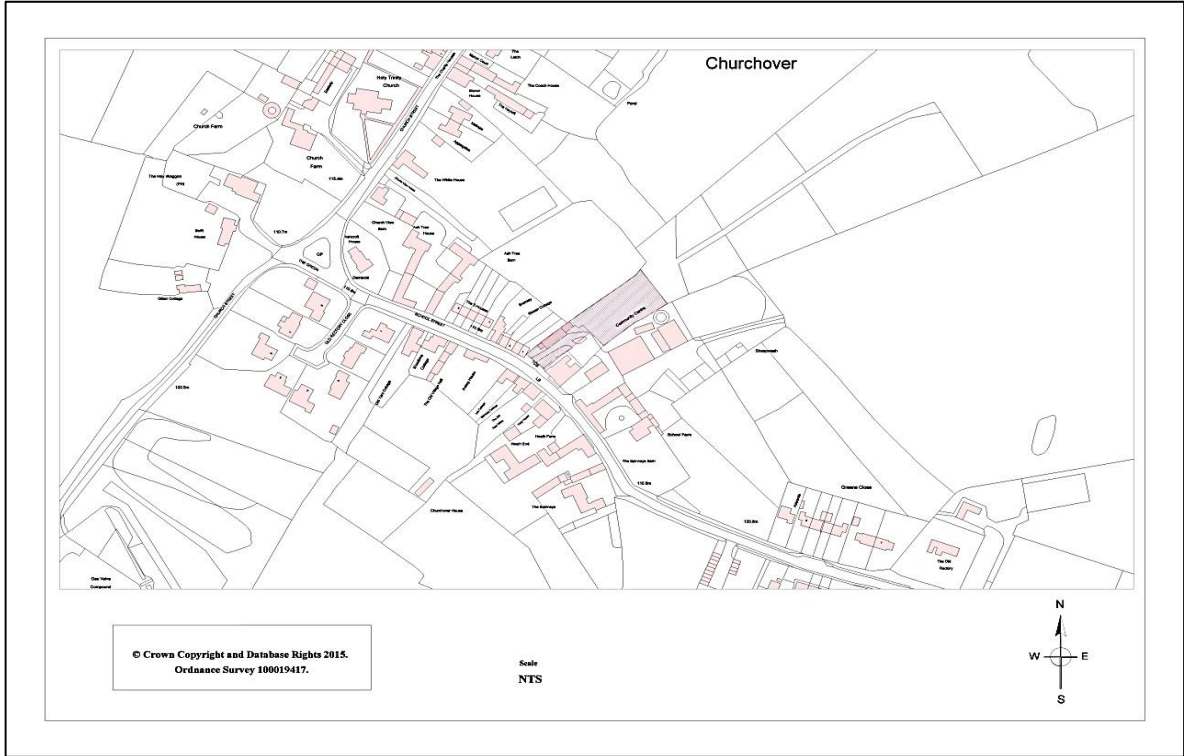
Suitability	Greenfield site in countryside location accessed via driveway to the Old Rectory. Detached from northern edge of Willoughby settlement boundary. Site in isolated location which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Currently in agricultural use. Landowner expressed an intention to develop but not yet engaged a developer. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/086
Site	Land north of school street, Lutterworth Road, Churchover
Agent	Mr D Chadwick, 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY



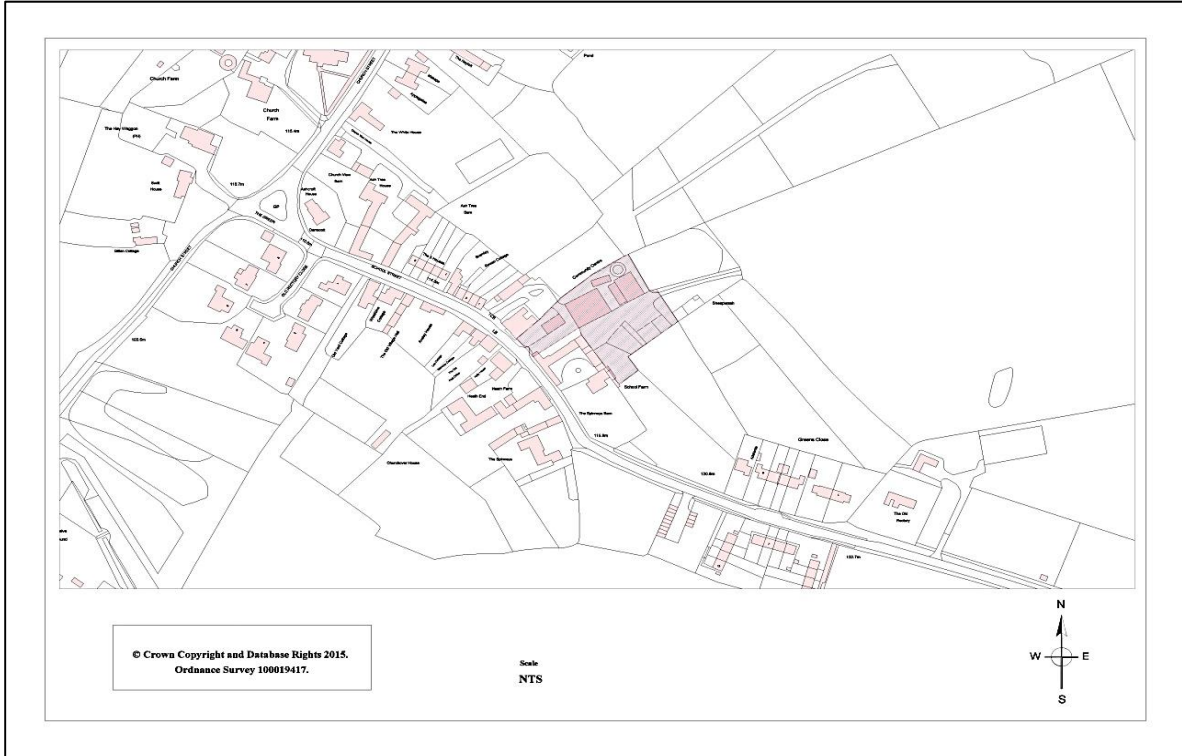
Suitability	<p>Part of site within Churchover village boundary, remainder extends beyond the northeast edge outside of settlement. Existing community building on site. Within conservation area. Local Wildlife Site across approx half of site which likely to require mitigation. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently used as grazing land. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/087
Site	Land Rear of School Farm, Churchover
Agent	Mr Shirley, 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY



Suitability	<p>Part of site in Churchover village boundary, remainder extends beyond northeast edge. Within conservation area. Local Wildlife Site adjacent to site. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently used as grazing land. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/088
Site	Land to the north of Lutterworth Road, Churchover
Agent	Mr J Channing, 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY



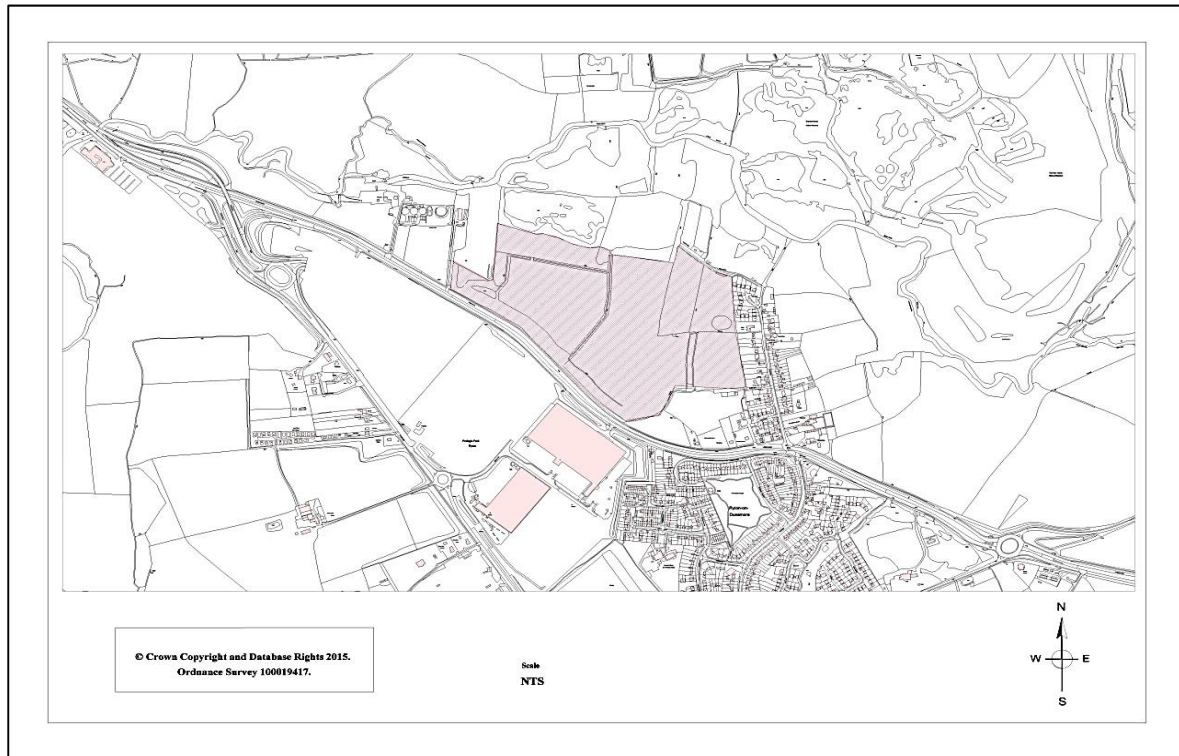
Suitability	Site to east of Churchover village boundary although infills some space between existing pocket of development and the settlement. Within conservation area. Substantial part of site in Local Wildlife Site which likely to require mitigation. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Currently used as grazing land. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/089
Site	Lafarge land at Ryton-on-Dunsmore, North of the A45 and West of Church Road
Agent	Mr Geoff Wilson, David Lock Associates, 50 North Thirteenth Street, Milton Keynes, MK9 3BP



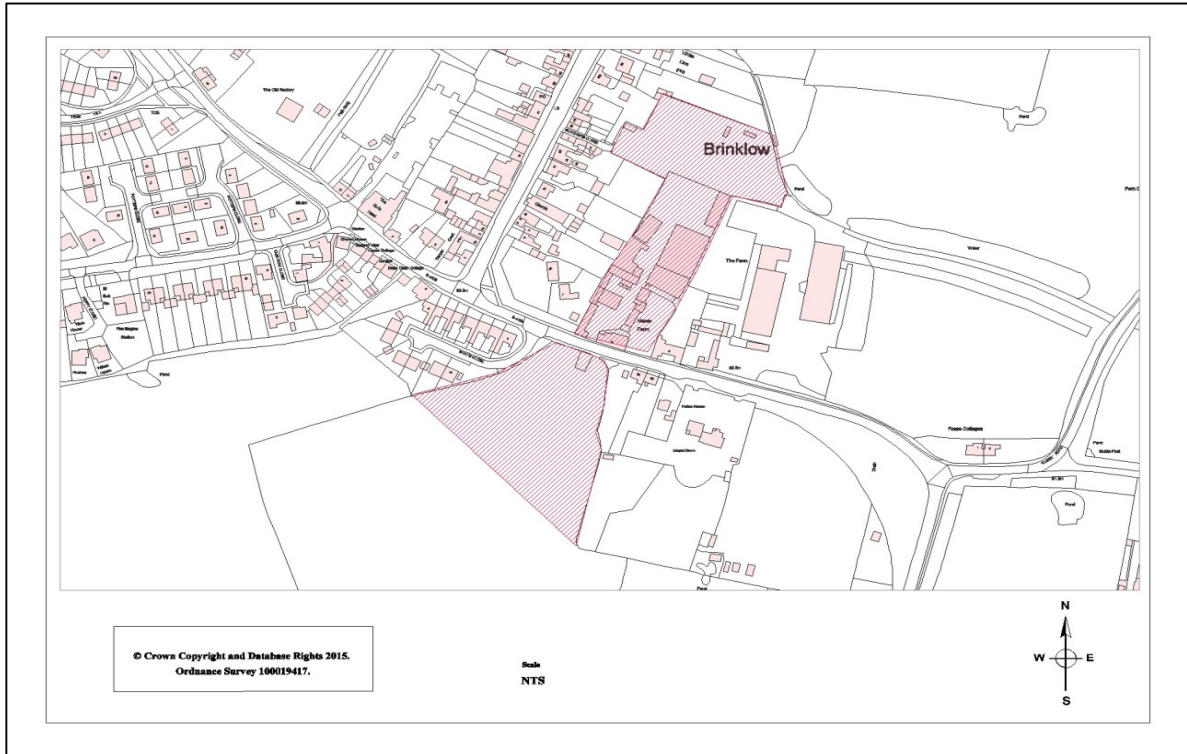
Suitability	Agricultural land in Green Belt formerly worked for sand and gravel extraction. Site is adjacent to Ryton on Dunsmore village boundary and bordered to the south west by A45 and strategic employment site beyond. Small area of Flood Zones 2 and 3 to the North of site along River Avon and SSSI located adjacent to Northwest part of site.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner expressed intention to develop. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/090
Site	Home Farm, Brinklow, Nr Rugby, Warwickshire, CV23 0LY
Agent	Mr Geoff Wilson, Home Farm, Brinklow, Nr Rugby, Warwickshire, CV23 0LY



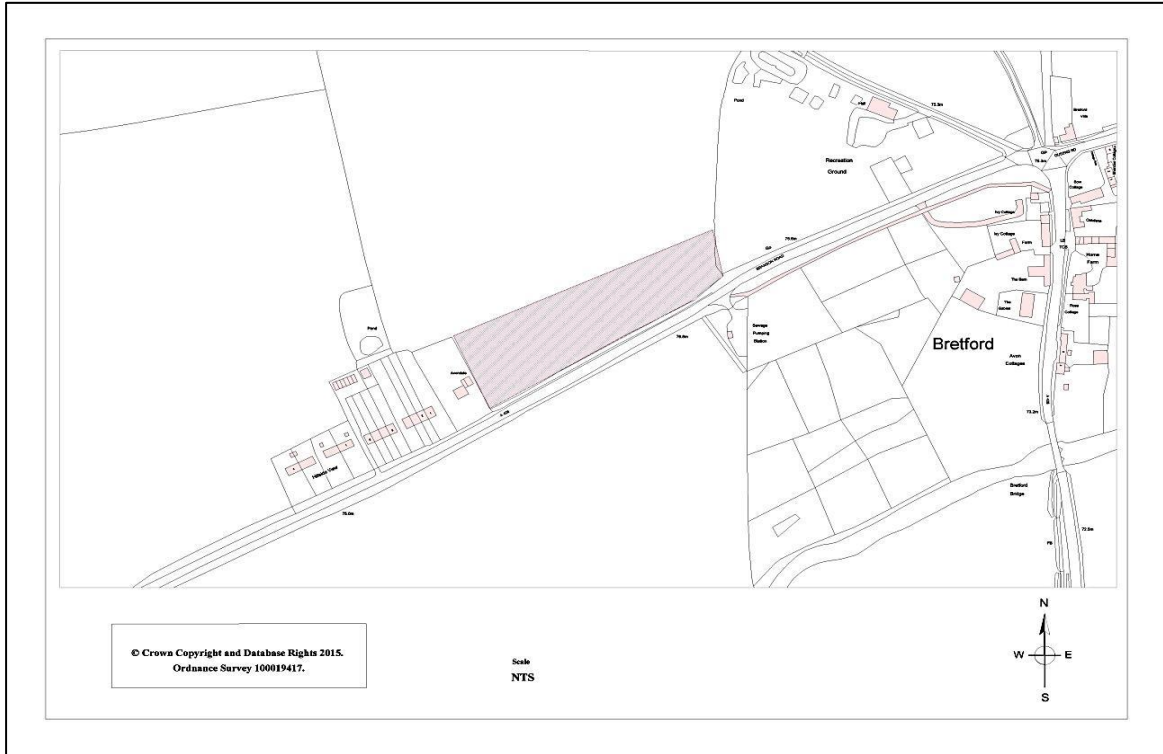
Suitability	Site comprises mixture of agricultural / grazing land and farm / industrial buildings adjacent to, and partly within, Brinklow village boundary. Adjacent to conservation area boundary. Some overlap with site S14/065E to south of B4455.
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Availability	Part of site overlaps with S14/065D and therefore multiple land ownership. Agricultural land including farm buildings. No developer in place but intention to develop expressed.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/091
Site	Land bordering Bretford
Agent	Mr Geoff Wilson, JC Channing and Sons, Brandon Grange Farm, Brandon, Coventry, CV8 3GE



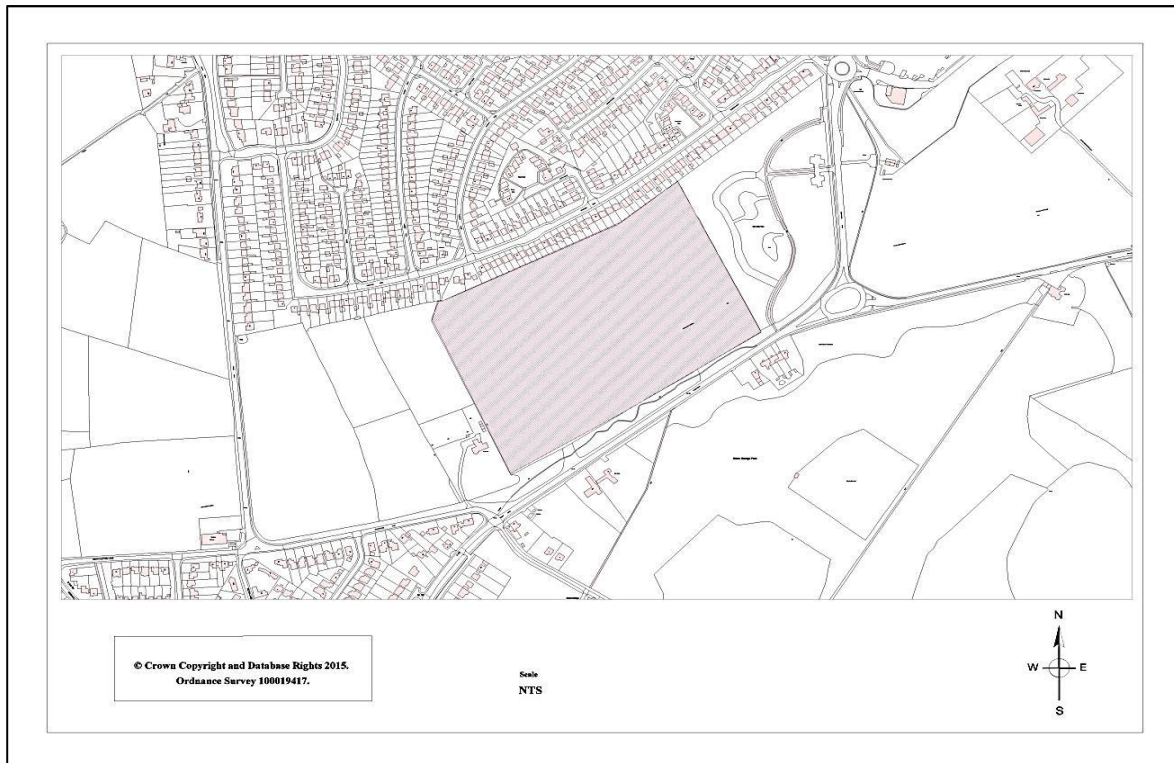
Suitability	Greenfield site in Green Belt currently used as agricultural land. Adjacent to row of dwellings along A428. Site adjacent to open space / local wildlife site to the East. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/092
Site	Bilton Glebe, Land off A426, Rugby
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



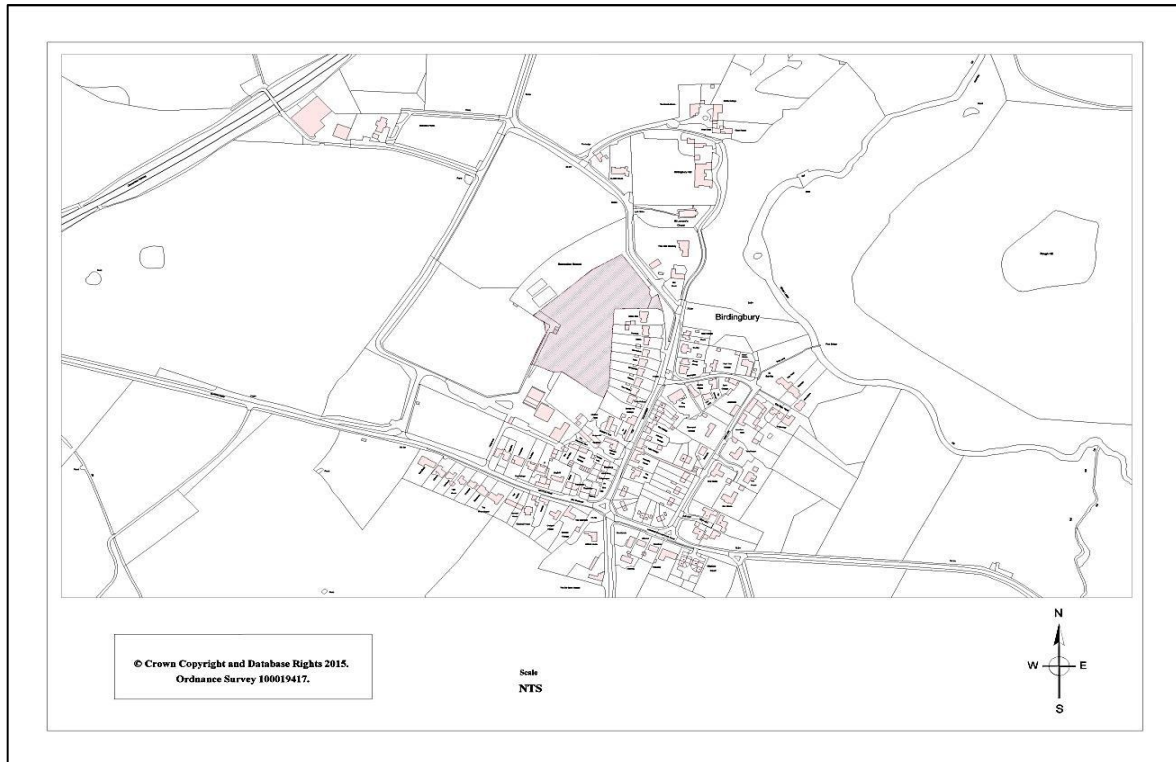
Suitability	<p>Large site adjacent South edge of urban area. Part of site used as agricultural land. Limited number of TPOs along North boundary. Part of larger site submission S14/102 proposed as strategic allocation including provision of local services.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	<p>Previously considered part of the South West Broad Location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/093
Site	Birdingbury Glebe, Land off Main Street, Birdingbury
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



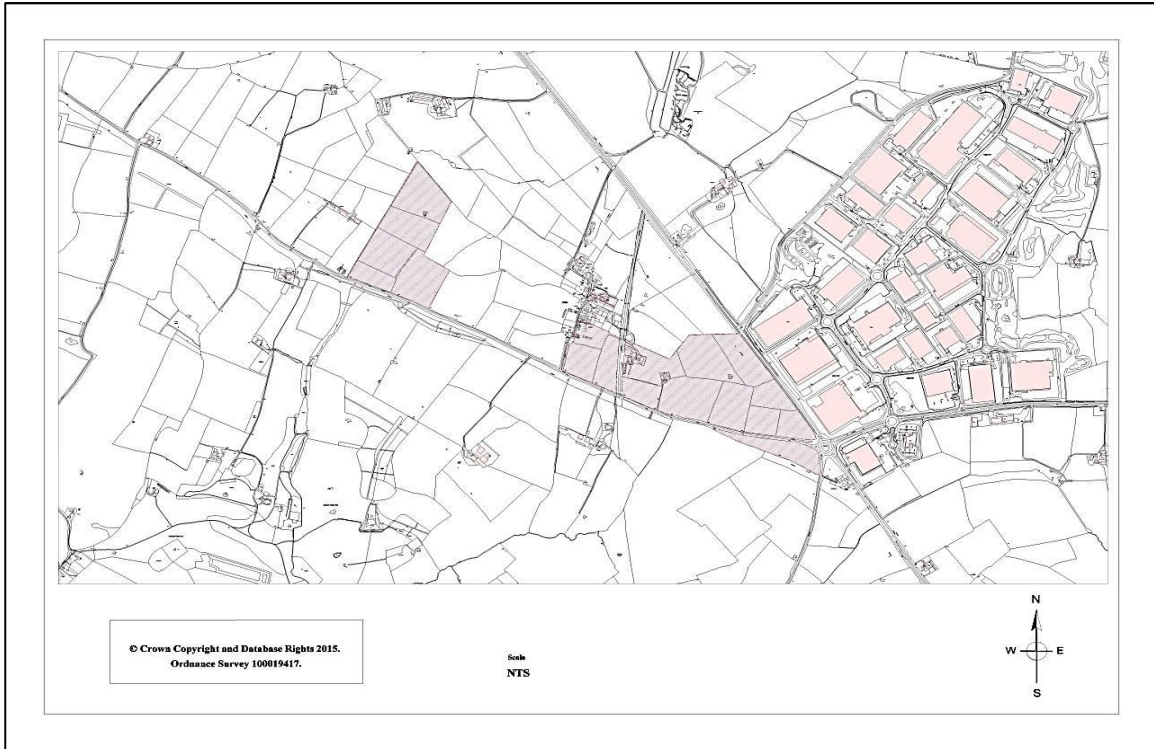
Suitability	Greenfield site in countryside location adjacent north edge of Birdingbury village boundary. Located to rear of existing residential properties. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/094
Site	Willey Glebe, Willey, Near Rugby
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



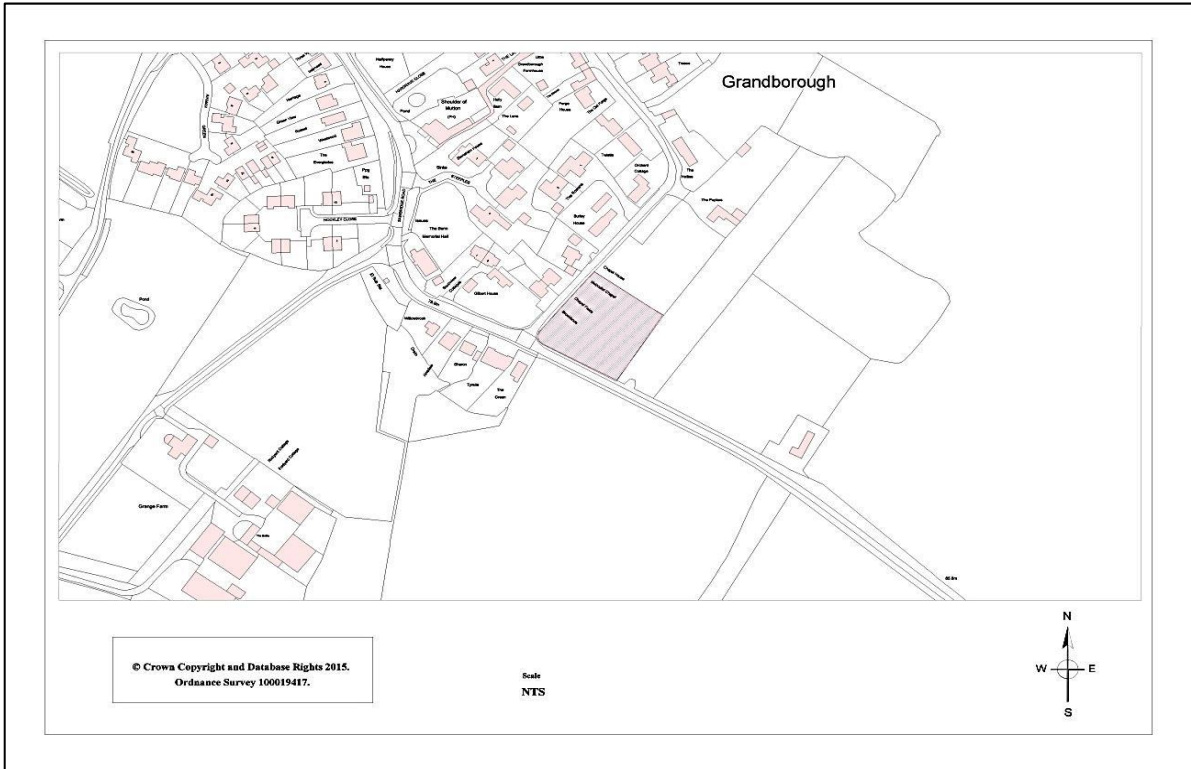
Suitability	<p>Large greenfield site split into three parcels. Part of site in Green Belt, part in countryside. Partly adjacent southern edge of Willey village boundary, extends Eastwards to A5. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/095
Site	Land off Church Road, Grandborough
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



