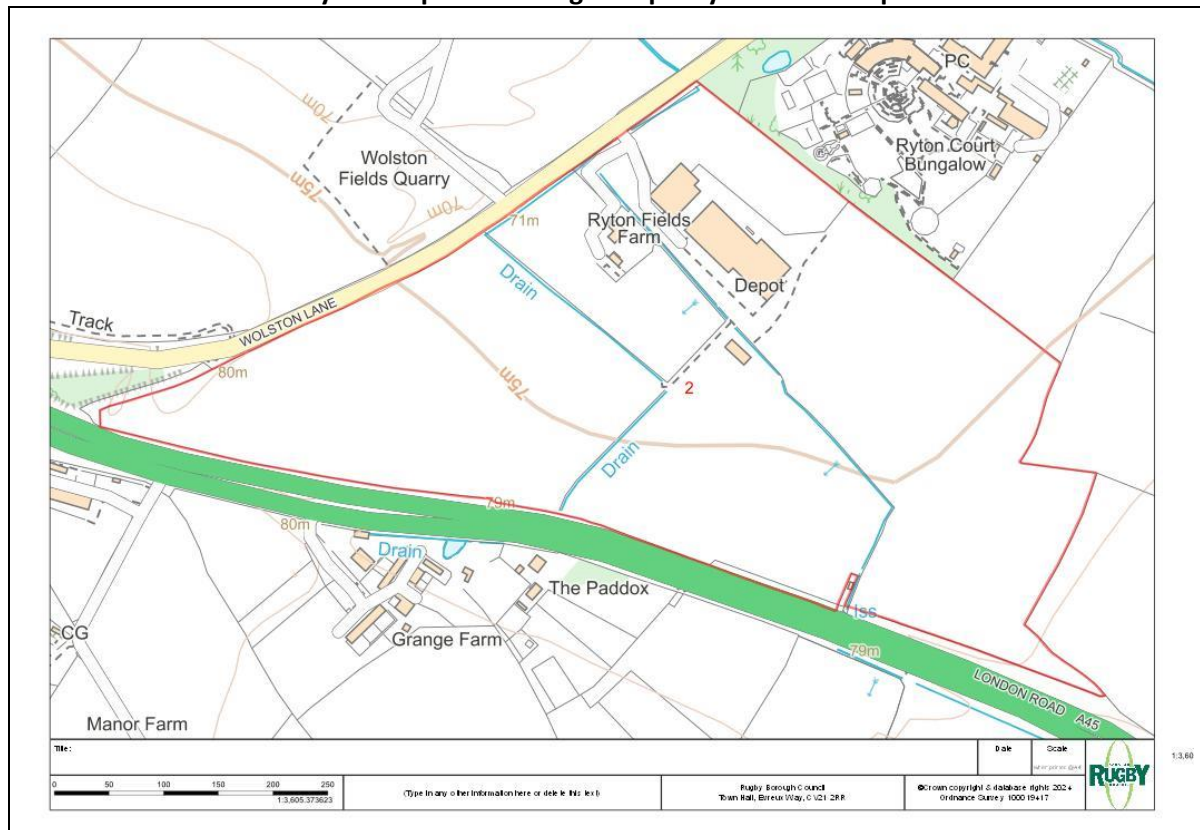


Site reference: 2

Ryton Fields Farm, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Commercial / Residential / Agricultural	Gross site area	22.9
Net site area	22.4	Proposed use	Employment
Potential yield (employment, sqm)	63686	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2

Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt location. High Landscape Sensitivity in previous landscape study (RD12) which states: "This zone is very open with high visibility. It is detached from both Ryton and Wolston and relates to the wider farmed landscape, therefore is unsuitable for development". Potential for impact on SRN. SSSI impact risk zone, Natural England would need to be consulted. Further analysis needed on suitability.
Discounted?	False
Justification for discounting	

Site reference: 3

Land west of Lutterworth Road, Brinklow

Conclusion: Suitable, achievable and available



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	1.0
Net site area	1.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	29
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

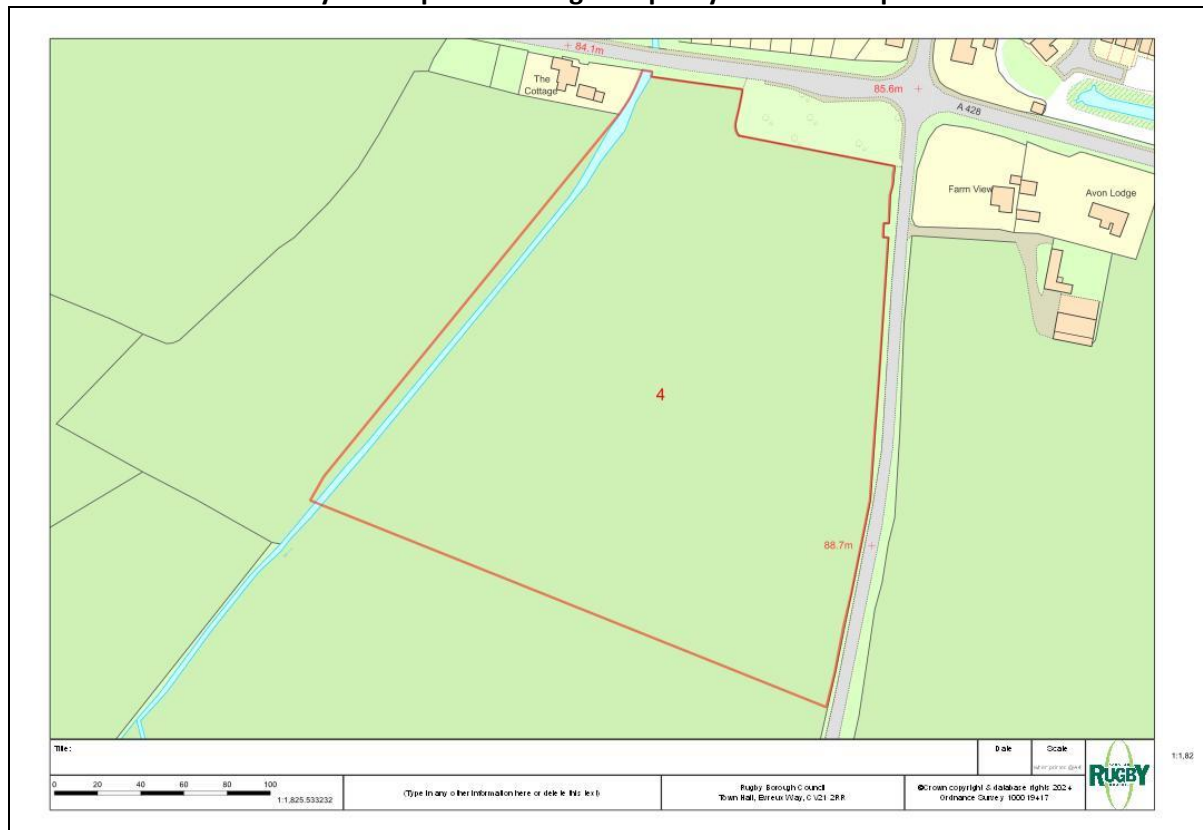
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Site identified in Brinklow Neighbourhood Plan November 2022 policy HO4 as suitable for a rural exception development of up to 12 affordable houses and up to 7 elderly persons dwellings. Adjacent to settlement boundary. Identified within the previous landscape study as Landscape Sensitivity - High (BK07) which states: "This zone would be inappropriate for development due to its small scale, pastoral qualities which act as a transition between the settlement and wider farmland and connects with the stream corridor of Smite Brook". Site suitable for development in line with neighbourhood plan policy.
Discounted?	False
Justification for discounting	

Site reference: 4

Land West of Lawford Heath Lane, Long Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Long Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	4.7
Net site area	3.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	110
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

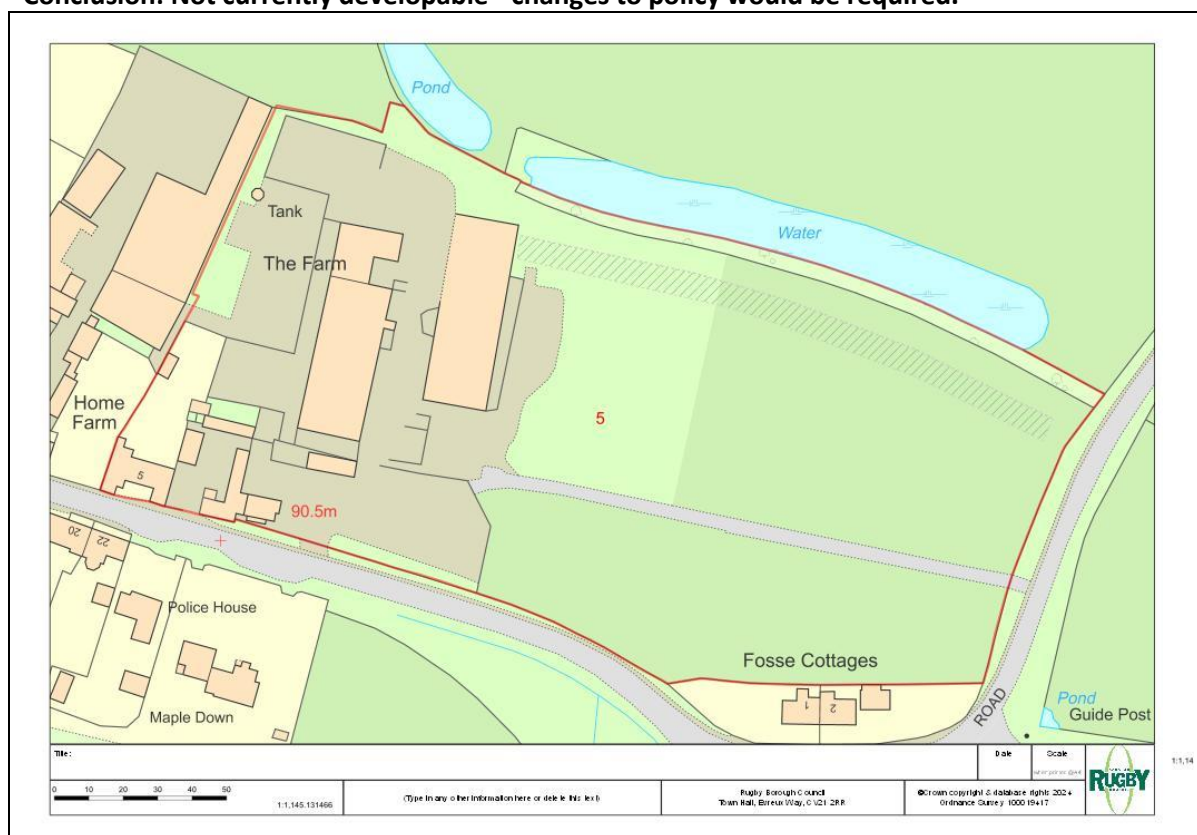
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Gas pipeline runs through site. Previously assessed as high landscape sensitivity. Site sits at odds with character of village - all development currently on north side of A428. Not suitable as stand-alone site due to concerns about sustainability but further assessment required to determine appropriateness of site and whether the site could come forward with adjacent land to provide a strategic option.
Discounted?	False
Justification for discounting	

Site reference: 5

West Farm, Brinklow

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	3.0
Net site area	3.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	50
Green Belt/LGS	97%	Agricultural Land Classification	Grade 3

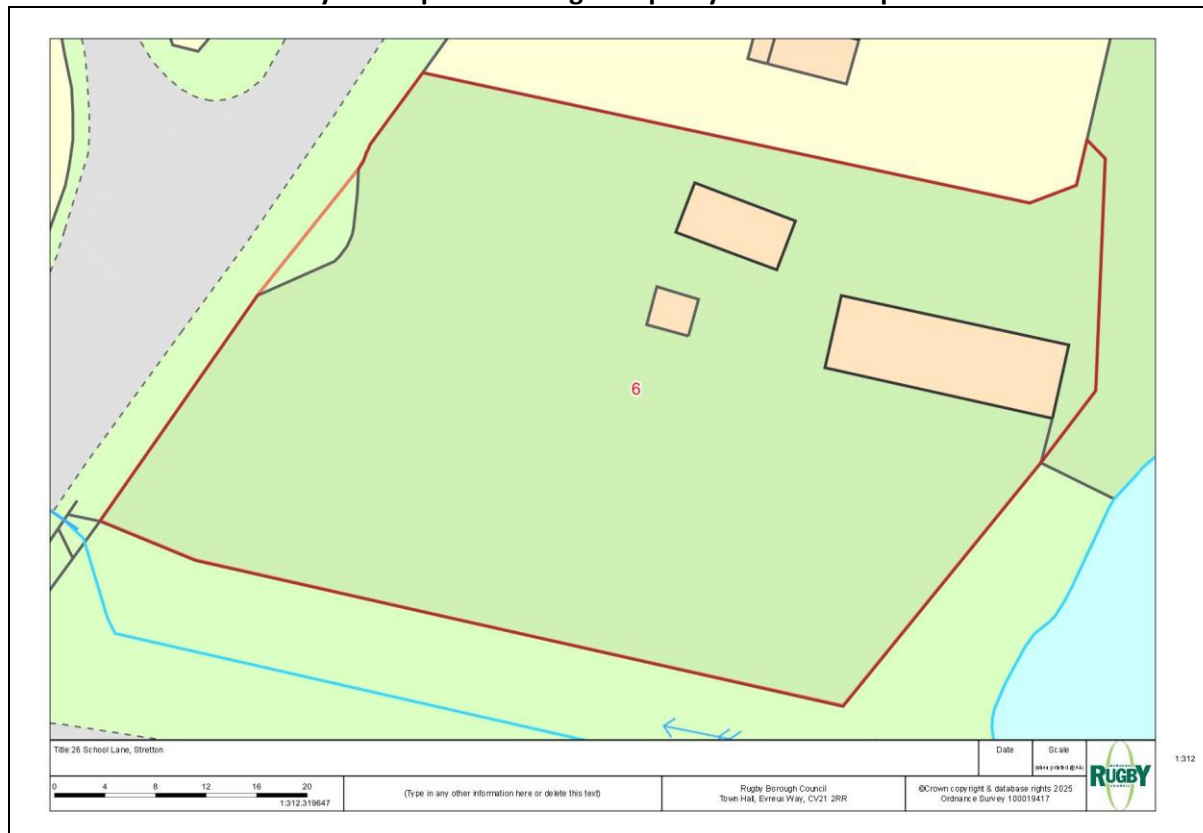
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt. Part of site within Conservation Area. Grade II listed buildings SW of site (5 and 7, Rugby Road) will require protection and appropriate buffers. Footpath crosses site. Site discussed in previous landscape study - Landscape Sensitivity - High. Part brownfield. Adjacent to and partly within settlement boundary. Further analysis needed.
Discounted?	False
Justification for discounting	

Site reference: 6

Land east of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	0.3
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	3
Green Belt/LGS	98%	Agricultural Land Classification	Grade 3

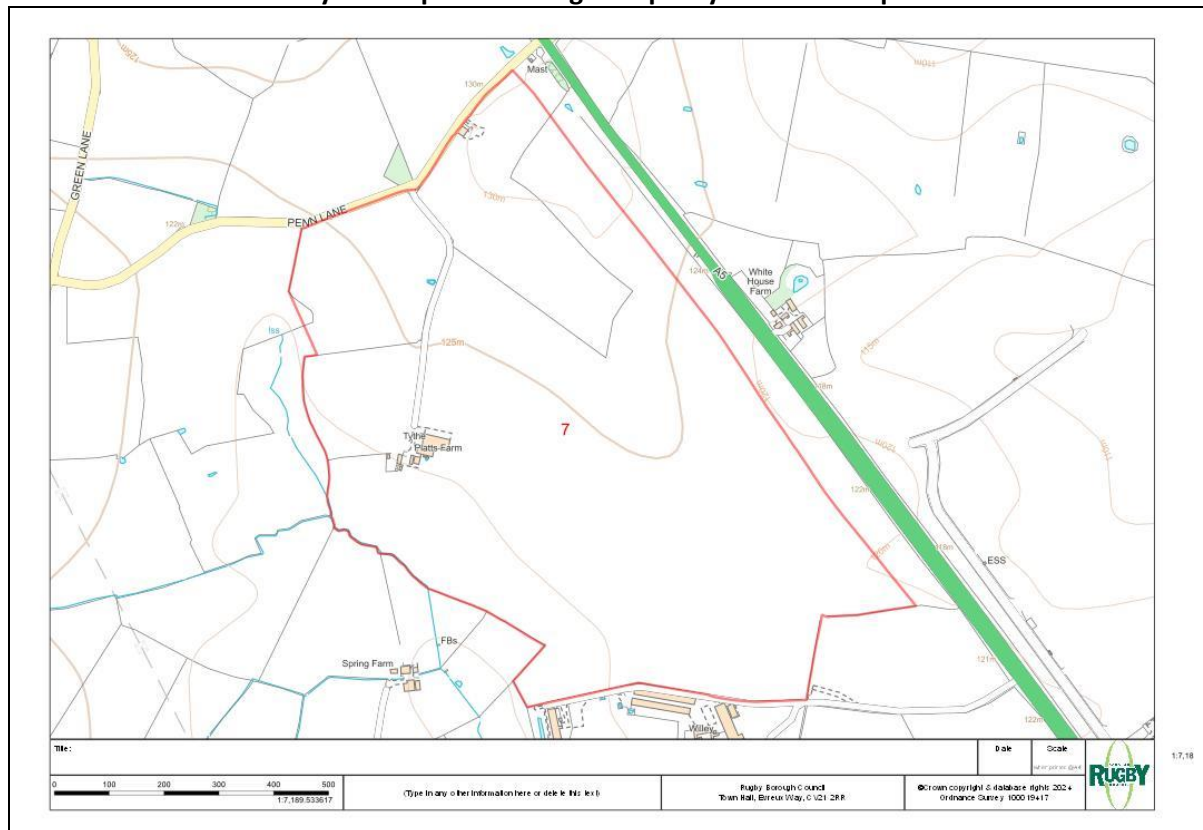
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Adjacent to settlement boundary. Small proportion of site lies within Flood Zones 2/3 to south. Green Belt. Further analysis needed.
Discounted?	False
Justification for discounting	

Site reference: 7

Tythe Platts Farm, West of A5

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wibtoft, Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	72.3
Net site area	71.5	Proposed use	Employment
Potential yield (employment, sqm)	275000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2

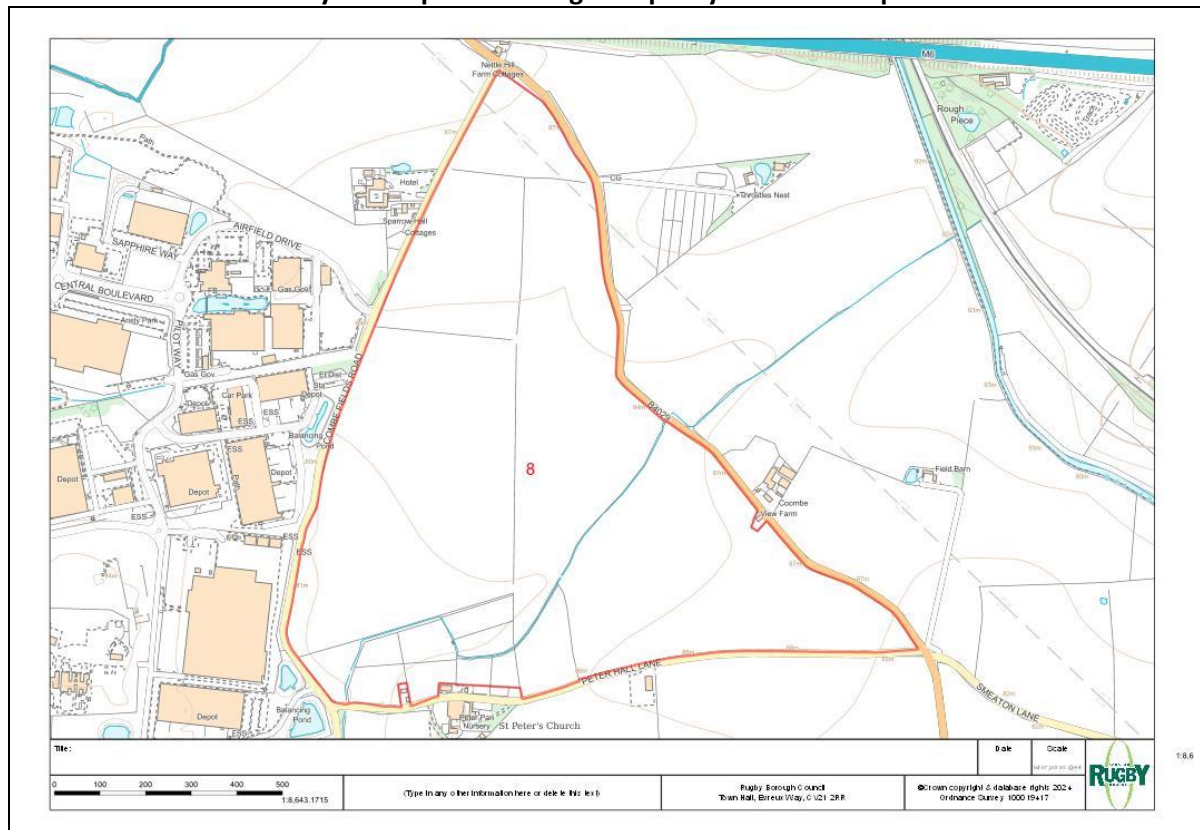
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Public footpath crosses site. Small pocket of 1 in 30 Surface water flood risk sits within the west of site. Part of site outside RBC boundary - will need to consult with Harborough LPA. Potential for impacts on the SRN. Sustainability of location requires further analysis in comparison to other employment locations.
Discounted?	False
Justification for discounting	

Site reference: 8

Land East of Ansty Park, Ansty, Coventry

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	90.6
Net site area	76.2	Proposed use	Employment
Potential yield (employment, sqm)	200000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

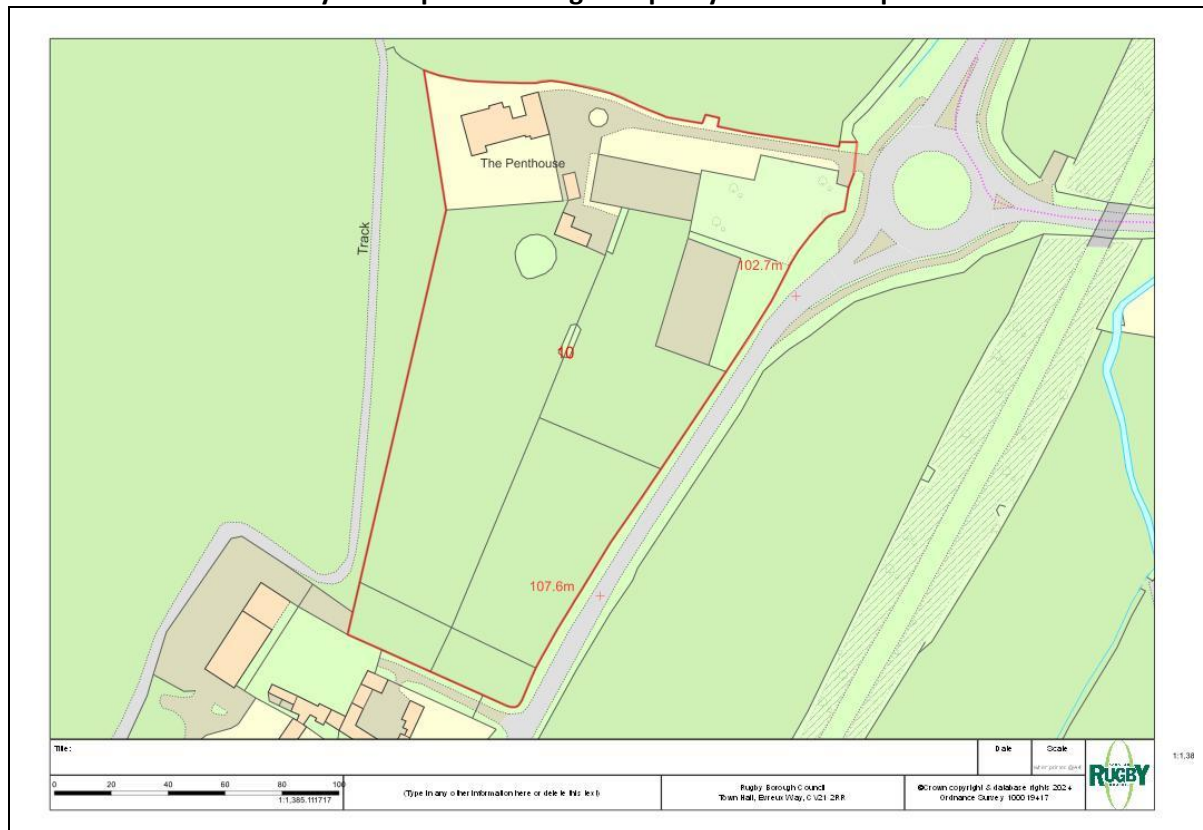
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt location. Proposed as a strategic employment site as an extension to Ansty Park. 2 public rights of way run across the south-eastern fields (R73c and R74). Grade 2 listed building (Peter Hall) located immediately to the south of the site. 9.3 ha of 1 in 30 Surface water flood risk and 11ha of 1 in 100 running through centre of site - this needs to be discounted from gross site area as cannot be developed. Part of the site falls within a mineral safeguarding area for sand and gravel as identified within the Warwickshire Minerals Local Plan. Potential impacts on the SRN. Site impacted by Overhead Electricity Lines. Further assessment required to determine sustainability of site in comparison to other employment site options.
Discounted?	False
Justification for discounting	

Site reference: 10

The Penthouse, Coventry Road, Cawston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Residential / Equestrian	Gross site area	2.2
Net site area	2.2	Proposed use	Residential or Employment
Potential yield (employment, sqm)	8640	Potential yield (residential)	45
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

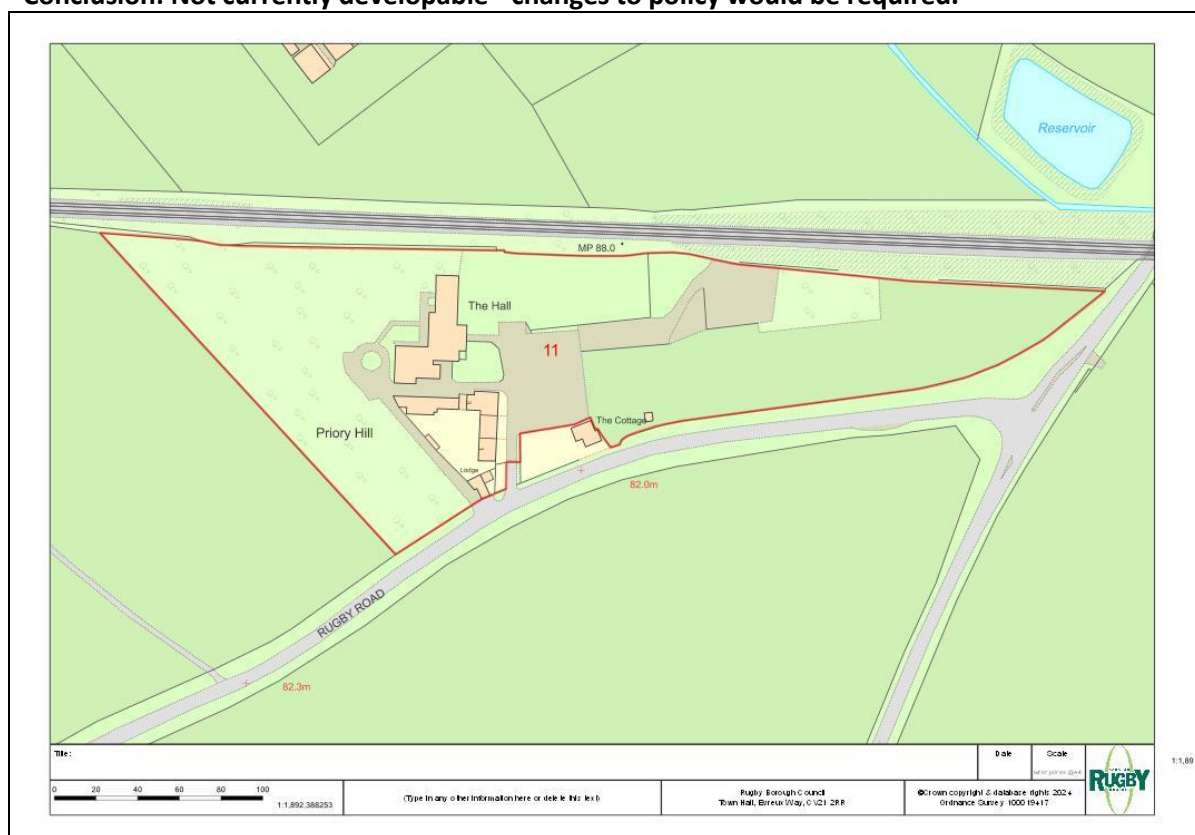
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Not an appropriate location for residential as concerns about sustainability. Further assessment required to determine if location is appropriate for small scale employment uses.
Discounted?	False
Justification for discounting	

Site reference: 11

The Hall, Rugby Road, Wolston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Offices / Education	Gross site area	3.4
Net site area	2.3	Proposed use	Employment
Potential yield (employment, sqm)	9200	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

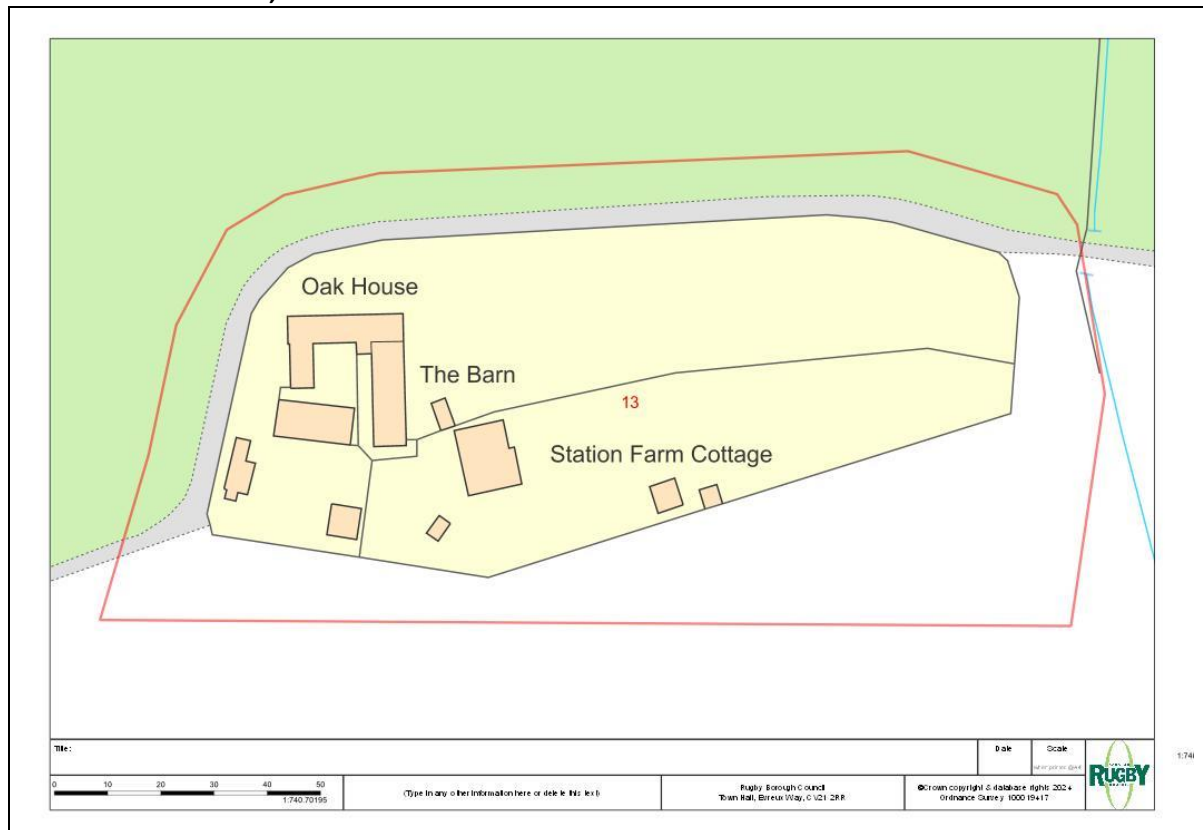
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt. Site comprises former hall - change of use planning applications previously granted for various office and schooling uses. Train track lies to the north. Surface water flooding occurs within eastern portion of site - this area needs to be discounted from gross site area as cannot be developed. Scheduled Ancient Monument (Wolston Priory and Moated site) lies 630 m to the west. Site set out in the previous landscape study - Landscape Sensitivity - High (W001) which states: "Any development within this zone would need to be adjacent to the existing settlement edge". This site is removed from the settlement edge however. Within SSSI Risk Impact Zone (Discharges) - duty to consult Natural England to assess impact if any discharge of water or liquid waste of more than 20m ³ /day to ground (ie to seep away) or to surface water. Site contains an area of Priority

	Habitat - Deciduous woodland. This area, along with appropriate buffer needs to be discounted from site area. Further assessment required to determine if site is suitable to provide employment uses - locationally removed from other employment sites.	
Discounted?	False	
Justification for discounting		

Site reference: 13

Station Farm, Dunchurch

Conclusion: Suitable, achievable and available



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.5
Net site area	1.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	15
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

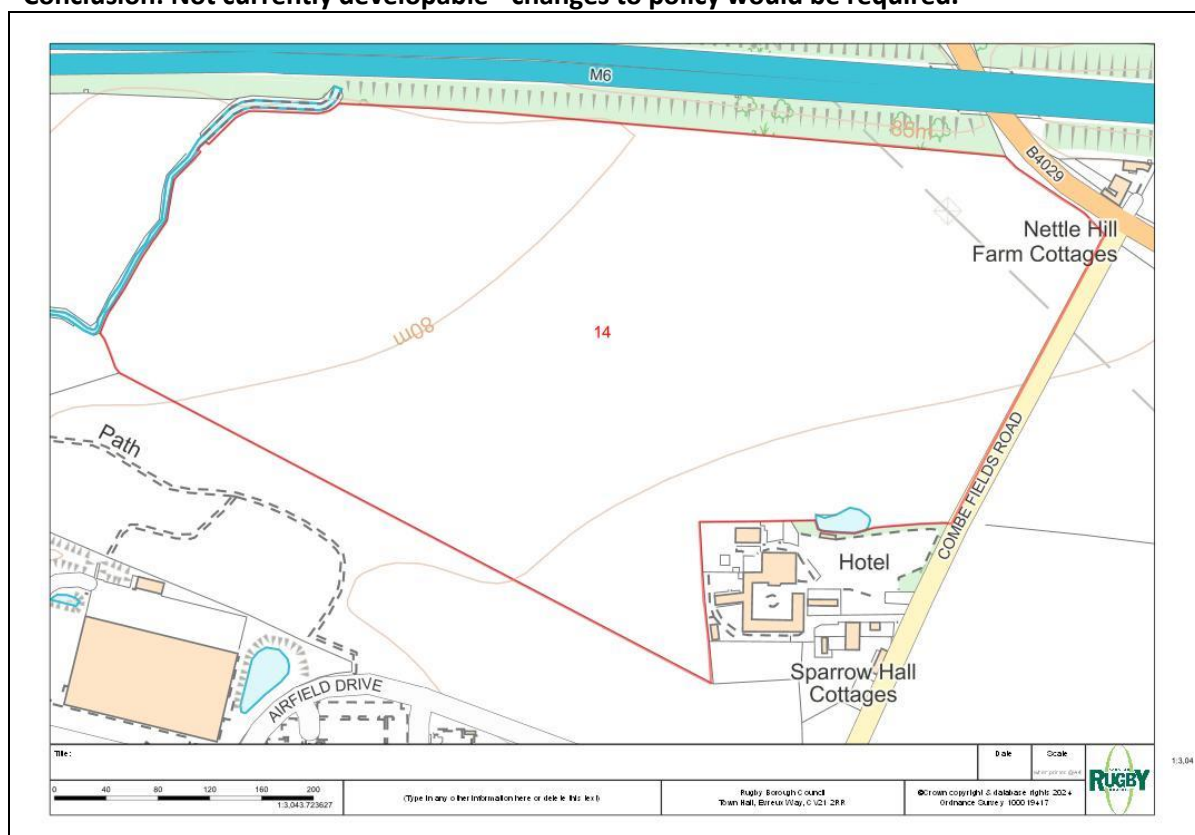
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Site is within SW Rugby Local Plan allocation for residential uses.
Discounted?	False
Justification for discounting	

Site reference: 14

Land north of Ansty Park, Ansty, Coventry

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty, Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	21.3
Net site area	19.6	Proposed use	Employment
Potential yield (employment, sqm)	75000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

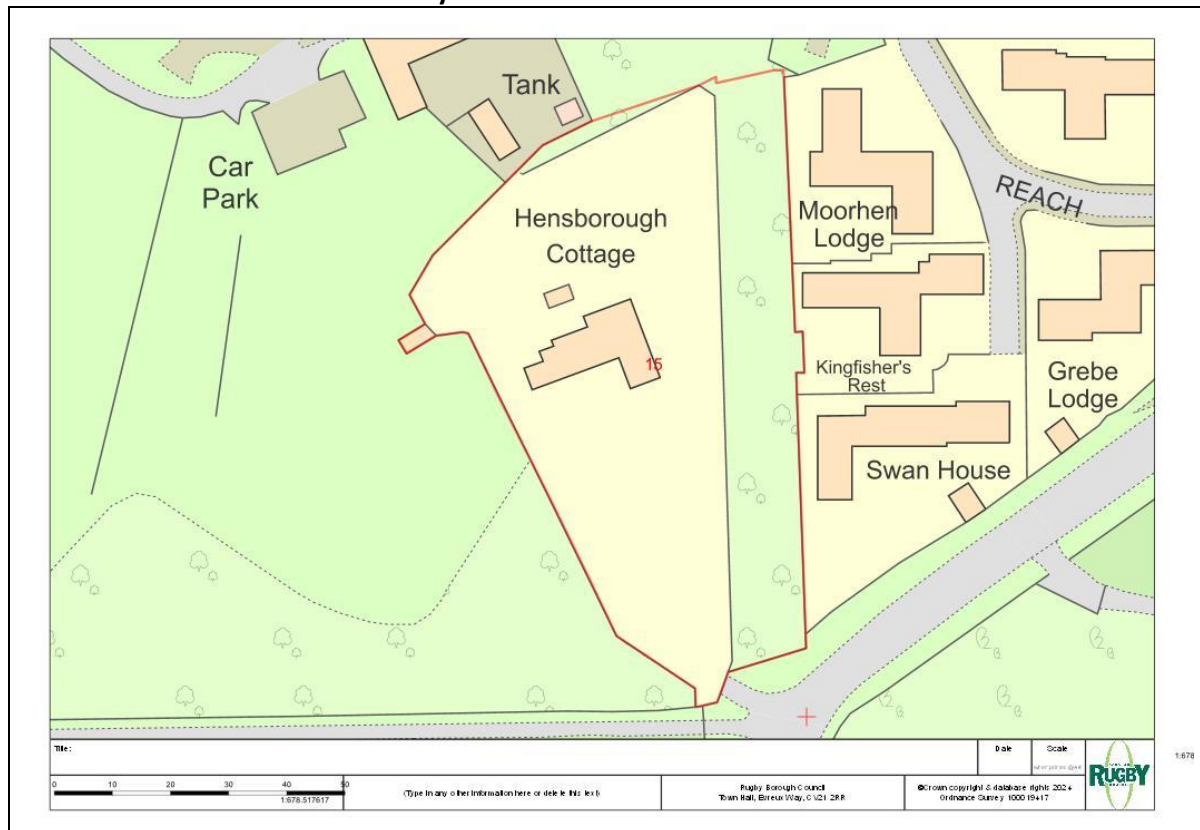
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt. High voltage cables run west to east through site and overhead cables cross north eastern corner. Part of the site falls within a mineral safeguarding area for sand and gravel as identified within the Warwickshire Minerals Local Plan. Site lies adjacent to existing Ansty Park local plan allocation. Impacts on the SRN need to be assessed. Further assessment required to determine locational suitability of site in comparison with other employment sites proposed.
Discounted?	False
Justification for discounting	