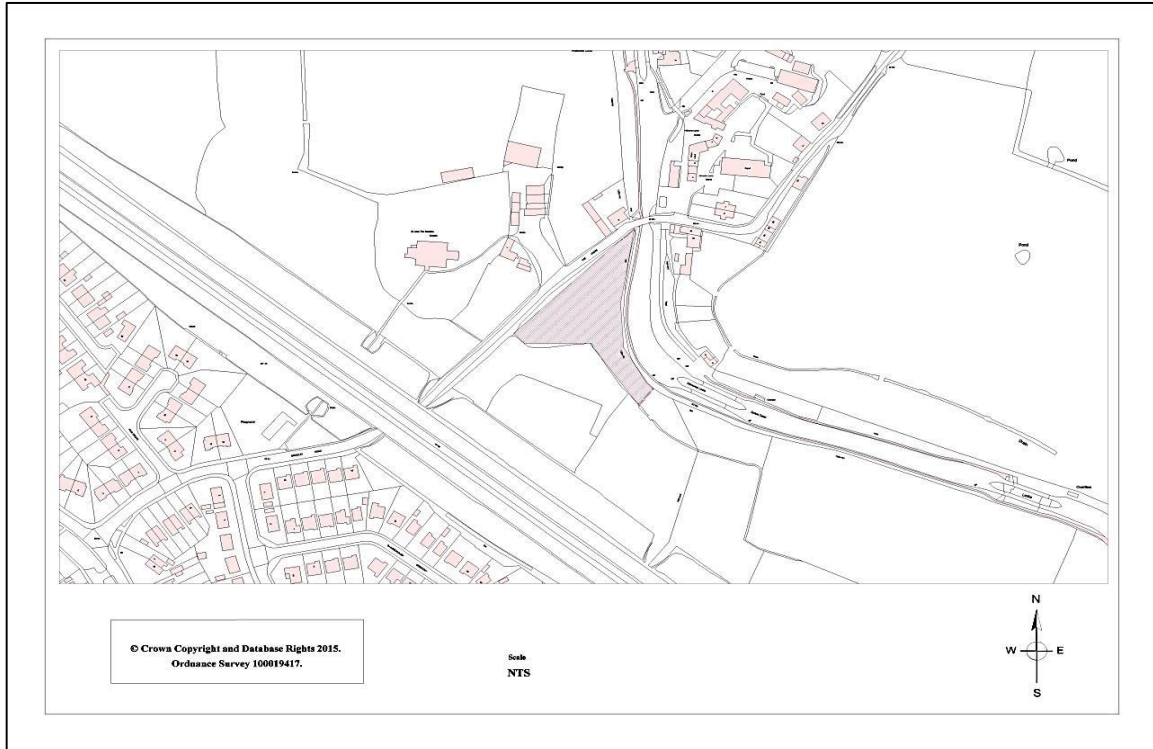
Suitability	Greenfield site in countryside location on southeast edge of Grandborough boundary. Site is adjacent to local needs settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site currently vacant grassland. Landowner expressed an intention but no developer engaged.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/096
Site	Land at the Locks, Hillmorton
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



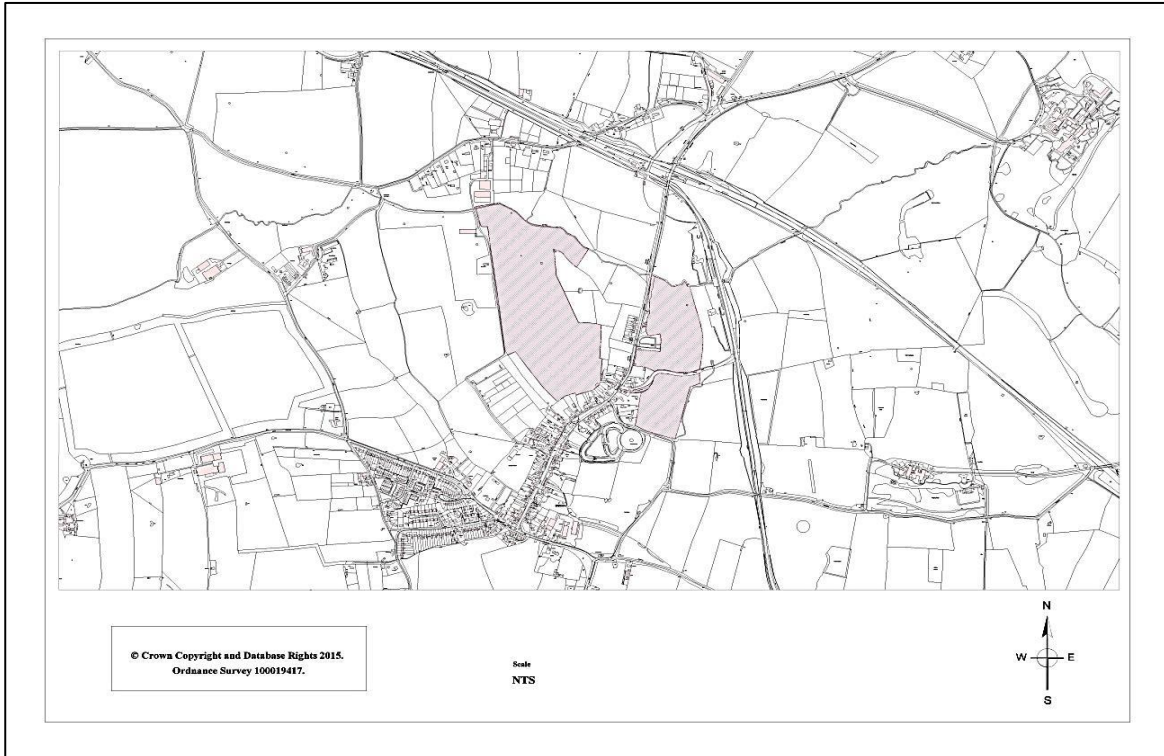
Suitability	<p>Site is located in the Hillmorton Locks conservation area outside edge of urban area. Adjacent canal. Site within Local Wildlife Site. Heritage and nature constraints could prove difficult for development of site.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other availability constraints.</p>
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Achievability	<p>Site likely to be achievable in insolation, however site is in same local market area as proposed strategic residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/097
Site	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



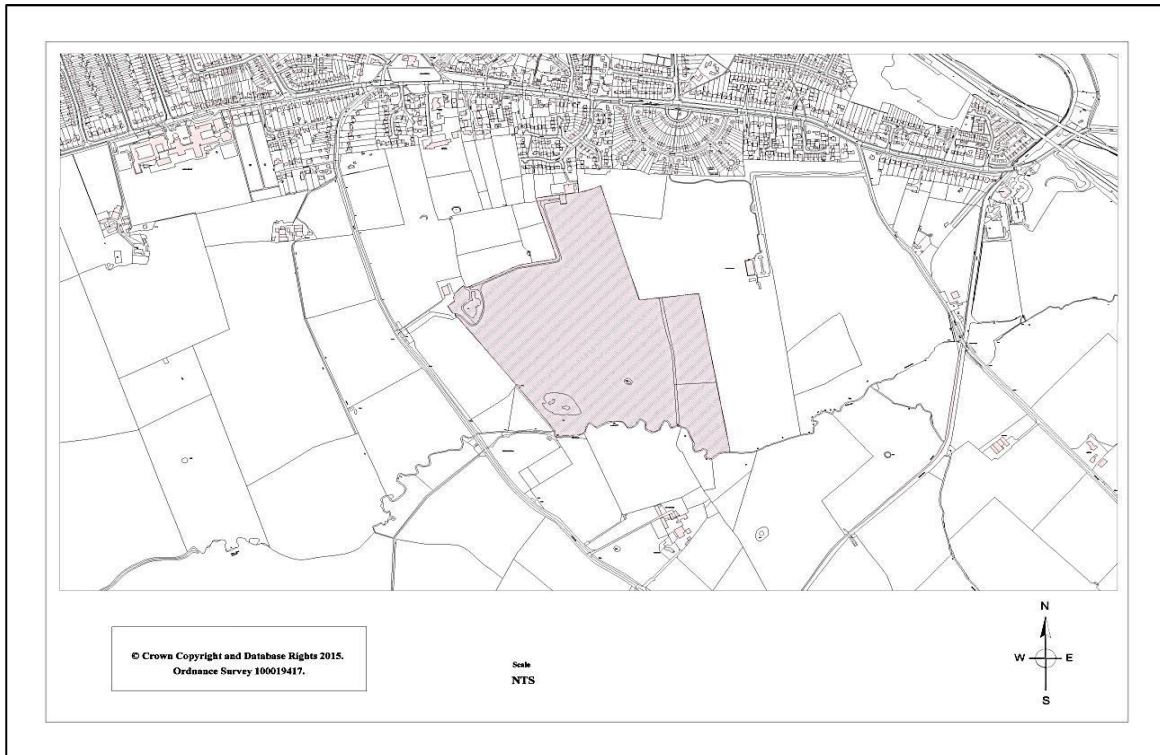
Suitability	Duplicate submission - S14/065 A-C
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Availability	Duplicate submission - S14/065 A-C
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Achievability	Duplicate submission - S14/065 A-C
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/098
Site	Moat Farm, Barby Lane, Rugby, Warwickshire
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



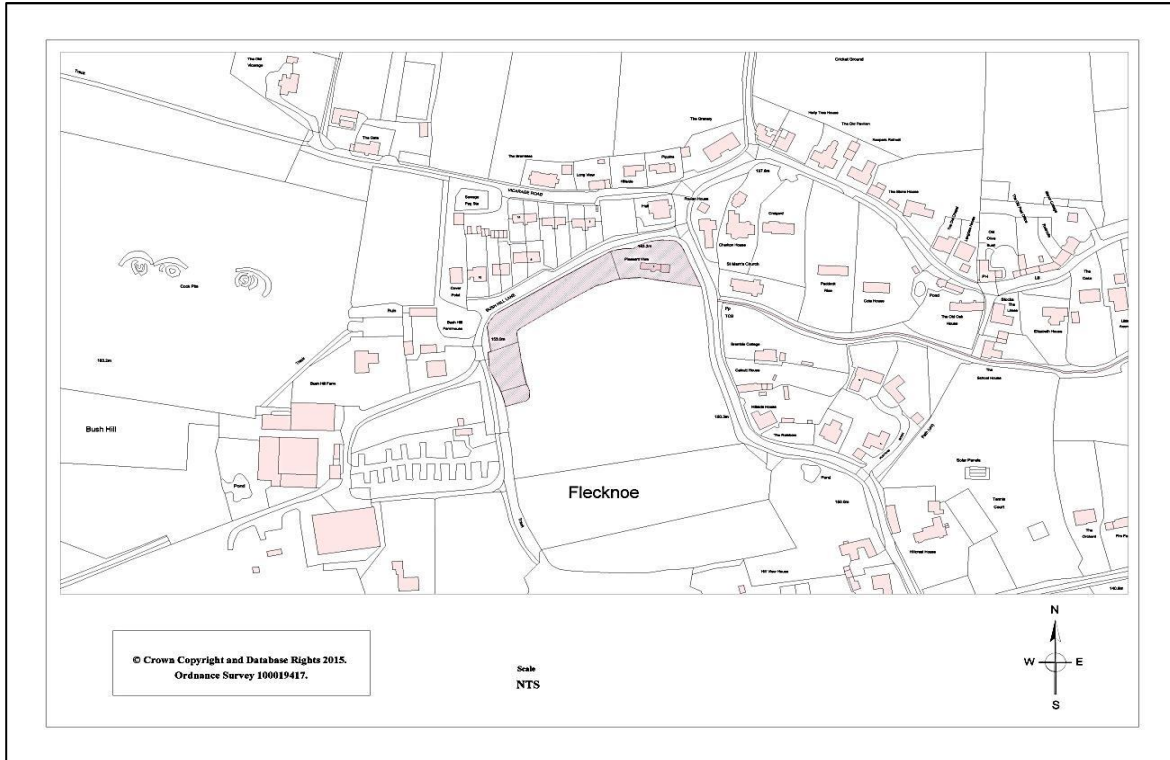
Suitability	<p>Large countryside site to the South of urban area, but not adjacent settlement boundary. Part of site grade 2 agricultural land and area of high landscape sensitivity across site. Significant part of site in Local Wildlife Site. Not adjacent to highway network and lack of current access could be problematic</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention to develop but not yet engaged a developer.</p>
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Achievability	<p>No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/099
Site	Pleasant View, 1 Bush Hill Lane, Flecknoe, CV23 8AX
Agent	Dr Robert Atkins, Pleasant View, 1 Bush Hill Lane, Flecknoe, CV23 8AX



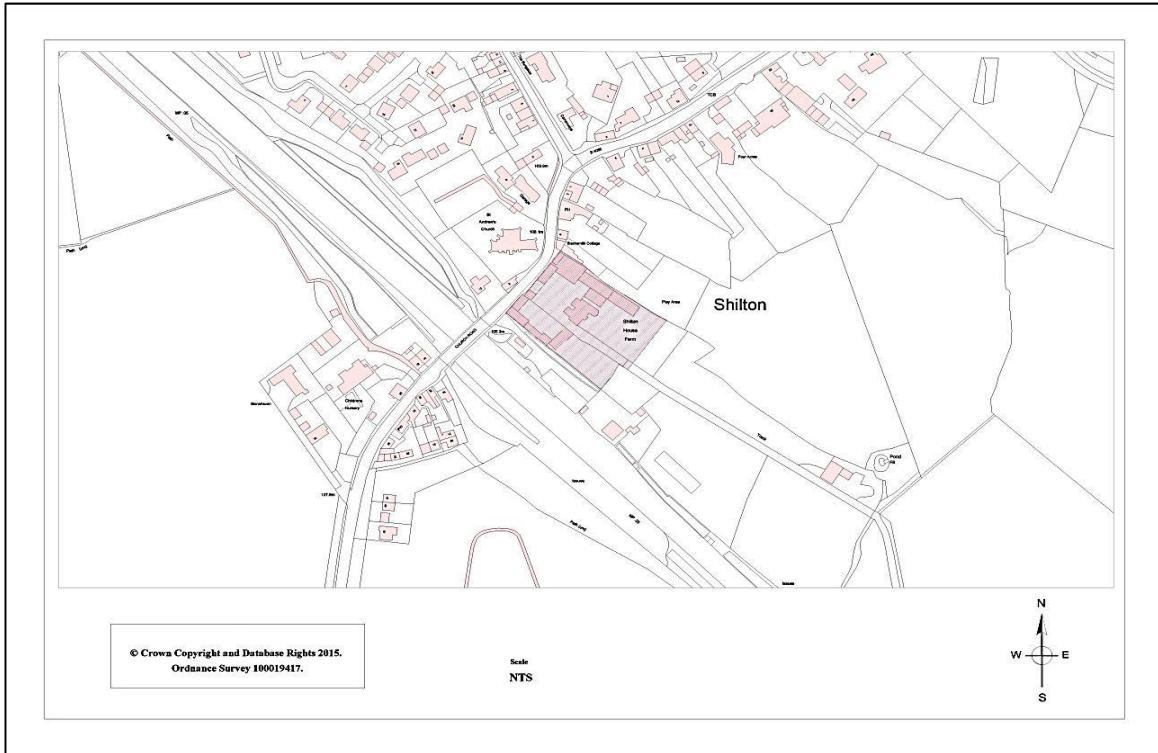
Suitability	Narrow site in countryside location next to Flecknoe village boundary. Shape of site appears restrictive to development. Within close proximity to Scheduled Ancient Monument. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/100
Site	Shilton House Farm, Church Road, Shilton, CV7 9HX
Agent	Mr Danny O'Flanagan, O'Flanagan Homes, 110 Broad Street, Coventry, CV6 5AZ



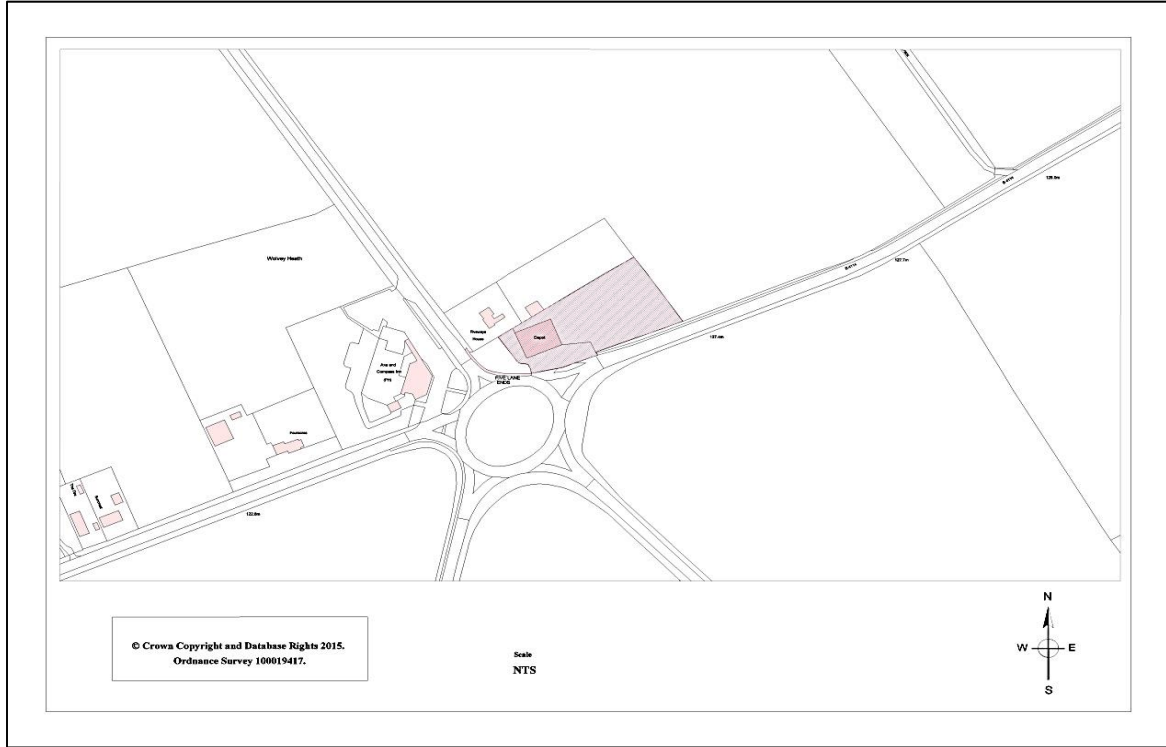
Suitability	<p>Site within Shilton boundary (small portion on south east edge in Green Belt). Existing buildings on site appear to be associated with farm. Site is adjacent / within local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Farm buildings on site. Landowner expressed an intention to develop but not yet engaged a developer. No other availability constraints.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/101
Site	Gunters Haulage Yard and Premises, Five Ways, Wolvey, LE10 3HG
Agent	Mr Danny O'Flanagan, O'Flanagan Homes, 110 Broad Street, Coventry, CV6 5AZ



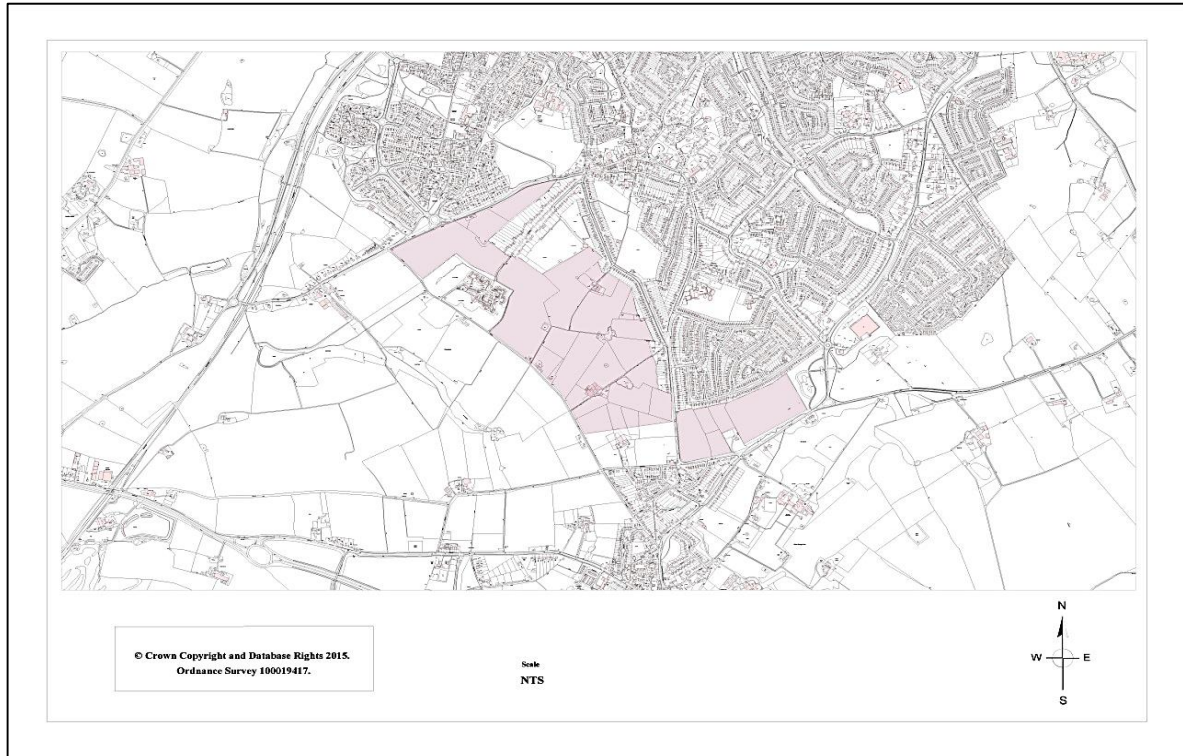
Suitability	Brownfield site in the Green Belt, existing haulage yard off B4114. Site surrounded by grade 2 agricultural land but extent of site is completely hardstanding / previously developed. Access / highways safety concerning adjacent roundabout may require mitigation. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Current industrial use. No developer in place but landowner has expressed intention to develop. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/102
Site	Land between Cawston Lane and Alwyn Road (Land within the South West Broad Location)
Agent	Claudia Clemente, Regent House, Princes's Gate, 4 Homer Road, Solihull, B91 3QQ



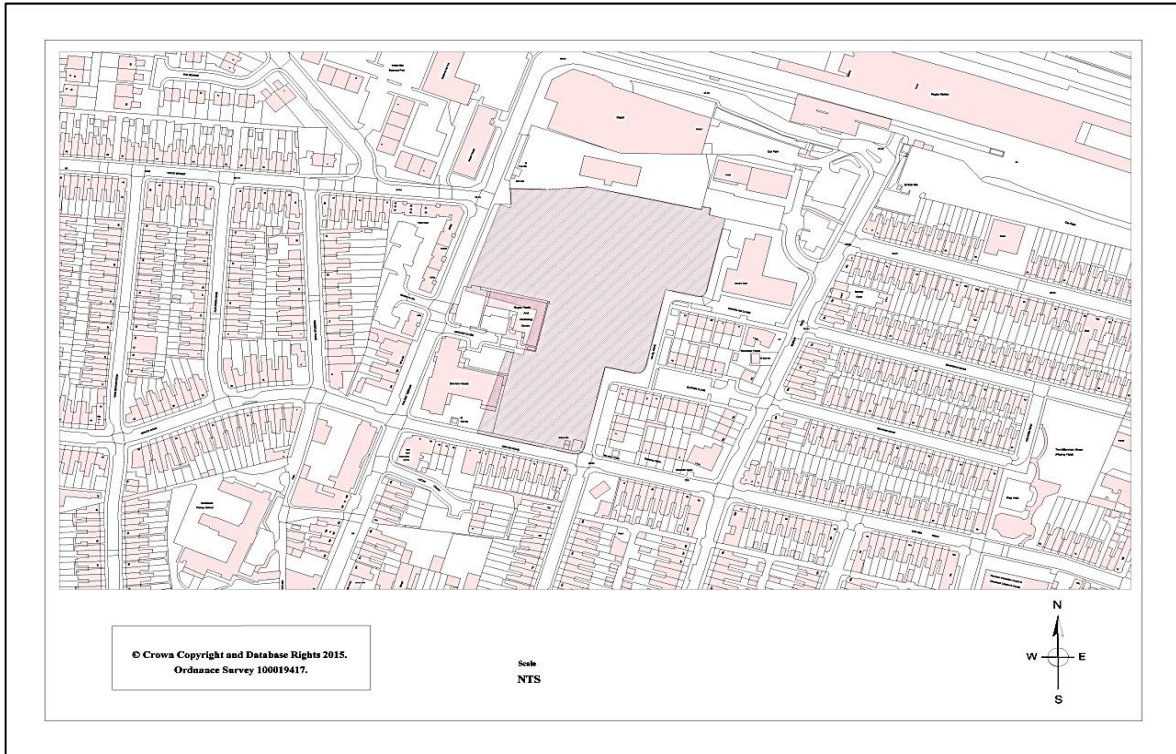
Suitability	<p>Substantial site to the southwest of the urban area comprising a number of parcels of land. Approx 60% grade 2 agricultural land. TPOs along some borders but not on majority of the site. Access / highway improvements likely to be needed off Cawston Lane.</p> <p>Proposed as strategic allocation site and overlaps with sites including S14/092, S14/116 and S14/117. Site would be of new settlement scale including provision of local services and other infrastructure, and form a broad location for strategic growth with adjacent site submissions.</p>
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Availability	<p>Site has mixed current uses but predominantly agricultural. Is under option across part of site. No other significant availability constraints identified.</p>
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Achievability	<p>Previously considered part of the South West Broad Location. Planning permission granted for 250 dwellings to northwestern corner of site. Northeastern corner of site subject to planning application for 150 dwellings. No other achievability constraints identified subject to delivery of infrastructure.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/106
Site	Market Quarter, Cattle Market, Railway Terrace, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