Site reference: 15

Southam Road, Kites Hardwick

Conclusion: Discounted - suitability



Basic

Parish	Thurlaston	Ward	Dunsmore Ward
Current use	Residential / Garden Land	Gross site area	0.5
Net site area	0.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	13
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

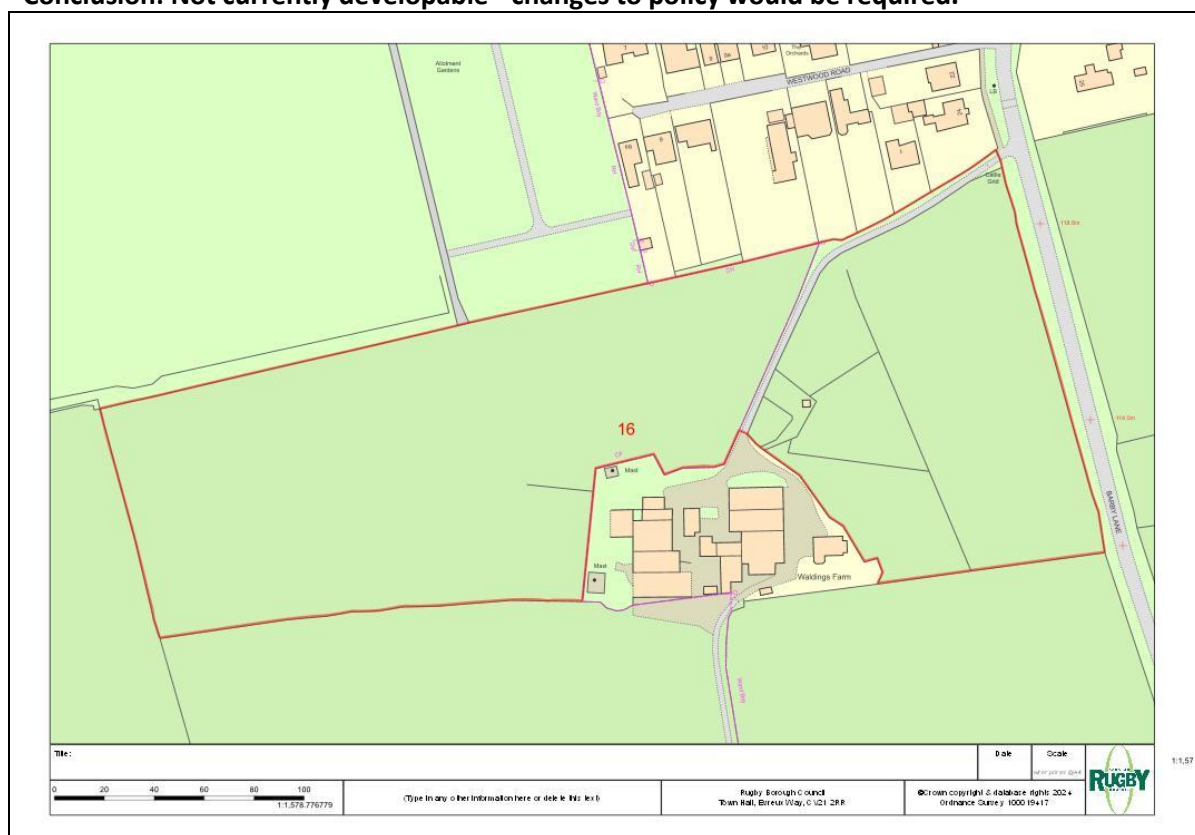
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Adjacent to existing small residential site. Adjacent Local Wildlife Site and Country Park. Site is unrelated to any existing settlement and removed from services and facilities
Discounted?	True
Justification for discounting	Unsustainable location remote from settlement

Site reference: 16

Barby Lane, Hillmorton

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Unparished	Ward	Hillmorton Ward, Paddox Ward
Current use	Agriculture	Gross site area	4.0
Net site area	4.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	45
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Urban

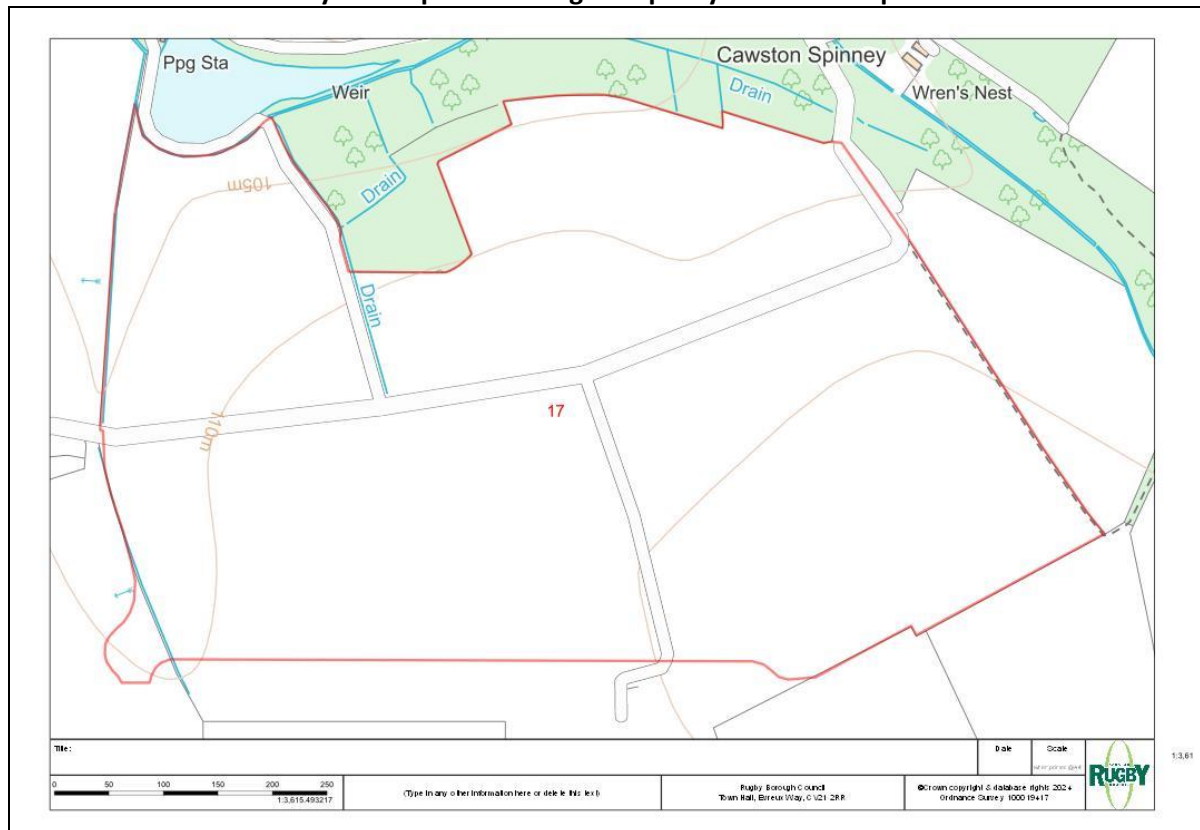
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site was the subject of a previous dismissed appeal decision for 107 dwellings in 2017 - this submission attempts to overcome the Inspector's concerns with a reduced scheme for 45 dwellings. The site is adjacent to Ashlawn Secondary school and land is offered as part of a proposal for extension to the existing playing fields. Adjacent Settlement Boundary. Within potential GI Corridor. Site previously considered within the landscape study - Landscape Sensitivity - High (14b). Further assessment required.
Discounted?	False
Justification for discounting	

Site reference: 17

South West Rugby Safeguarded Land

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	36.9
Net site area	36.8	Proposed use	Employment
Potential yield (employment, sqm)	129178	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

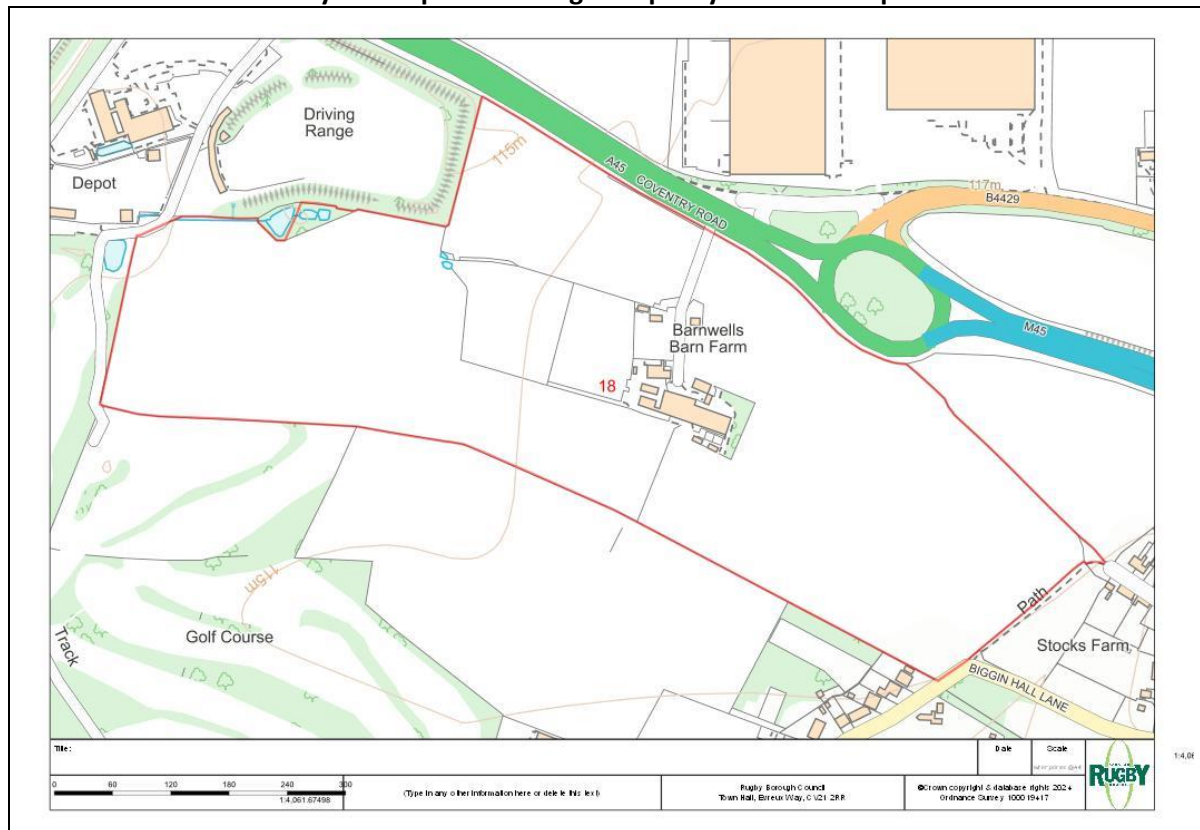
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site is currently safeguarded land within South-West Rugby allocation for development needs after 2031. Within Air Quality Management Zone and within potential GI corridor. Adjacent Local Wildlife Site and Ancient Woodland - Cawston Spinney covered by TPO's adjacent northern part of site. Relationship with adjacent planned residential needs consideration. Impacts on SRN need consideration. Further assessment required.
Discounted?	False
Justification for discounting	

Site reference: 18

Barnwell Farm, Thurlaston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Thurlaston	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	26.2
Net site area	26.2	Proposed use	Employment
Potential yield (employment, sqm)	96720	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

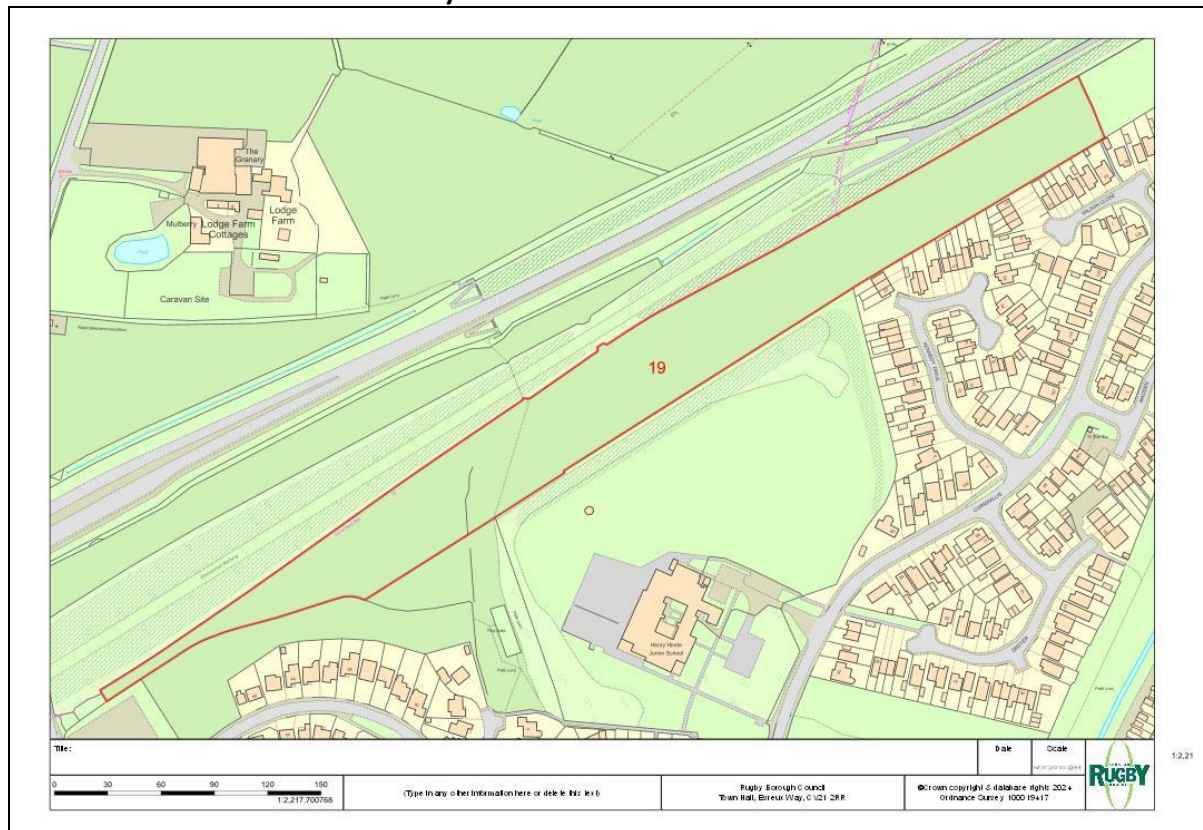
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Within the setting of the existing Conservation Area. Potential impacts on the SRN. Within SSSI Risk Impact Zone - need to consult Natural England. Further assessment required on locational suitability of site in comparison to other potential employment sites submitted.
Discounted?	False
Justification for discounting	

Site reference: 19

Bilton Lane, Cawston

Conclusion: Discounted - suitability



Basic

Parish	Long Lawford, Unparished	Ward	Admirals and Cawston Ward, Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	2.4
Net site area	2.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	62
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

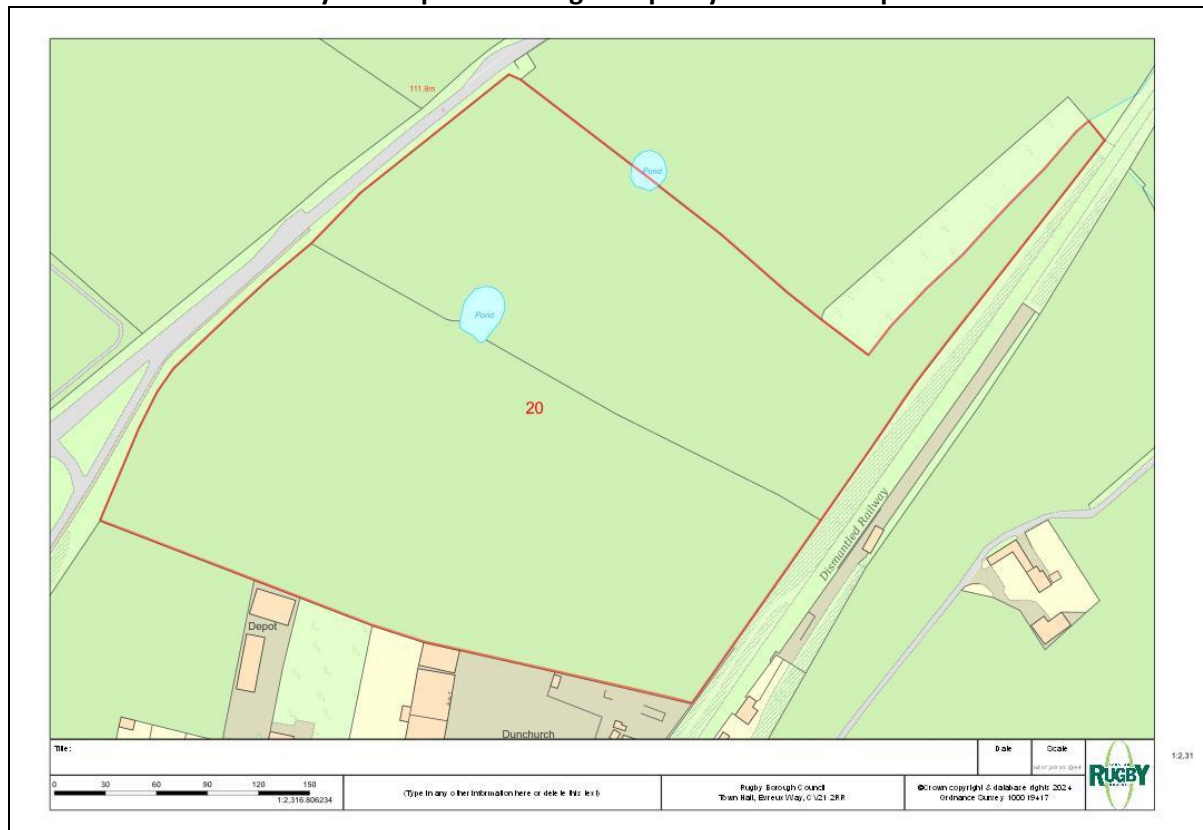
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Site lies directly above Cement Slurry Pipeline - would need to consult with HSE to ascertain appropriate mitigation. Site abuts a Priority Habitat area to the north - Deciduous woodland. Site lies wholly within settlement boundary. Very narrow access from Bilton Lane close to bridge. Safe vehicular access doesn't appear possible.
Discounted?	True
Justification for discounting	Access

Site reference: 20

Blue Boar Farm, Thurlaston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	10.5
Net site area	10.5	Proposed use	Employment
Potential yield (employment, sqm)	40000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

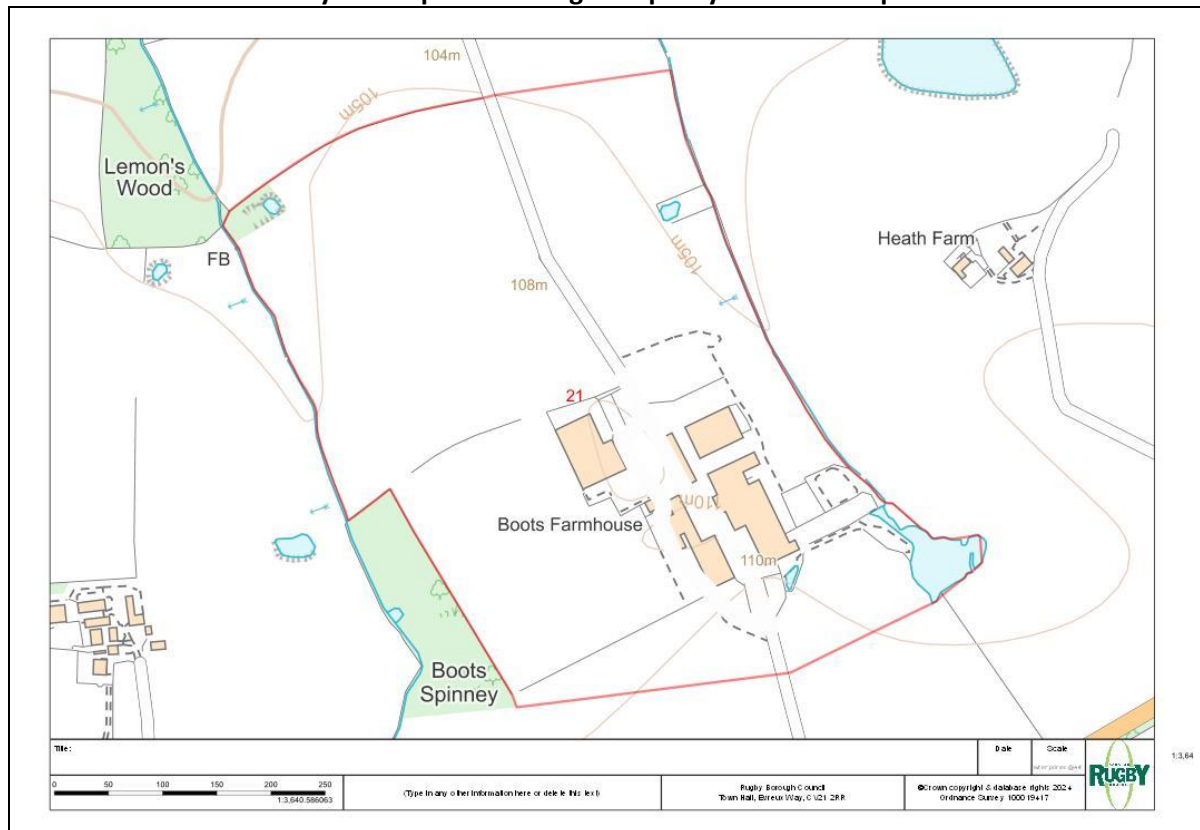
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Separated from SW Rugby by disused railway line. Impact on SRN needs consideration. Site abuts a Priority Habitat area to the north - Deciduous woodland - an appropriate buffer will be required. Discount ponds on site from gross site area. Site requires further assessment to determine locational suitability in comparison to other employment sites submitted.
Discounted?	False
Justification for discounting	

Site reference: 21

Boots Farm, Bourton on Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Bourton and Draycote, Frankton	Ward	Dunsmore Ward
Current use	Commercial / Agriculture	Gross site area	23.3
Net site area	22.9	Proposed use	Employment
Potential yield (employment, sqm)	60000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

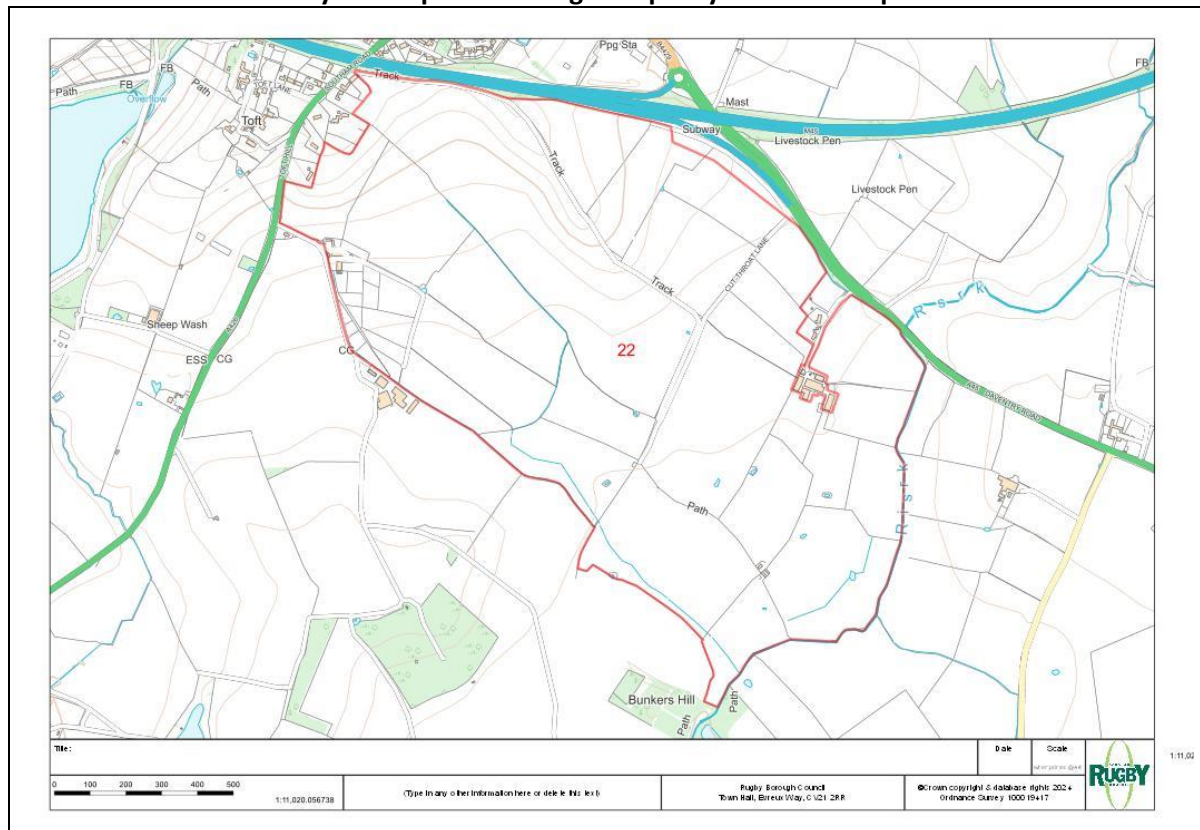
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Lies within the open countryside. Public footpath crosses site. Adjacent Local Wildlife Site. Within SSSI Risk Impact Zone - need to consult Natural England if large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more. Site contains an area of Priority Habitat - Deciduous woodland - this area of land would not be developable and an appropriate buffer will also be required for an additional Priority Habitat that abuts the site further south. Surface water flood risk around water feature on site also needs discounting. Further assessment required to determine sustainability of site and locational comparisons of other proposed strategic employment sites.

Discounted?	False
Justification for discounting	

Site reference: 22

Land south of the M45, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	170.7
Net site area	152.3	Proposed use	Mixed Use
Potential yield (employment, sqm)	300000	Potential yield (residential)	1500
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

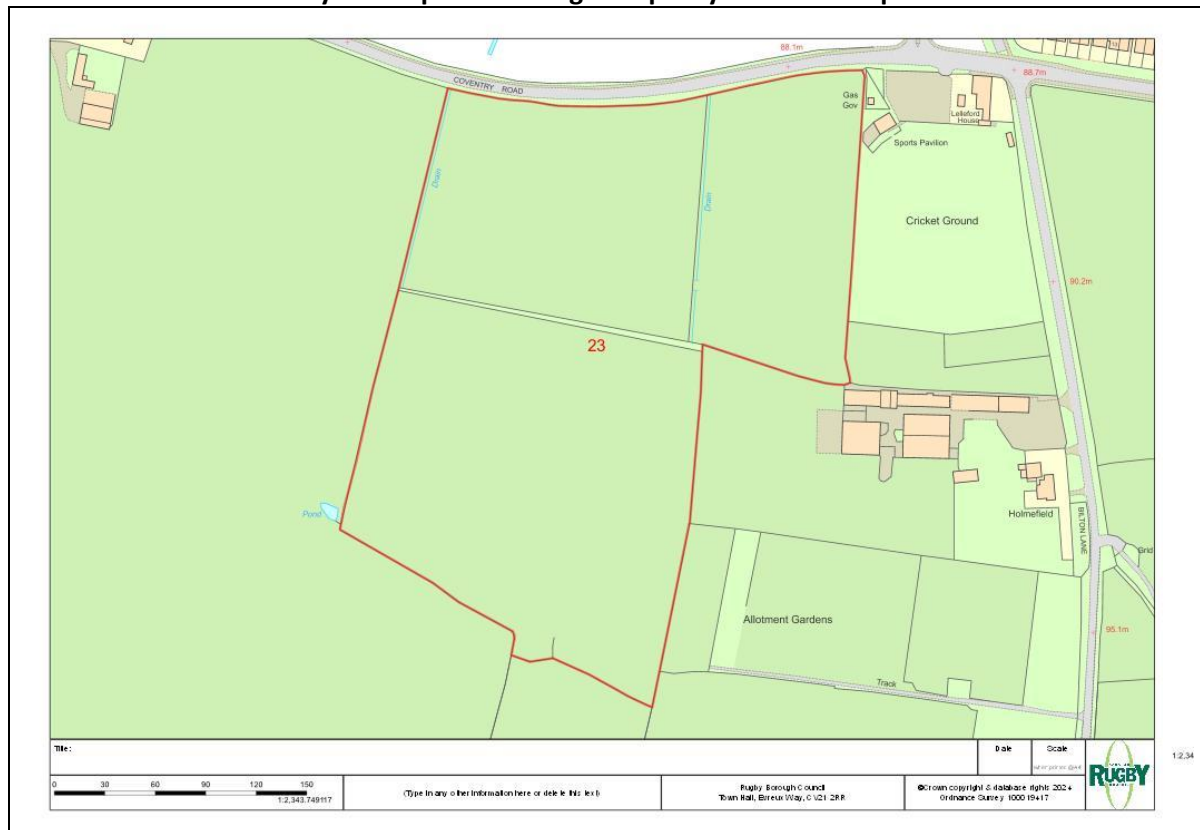
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Public footpaths cross site. Site separated from built up area by M45. Site considered in the previous landscape study - Landscape Sensitivity - Medium / High (18a / 14j). Potential impacts on SRN. Developing the site for residential would also not likely not be appropriate given its detachment from the village with the physical M45 barrier and lack of critical mass to ensure that the site can represent a sustainable location with a range of services in its own right. Question makes about whether site is flat enough for commercial development.
Discounted?	False
Justification for discounting	

Site reference: 23

Land South of Coventry Road, Long Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Long Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	7.3
Net site area	7.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	183
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

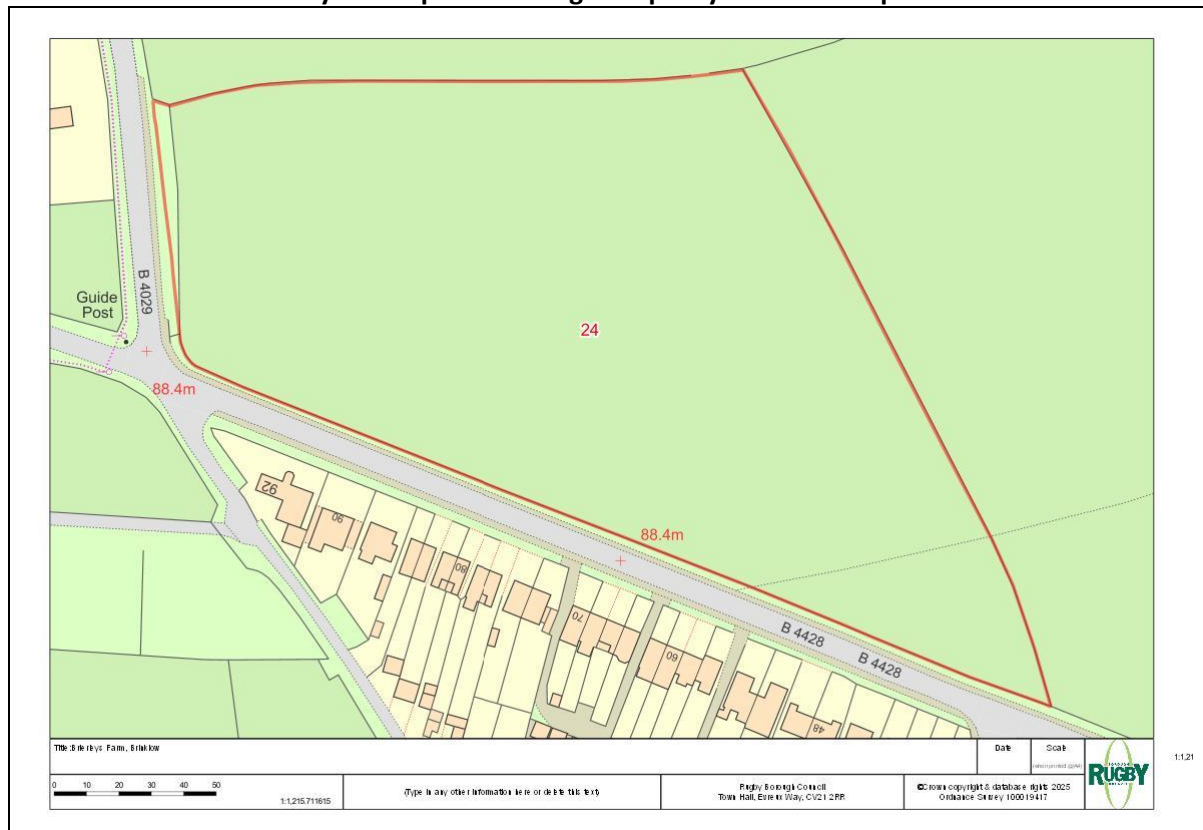
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Road lies between the site and the settlement boundary. Previously considered in the landscape study - Landscape Sensitivity - High. Surface water flooding occurs within northern portion of site - this area needs to be discounted from gross site area as cannot be developed. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Site sits at odds with character of village - all development currently on north side of A428. Unlikely to be suitable as a standalone site, can be considered as a strategic option alongside adjacent land
Discounted?	False
Justification for discounting	

Site reference: 24

Brierleys Farm, Brinklow

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	3.0
Net site area	5.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	50
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

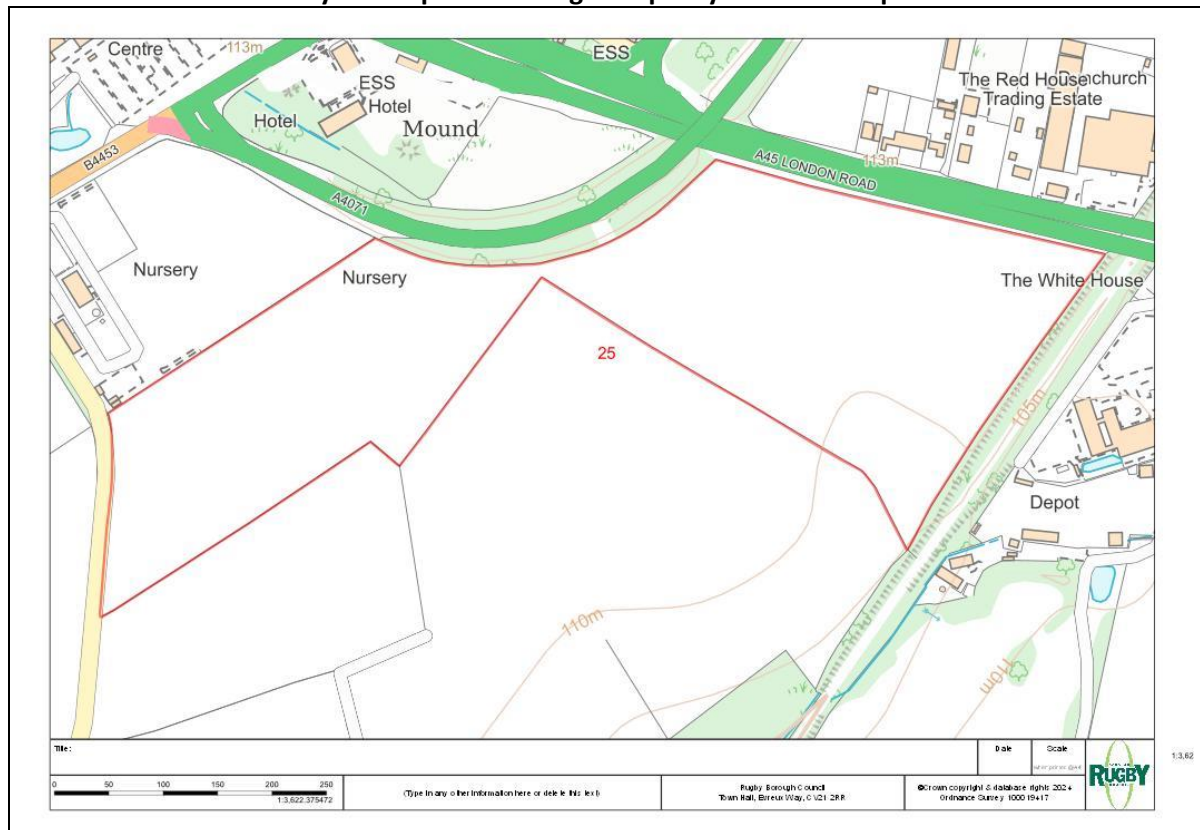
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Public footpath crosses site. Pylons on site. Road separates the site from the settlement boundary of Brinklow. Adjacent Local Wildlife Site and Ancient Woodland. Site lies close to existing Conservation Area. Site considered in the previous landscape study - High Landscape Sensitivity (BK09. 2) which states: "Because of the zones high intervisibility with other areas its potential for development is very limited. The small scale field pattern around the settlement edge should be safeguarded as this is a special feature of this landscape. Development should avoid prominent skylines". Site has been redrawn from submitted site to align with field boundaries.
Discounted?	False
Justification for discounting	

Site reference: 25

Land South of A45, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Bourton and Draycote, Thurlaston	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	14.8
Net site area	14.8	Proposed use	Employment
Potential yield (employment, sqm)	47500	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

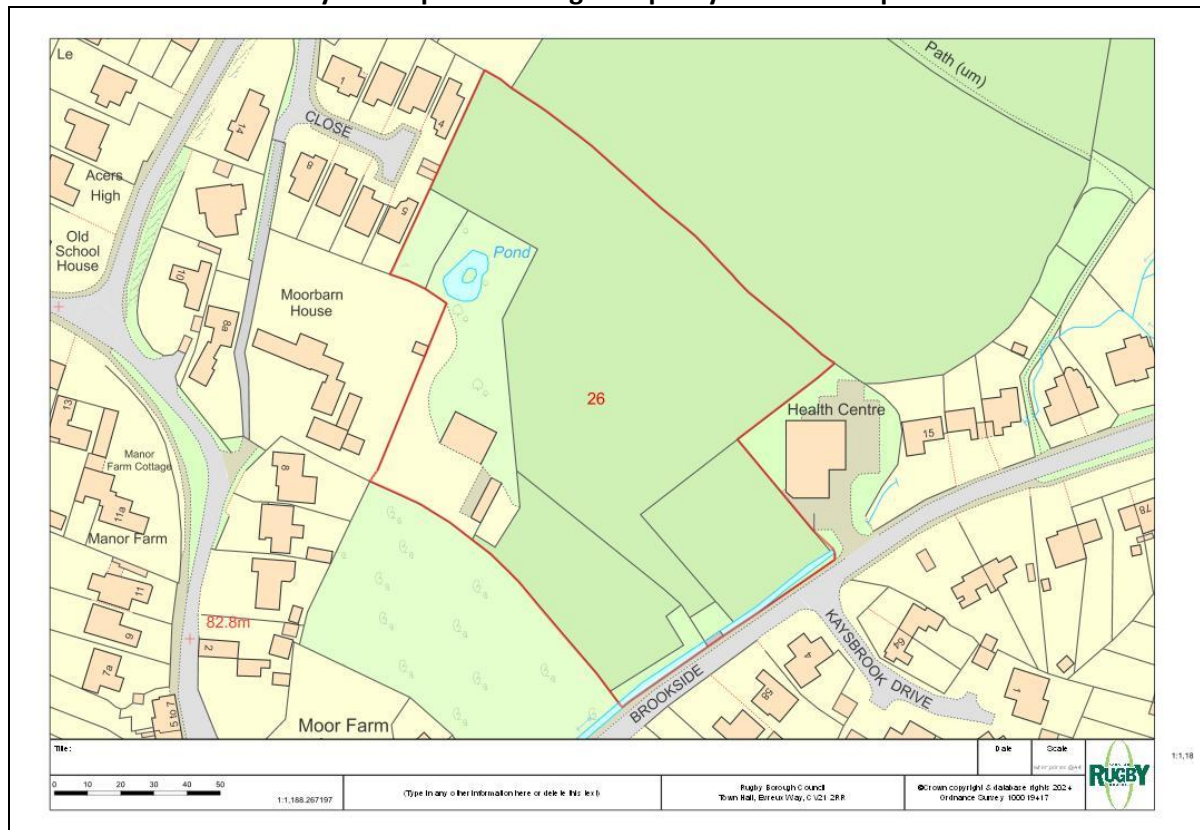
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent to Local Wildlife Site. Potential impacts on the SRN. Within SSSI impact risk zone for 100+ houses of 1000sqm of non-residential floorspace. Locational sustainability needs consideration as does potential for safe access. Put forward either as employment land or a truck stop.
Discounted?	False
Justification for discounting	