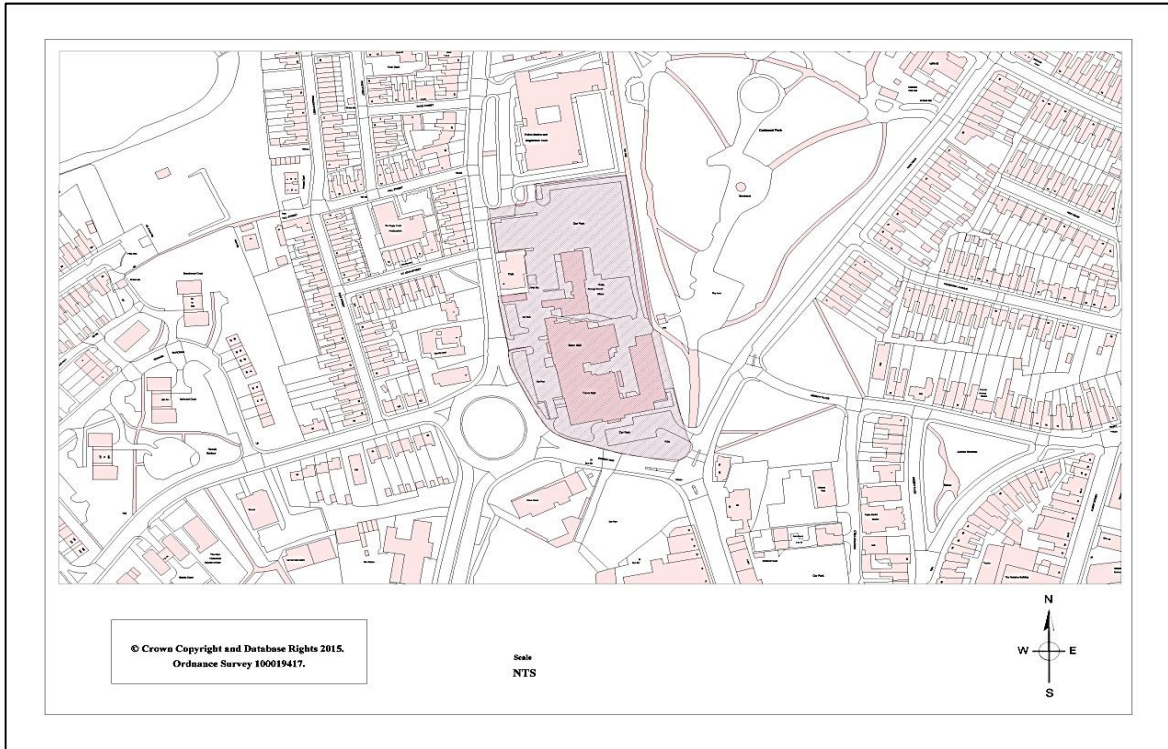
Suitability	Brownfield site in urban area location near to the railway station. Site bounded by residential on three sides with Stagecoach depot and car parking site to the north. Also adjacent to health surgery off Railway Terrace.
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Availability	Site is currently vacant. Landowner has expressed an intention but not engaged a developer. No other significant availability constraints identified.
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Achievability	Site not previously submitted to the SHLAA. Has numerous previous residential permissions, including some lapsed.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/108
Site	Town Hall Complex, Newbold Road, Rugby, CV21 2RR
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



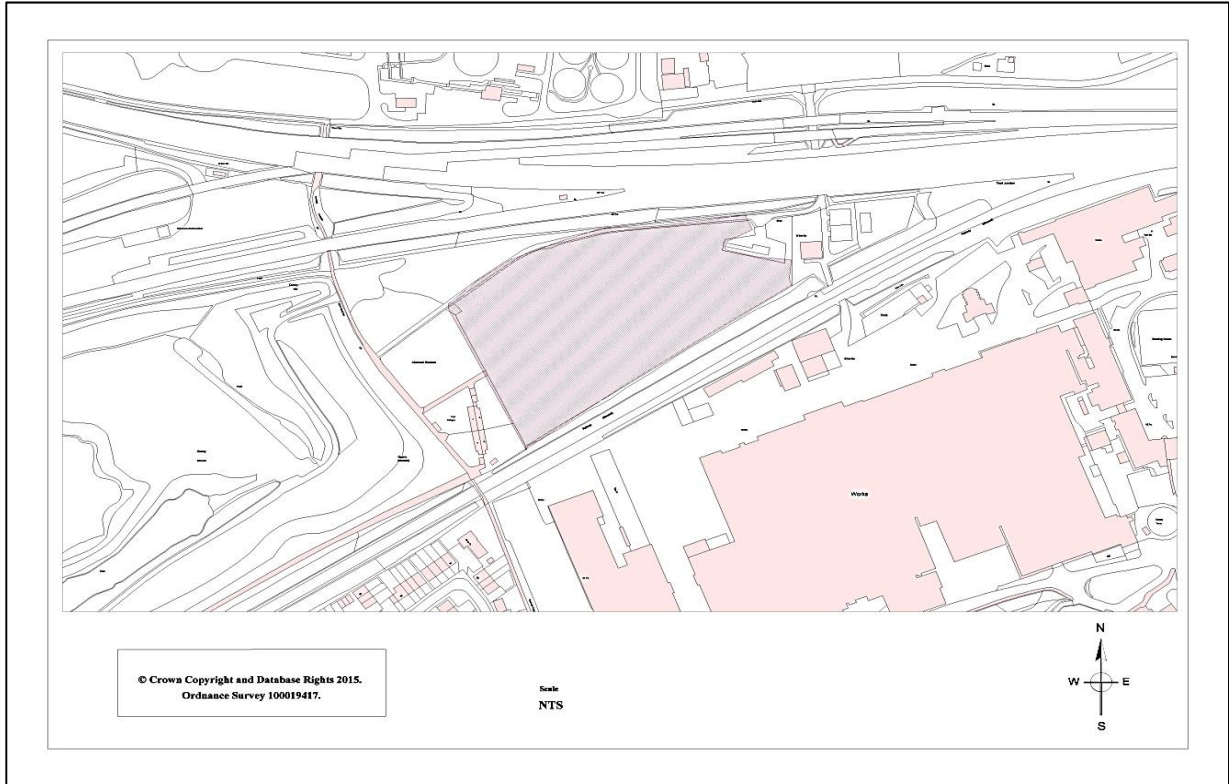
Suitability	Urban area location near to town centre. Currently comprises Rugby Borough Council buildings on site, including Listed Buildings, as well as Council managed town centre car parking.
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Availability	Sole landowner. Currently well used for mixture of uses, including offices and entertainment / function hall, and significant town centre car parking. Current use of site mean not considered to be available for residential development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/109
Site	Land at Newbold Sewage Treatment Works
Agent	Mr Michael Askew, Lambert Smith Hampton, Interchange Place, Edmund Street, Birmingham, B3 2TA



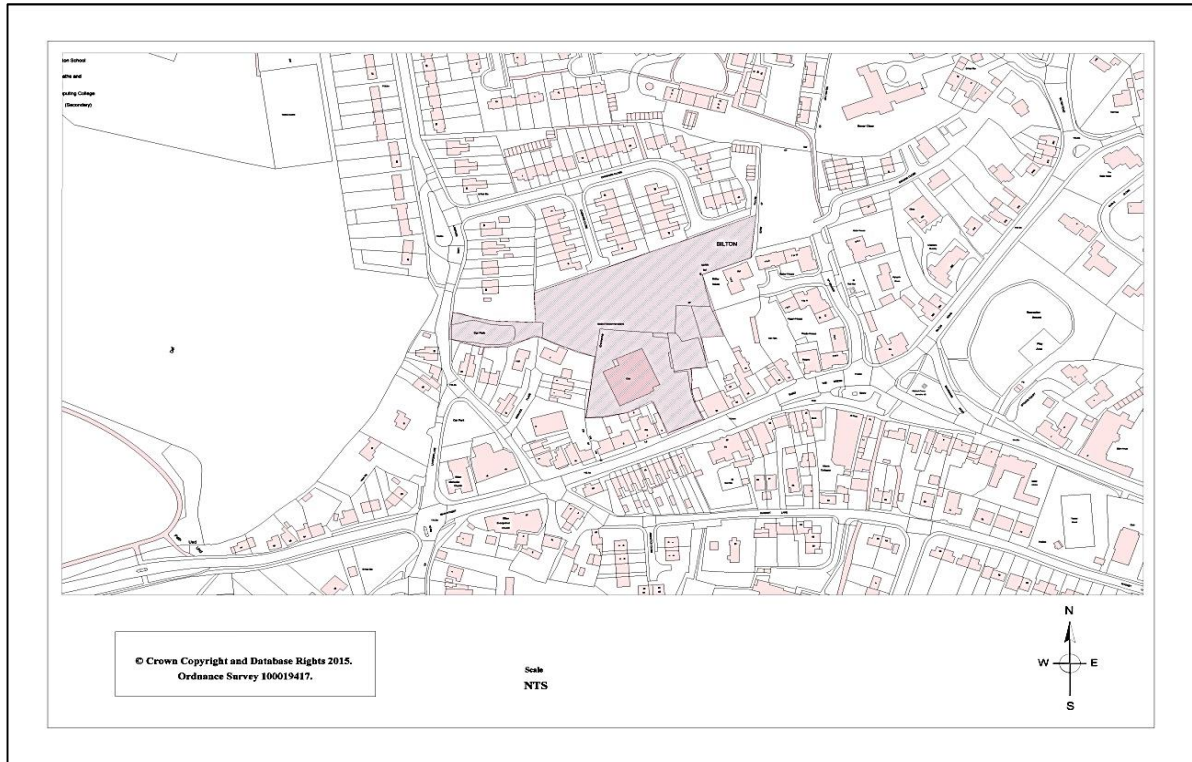
Suitability	Vacant site within urban area. Train lines to North and South of site. Generally appears constrained and difficult to access.
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Availability	Landowner expressed intention for employment uses. Not considered available therefore for residential purposes.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Site	S14/110
Site	Former Bilton Social Club, Main Street, Bilton, CV22 7NB
Agent	Louise Steele, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



Suitability	Brownfield site in urban area. Existing building on site in community use. Large grassed area to north of site. Surrounded by residential properties.
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Availability	Historically in community use. Landowner expressed an intention to redevelop for retail use. Not considered available therefore.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/111
Site	Land to South of Cawston Spinney, Rugby
Agent	Mr Peter Frampton, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



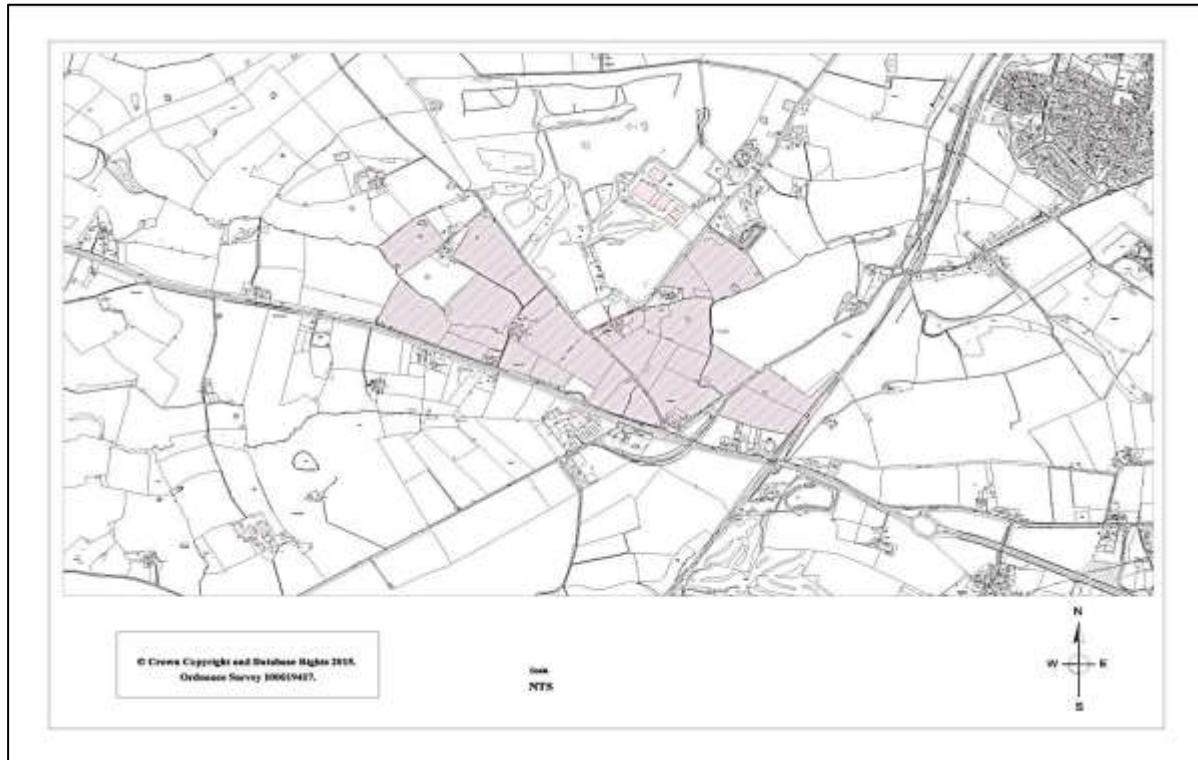
Suitability	Large greenfield site in countryside location. Not adjacent to existing urban area boundary although extant residential planning permissions extending urban area exist immediately to north (600 dwellings) and north east (250 dwellings) of site. Substantial parts of grade 2 and 3a agricultural land and moderate landscape sensitivity area. Large area of ancient woodland across centre of site. Proposed as mixed use strategic site with employment development to the south. Site would be of new settlement scale including provision of local services and other infrastructure, and form a broad location for strategic growth with adjacent site submissions.
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Availability	Currently in agricultural use. Not owned by developer but landowner(s) in negotiation. Different landowner to south east of site where overlaps with submission of site S14/117.
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Achievability	Site not previously submitted to the SHLAA. No other achievability constraints identified subject to delivery of infrastructure
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/112
Site	Land at Lawford Heath
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



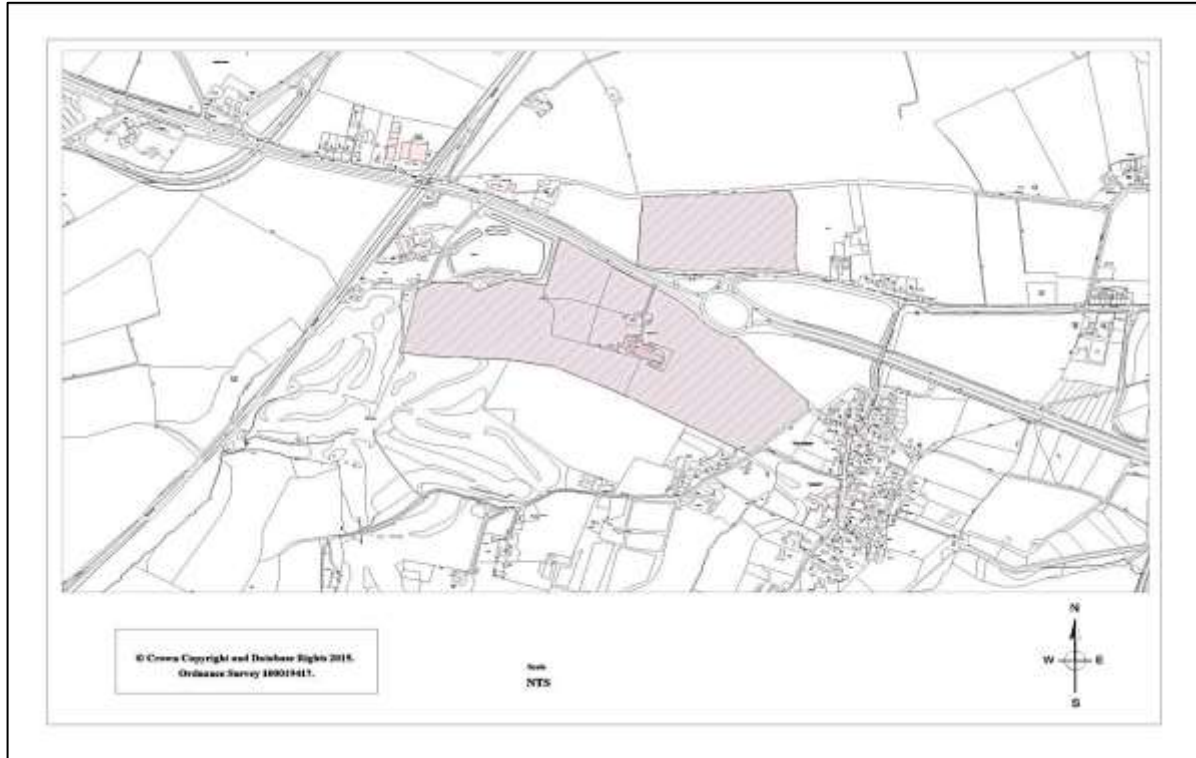
Suitability	<p>Very large greenfield site in Green Belt currently used as agricultural land. Site is in designated mineral safeguarding area and bordered to North by working quarry and Lawford Heath Industrial Estate. Bordered to the South by A45. Hedgerows and trees across site denoting field boundaries.</p>
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Availability	<p>Agricultural land including farm buildings. No developer in place. Preferred option extraction site in WCC Minerals Local Plan, therefore not considered available.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/113
Site	Barnwells Farm, Thurlaston
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



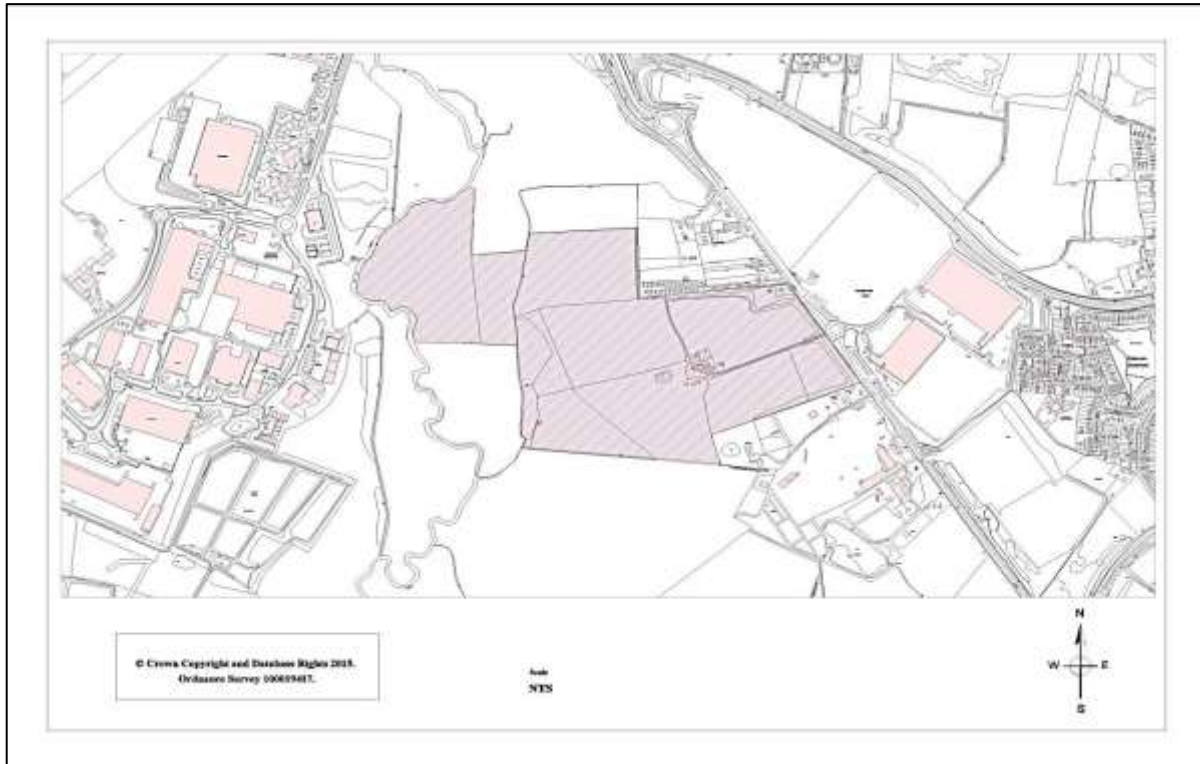
Suitability	<p>Large greenfield site in countryside location isolated from urban area. Existing agricultural buildings on site. TPOs along Northern boundary of one of the parcels. Located near to Western relief road. Golf Course to West. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/114
Site	Coney Farm, Ryton
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



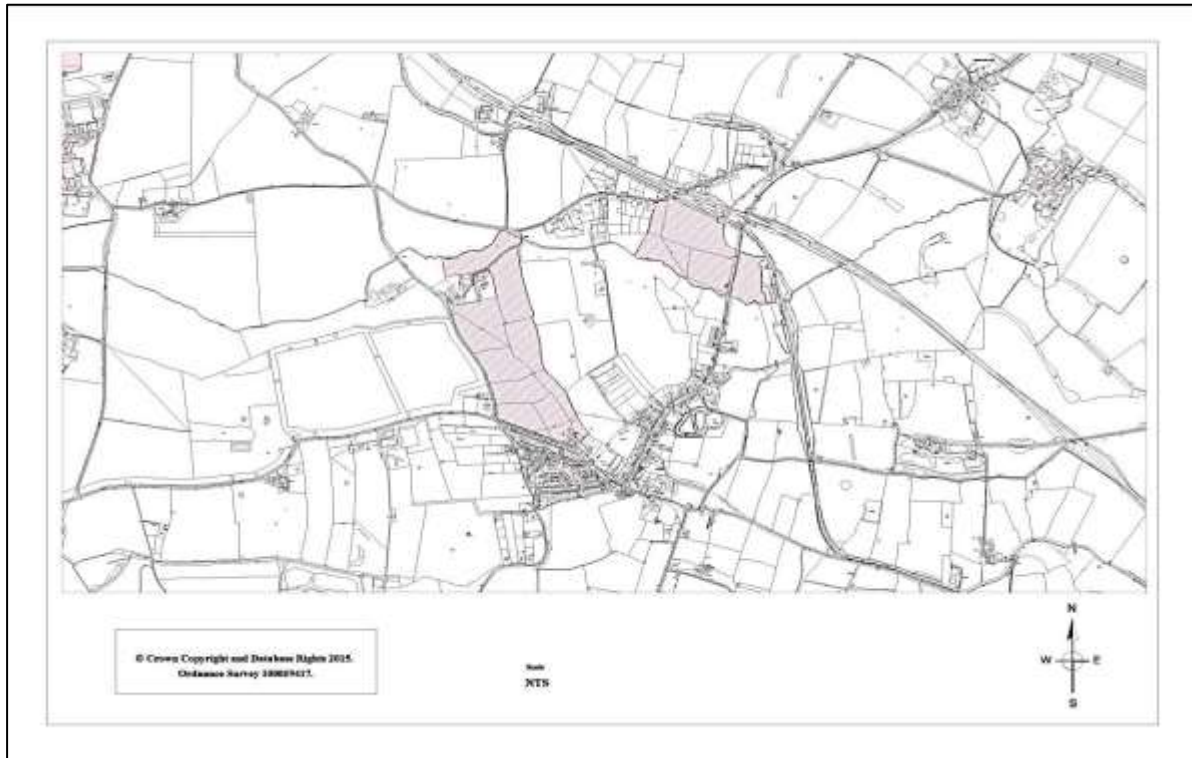
Suitability	<p>Very large greenfield site in Green Belt currently used as agricultural land. Site contains farm buildings in centre of site and small area of woodland to West. Areas of Flood Zone 2 and 3 in Western part of site. Site bounded by River Avon to Northwest, A423 to the East (and Prologis Ryton beyond) and agricultural land to the North and South.</p>
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Availability	<p>Agricultural land including farm buildings. No developer in place. Preferred option extraction site in WCC Minerals Local Plan, therefore not considered available.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/115
Site	Brierleys Farm, Brinklow
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



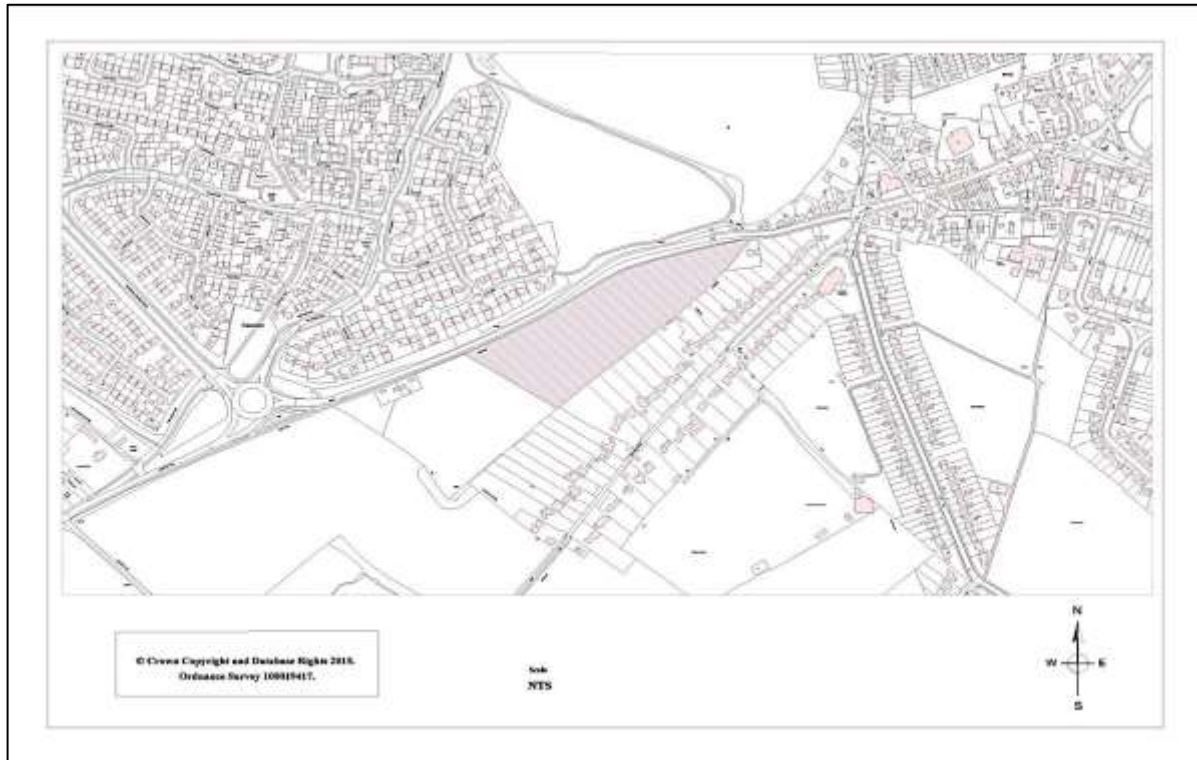
Suitability	Very large greenfield site in Green Belt used as agricultural land. Site bordered by canal to the East and canal and railway line to the North. Smite brook borders site to the South and areas of Flood Zone 2 and 3 along Southern edge of site. Local wildlife sites adjacent to site to the North and East along canal and to the South along brook. Some mature trees and hedgerows across site. Southern part of site adjacent to settlement boundary may be more suitable for residential development in terms of access to local services than area of site extending further away from settlement. Potential capacity will reflect this.
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Availability	Agricultural land but not occupied by buildings. No developer in place but intention to develop expressed. No other significant availability constraints identified.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/116
Site	Land at Main Street, Cawston,
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