Site reference: 26

Brookside, Stretton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture / Equestrian	Gross site area	1.5
Net site area	1.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	30
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

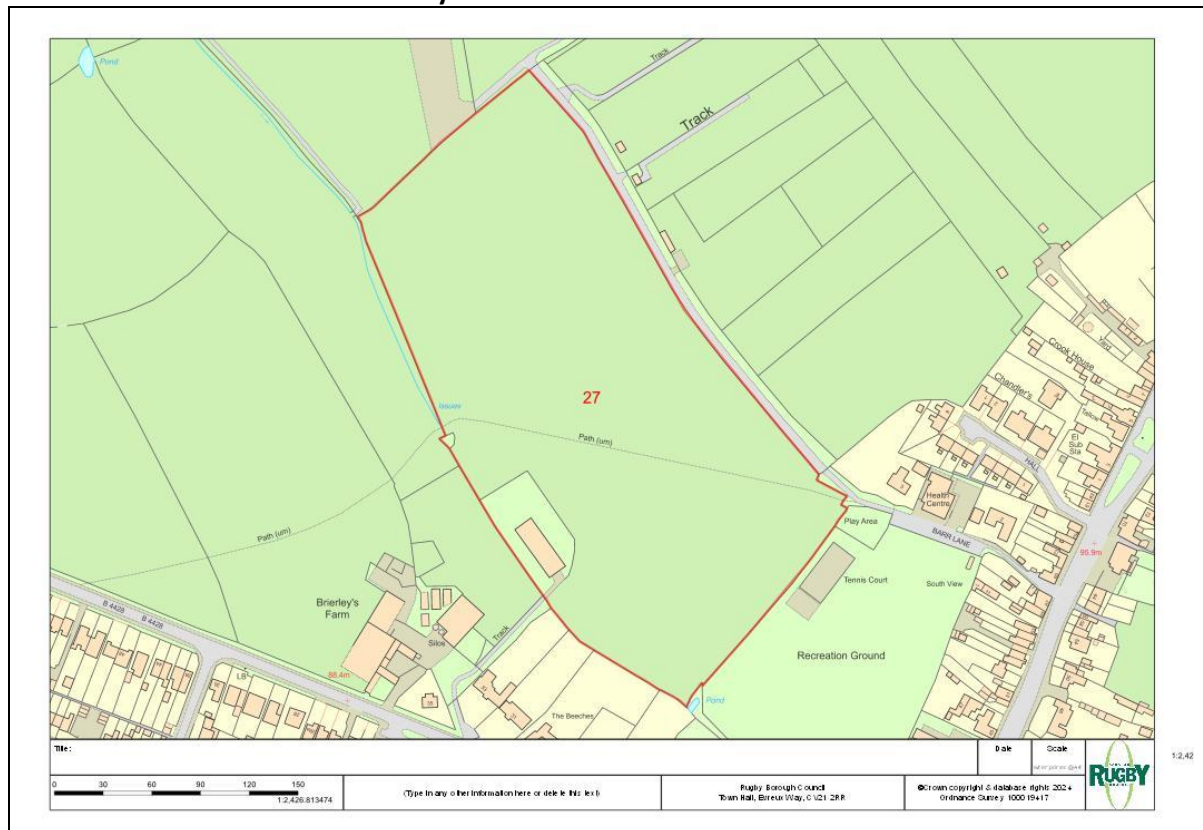
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site lies adjacent to existing Conservation Area. Pond on site needs discounting from gross site area. Previously considered within the landscape study - Landscape Sensitivity High (SD02).
Discounted?	False
Justification for discounting	

Site reference: 27

Buck Ferlongs, Brinklow

Conclusion: Discounted - suitability



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	5.8
Net site area	5.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	152
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

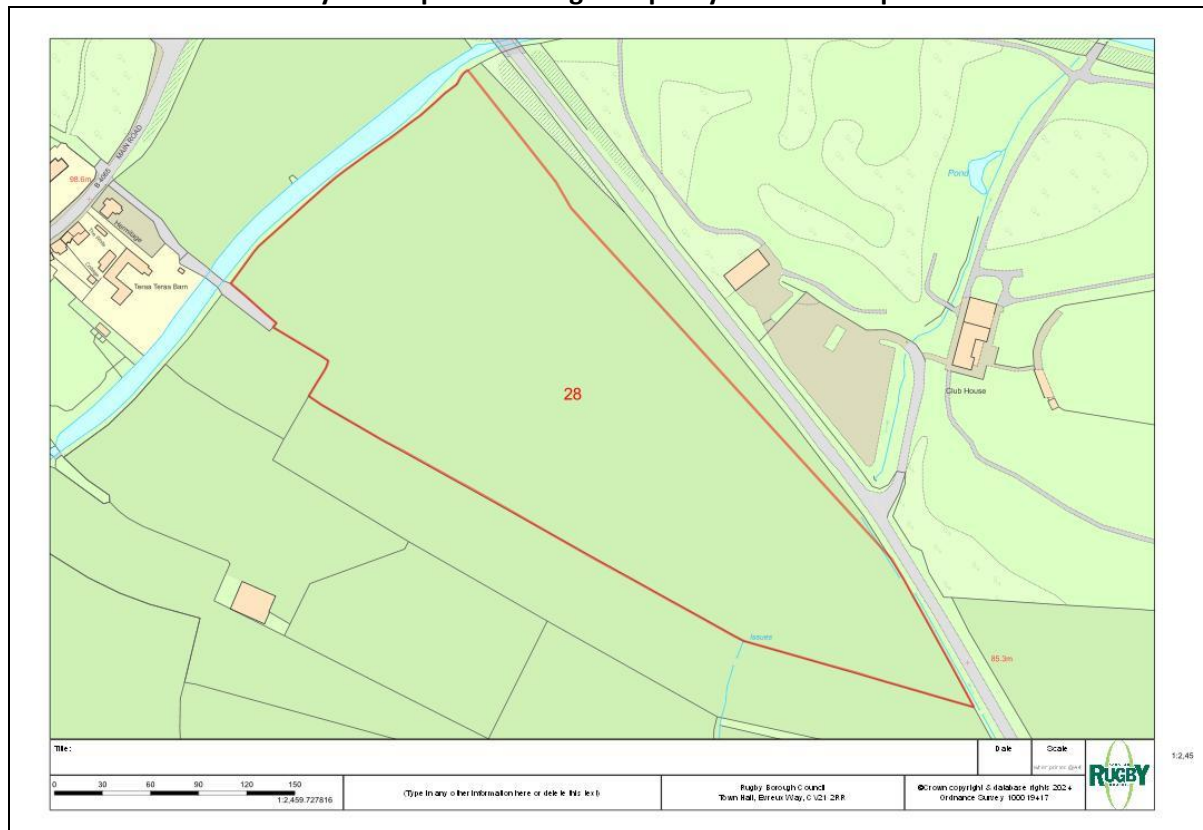
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	No
Suitability commentary	Fairly removed from settlement boundary - site appears at odds with the existing character of the village. Very narrow access. Considered in the previous landscape study - High Landscape Sensitivity (BK09. 2) which stated: "Because of the zone's high intervisibility with other areas its potential for development is very limited. The small scale field pattern around the settlement edge should be safeguarded as this is a special feature of this landscape. Development should avoid prominent skylines". TPO on eastern tip of site. The site abuts an area of Priority Habitat to the south - Deciduous Woodland
Discounted?	True
Justification for discounting	Access

Site reference: 28

South east of Main St, Ansty

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	6.8
Net site area	6.8	Proposed use	Employment
Potential yield (employment, sqm)	18500	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

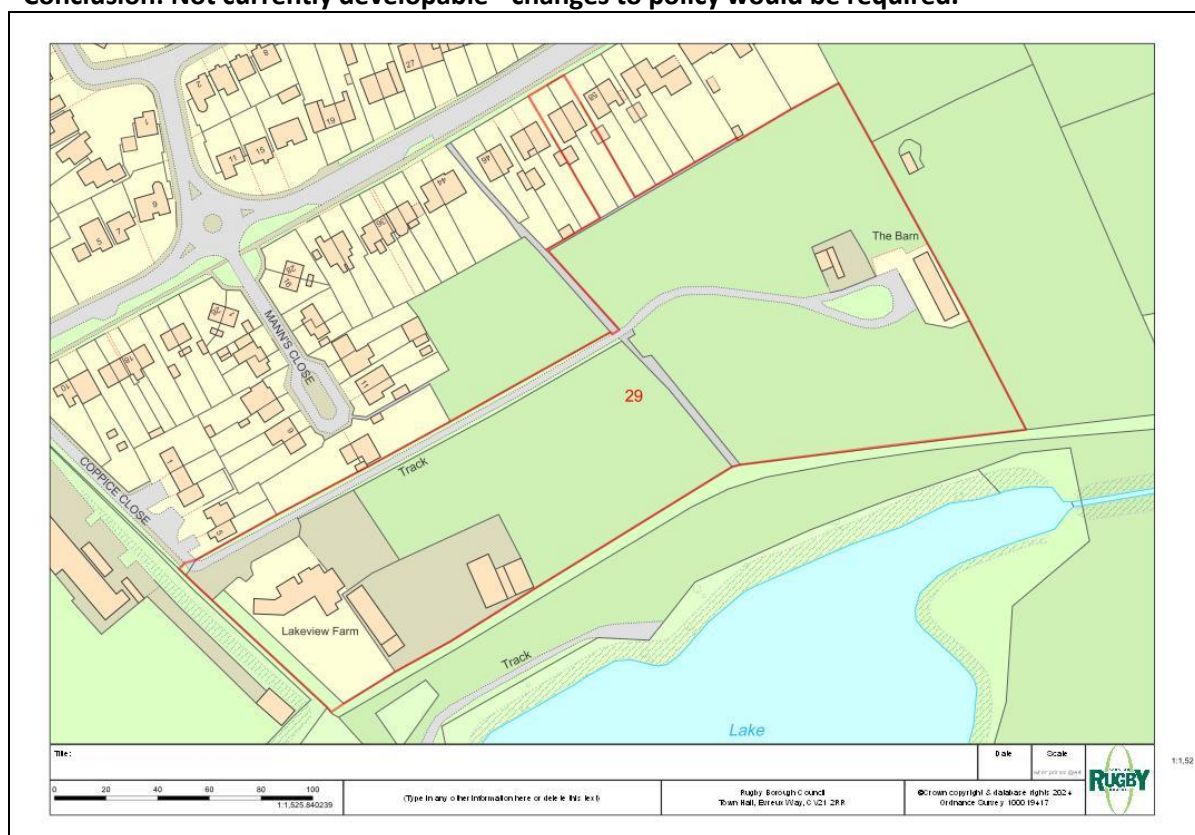
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site removed from settlement boundary. Within canal consultation zone.
Discounted?	False
Justification for discounting	

Site reference: 29

Land to the South of Leamington Road, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	3.0
Net site area	3.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	83
Green Belt/LGS	97%	Agricultural Land Classification	Grade 3

Conclusions

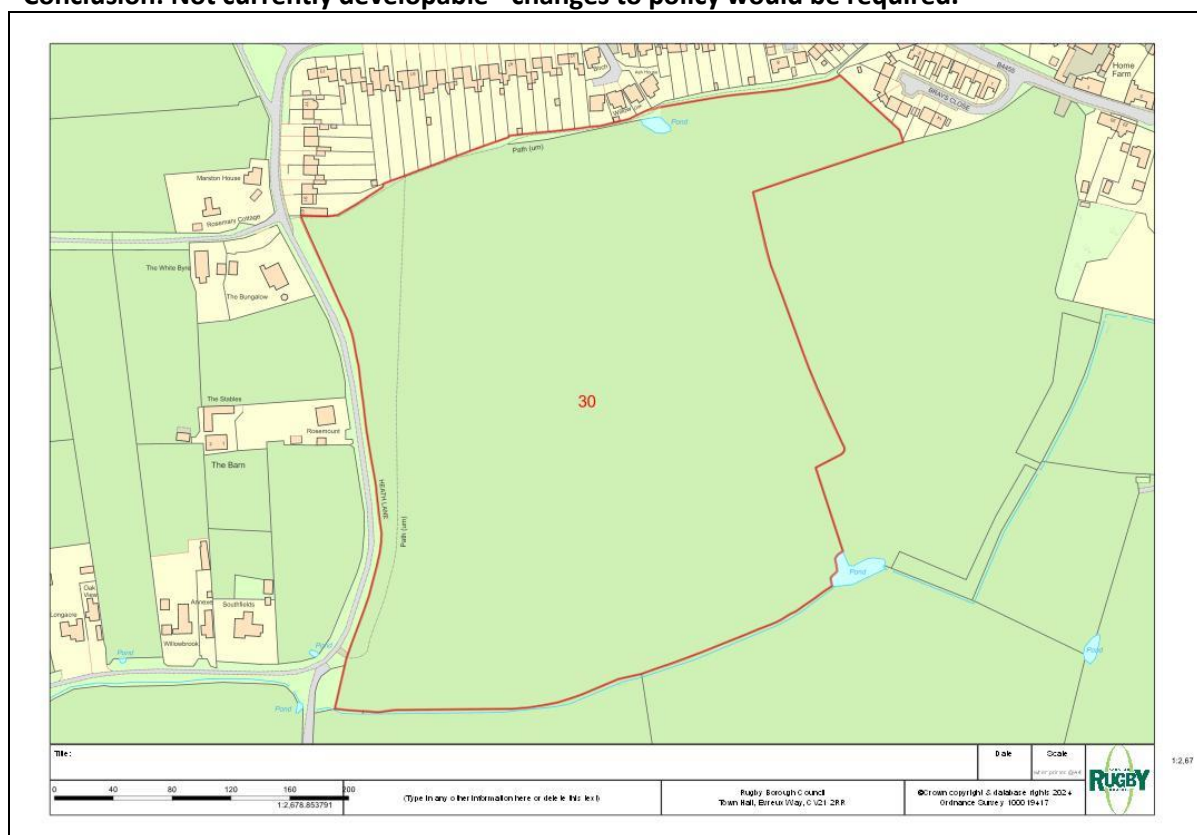
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Access required through existing properties. Site featured in previous SHELA, however, other sites were preferred. Large ponds to rear - consider impacts on ecology. Site lies adjacent to Ryton Park Historic Park and Garden (to north). Previously considered in the landscape study - Landscape Sensitivity - High/Medium (RD04) which stated: "The majority of the zone forms part of the wider farmed landscape that physically separates Ryton from Stretton-on-Dunsmore. Its more open nature, visibility, separation from Ryton and proximity to ancient woodland makes it unsuitable for development". Within SSSI IRZ for residential development of 100 houses or more / large non residential where net additional gross internal floorspace is > 1,000m ² or footprint exceeds 0.2ha. Site abuts an area of Priority Habitat to the north / west - Traditional Orchard.
Discounted?	False

Justification for discounting	
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Site reference: 30

Club Field, Brinklow

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	11.7
Net site area	11.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	236
Green Belt/LGS	99%	Agricultural Land Classification	Grade 3

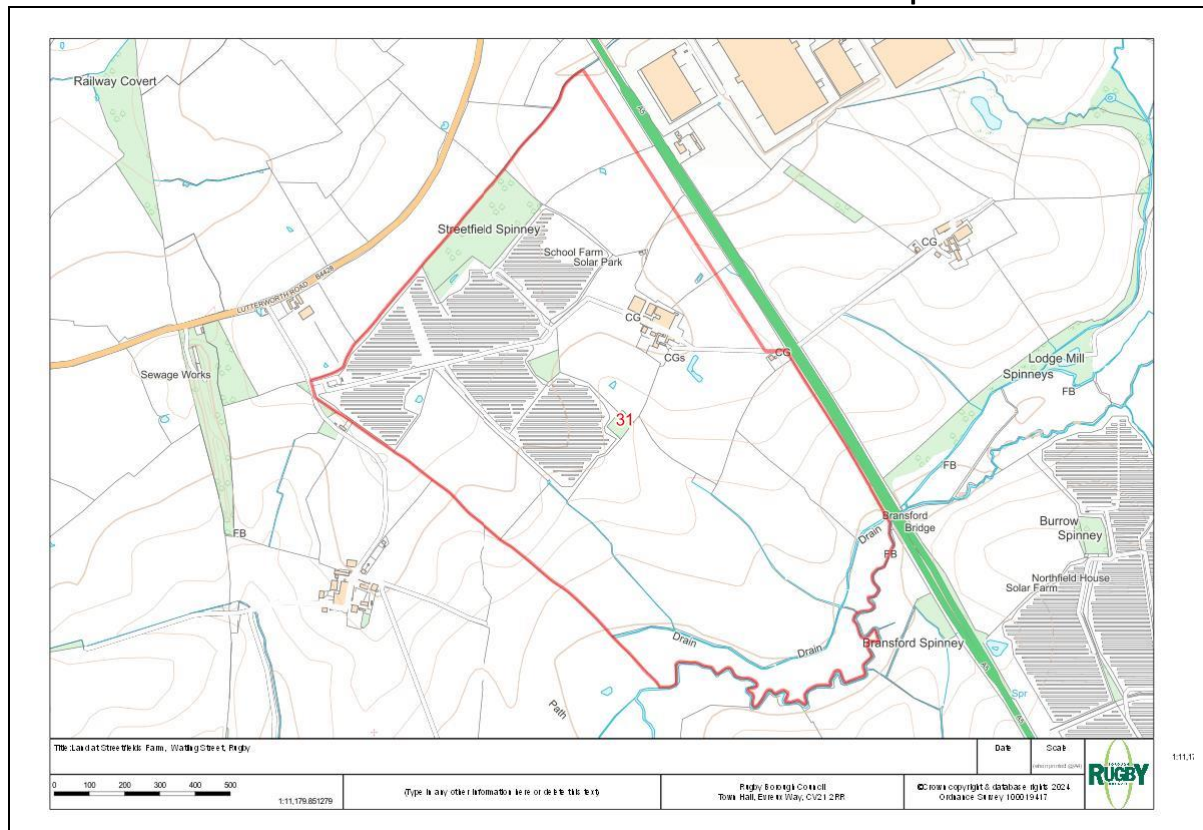
Conclusions

Available	yes - immediately		
Achievable	No		
Suitable	No		
Suitability commentary	Access is proposed from the Rugby Road (B4455), through a neighbouring field to the east - potential ransom issue. Footpath along western boundary. Site lies close to existing Conservation Area. Previously assessed in the landscape study - Landscape Sensitivity - Medium (BK12) which stated: "There should be a strong landscape buffer along the southern boundary of any development." Surface water flooding occurs within southern portion of site. At present site lacks access.		
Discounted?	True		
Justification for discounting	Access		

Site reference: 31

Land at Streetfields Farm, Watling Street, Rugby

Conclusion: Further assessment needed of location and infrastructure requirements.



Basic

Parish	Monks Kirby	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	148.1
Net site area	130.0	Proposed use	Employment
Potential yield (employment, sqm)	450000	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

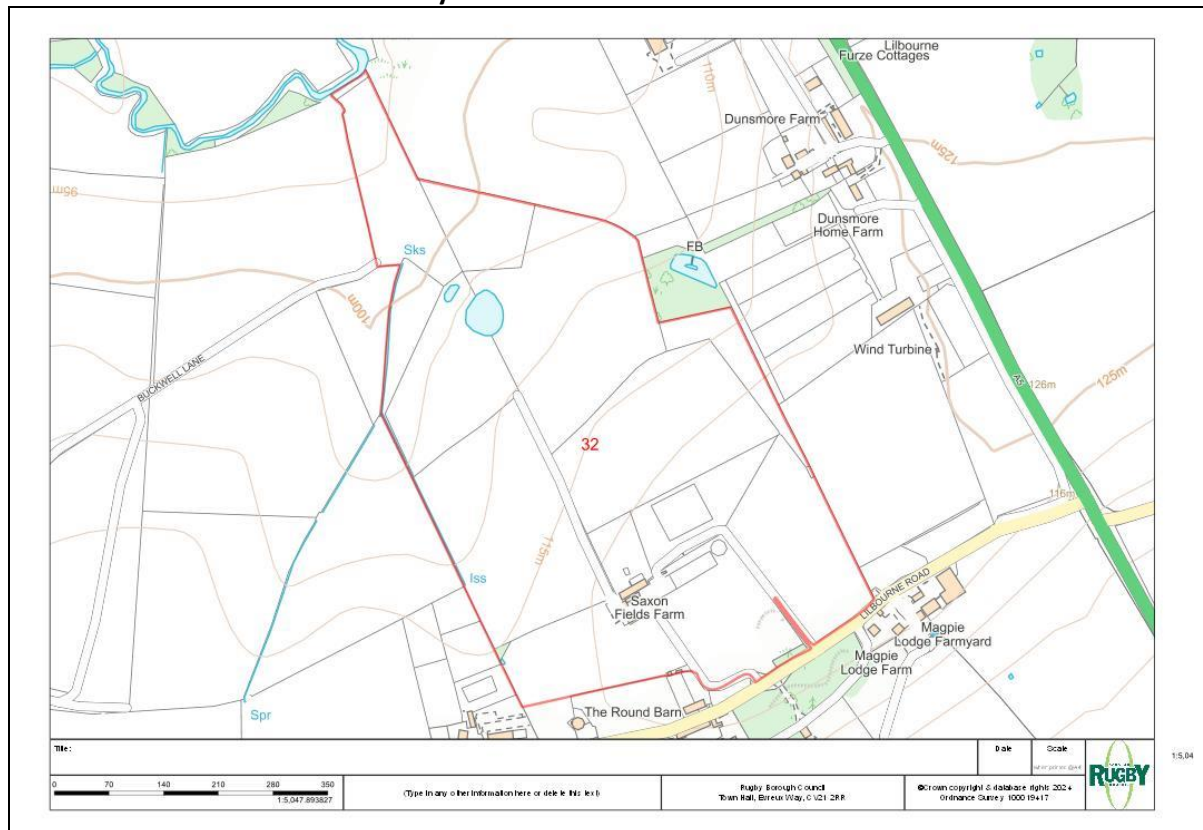
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Grade II listed building within site. Area of priority habitat on site. Site removed from nearby settlements. Access from A5. Further assessment would be needed of infrastructure and locational suitability.
Discounted?	False
Justification for discounting	

Site reference: 32

Saxon Fields, Clifton upon Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture / Redundant uses	Gross site area	28.7
Net site area	28.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	450
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

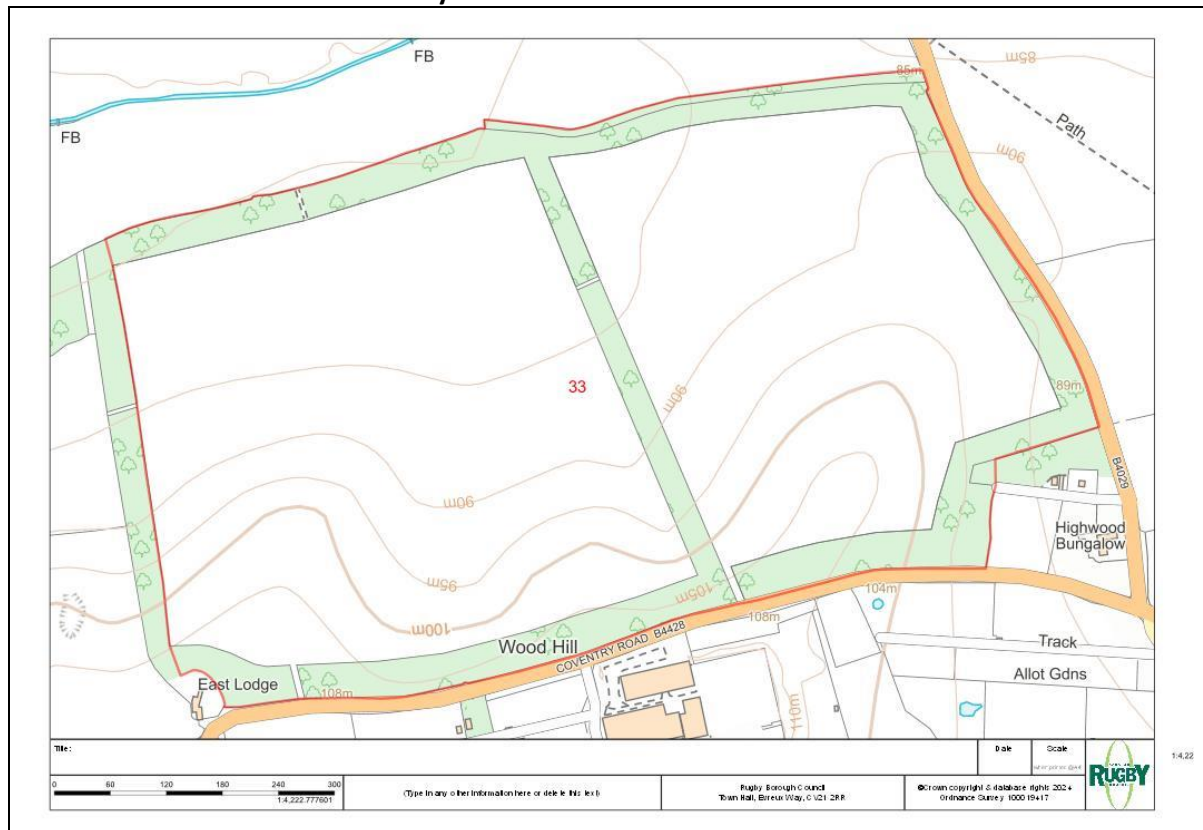
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Small area of site within Historic Landfill. Adjacent potential Local Wildlife Site. Potential impacts on SRN. Site not large enough to enable sustainability. Too removed from existing services and facilities.
Discounted?	True
Justification for discounting	Unsustainable location remote from settlement

Site reference: 33

Coombe Abbey, Binley

Conclusion: Discounted - suitability



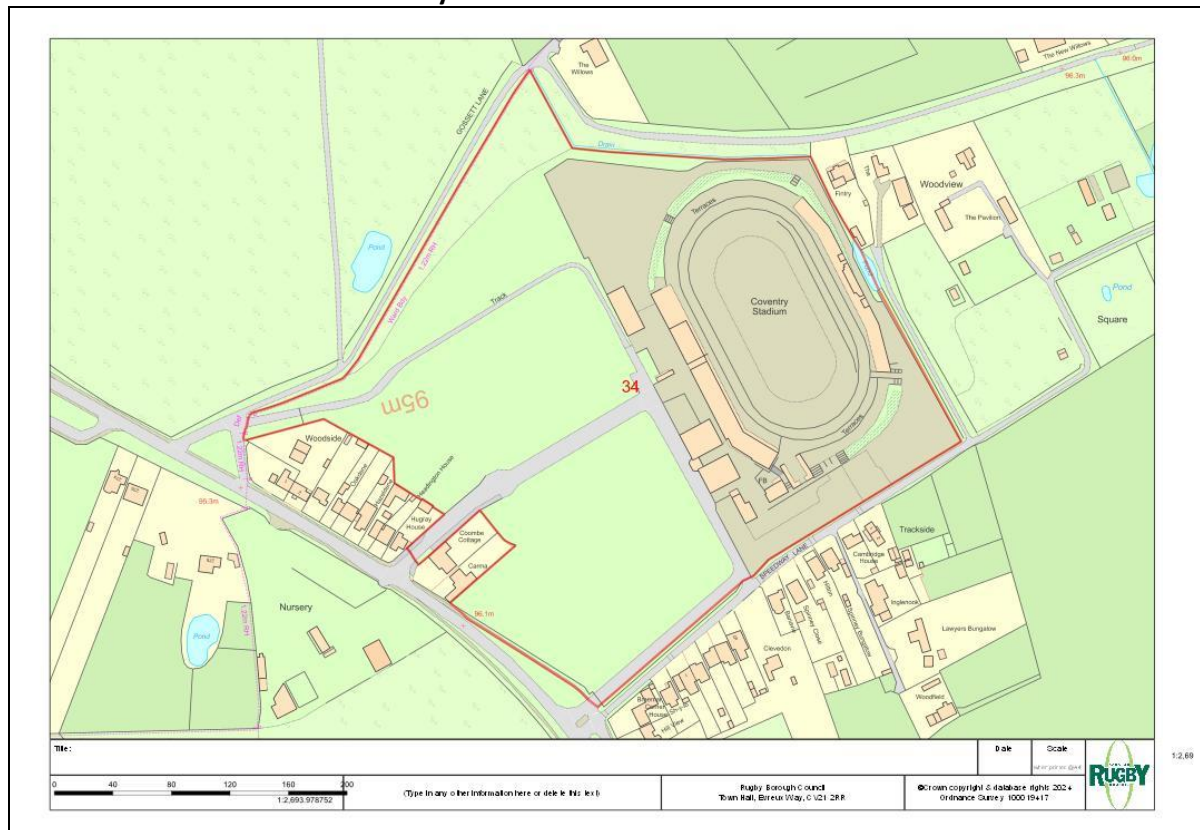
Basic

Parish	Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	51.0
Net site area	30.8	Proposed use	Mixed Use
Potential yield (employment, sqm)	105280	Potential yield (residential)	539
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - 6 - 10 years
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Perimeters of site contain Local Wildlife Site and Ancient Woodland. Adjacent Historic Park and Garden to west. Within SSSI Impact Risk Zone for 100- houses/1ha for non-residential. Gas pipeline runs through site. Large areas of Priority Habitat around site boundaries. No immediate access to SRN for employment.
Discounted?	True
Justification for discounting	Impact on ecology

Site reference: 34
Coventry Stadium, Brandon
Conclusion: Discounted - suitability



Basic

Parish	Binley Woods, Brandon and Bretford	Ward	Revel and Binley Woods Ward, Wolston and the Lawfords Ward
Current use	Former speedway stadium, track and associated buildings	Gross site area	10.4
Net site area	8.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	168
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

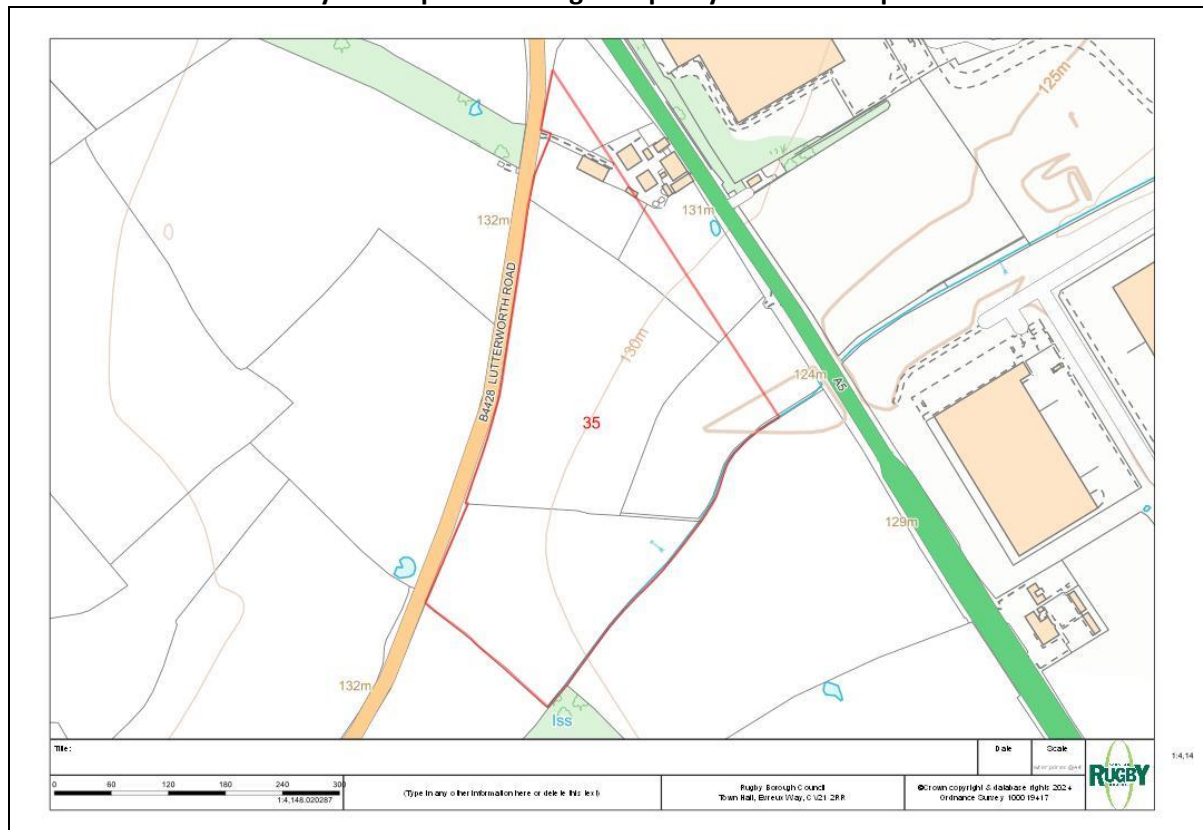
Available	yes - immediately
Achievable	Yes
Suitable	No
Suitability commentary	Green Belt site. Former appeal on the site for residential dismissed - Appeal Ref: APP/E3715/W/23/3322013 - main reason loss of sports provision and lack of evidence to demonstrate that it is surplus to requirements. Adjacent Local Wildlife Site. Adjacent Ancient Woodland. Site has medium Landscape Sensitivity in previous study. Belt of TPO's lie within site to the north and southwest. Surface water flooding occurs within central portion of site. Within SSSI IRZ. Site contains areas of Priority Habitat to the north - Deciduous Woodlands. Site removed from Binley Woods settlement boundary and the facilities and services contained

	within.	
Discounted?	True	
Justification for discounting	Unsustainable location remote from settlement and loss of sports provision.	

Site reference: 35

Cross in Hand Farm, Monks Kirby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Monks Kirby, Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	11.6
Net site area	11.2	Proposed use	Employment
Potential yield (employment, sqm)	50000	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

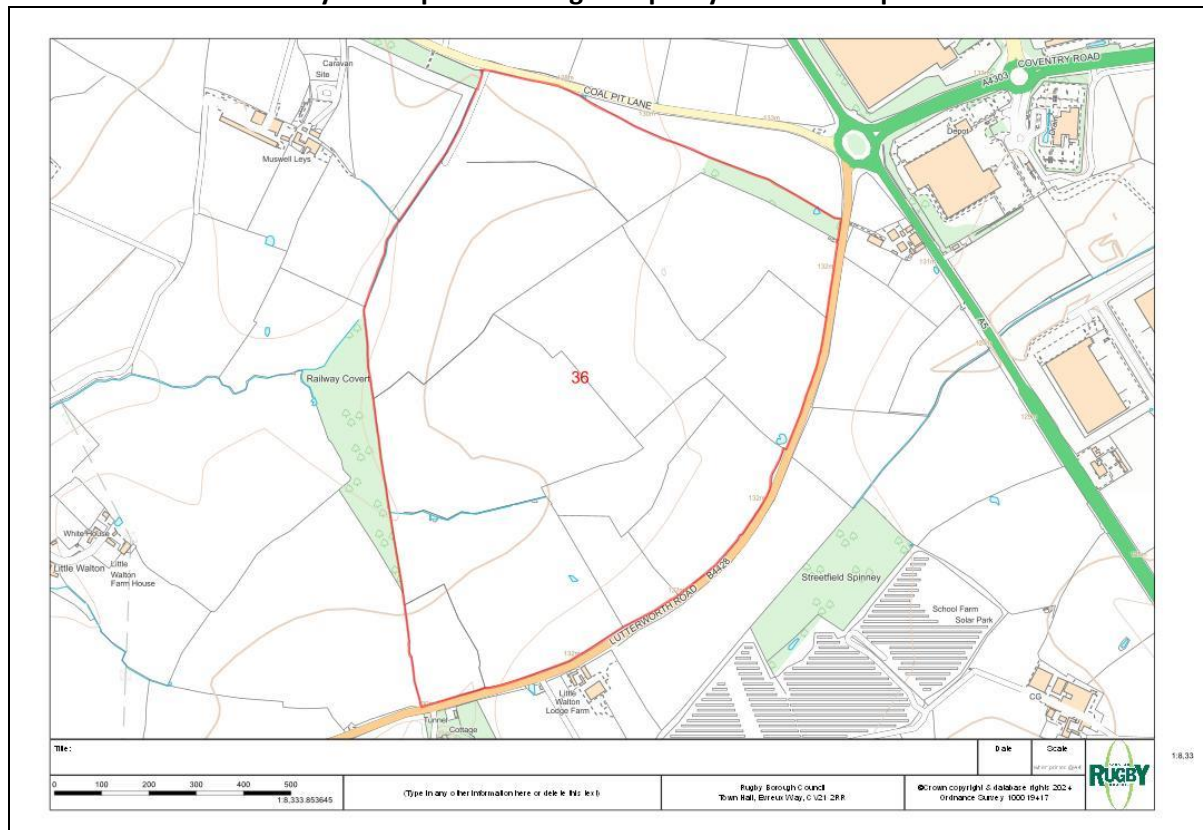
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Potential for impact on the SRN at A5. Site remote from settlements. Site abuts an area of Priority Habitat to its south - Deciduous Woodland. Locational suitability requires further consideration.
Discounted?	False
Justification for discounting	

Site reference: 36

Cross-in-Hand Farm, Willey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Monks Kirby, Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	92.1
Net site area	83.0	Proposed use	Employment
Potential yield (employment, sqm)	290600	Potential yield (residential)	0
Green Belt/LGS	3%	Agricultural Land Classification	Grade 3