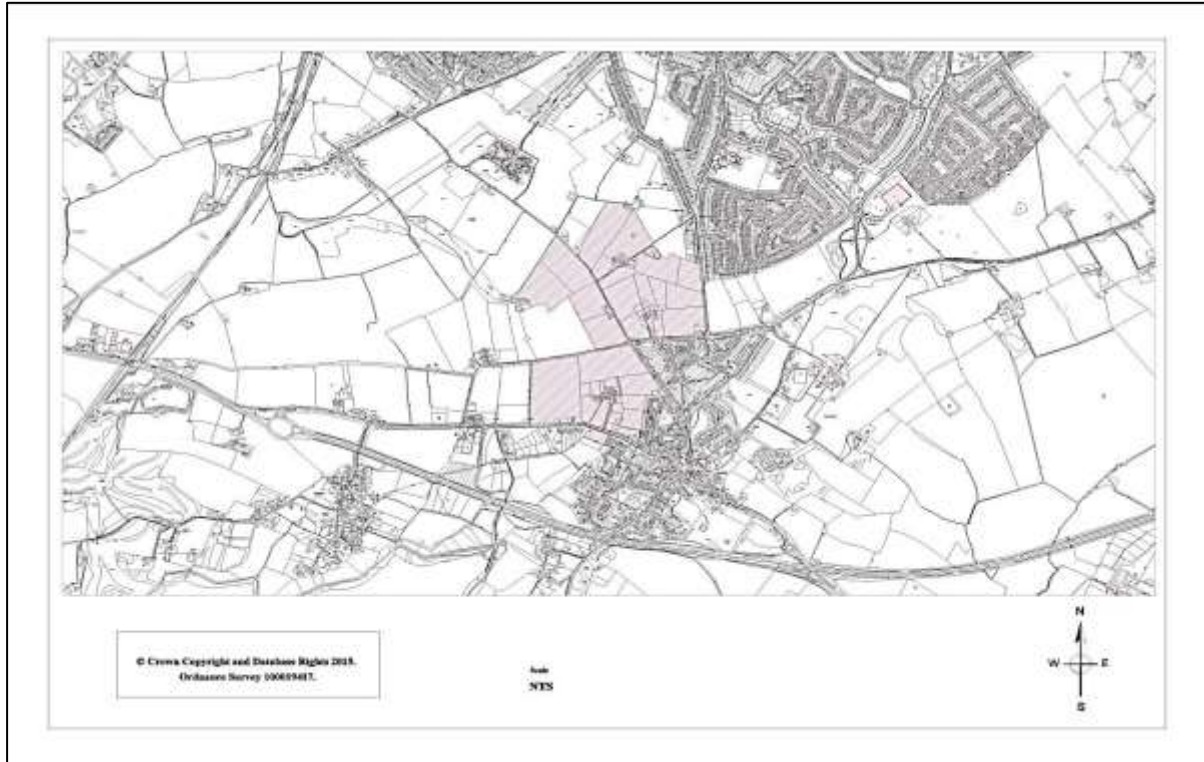
Suitability	<p>Site immediately adjacent to edge of urban area. Grade 2 agricultural land. Land currently constitutes gap between existing residential land uses at Cawston and Lime Tree Avenue. Bounded by Main Street B4642 to north.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention and site currently subject to planning application for residential scheme. No other availability constraints.</p>
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Achievability	<p>No constraints to development identified. Previously considered part of the South West Broad Location.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/117
Site	Dunkleys Farm, Cherry Tree Farm and Homestead Farm, Cawston Lane, Rugby
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



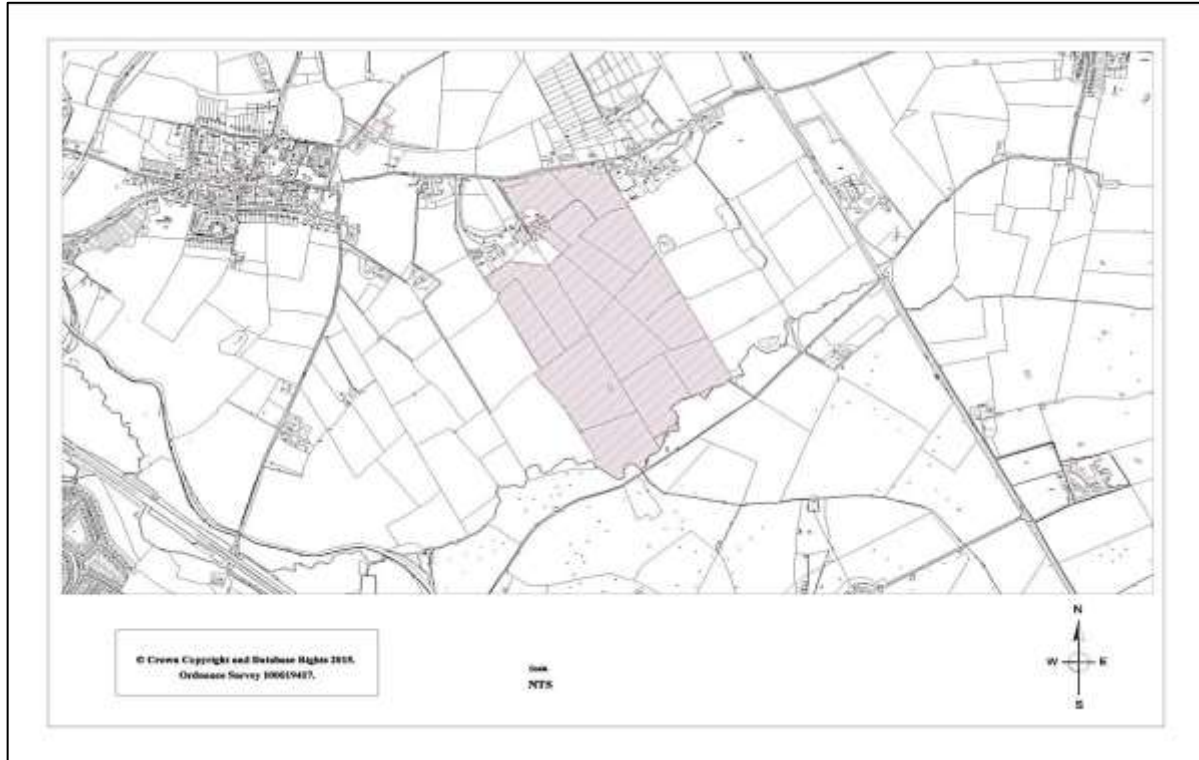
Suitability	<p>Large greenfield site in agricultural use to the Southwest of Rugby urban area and Northwest of Dunchurch. Includes three separate farms and associated agricultural buildings. Substantial area of grade 2 agricultural land and area of moderate landscape sensitivity. TPOs on part of site. Site overlaps with other strategic allocation site submissions S14/102 and S14/111.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention to develop but not yet engaged a developer.</p>
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Achievability	<p>Previously considered part of the South West Broad Location. No achievability constraints identified subject to delivery of infrastructure provision across number of site options in this broad location.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/118		
Site	Dunsmore House Farm, Lilbourne Road, Clifton upon Dunsmore, CV23 0Aq		
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX		



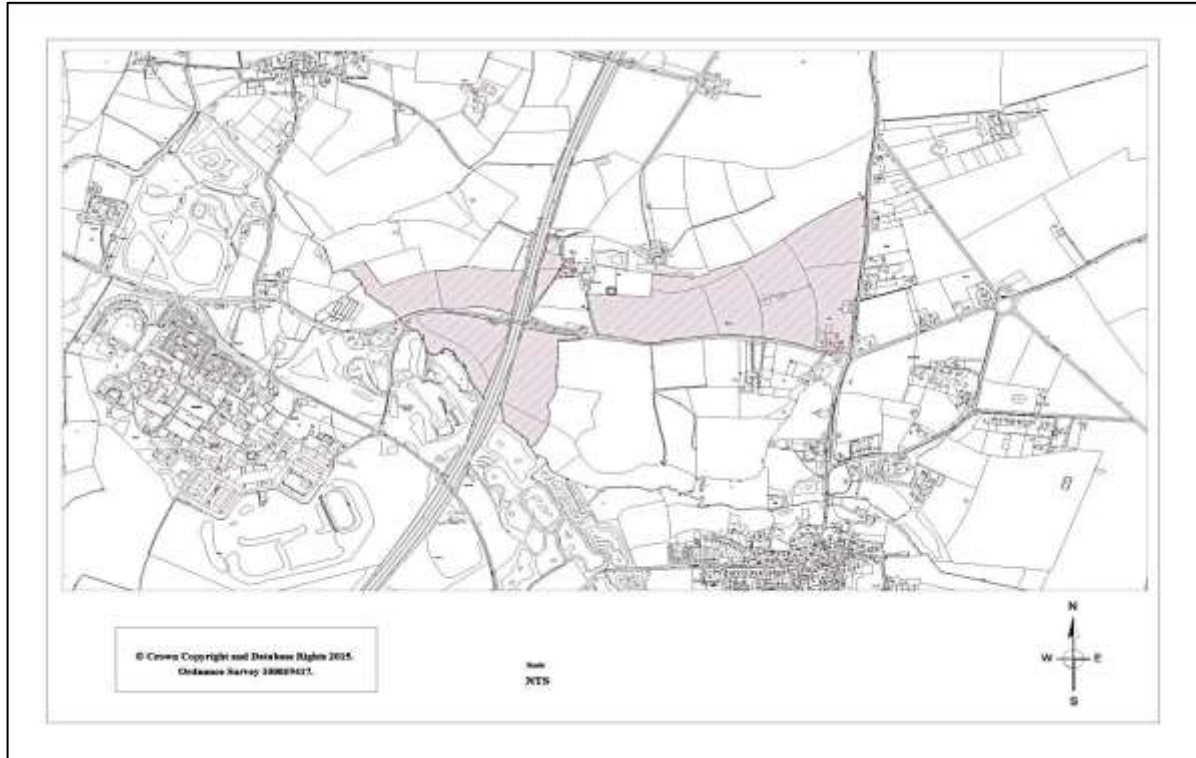
Suitability	<p>Very large greenfield site located in the countryside to the east of Clifton upon Dunsmore. Some distance from village boundary. Listed building to the East. Small section of Southern part of site in Flood Zone 3. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/119		
Site	Shelford House Farm, Burton Hastings		
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX		



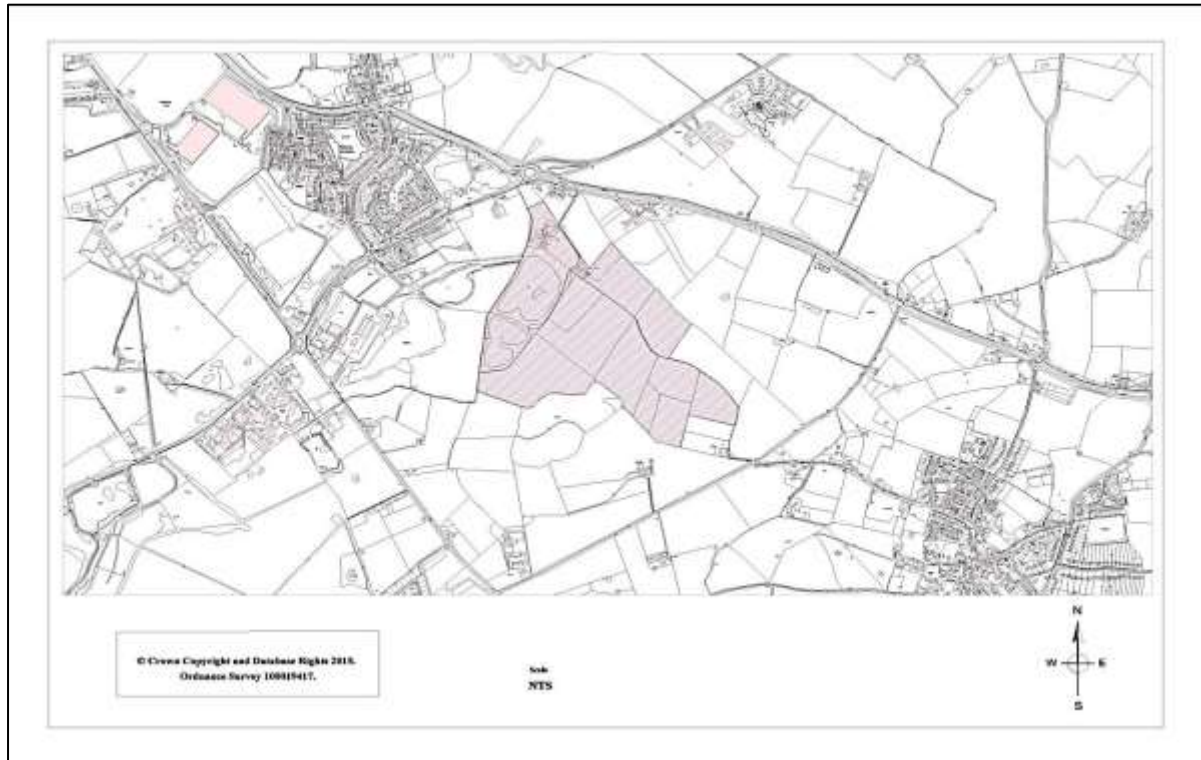
Suitability	<p>Very large greenfield site in Green Belt in use as agricultural land but excluding farm buildings. Site split into several parcels both East and West of M69 - including immediately adjacent to motorway. River Anker runs to Southwest of site (parcel on West side) and small area of Flood Zone 2 and 3 present in this part of site. Also adjacent to local wildlife site (Wolvey Trout Pits) in Southwest of site. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Agricultural land including farm buildings. No developer in place. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/120
Site	Manor Farm, Ryton
Agent	Mr Tony Lyons, Warwickshire County Council, PO Box 43, Shire Hall, Warwick, CV34 4SX



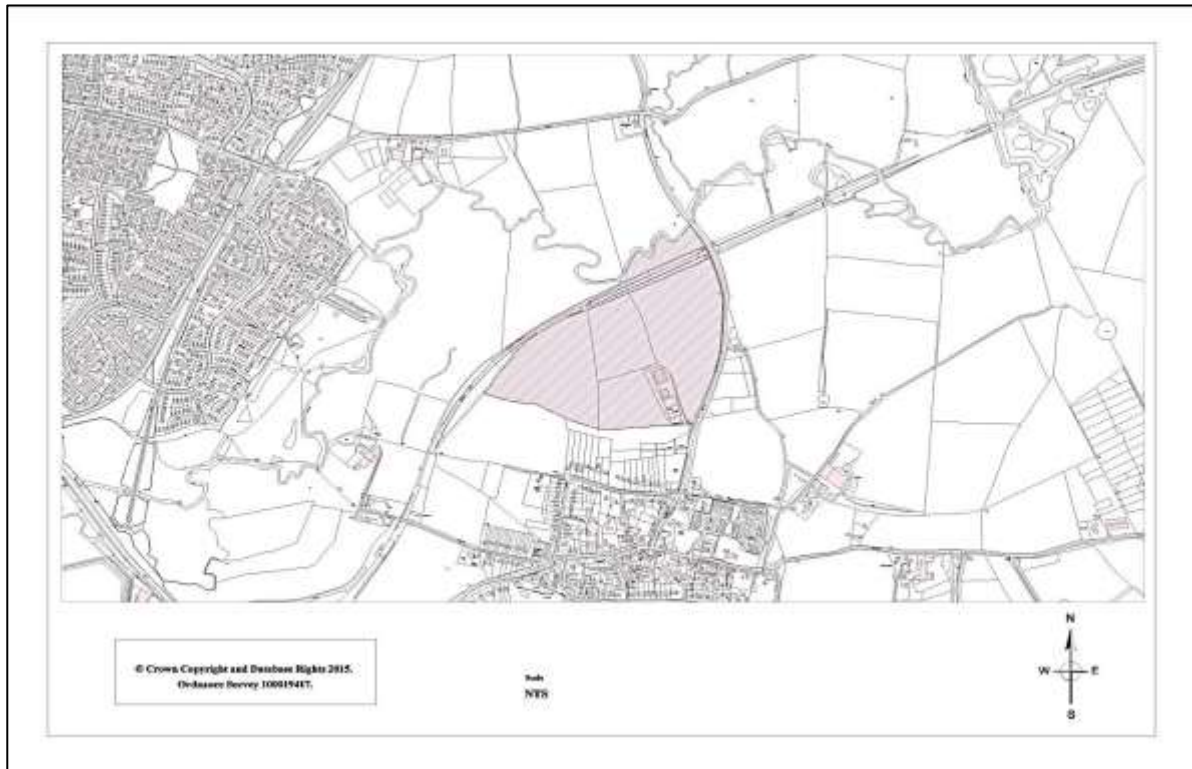
Suitability	<p>Very large greenfield site in Green Belt used as agricultural land. Site adjacent to area of ancient woodland to Southwest. Large ponds / lakes (local wildlife sites) included in West of site and Manor Farm buildings at North of site. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It also has potential to produce coalescence between two distinct main rural settlements. It is therefore considered not to be suitable.</p>
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Availability	<p>Agricultural land including farm buildings. No developer in place but landowner has expressed intention to develop. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/121		
Site	Longstons, Newton Road, Clifton upon Dunsmore		
Agent	Mrs Val Coleby, 42 Headlands, Kettering, NN15 7HR		



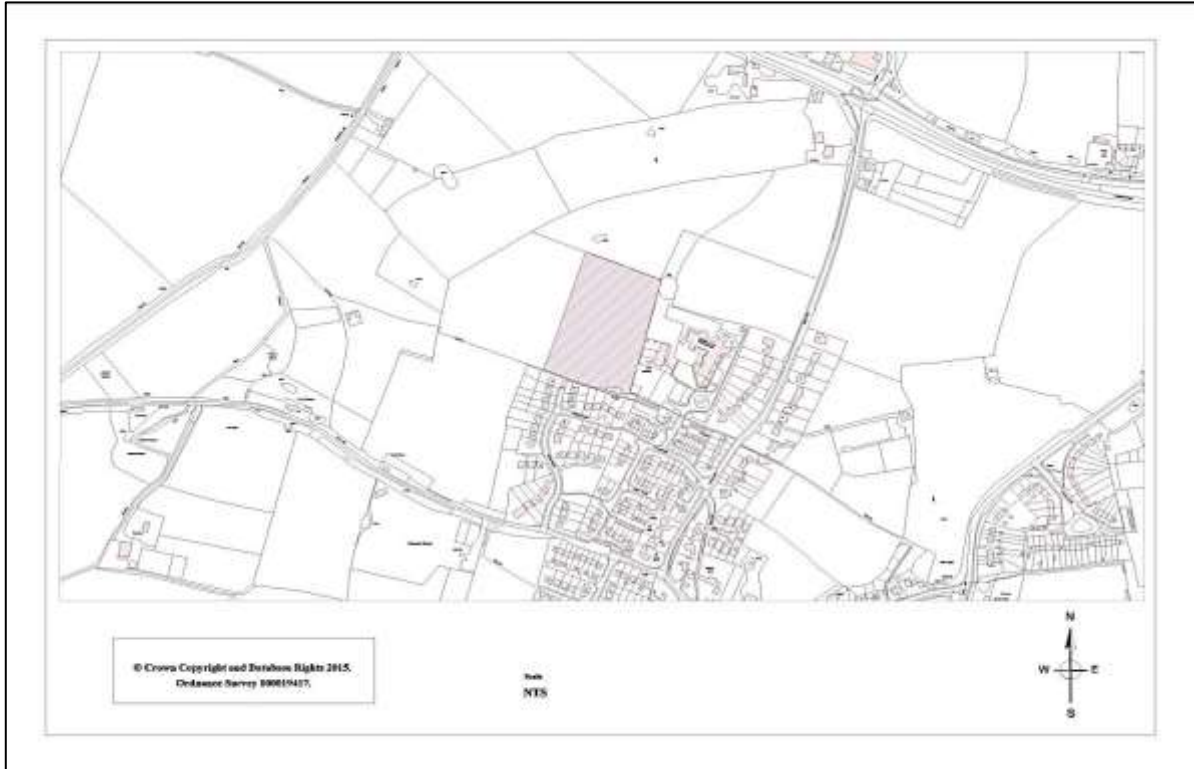
Suitability	<p>Large greenfield site in countryside location just to North of Clifton upon Dunsmore settlement boundary. Some existing buildings in centre of site that appear to be agricultural. Flood Zone 2 and 3 on portion of North section of site. Site of this proposed scale isolated in terms of access to local services and therefore not considered to be suitable for residential development.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed intention to develop but not yet engaged a developer. No other availability constraints identified.</p>
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Achievability	N/A		
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/122
Site	Land off Squires Road, Stretton-on-Dunsmore, CV23 9HF
Agent	Mr Laurence Wilbraham, Wilbraham Associates, 18A Regent Place, Rugby, CV21 2PN



Suitability	Greenfield site in Green Belt adjacent to village boundary with primary school immediately adjacent to East of site. Access works would be needed from residential cul-de-sac to South of site. Open agricultural land to north and west of site.
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Availability	Agricultural land but not occupied by buildings. Site owned by developer. No other availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/125
Site	Jackson Road
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



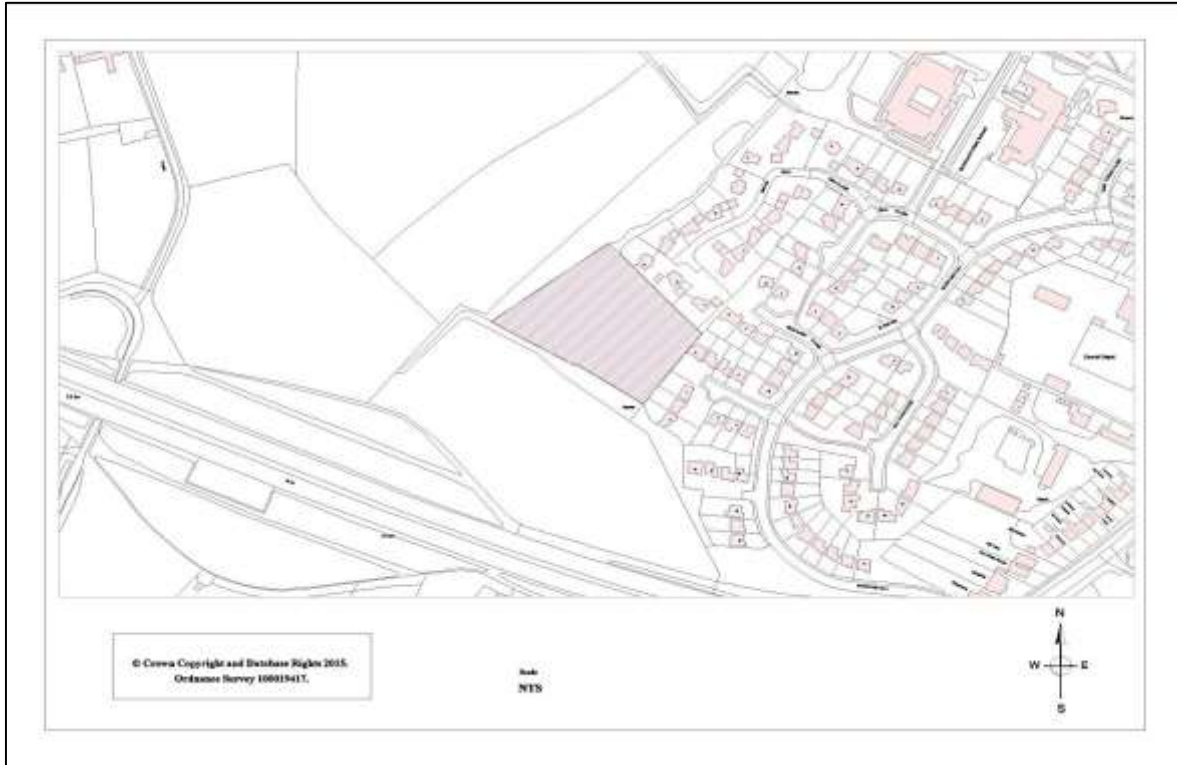
Suitability	Urban area site. Currently occupied by garages. Sandwiched between residential development to the East and West. Shape of site appears unsuitable and also difficult to access, however for small scale infill development could be deemed suitable.
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Availability	Currently contains residential garages; unclear as to whether these are in use. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/129
Site	Hazlewood Close
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



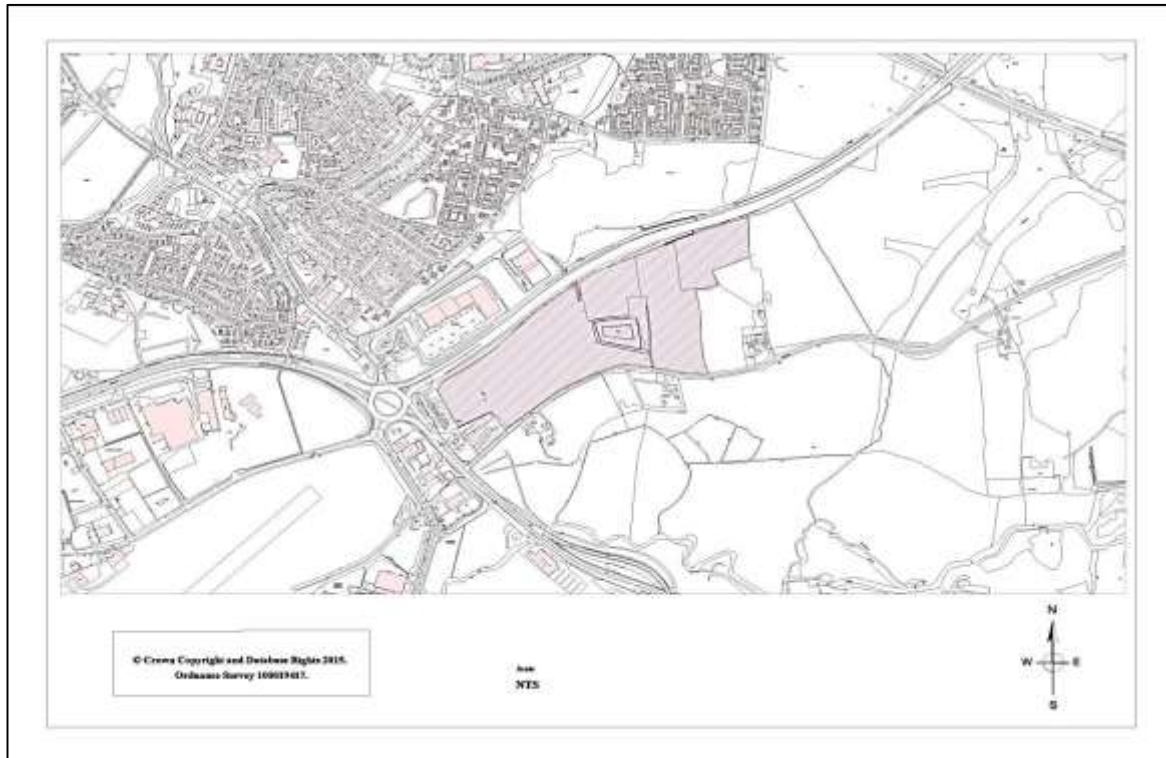
Suitability	Countryside location on western edge of Dunchurch boundary. Site covered with trees and in area of high landscape sensitivity. No existing access to the site which makes it unsuitable for residential development.
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Availability	No developer engaged. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/130
Site	Land to South of the A46, Tollbar
Agent	Mr John Pearce, Barton Willmore, Regent House, Prince's Gate, 4 Homer Road, Solihull, B91 3QQ