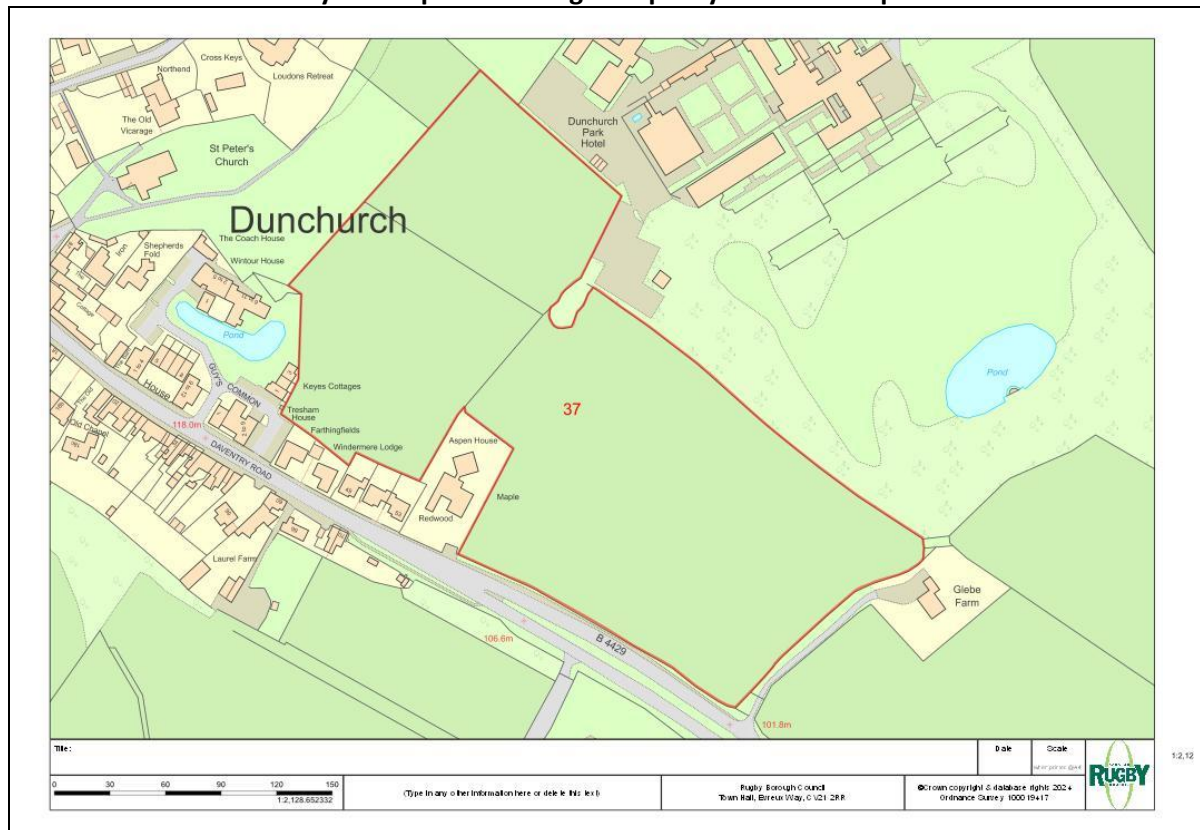
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Potential for impact on the SRN at A5. Site remote from settlements. Site abuts an area of Priority Habitat to its south - Deciduous Woodland. TPO on site needs discounting from site area. Partially within Historic Landfill. Some pockets of surface water flood risk identified within site. Within a SSSI IRZ. Gas pipeline runs through site (National Grid). Site contains an area of Priority Habitat to the north - Deciduous woodland. Locational suitability requires further consideration.
Discounted?	False
Justification for discounting	

Site reference: 37

Daventry Road, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	5.2
Net site area	5.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	120
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

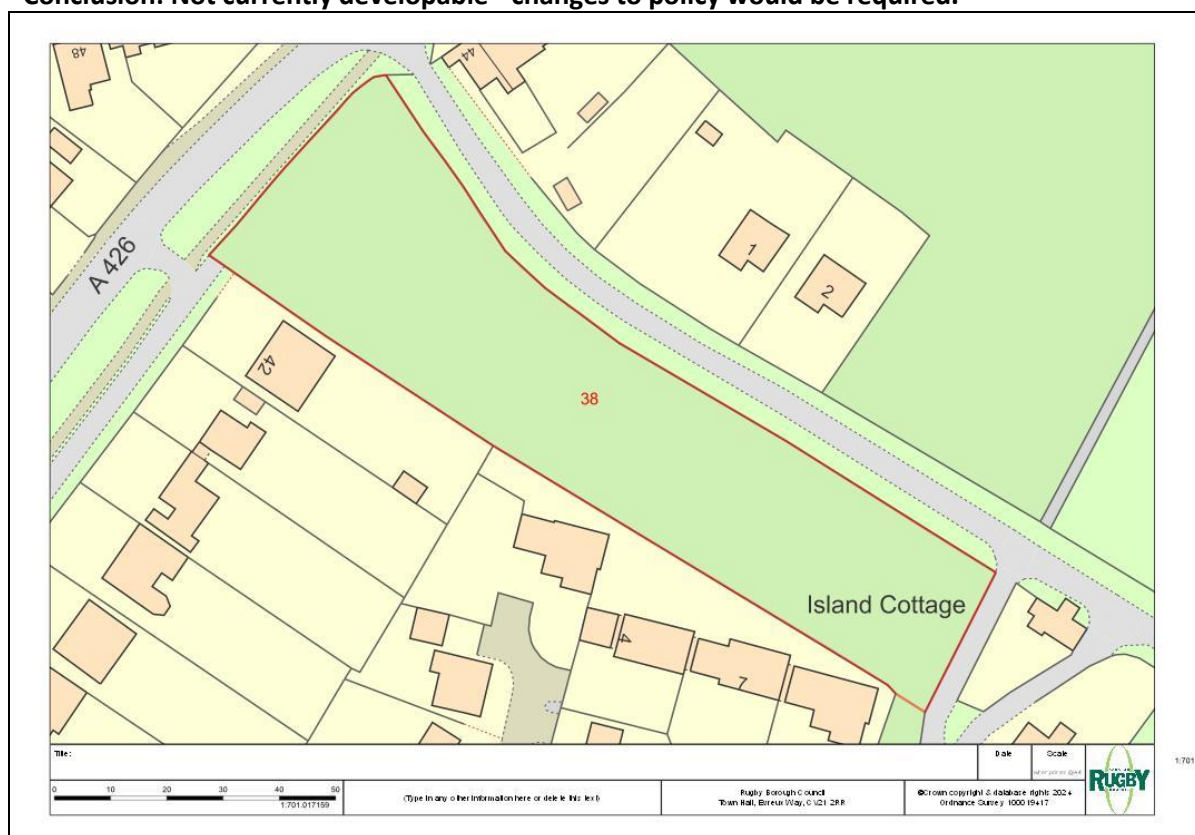
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Bilton Grange Historic Park and Garden abuts the site to the north east. Site lies adjacent to existing Conservation Area. Site abuts an area of Priority Habitat - Deciduous woodland to its north.
Discounted?	False
Justification for discounting	

Site reference: 38

Drive Field, Bilton Grange School, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Amenity Land	Gross site area	0.5
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	10
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

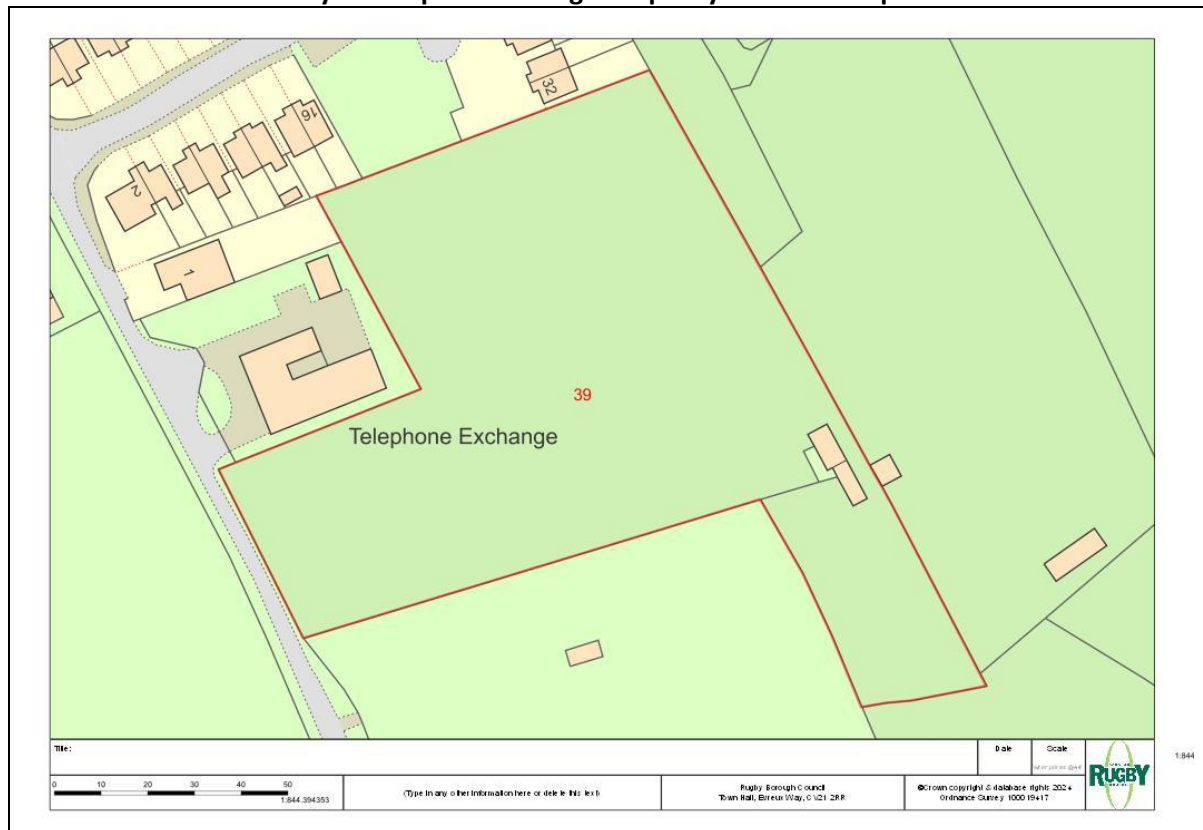
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	The site is adjacent to the Grade II listed Dunchurch Lodge and registered Historic Park and Garden - Bilton Grange. Promoted for at least 5 dwellings. A Heritage Impact Assessment was carried out for a planning application at Lions Field in 2017, and concluded that no harm would arise. Tree belt subject to TPO lies within and adjacent the north eastern boundary of the site and an additional TPO sits within the western tip. Site lies adjacent to existing settlement boundary.
Discounted?	False
Justification for discounting	

Site reference: 39

Dyers Lane, Wolston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	1.0
Net site area	1.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	15
Green Belt/LGS	95%	Agricultural Land Classification	Grade 3

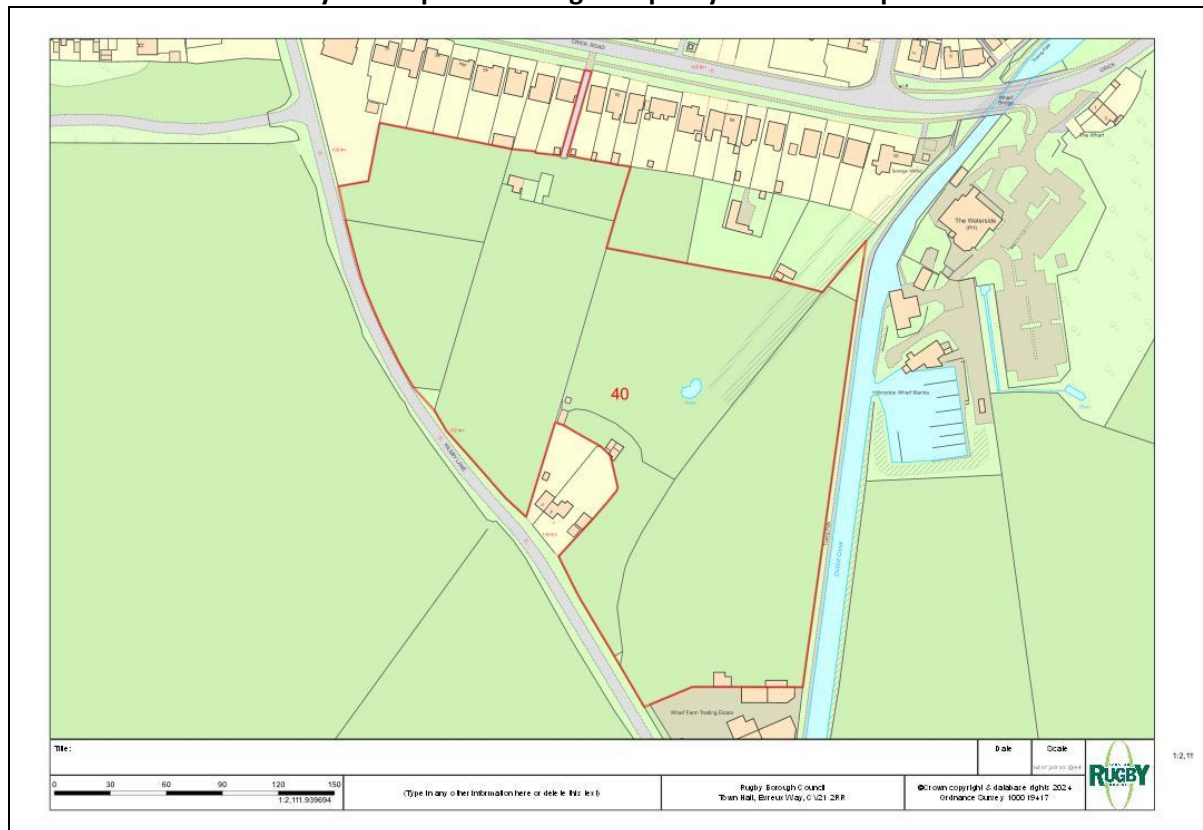
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site lies adjacent to settlement boundary. Promoted for self-build housing.
Discounted?	False
Justification for discounting	

Site reference: 40

East of Kilsby Lane, Hillmorton

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Unparished	Ward	Hillmorton Ward
Current use	Agriculture	Gross site area	4.9
Net site area	4.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	125
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Urban

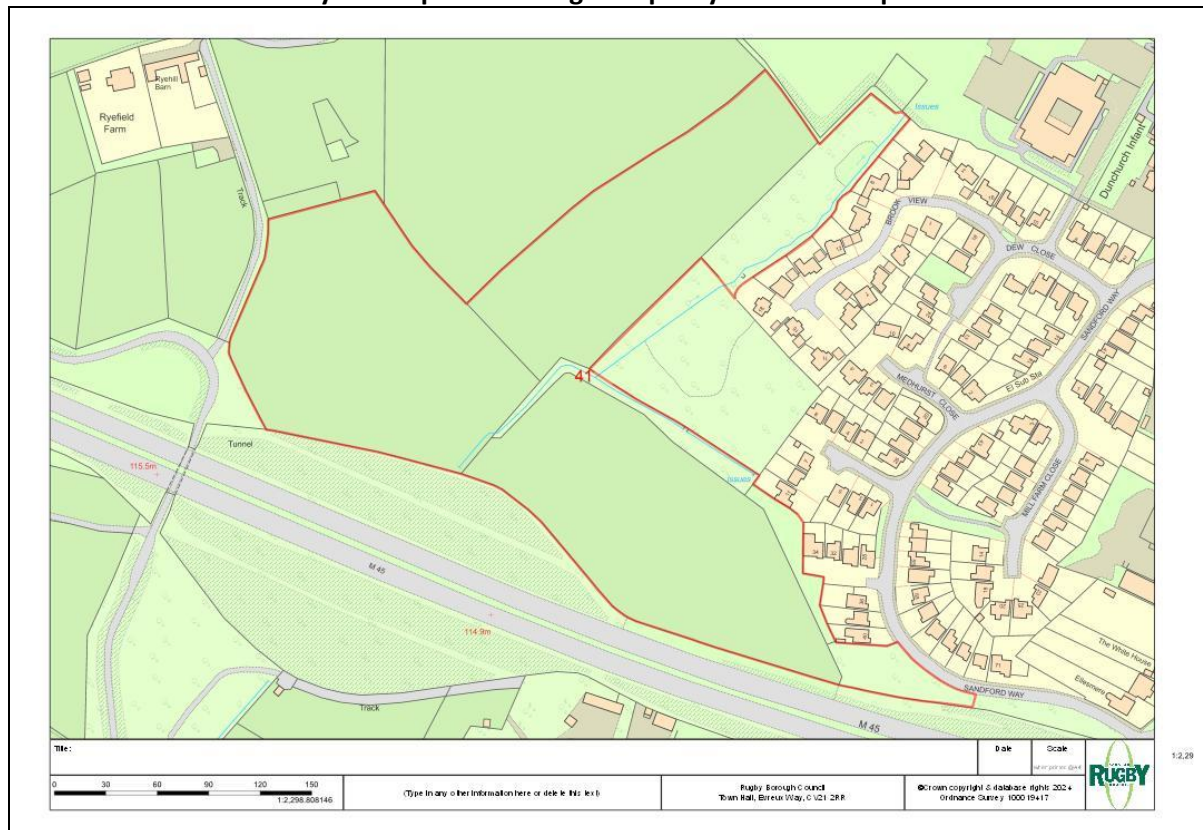
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Within potential GI corridor and canal consultation zone. Within historic landfill. Previously considered in the landscape study - Landscape Sensitivity - High (14A). Site lies within close proximity to the new Rugby Parkway Station.
Discounted?	False
Justification for discounting	

Site reference: 41

Sandford Way, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	5.9
Net site area	5.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	122
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

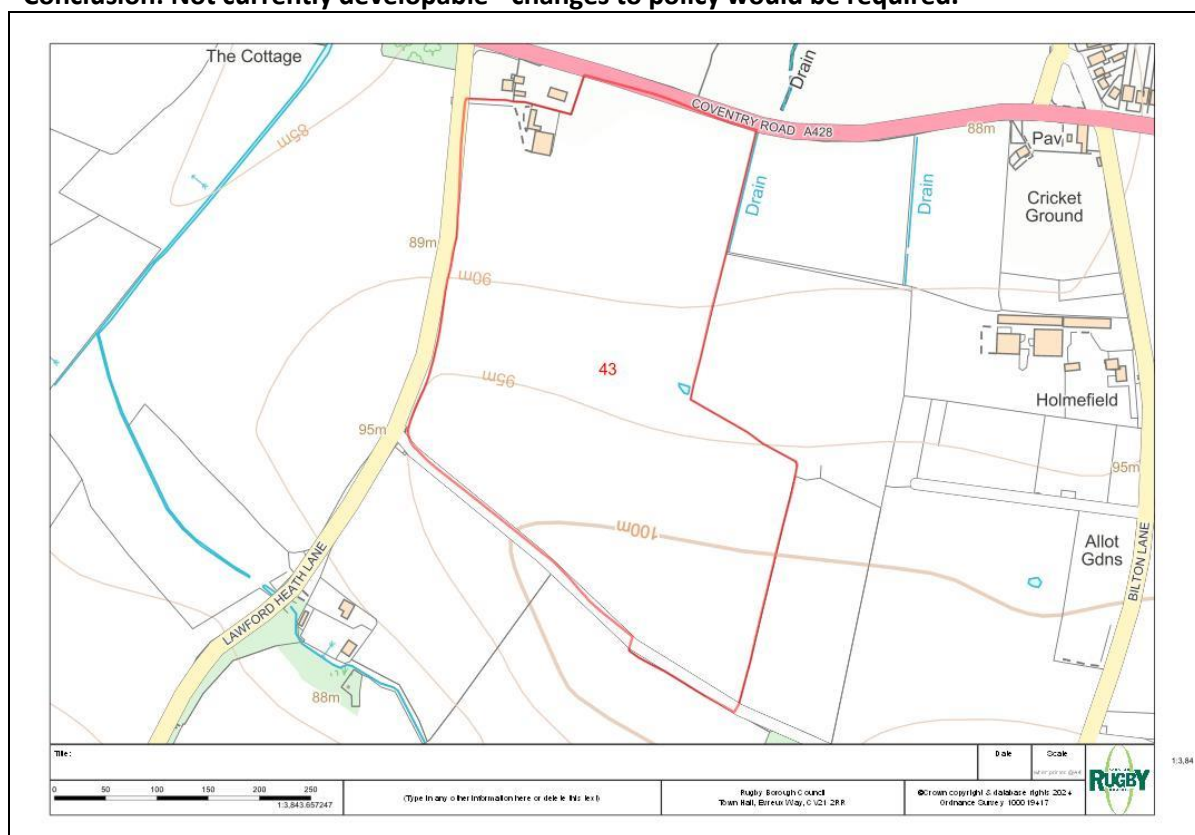
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Past landscape study found Landscape Sensitivity - High. Site abuts an area of Priority Habitat - Deciduous woodland to its south. Noise from motorway a potential issue.
Discounted?	False
Justification for discounting	