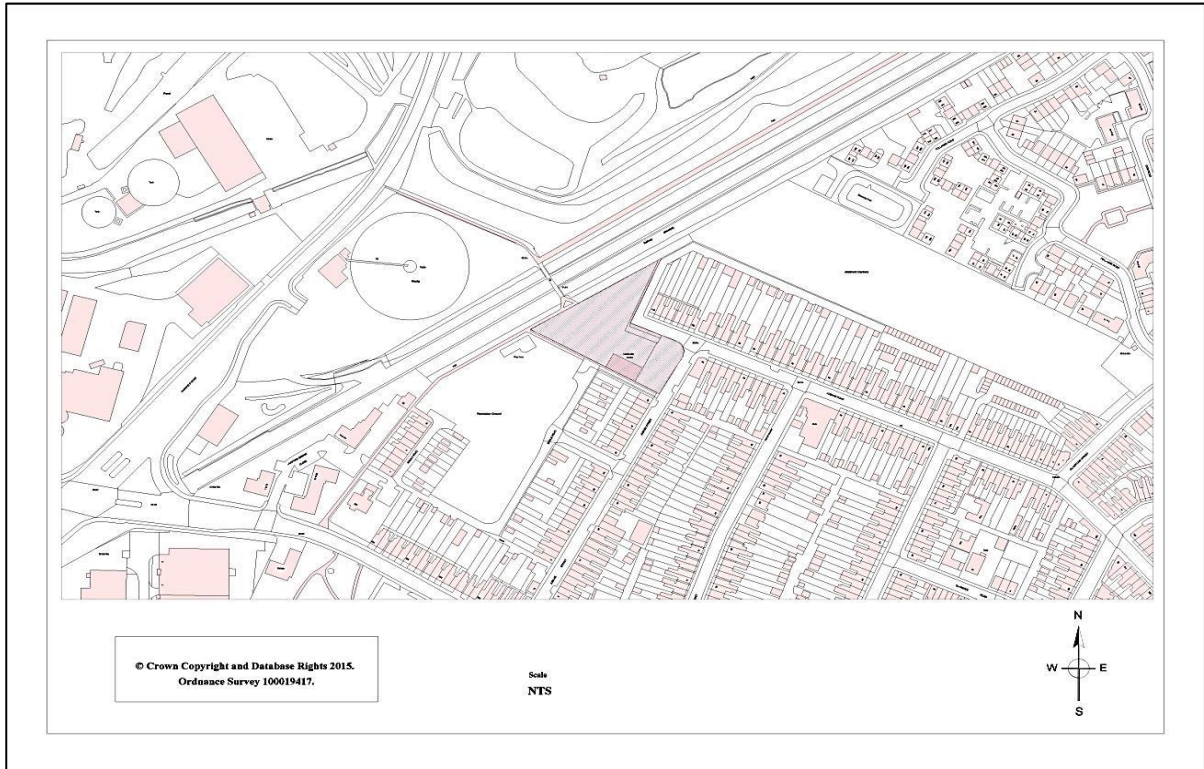
Suitability	<p>Large Green Belt site adjacent to A46 (and Toll Bar Island) on edge of Coventry urban area. Former fruit farm agricultural use but now poor quality grazing land. Disused large pond / reservoir in middle of site from previous use of land. Highways Agency currently improving drainage facilities near to site as part of Toll Bar Island improvements. Access problematic as only from Brandon Lane which currently only joins A45 to/from eastbound carriageway.</p>
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Availability	<p>Agricultural land but not occupied by buildings. Site owned by developer. No other availability constraints identified.</p>
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Achievability	<p>Site not submitted in previous SHLAA. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/132
Site	Jubilee Street
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



Suitability	Brownfield site in urban area location in a residential area. Disused railway line to northwest. Community centre building present. Open space/recreation ground to the southwest.
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Availability	Currently in community use. Landowner expressed an intention but not engaged a developer. Covenant with regard to community / recreational use. Not considered available.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/134
Site	Moat Farm, Barby Lane, Rugby, Warwickshire, CV21 4HQ
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



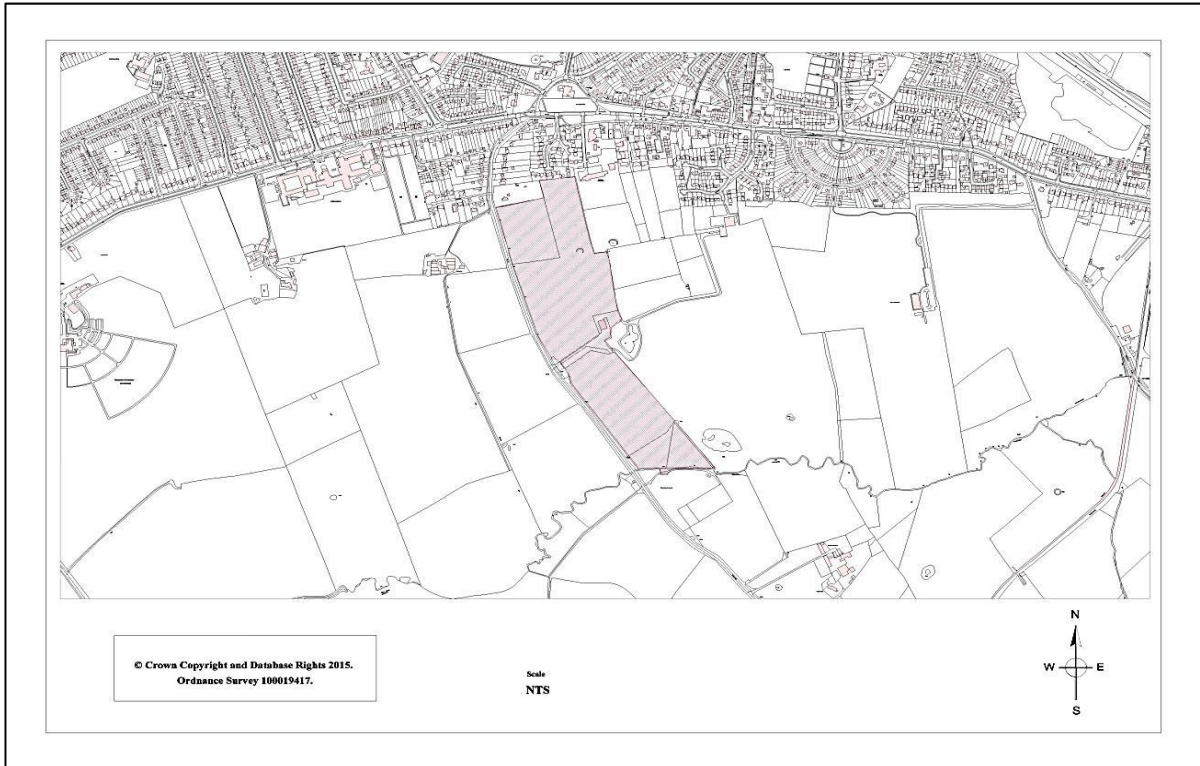
Suitability	Site adjacent southern edge of urban area boundary. Existing commercial building on site. Immediately adjacent to larger submission site S14/098 to the south.
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Availability	Currently in commercial use. Landowner expressed an intention but not engaged a developer. No other significant availability constraints identified.
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Achievability	No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/135
Site	Moat Farm, Barby Lane, Rugby, Warwickshire, CV22 5QT
Agent	Mr Rupert Rayson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



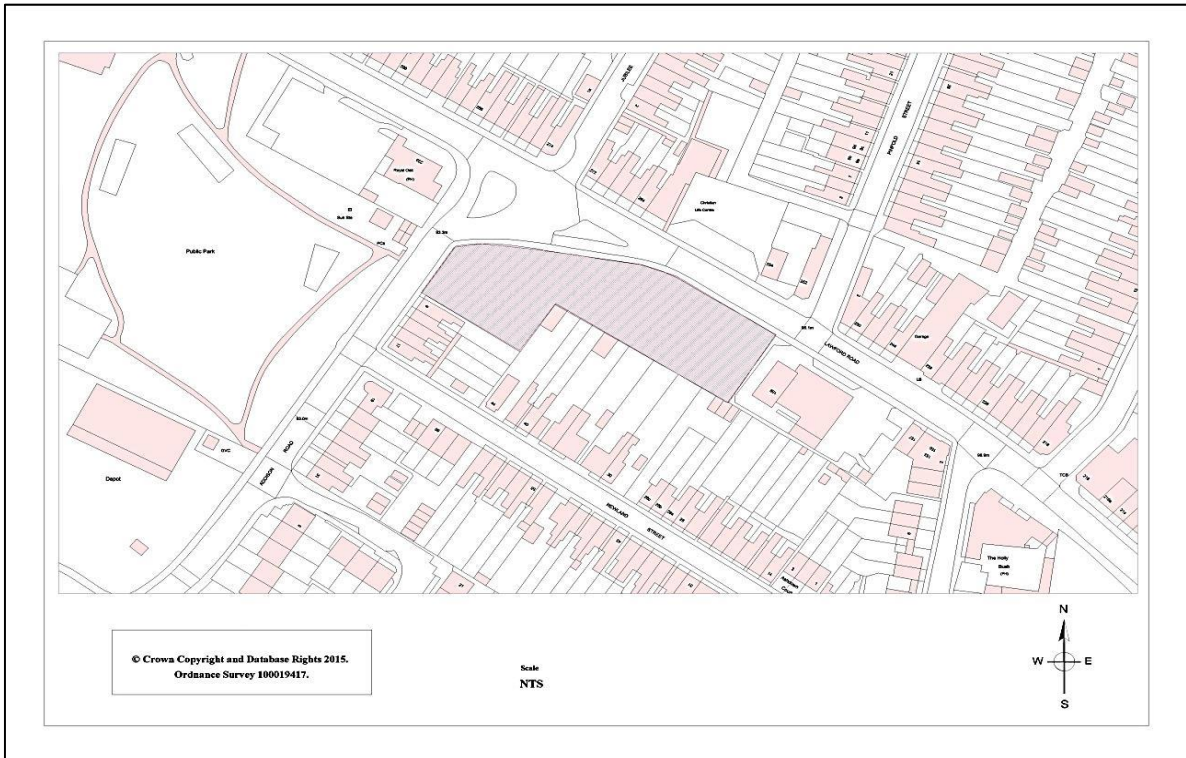
Suitability	Large greenfield site in countryside extending southwards from Rugby urban area boundary. Access may be possible from Barby Lane to the west. Steady decline in gradient southwards.
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Availability	Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other significant availability constraints identified.
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Achievability	No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/137
Site	Lawford Road/Addison Road Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



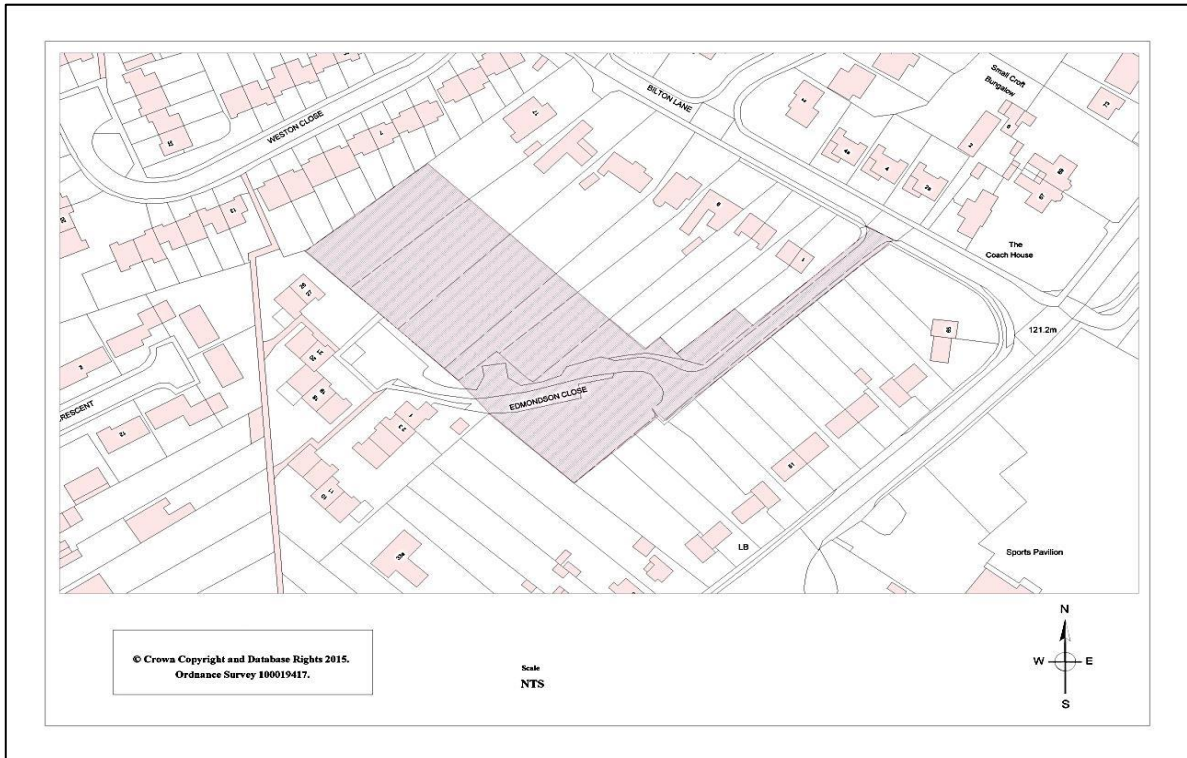
Suitability	Brownfield site within urban area located in a residential area. Park/open space to west of site. Suitable infill site.
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Availability	Currently vacant use. Landowner expressed an intention but not yet engaged a developer. No other significant availability constraints identified.
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Achievability	Found to be suitable in previous SHLAA assessments and no change to current assessment. No achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/140
Site	Edmondson Close/Bilton Lane, Dunchurch, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



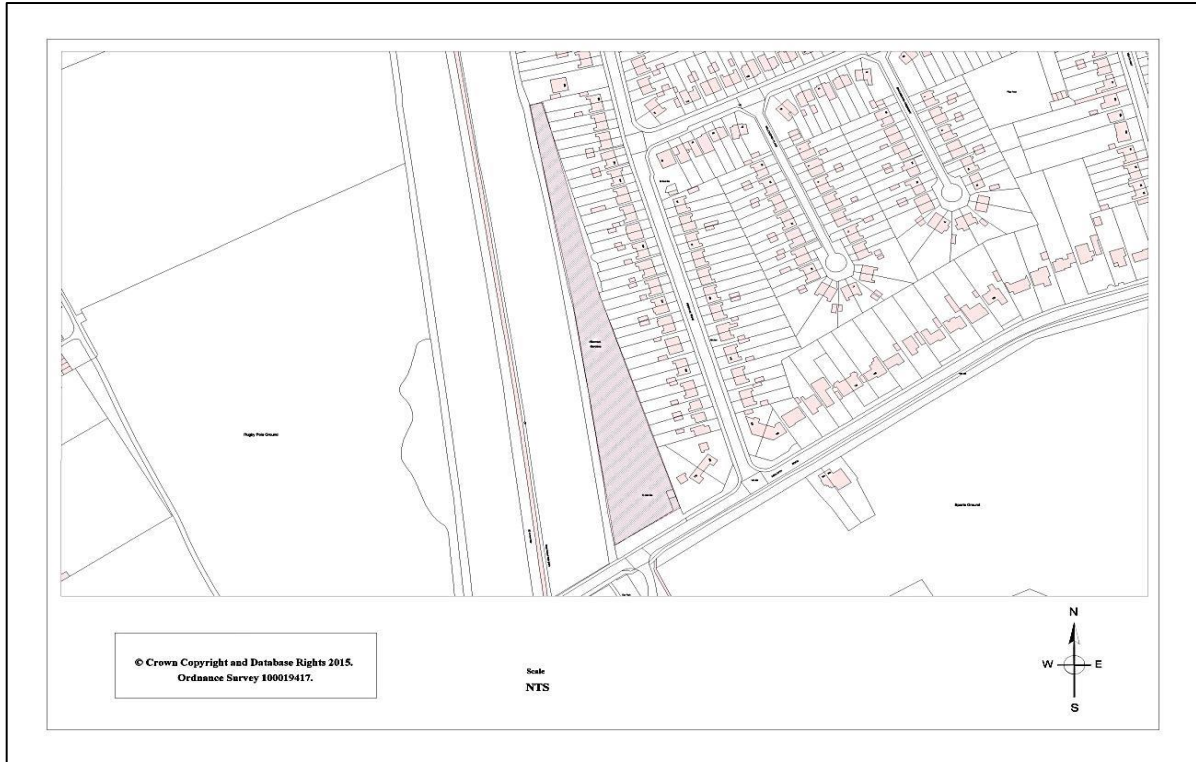
Suitability	Site located within the settlement of Dunchurch. Comprises rear gardens of other residential properties. Access via cul-de sac.
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Availability	Site of multiple ownership across residential gardens. Intentions of all landowners not known. Not considered available therefore.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/142
Site	Land at rear of Percival Road Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



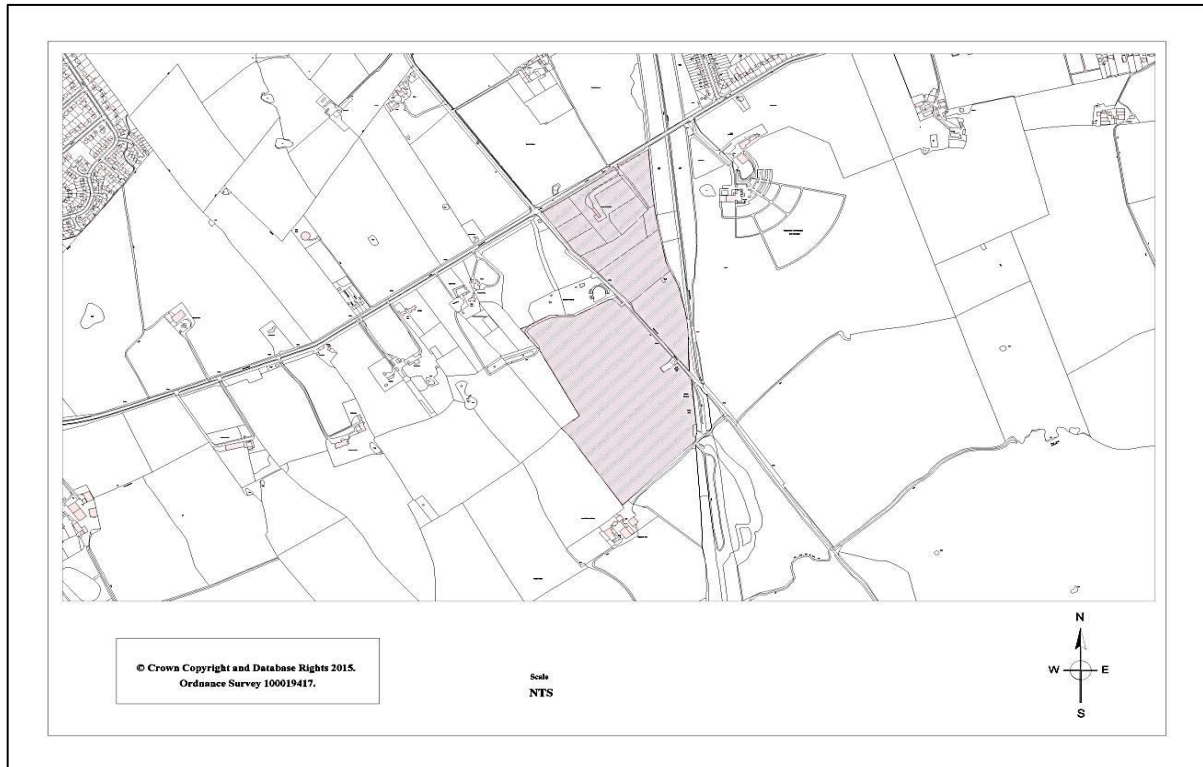
Suitability	Land on edge of urban area. Very thin wedge shaped site. Sandwiched between residential development to East and open space and nature reserve to the West. Shape of site and problematic access means site is not considered suitable for residential development.
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Availability	Landowner expressed intention to develop but developer not engaged. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/143
Site	Rugby Riding Club, Land South of Ashlawn Road, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



Suitability	<p>Large greenfield site in the countryside located near to the south of the urban area boundary. Part open space. Grade 2 agricultural land. Local Nature Reserve adjacent to site to the east. Area of high landscape sensitivity runs across site.</p>
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Availability	<p>Currently in agricultural / equestrian use. No other availability constraints identified.</p>
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Achievability	<p>No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/145
Site	Perkins Grove garage site, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



Suitability	Garage site located in the urban area surrounded by other residential development. Generally appears difficult to access however could be suitable as small infill site.
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Availability	Current garage site - unclear as to whether it is vacant or in current use. No other availability constraints identified.
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Achievability	Site not submitted as part of previous SHLAA. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/146
Site	Railway Terrace and Gas St Car Parks
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



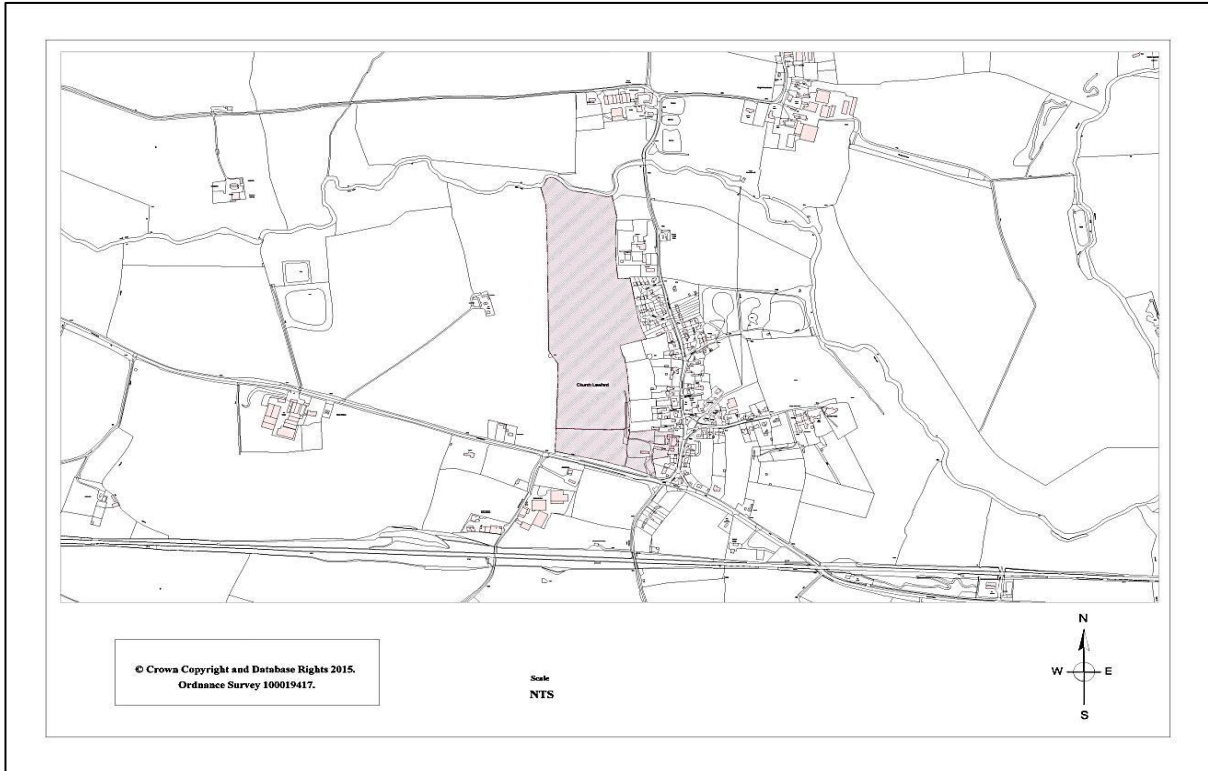
Suitability	Brownfield site within urban area in town centre location. South of site just overlapping conservation area. Mixture of town centre uses nearby, including residential.
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Availability	Currently used as extensive public car parking. Landowner expressed intention but not engaged a developer. Not considered available due to provision of town centre parking.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/148
Site	Burnhams Farm, Church Lawford, CV23 9EE
Agent	Mr Ian Bullions



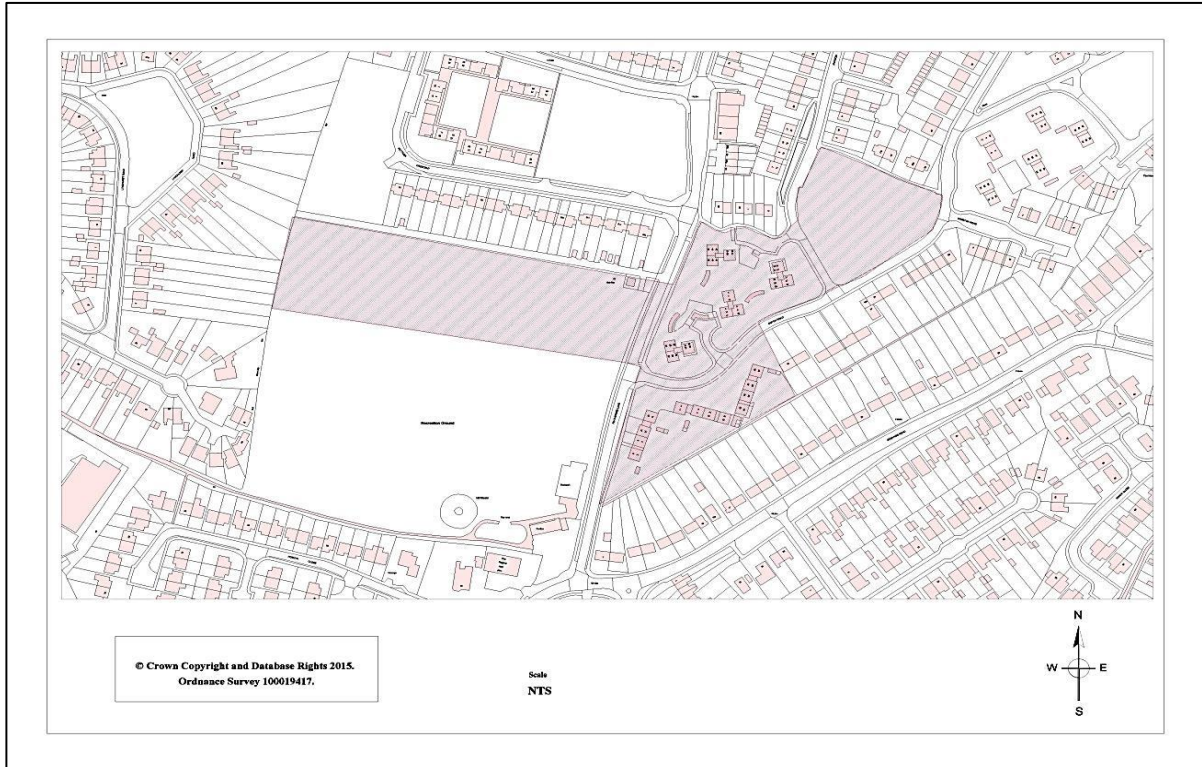
Suitability	Large greenfield site in Green Belt adjacent to Church Lawford village boundary. Bounded by A428 to the south and adjacent to local wildlife site to the east. Open agricultural land to the west and north of site. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land but not occupied by buildings. Prior contact between landowner and developer but not owned by developer. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/150
Site	Coton Road/Featherbed Lane, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



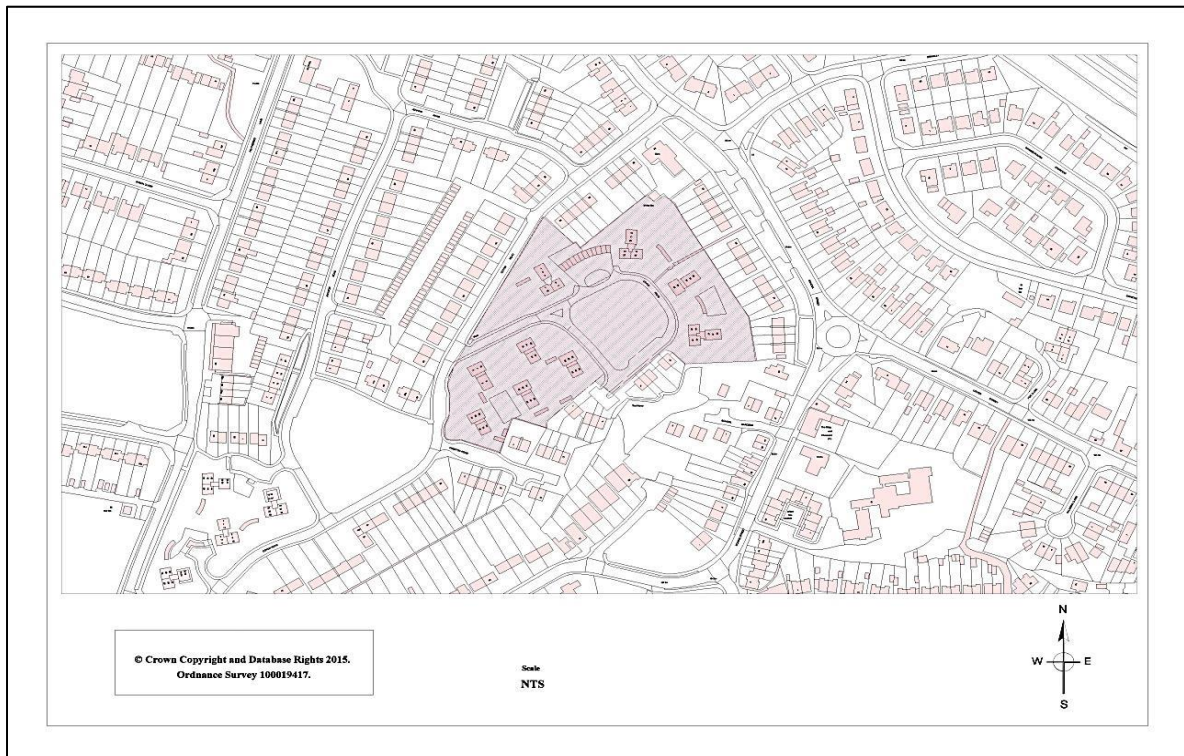
Suitability	Urban area location. Part is designated open space comprising playing pitches. Part former residential site
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Availability	Part of site currently in open space use therefore site as submitted not considered available. No other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/151
Site	Lever Road, Rugby
Agent	Mrs Julia Garrigan, Town Hall, Evreux Way, Rugby, CV21 2RR



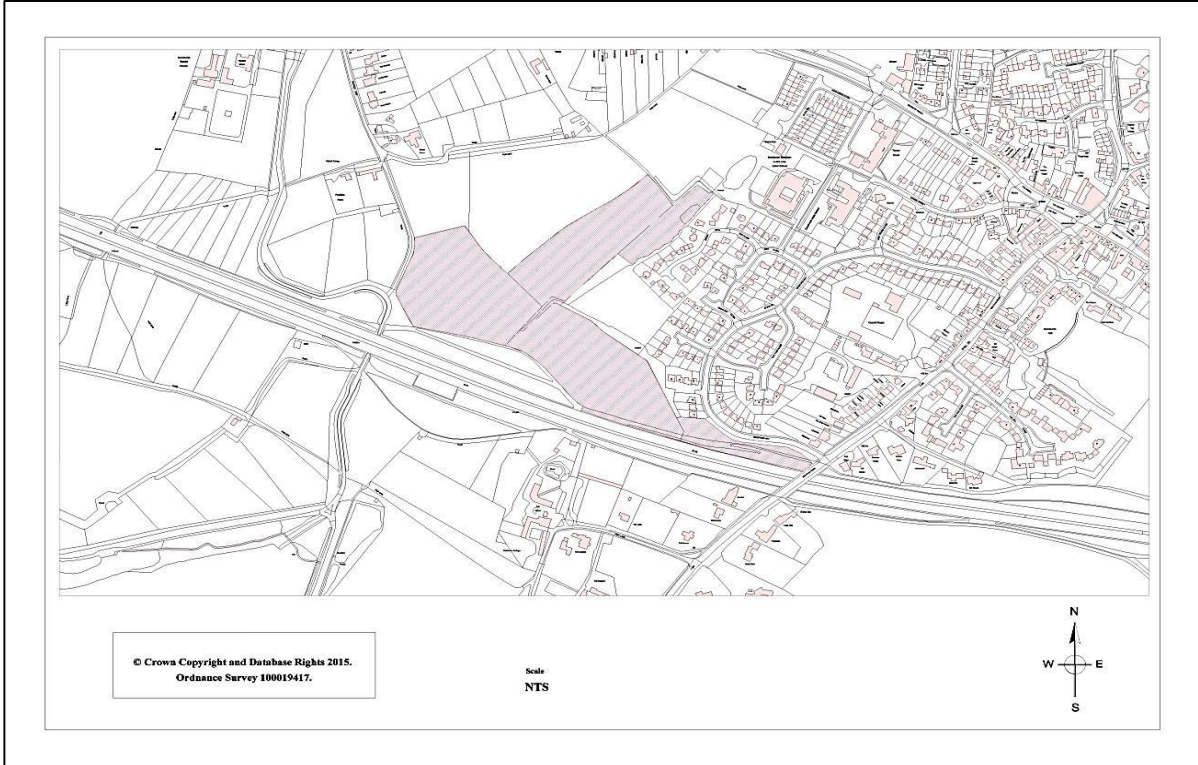
Suitability	Urban area site. Existing low density residential development present and area of amenity land. Site surrounded by other residential land.
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Availability	Currently in residential use. Landowner expressed an intention but not yet engaged a developer. No other significant availability constraints identified.
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Achievability	Site not previously submitted to the SHLAA. Existing residential use so achievability of net dwellings dependent on clearance of site and redevelopment.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/152
Site	Land to the West of Dunchurch, Rugby
Agent	Mr Alistair Bird, Regent House, Princes's Gate, 4 Homer Road, Solihull, B91 3QQ



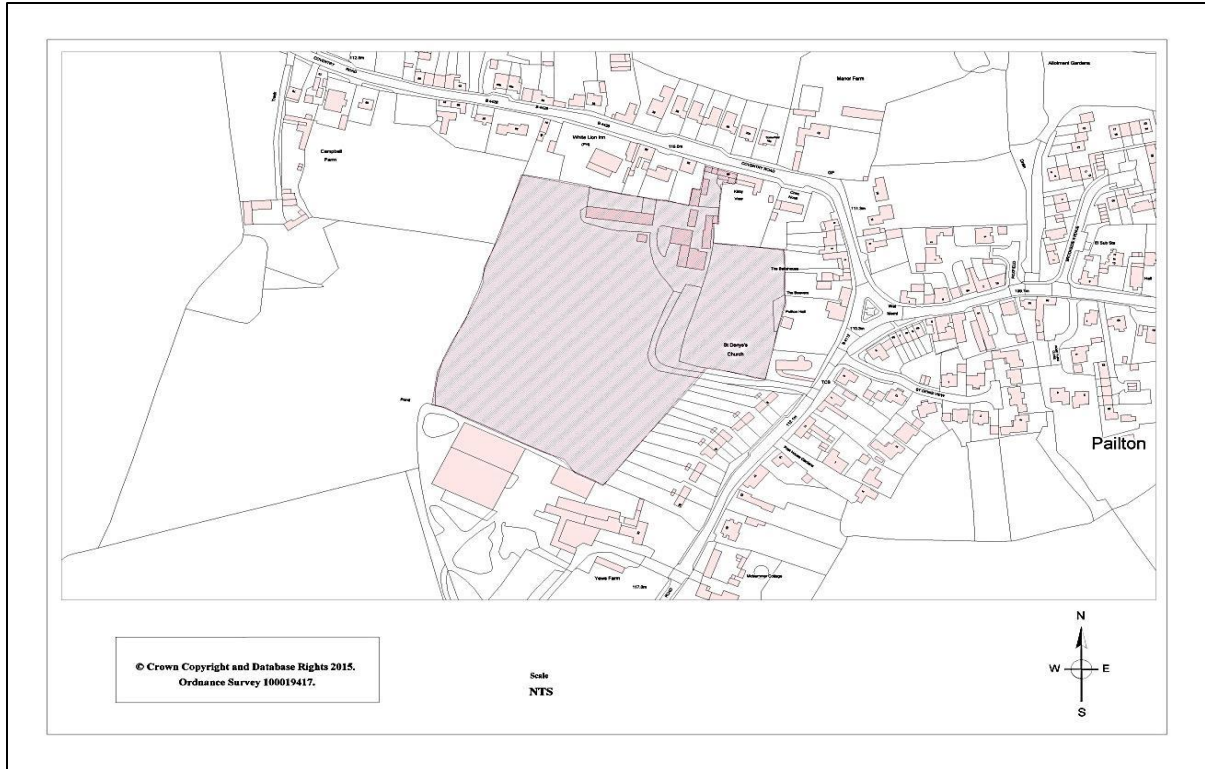
Suitability	<p>Large greenfield site in the countryside west of Dunchurch. Currently agricultural land in area of high landscape sensitivity. M45 to south of the site. Access proposed from west of site which could be problematic as no access routes available to site from existing highway network.</p>
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Availability	<p>Currently in use as pasture land. Intention to develop but developer not yet engaged. Access across land in other ownership may present availability constraint.</p>
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Achievability	<p>Site likely to be achievable in isolation, however site is in same local market area as proposed residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/153
Site	The Yard, Kirby Cottage Farm, Rear of 31 Coventry Road, Pailton, Rugby, Warwickshire, CV23 0QD
Agent	Mr Ian Dew, TH Dew and Sons, r/o 31 Coventry Road, Pailton, Rugby, CV23 0QD



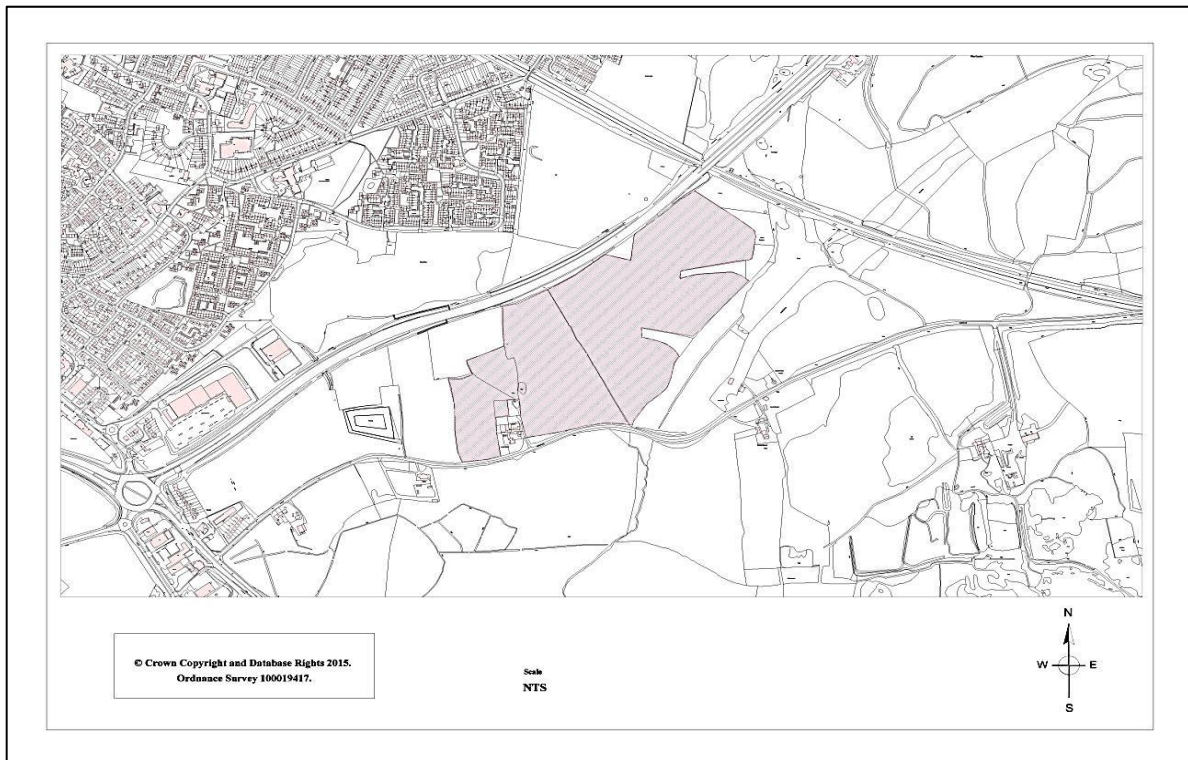
Suitability	Site is in Green Belt adjacent to Pailton village boundary. Mainly greenfield site but part of site used as builders yard - previous planning application identified pollution / contamination from storage of liquid fuels. Farm and industrial / agricultural buildings to south of site and bordered by mature hedgerows to west. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land including buildings. Site owned by small developer / housebuilder and promoted by same company as landowner.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/155
Site	Land to North of Lower Farm, Brandon Lane
Agent	Mr Richard Moon, Coventry City Council, Floor 7 Civic Centre 4, Much Park Street, CV1 2PY



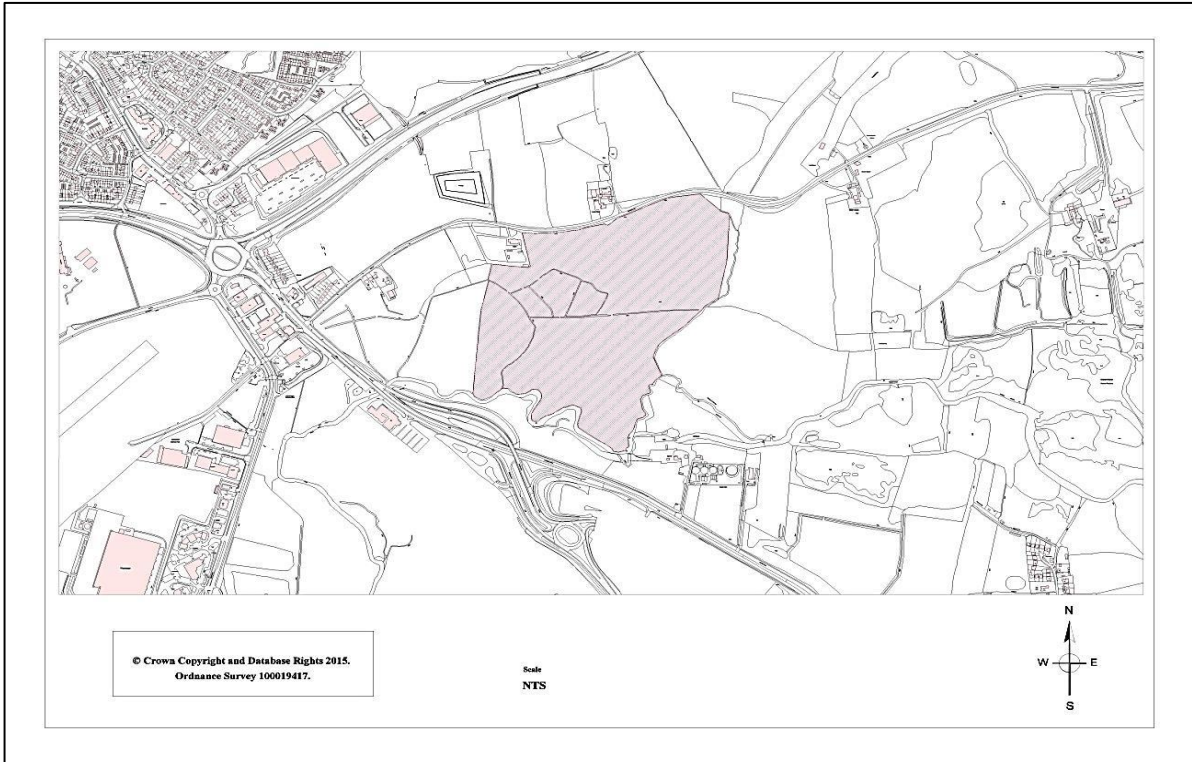
Suitability	Very large greenfield site in Green Belt used as agricultural land. Site is adjacent to A46 along northern boundary. Stream / drainage channel runs across middle of site and areas of ancient woodland (including TPOs) / local wildlife sites border site to the east. Access problematic as only from Brandon Lane which currently only joins A45 to/from eastbound carriageway.
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Availability	Agricultural land not occupied by buildings. No developer in place but intention to develop expressed by landowner. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/156
Site	Land to South of Lower Farm, Brandon Lane
Agent	Mr Richard Moon, Coventry City Council, Floor 7 Civic Centre 4, Much Park Street, CV1 2PY



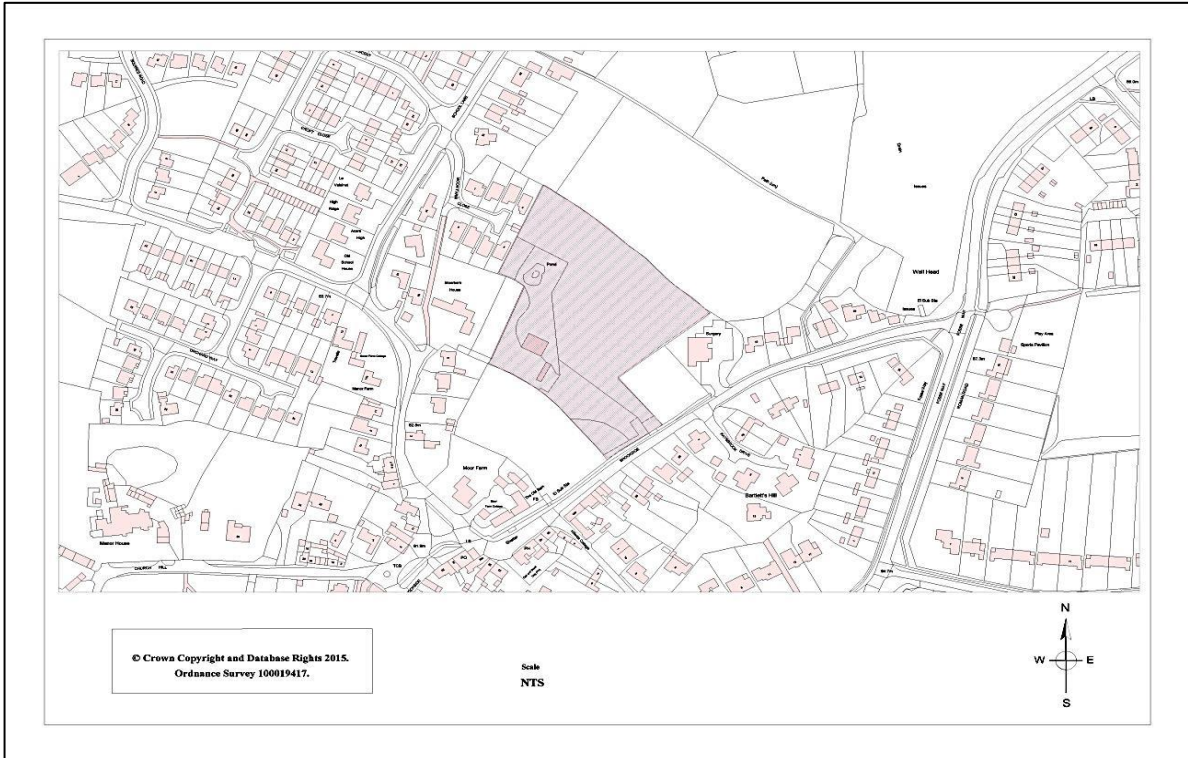
Suitability	Very large greenfield site in Green Belt used as agricultural land. Stream / drainage channels run across the site and River Avon borders site to the south. Access problematic as only from Brandon Lane which currently only joins A45 to/from eastbound carriageway. Majority of site covered by Flood Zone 3 which makes site unsuitable for residential development.
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Availability	Agricultural land not occupied by buildings. No developer in place but intention to develop expressed by landowner. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/157
Site	Land off Brookside, Stretton on Dunsmore
Agent	Mr J Clarke, Mr J Clarke, Howkins & Harrison, 7-11 Albert Street, Rugby, CV21 2RX



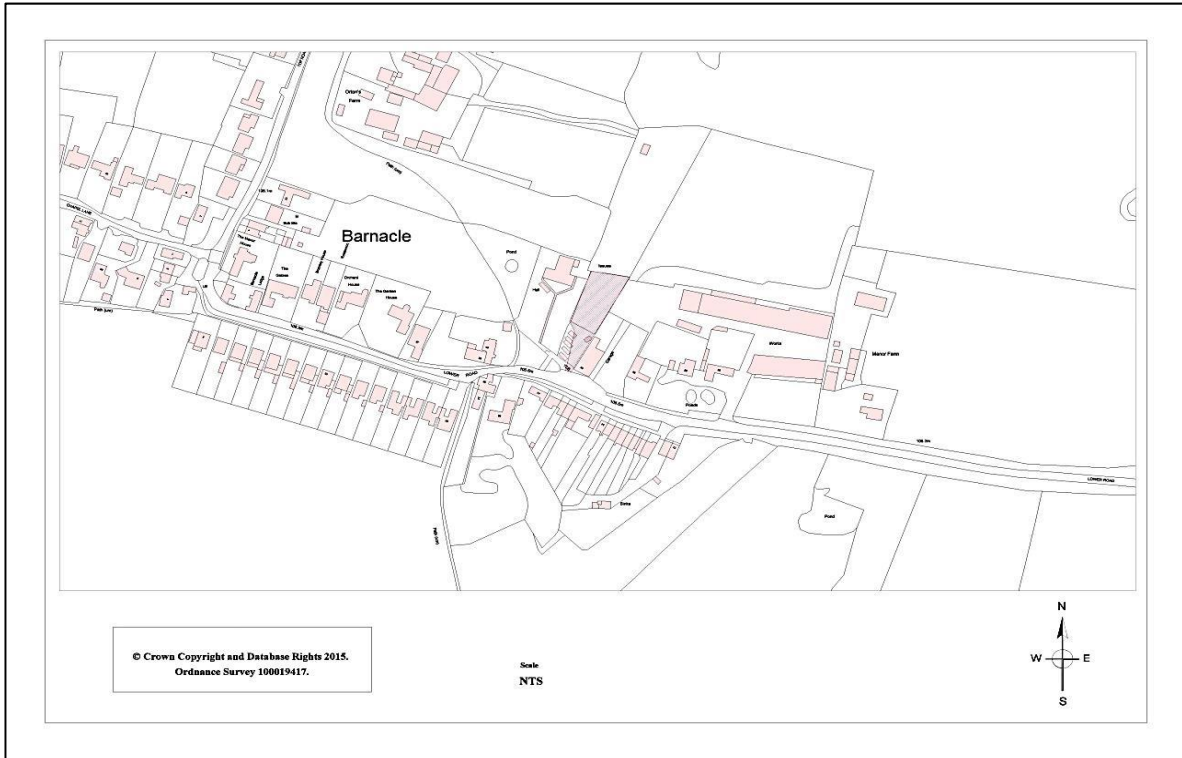
Suitability	Site is in Green Belt and adjacent to Stretton on Dunsmore village boundary. Greenfield site used as agricultural / grazing land with number of mature trees and pond to north-west of site. Adjacent to GP Surgery to east of site and stream borders site along south-east boundary.
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Availability	Agricultural land not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/158
Site	Land adjacent to Barnacle Village Hall, The Compound, Lower Road, Barnacle, CV7 9LD
Agent	Mr G Brindley



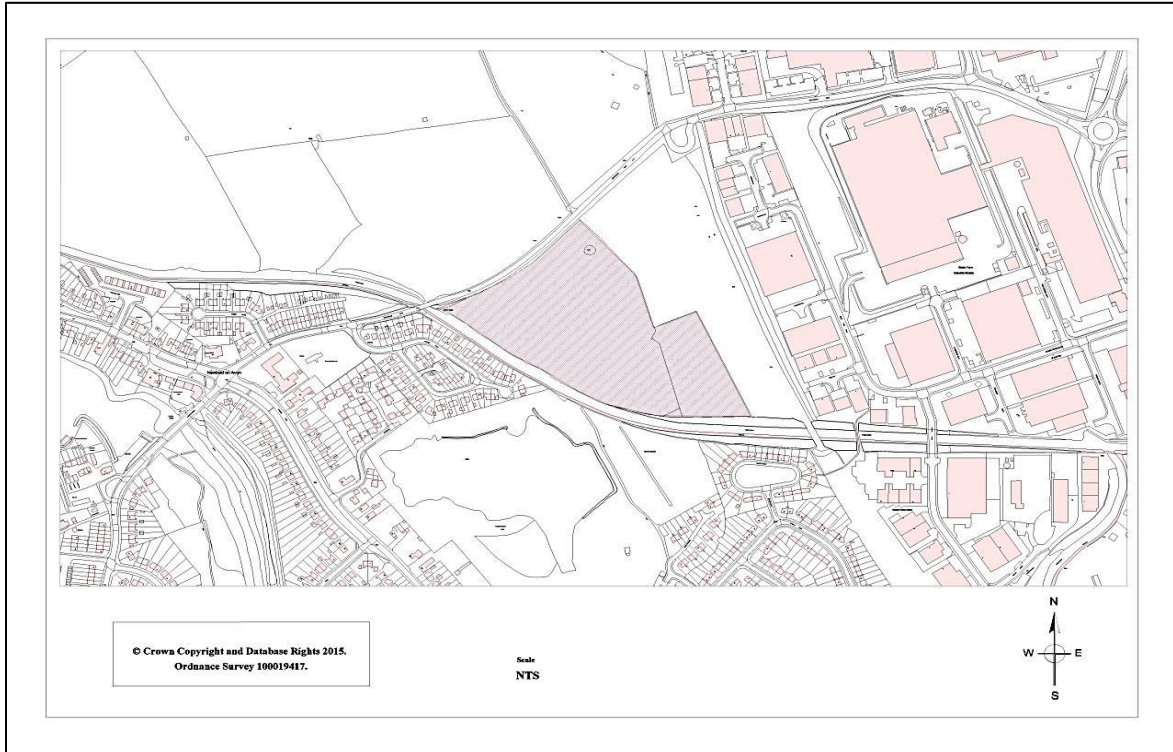
Suitability	Small infill site within village boundary of Barnacle. Adjacent to village hall. Site is within local needs settlement but provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Infill site. No developer in place but intention to develop expressed by landowner. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/159
Site	Land to south of Brownsover Road, Newbold, Rugby
Agent	Mr Jeff Paybody, Howkins & Harrison, Rugby, CV21 2RX



Suitability	<p>Large greenfield site comprising agricultural land. Site is adjacent to the urban area boundary with Newbold on Avon to south and west and Swift Valley industrial estates to the east, which may cause some amenity constraints. Site is bounded by canal to the South and Newbold Quarry Bank Local Nature Reserve beyond this. Site sits in area of high landscape sensitivity. Constrained access to site including narrow canal bridge going west towards Newbold.</p>
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Availability	<p>Agricultural land not occupied by buildings. No developer in place. No other significant availability constraints identified.</p>
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Achievability	<p>Site likely to be achievable in isolation, however site is in same local market area as proposed strategic residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S003
Site	Victoria House, 50 Albert Street, Rugby, CV21 2RH
Agent	



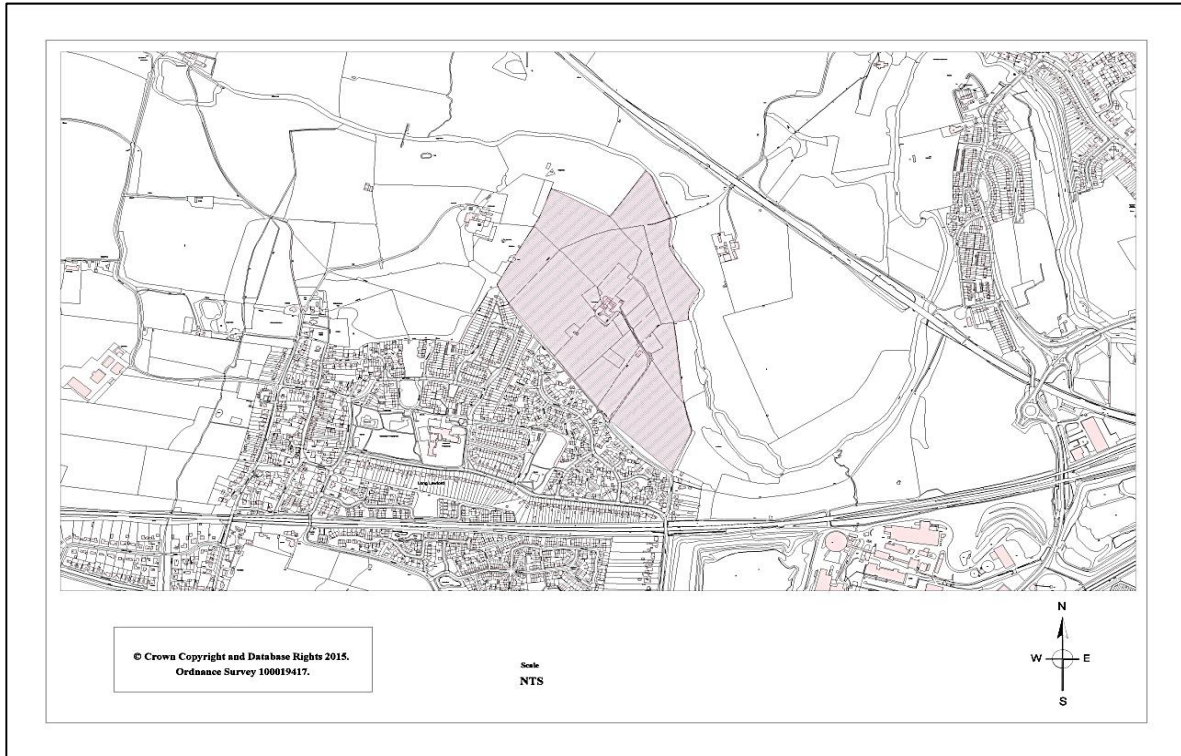
Suitability	Brownfield site within Town Centre boundary. Existing office building adjacent to hardstanding (formerly car park) across rest of site. Near to conservation area.
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Availability	Site previously in commercial use but now vacant. Site now has new planning permission for commercial / office and workshop use and therefore site is considered not to be available.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S033
Site	Home Farm, Thurmill Road, Long Lawford, CV23 9BX
Agent	



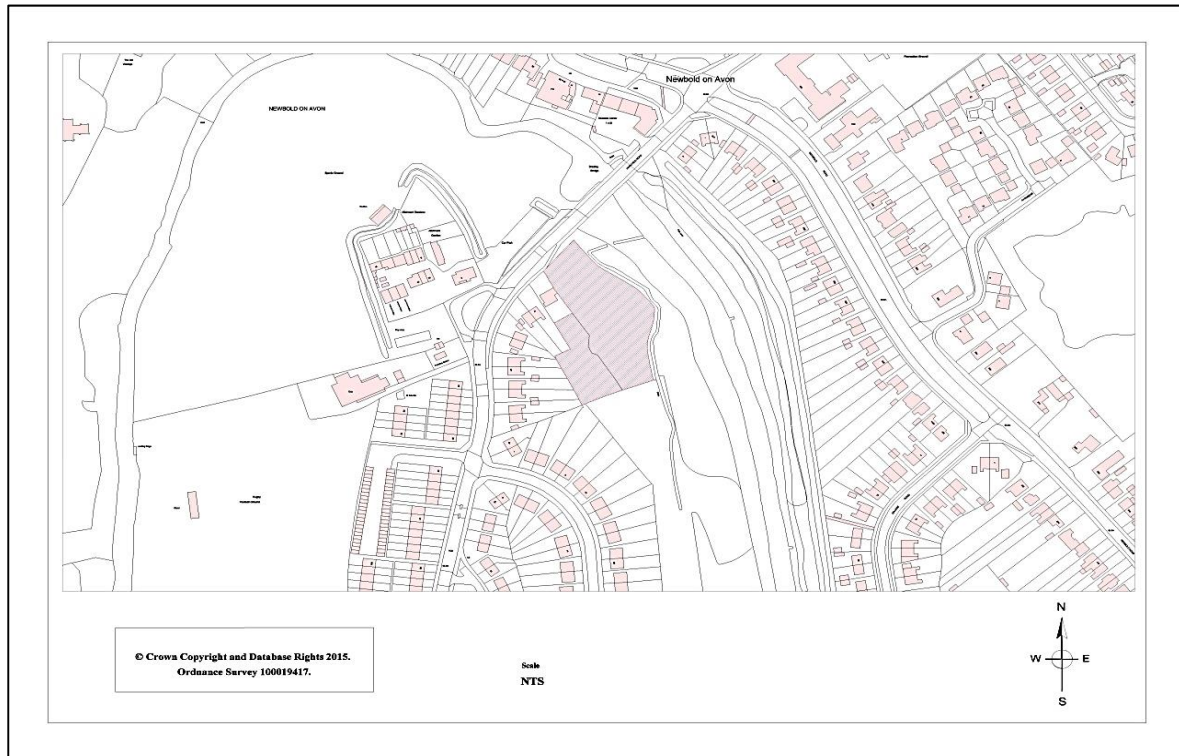
Suitability	<p>Large greenfield site in Green Belt currently used as agricultural land. Site is adjacent to Long Lawford village boundary. Area of flood zones 2 and 3 run along eastern edge of site. Within AQMA for Rugby urban area.</p>
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Availability	<p>Currently agricultural use. Not owned or under option to developer.</p>
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Achievability	<p>Site rejected in 2013 SHLAA due to Green Belt location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S035
Site	Land adjacent to 15 Parkfield Road, Newbold on Avon
Agent	



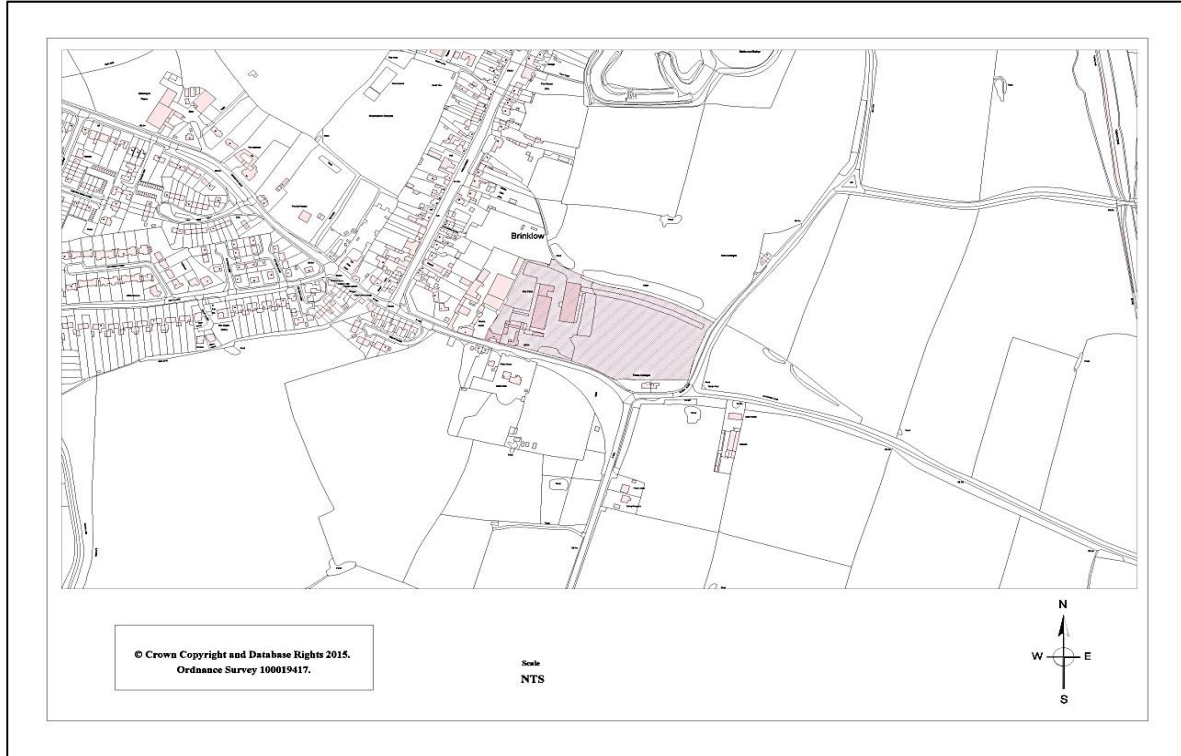
Suitability	Greenfield site within urban area boundary. River Avon to east of site, not immediately adjacent, and site within Flood Zone 2. Adjoins rear of other residential properties.
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Availability	Ownership constraint identified. May hinder site's availability despite consideration of current planning application.
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Achievability	Site rejected in 2013 SHLAA. Current planning application R14/2338 yet to be determined.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S039
Site	West Farm, Brinklow, Coventry, CV23 7DZ
Agent	



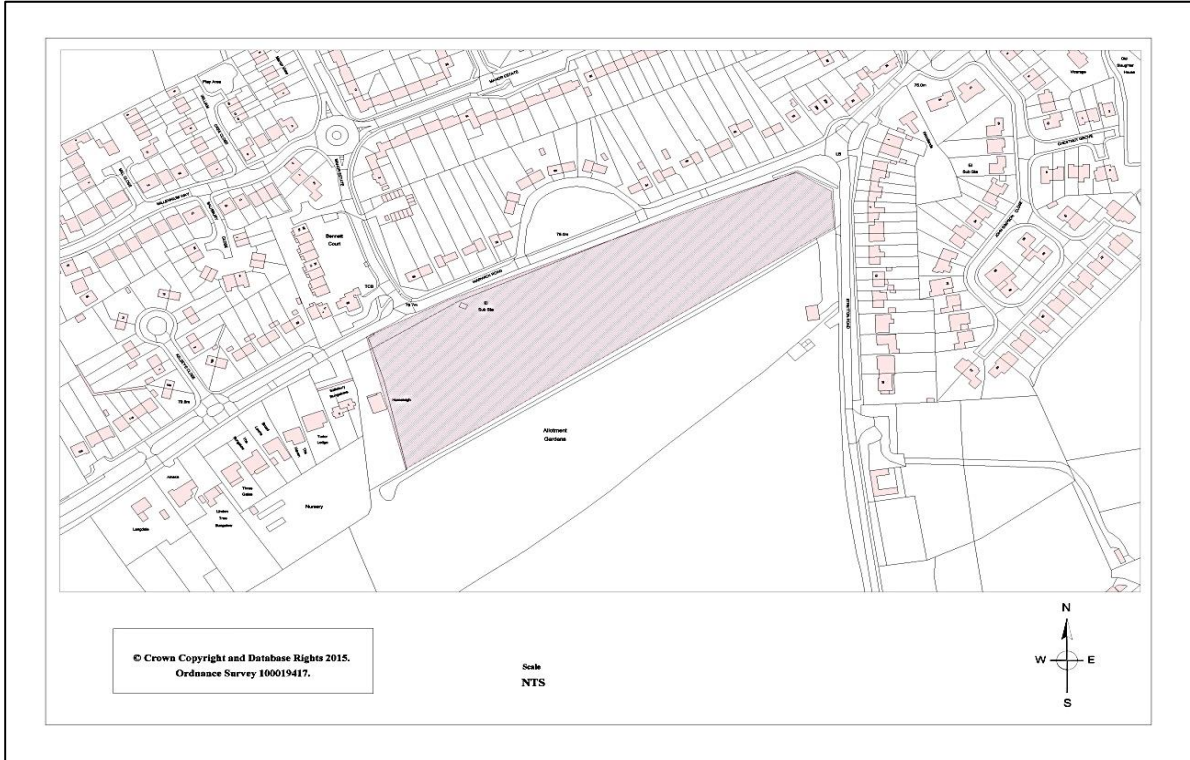
Suitability	Part greenfield, part brownfield site comprising agricultural land and farm buildings. Partly adjacent to Brinklow village boundary. No major constraints on site, although site is adjacent to local wildlife site to north.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.
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Achievability	Site rejected in 2013 SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S041
Site	The Allotments, Stretton Road, Wolston, CV8 3HA
Agent	



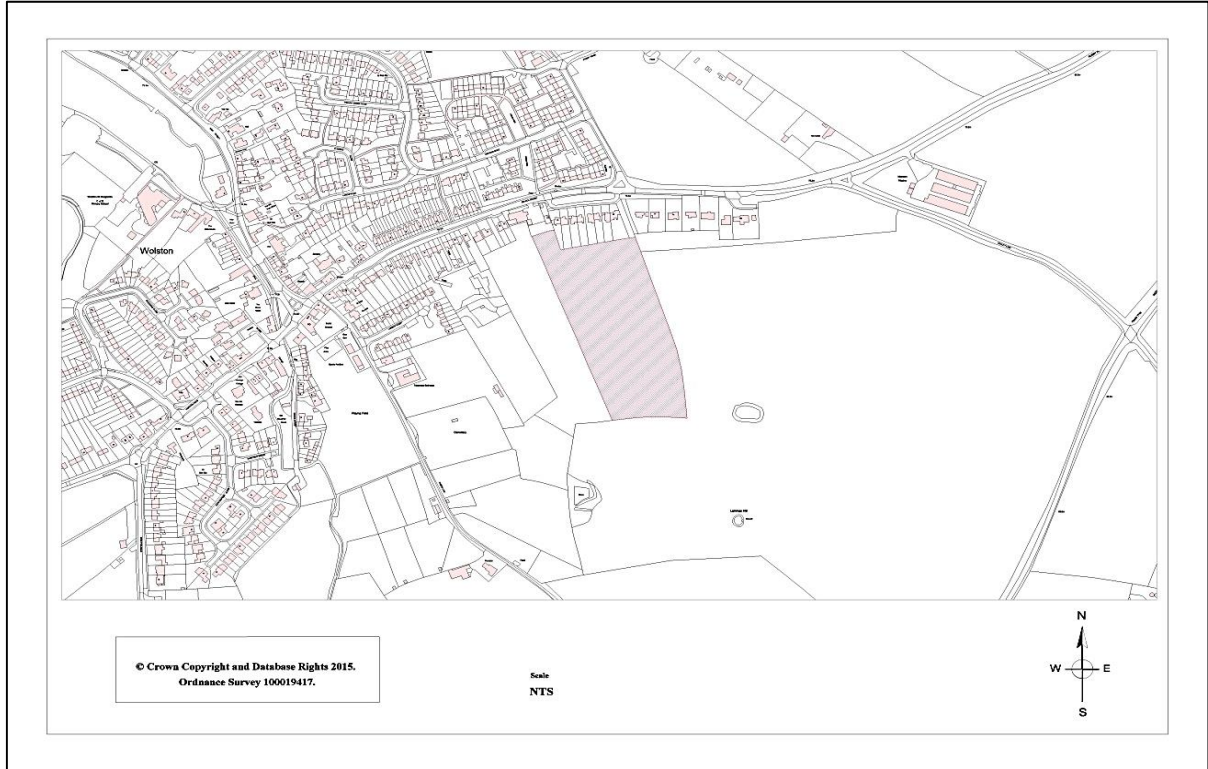
Suitability	Allotment site within Wolston village boundary. Bounded by Warwick Road / Wolston Lane to the north with residential development on three sides and open agricultural land in the Green Belt to the south.
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Availability	Not available as designated open space site and currently in allotment use.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S042
Site	School Street, Wolston, CV8 3FY
Agent	



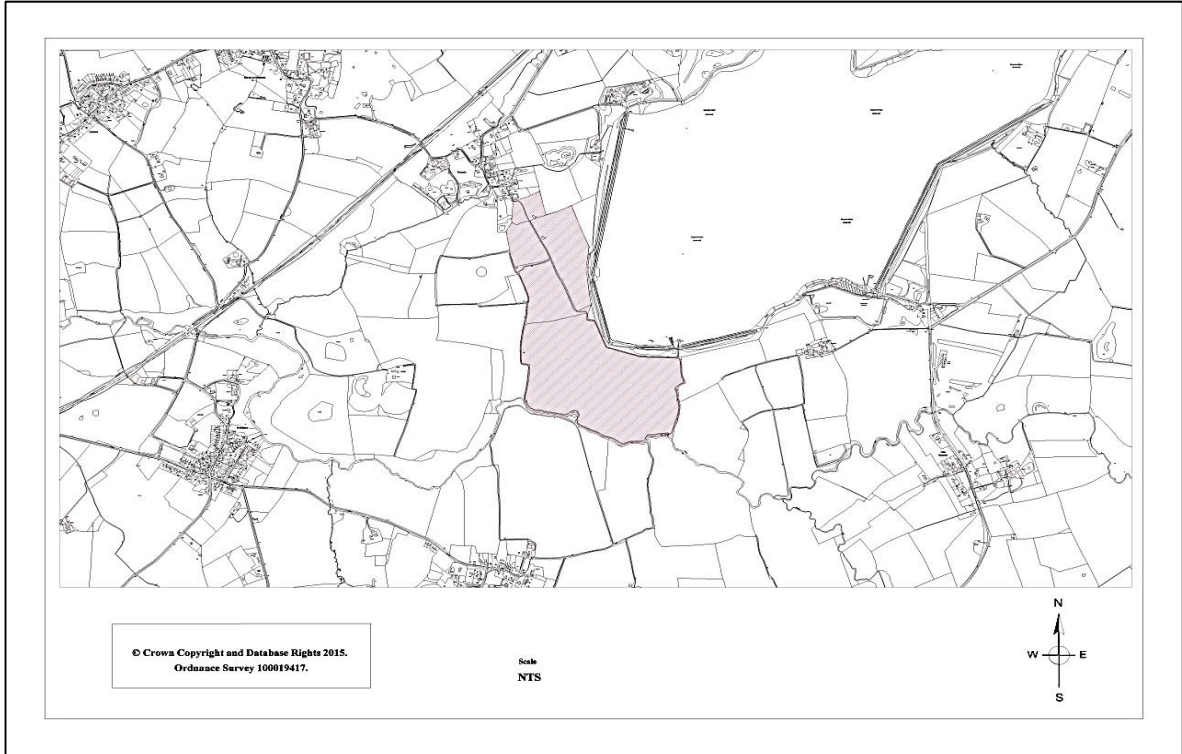
Suitability	Greenfield site in Green Belt currently used as agricultural land. Site adjacent to Wolston village boundary. No major physical constraints on site. Scheduled ancient monument beyond site to the southeast.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.
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Achievability	Site rejected in 2013 SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S043
Site	Bourton Glebe, Land at Draycote, Draycote, Warwickshire
Agent	



Suitability	<p>Very large greenfield site in open countryside near to Draycote village and adjacent to southern end of Draycote Water reservoir. Site appears generally inaccessible. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use. No developer in place. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S046
Site	Grandborough Glebe, Land at Sawbridge, Sawbridge, Warwickshire
Agent	



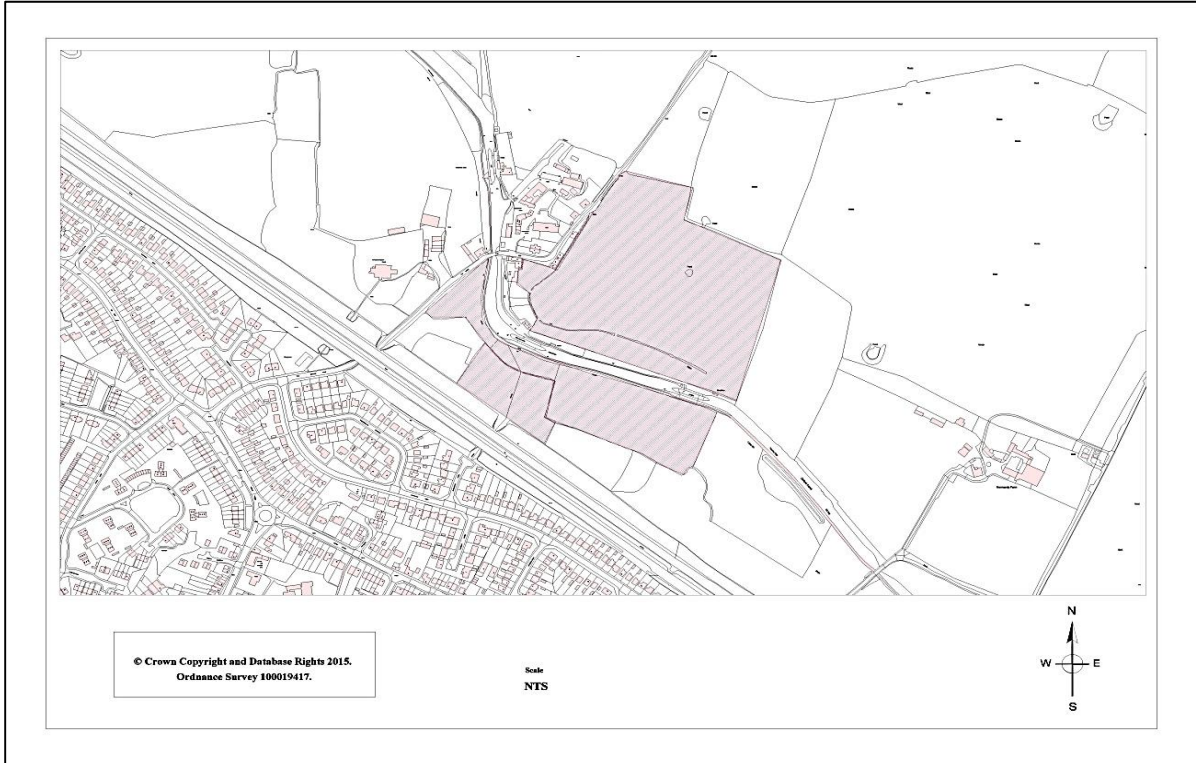
Suitability	Greenfield site located in the open countryside currently in use as agricultural land. River Leam runs to north of site and small part of site in Flood Zone 2. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Currently in agricultural use. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S052
Site	Land at the Locks, Hillmorton
Agent	



Suitability	<p>Site made up of three small parcels of land located in countryside near to urban area boundary. Adjacent Hillmorton locks conservation area and site split by canal. Within Local Wildlife site. Larger parcel to north of canal within RRS site allocation boundary and therefore potential capacity reflects southern two parcels only.</p>
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Availability	<p>Currently in use as agricultural land. No developer in place. No other availability constraints identified.</p>
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Achievability	<p>Site likely to be achievable in insolation, however site is in same local market area as proposed strategic residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S056
Site	Manor Farm, Frankton



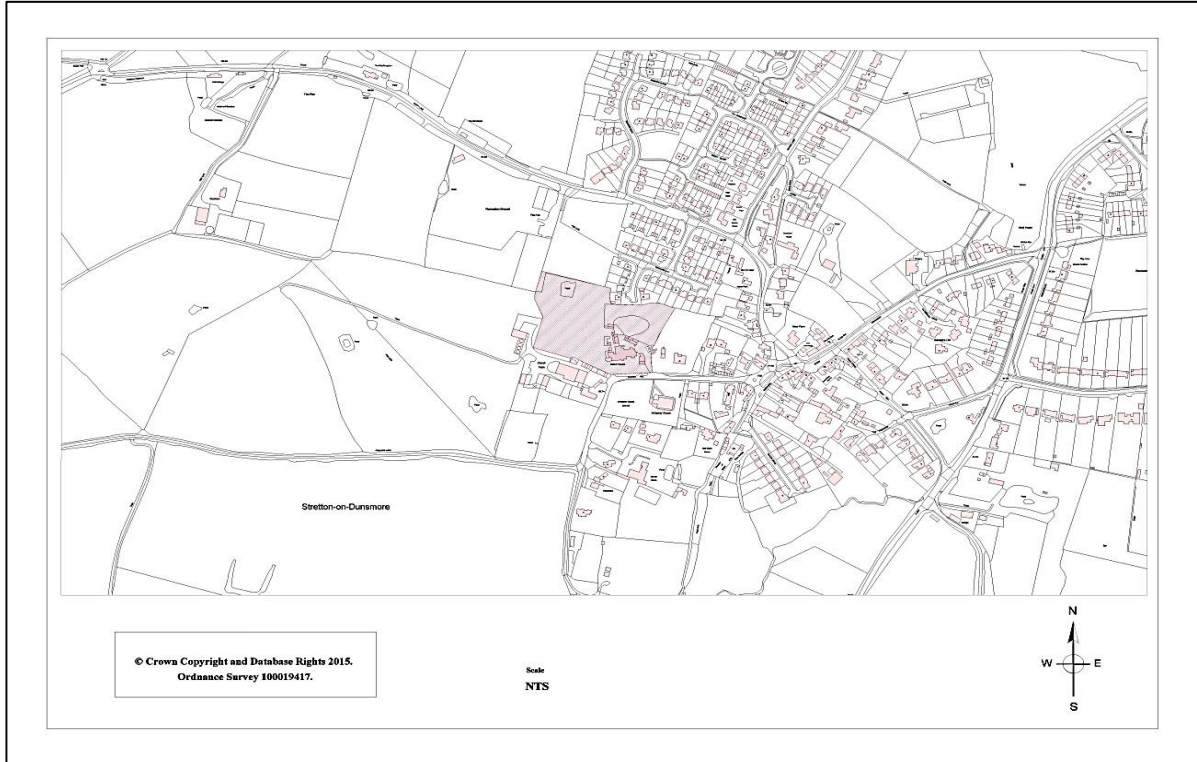
Suitability	Vacant farm land adjacent to agricultural land and farm buildings. Site outside but not adjacent to Frankton village boundary. Site is near to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S057
Site	The Manor House, Stretton-on-Dunsmore, Warwickshire
Agent	



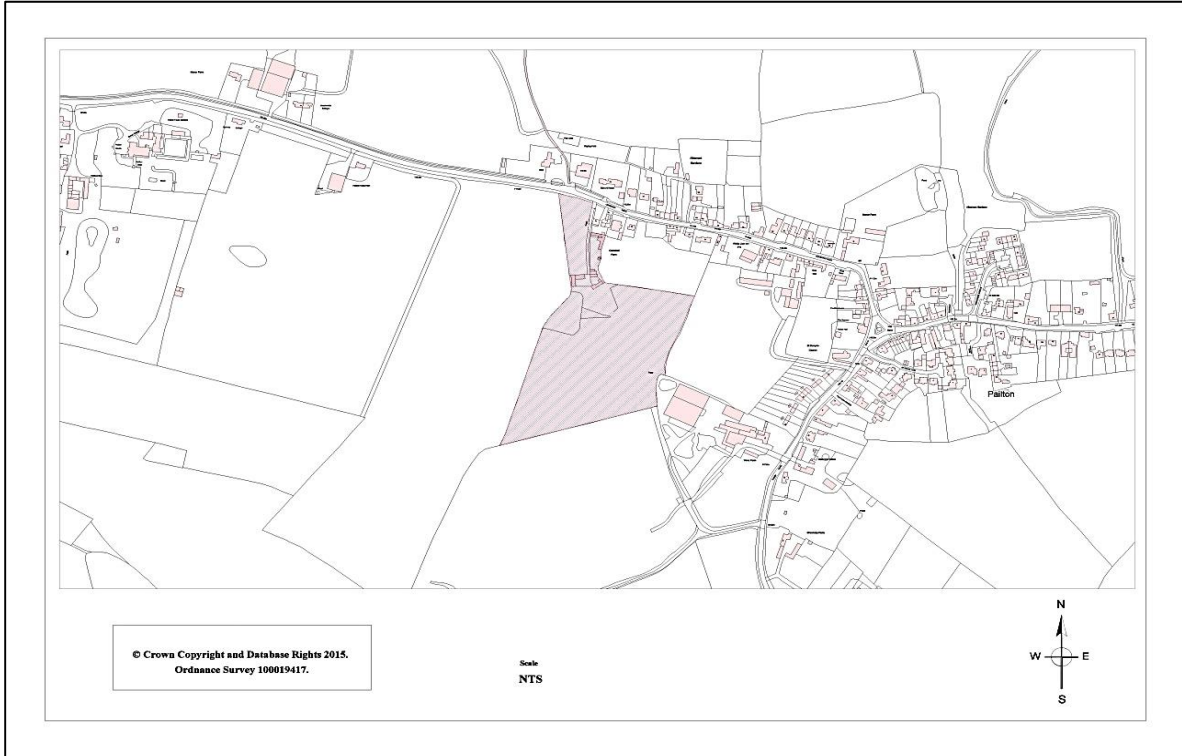
Suitability	<p>Site is within Stretton on Dunsmore village boundary. Potential access from cul-de sac to the North but not currently accessible. Substantial part of site in conservation area. Green Belt to West of site. Site is within grounds of grade 2 Listed Building and potential adverse impacts on heritage assets make site unsuitable for residential development.</p>
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Availability	<p>Currently residential garden land use of site. No developer in place. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S058
Site	Campbell Farm, Coventry Road, Pailton, Warwickshire
Agent	



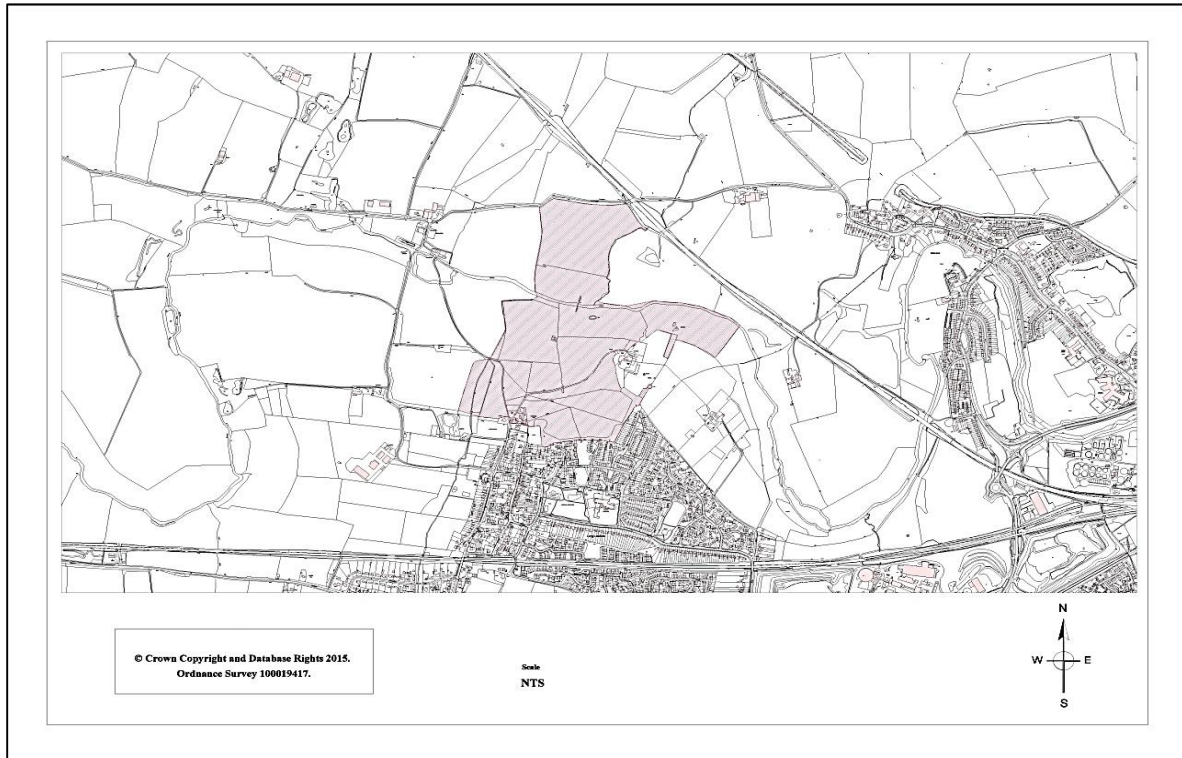
Suitability	Greenfield site currently in use as agricultural land on edge of Pailton village boundary. No major physical constraints on site. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant achievability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S059
Site	Holbrook House Farm, Long Lawford, Rugby, Warwickshire
Agent	



Suitability	<p>Very large greenfield site in Green Belt currently in use as agricultural land. Site adjacent to Long Lawford village boundary. Grade 2 agricultural land across site. Large area of flood zones 2 and 3 indicate northern half of site may be unsuitable. In addition Southern part of site adjacent to settlement boundary may be more suitable for residential development in terms of access to local services than area of site extending further away from settlement.</p> <p>Potential capacity of site will reflect this.</p>
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Availability	<p>Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.</p>
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Achievability	<p>Site rejected in 2013 SHLAA due to Green Belt location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S061
Site	Warren Fields, High Street, Ryton on Dunsmore
Agent	



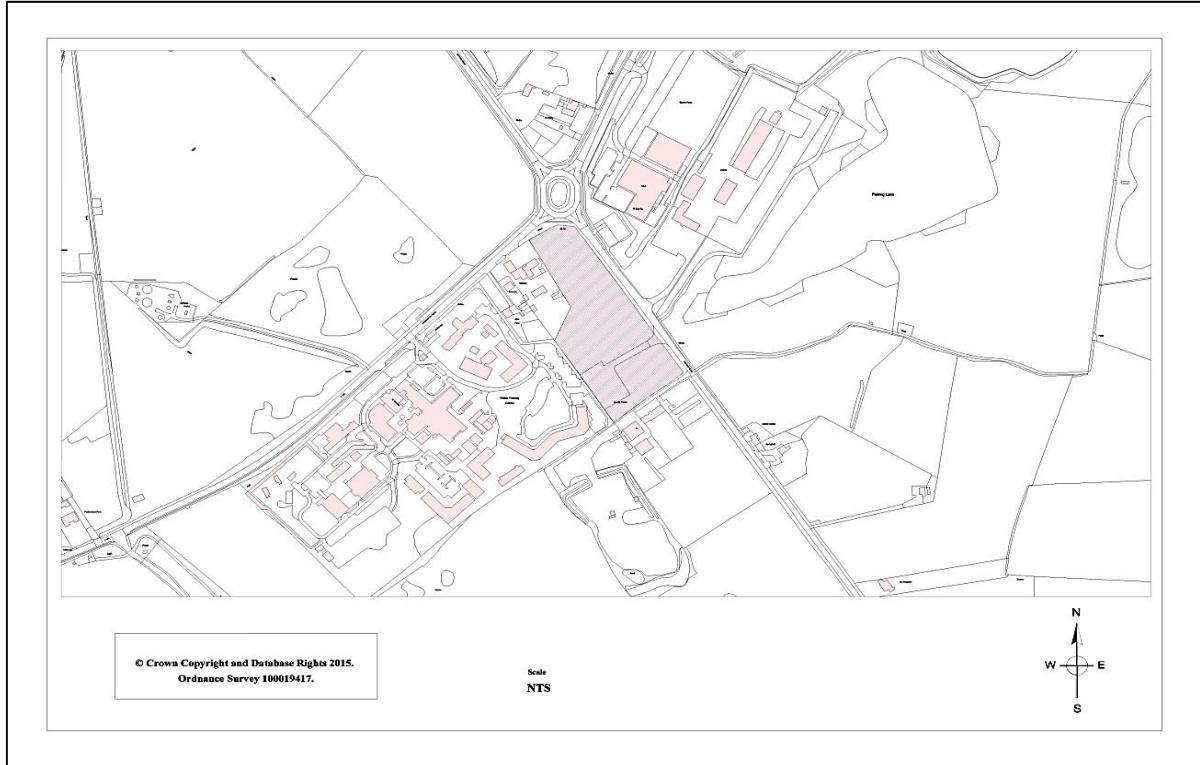
Suitability	Former safeguarded housing site within village boundary located on the South corner of settlement. Green Belt adjacent to the West and South. Proximity to large industrial units of strategic employment site to the south / west creates potential amenity issue for suitability of residential development on this site.
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Availability	Designated open space site therefore site is not considered to be available now for development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S064
Site	Land fronting Oxford Road
Agent	



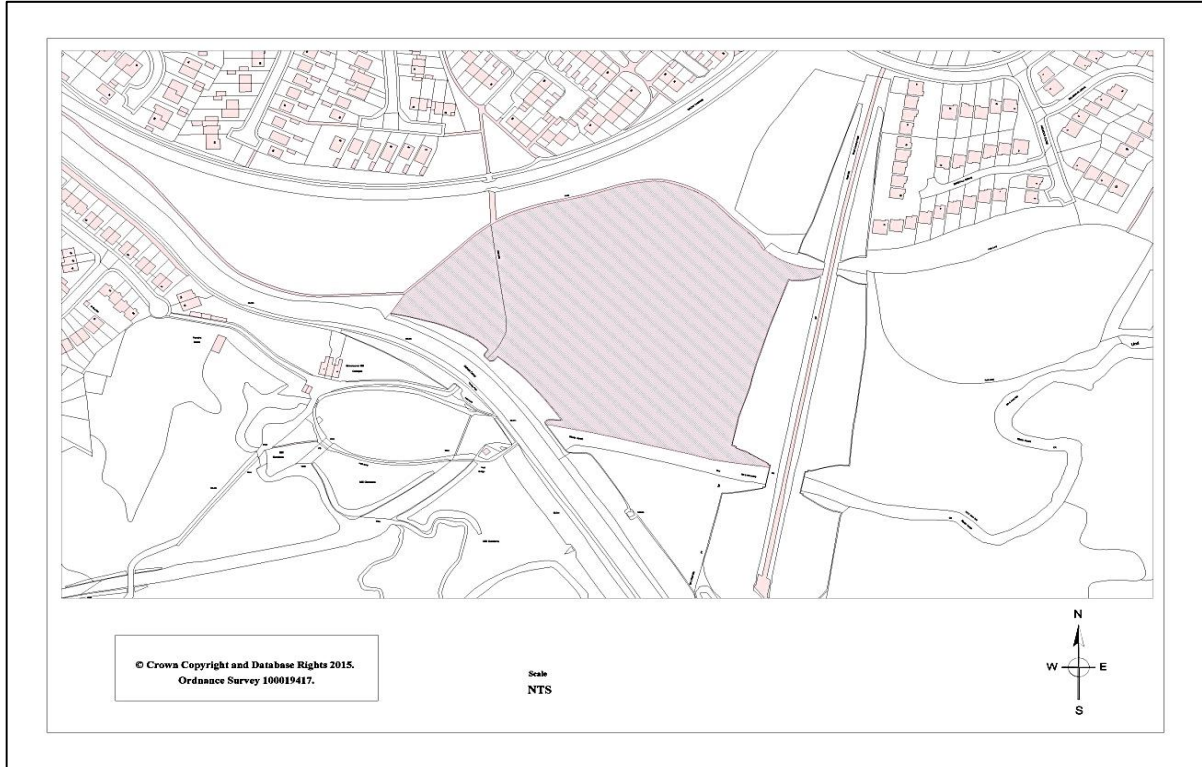
Suitability	Vacant greenfield site bordered by A445 and A423, and mix of sui generis uses (car showroom etc) to the west. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S080
Site	Humpty Dumpty Field, Crowthorns, Brownsover, Rugby
Agent	



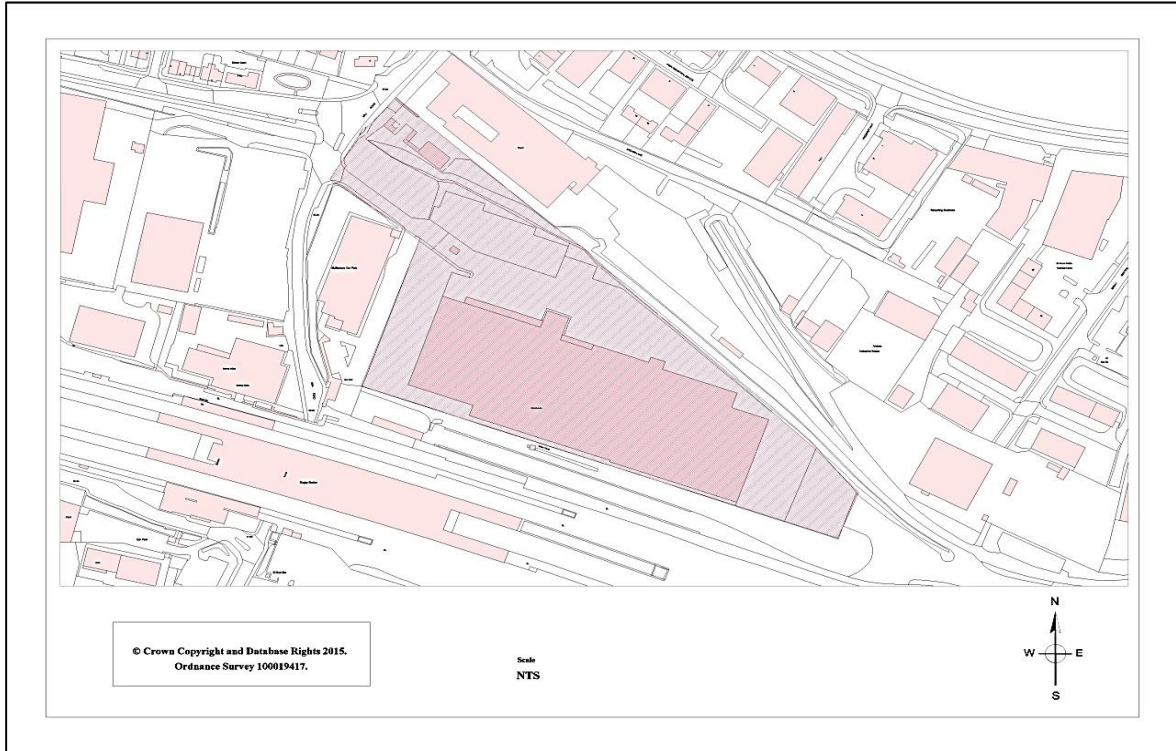
Suitability	Designated open space located in the urban area. No existing access to site from highway network. Large number of mature trees across site. River Avon runs adjacent to south of site and area of flood zones 2 and 3 on site.
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Availability	Currently in use and designated as open space site therefore considered not to be available for development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S083
Site	Former ALBA site, Mill Road, Rugby
Agent	



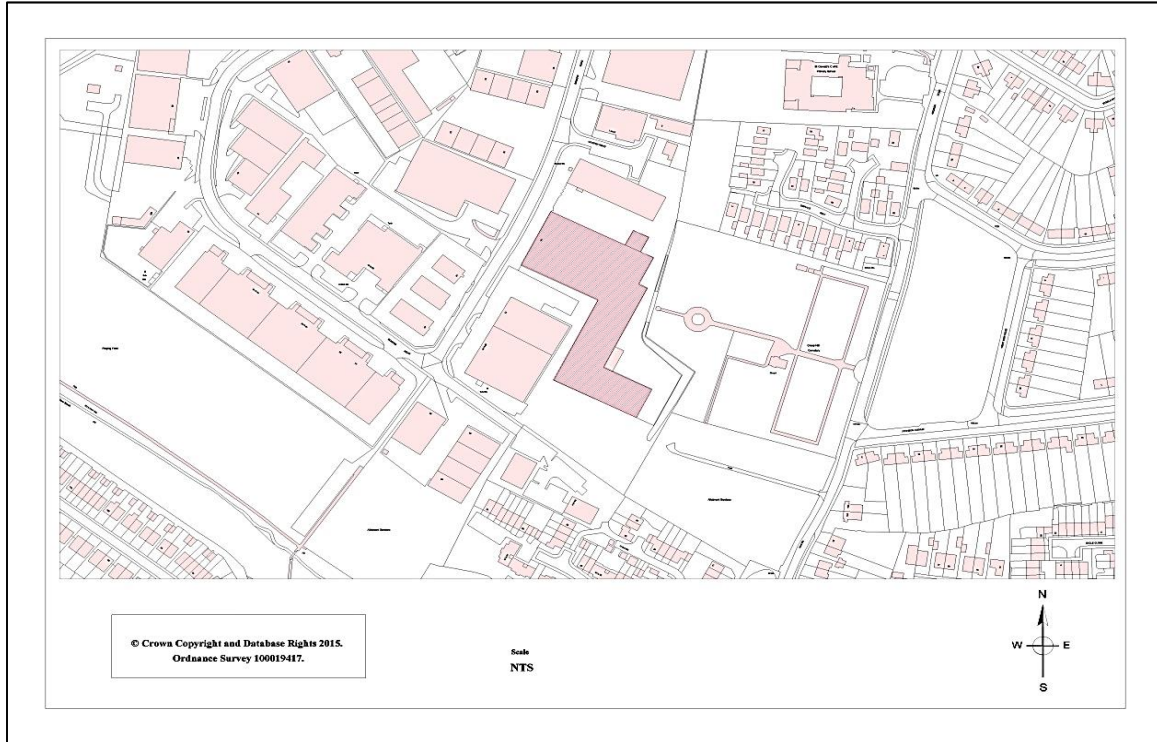
Suitability	Brownfield site located in the urban area. Train station nearby and train line immediately to South. Site surrounded by other employment uses which would suggest poor residential amenity and impact on suitability of site.
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Availability	Warehouse industrial use on site. Single occupier employment site that is recommended for retention in current use by employment evidence therefore not considered available for residential development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S084
Site	Nationwide House, 74-88 Somers Road, Rugby, CV22 7DH
Agent	



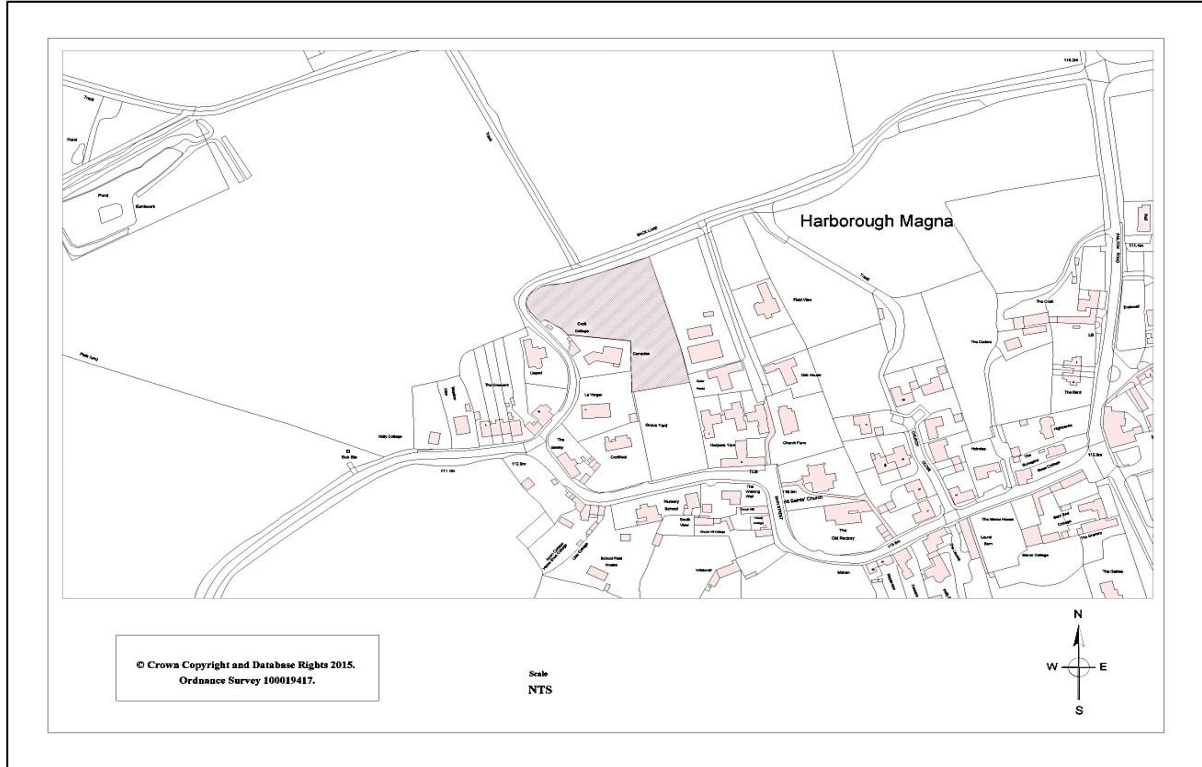
Suitability	Brownfield land on strategically significant employment land within the urban area. Part of Somers Road industrial estate and thus surrounded by other employment uses.
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Availability	Designated strategically significant employment land and since redeveloped for employment purposes since submitted to 2013 call for sites. Not considered available therefore.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S123
Site	1. Field behind Campden & Croft Cottage, Back Lane, Harborough Magna, Nr Rugby, Warks CV23 0HT
Agent	



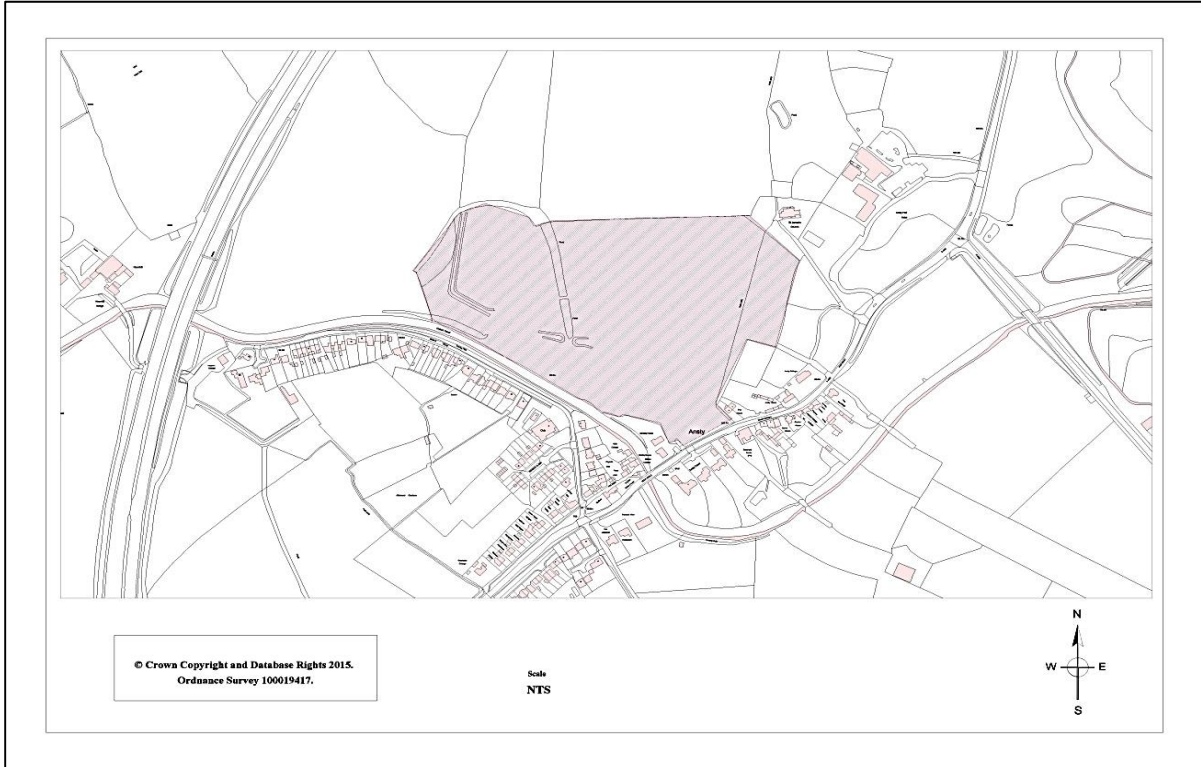
Suitability	Greenfield site in Green Belt currently in use as agricultural land on edge of Harborough Magna village boundary. Adjacent and to rear of existing residential properties off Back Lane. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S124
Site	Campbell Farm, Coventry Road, Pailton, Warwickshire
Agent	



Suitability	<p>Greenfield site on edge of Ansty village boundary. Adjacent to canal to south of site. Mature trees and hedgerows around site boundaries. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Site submitted in 2013 Call for Sites. No developer in place. No other significant availability constraints identified.</p>
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Achievability	<p>N/A</p>
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S129
Site	Land North of Stretton on Dunsmore, South of the A45 Stretton On Dunsmore
Agent	



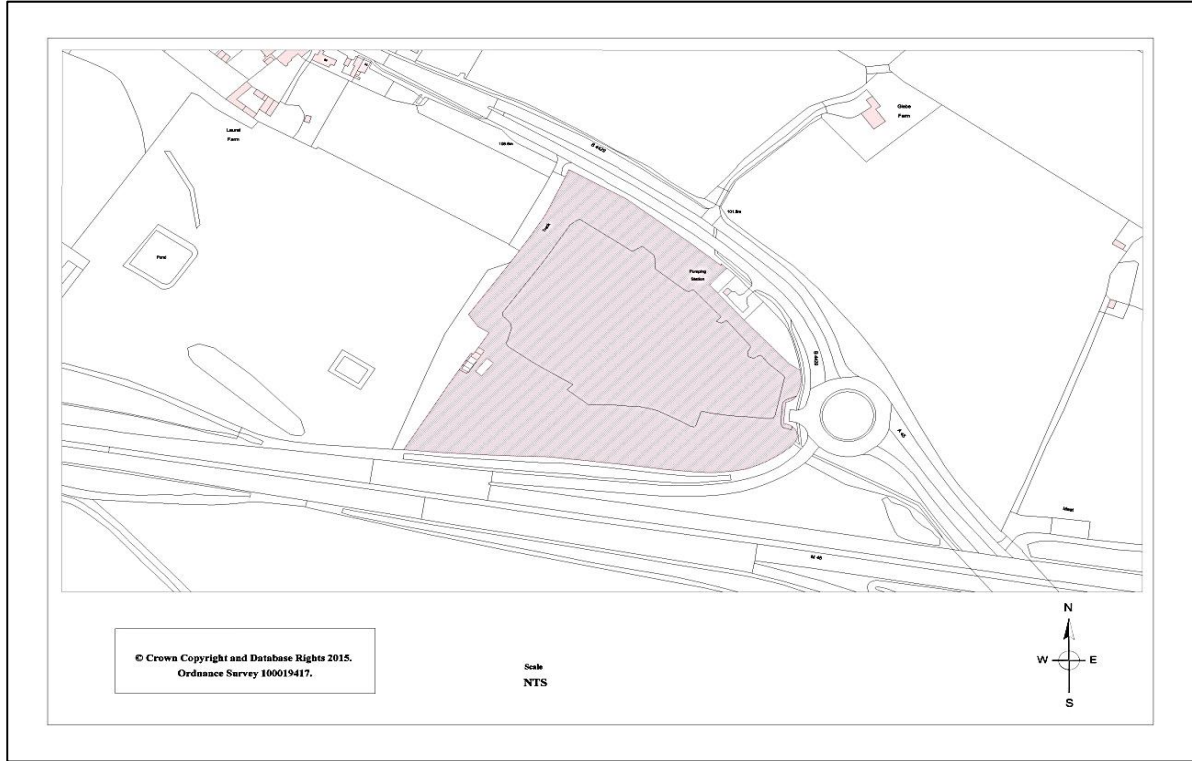
Suitability	Large greenfield site in Green Belt currently used as agricultural land. Adjacent to Stretton on Dunsmore village boundary and bordered by A45 to the north with potential impact from noise / air quality pollution which may impact on suitability of site for residential development. Site could also impact on character / integration with settlement with green belt land in between site and existing village.
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Availability	Site submitted in 2013 Call for Sites. No developer in place. No other availability constraints identified.
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Achievability	Site rejected in 2013 SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S133
Site	Land at Dipbar Fields, Daventry Road, Dunchurch, Rugby, CV22 6NT
Agent	



Suitability	Site located in countryside location to the Southeast of Dunchurch. Detached but near to the settlement boundary. Adjacent to M45 to the South.
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Availability	Planning permission for residential approved subject to signed S106 agreement. No other significant availability constraints identified.
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Achievability	Planning permission for residential approved subject to signed S106 agreement.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		