Site reference: 43

East of Lawford Heath Lane, Long Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Long Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	14.3
Net site area	14.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	296
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

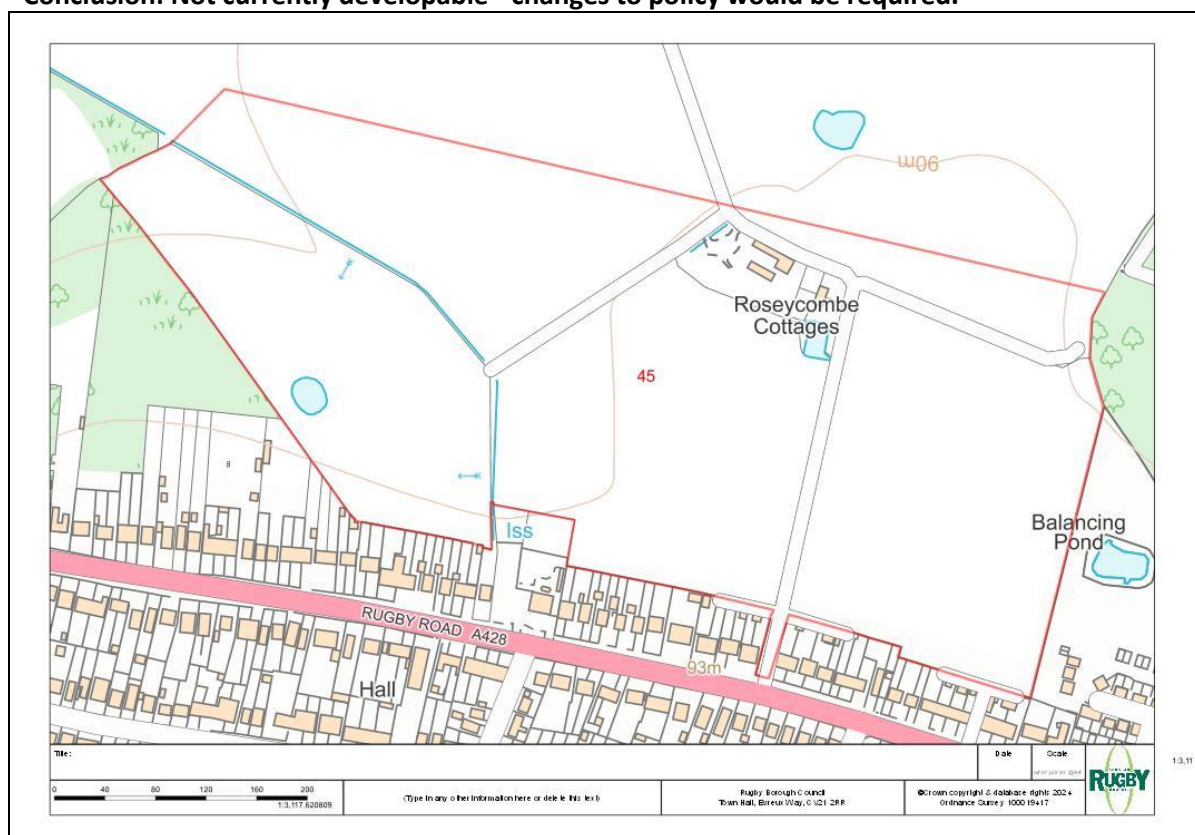
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Within AQMA. Consideration of character required - opposite side of road from settlement boundary. Considered in the previous landscape study - Landscape Sensitivity - High (LL12) which stated: "This zone forms an important green buffer between Long Lawford and Rugby. It has open views and some prominent skylines. Therefore the zone is inappropriate for development". Gas pipeline runs through site. Site sits at odds with character of village - all development currently on north side of A428. Not suitable as stand-alone site due to concerns about sustainability but further assessment required to determine appropriateness of site in comparison with other options and whether the site could come forward with adjacent land.
Discounted?	False

Justification for discounting	
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Site reference: 45

Rugby Road, Binley Woods

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Binley Woods	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	21.5
Net site area	20.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	364
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

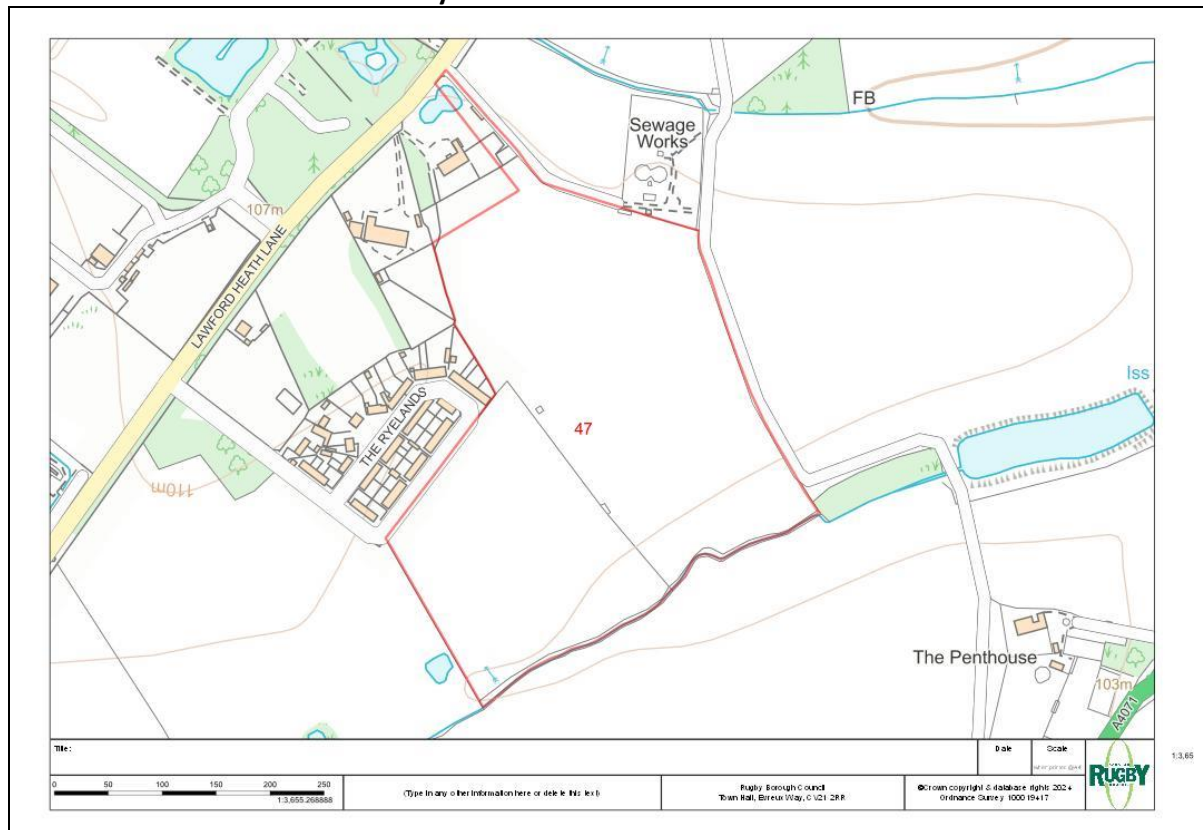
Available	yes - 11 - 15 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Currently safeguarded for mineral extraction but the owner is exploring these opportunities with a view that the minerals would be extracted and further development take place after extraction has taken place. Access between properties. Adjacent Local Wildlife Site. Adjacent Ancient Woodland. Ponds on site need discounting from gross site area. This site has a high landscape sensitivity rating in accordance with previous landscape study - BW02 - "The southern part of the zone could accommodate some very limited development as it is less visible, providing that a landscape buffer of minimum width 30m is retained / designed between the ancient woodland and the settlement edge. This could incorporate some of the existing small scale paddocks". Woodlands covered by TPOs sit adjacent to western and eastern boundaries of site. Within SSSI IRZ for 11 houses/1000sqm of non-residential floorspace. Site abuts areas of Priority

	Habitat - Deciduous woodland to its east and west.	
Discounted?	False	
Justification for discounting		

Site reference: 47

Rosegrove Manor, Lawford Heath Lane, Lawford Heath

Conclusion: Discounted - suitability



Basic

Parish	Dunchurch, Long Lawford	Ward	Dunsmore Ward, Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	11.4
Net site area	11.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	237
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

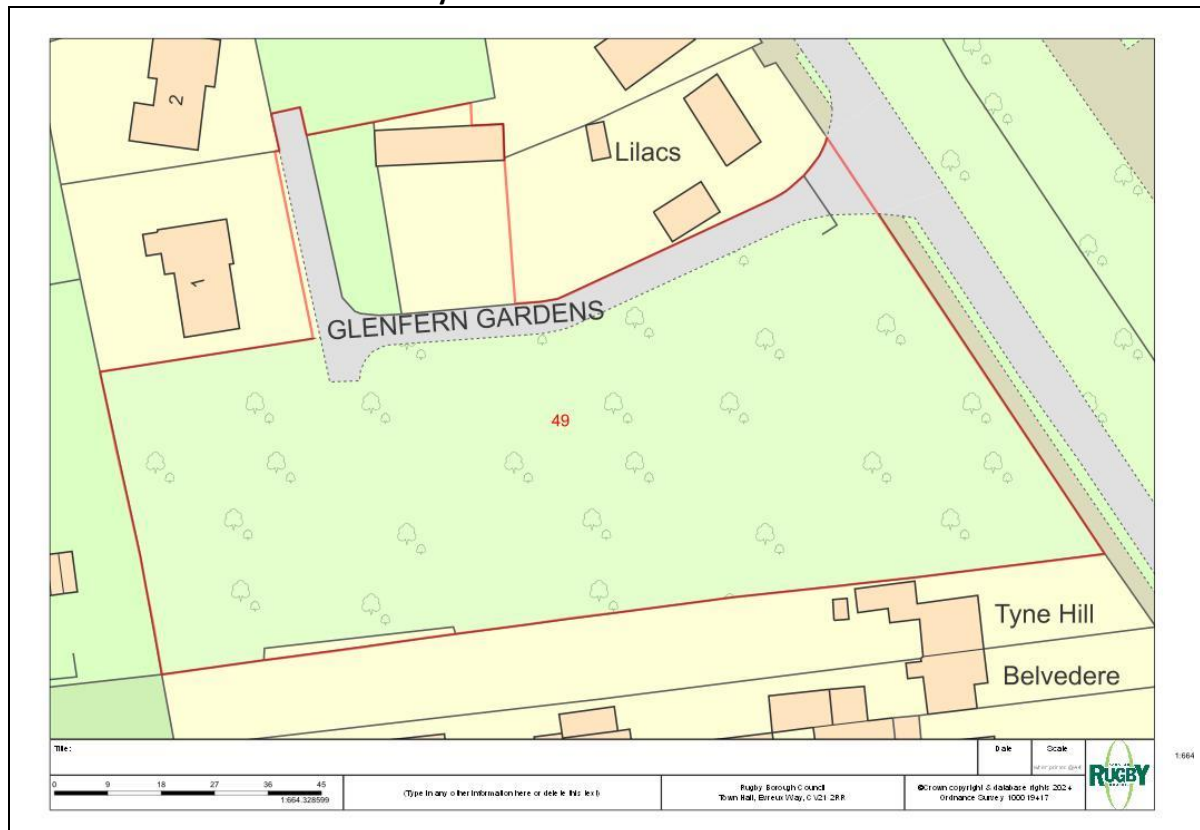
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Site removed from nearby settlements. Adjacent sewage works. Adjacent Local Wildlife Site. Unsustainable location for residential.
Discounted?	True
Justification for discounting	Unsuitable location remote from settlement

Site reference: 49

Glenfern Gardens, Ryton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.0
Net site area	1.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	27
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

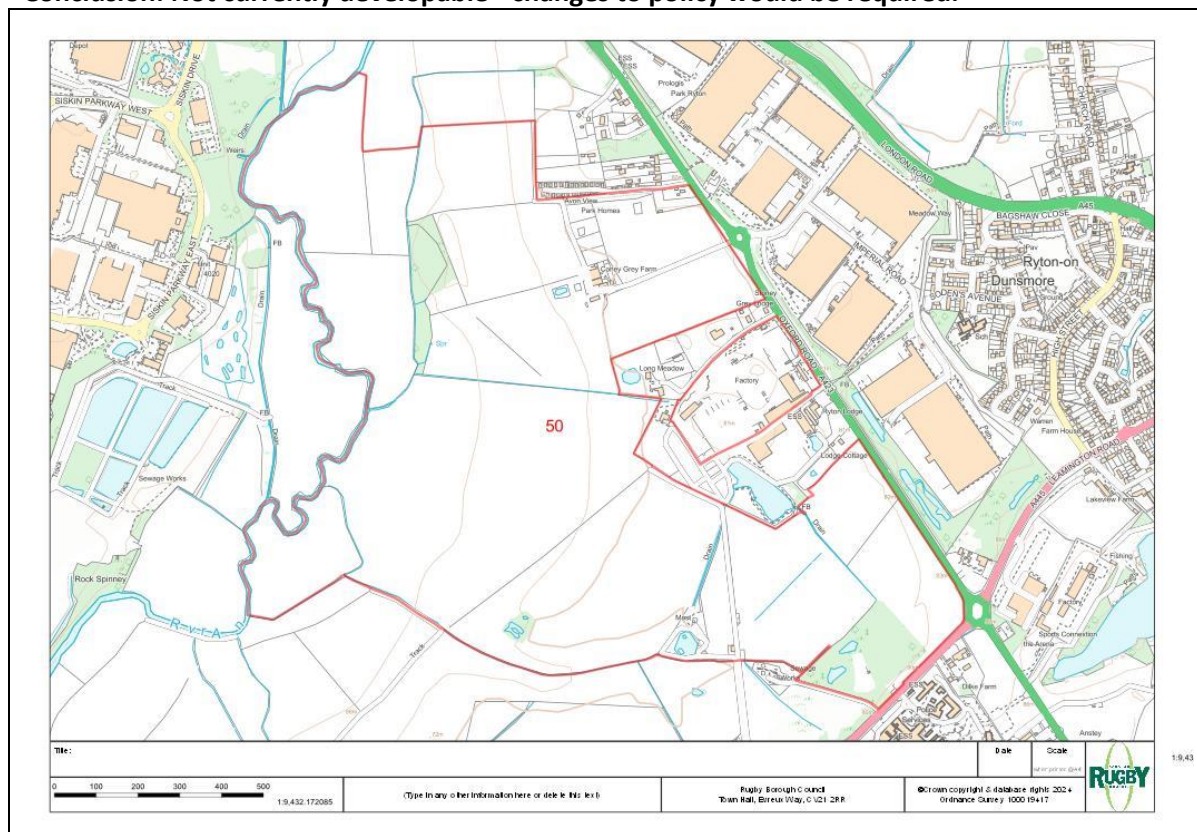
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Site is enclosed by residential on 3 sides. London Road access to east. Considered in the previous landscape study - Landscape Sensitivity - High (RD11) which stated: "This zone is detached from the settlement edge and connects with the river corridor to the west and the wider countryside between Ryton and Bubbenhall. Therefore it is inappropriate for development". SSSI IRZ for 100+ homes or 1000sqm non-residential floorspace. Sustainability concerns as removed from settlement boundary and facilities.
Discounted?	True
Justification for discounting	Unsustainable location - removed from centre of village.

Site reference: 50

Prologis Park Ryton West, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture / Storage and Distribution	Gross site area	141.3
Net site area	109.1	Proposed use	Employment
Potential yield (employment, sqm)	278000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

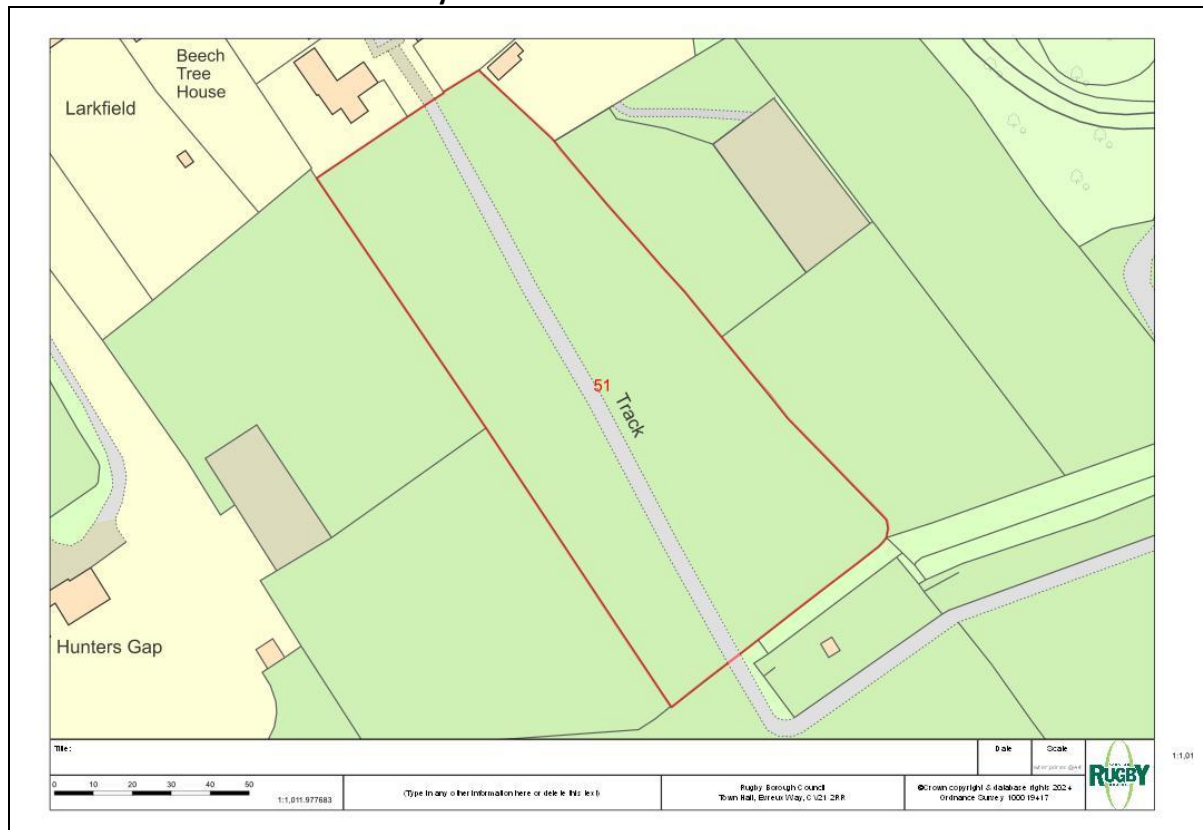
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Majority of site is agricultural land but circa 10% (Marshall's Yard) is brownfield and used for open storage, workshops and offices. Access off Oxford Road in two locations. At the northern end - proposed new fourth arm off the existing roundabout access to Prologis Park. At the southern end - via a new roundabout located approximately 350m north of the Oxford Road/Leamington Road junction. The western part of the site is within flood zones 2 and 3 - discounted from gross area. Underground high voltage cables to northern side of site. A water main crosses the site north to south. Adj Historic Landfill. Adjacent Local Wildlife Site. Pit alignments N of Bubbenhall village Scheduled Ancient Monument lies adjacent to the west. Previously considered within the landscape study - Landscape Sensitivity - High (RD10 / RD11) which stated: "High sensitivity

	(southern part of zone) / high-medium for remainder". Potential impacts on SRN. 3 TPO's sit adjacent central block of site. Promoted for employment. Within the Ryton-on-Dunsmore Made Neighbourhood Development Plan area. Within SSSI Impact Risk Zone - need to consult Natural England if any residential development of 50 or ore houses / large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m ² . Site contains an area of Priority Habitat - Deciduous woodland - this area nis not developable. The site also abuts several other areas - appropriate buffers may be required to mitigate any impacts.	
Discounted?	False	
Justification for discounting		

Site reference: 51

Land at Ashlawn House, Ashlawn Road, Rugby

Conclusion: Discounted - suitability



Basic

Parish	Unparished	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.0
Net site area	1.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	28
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

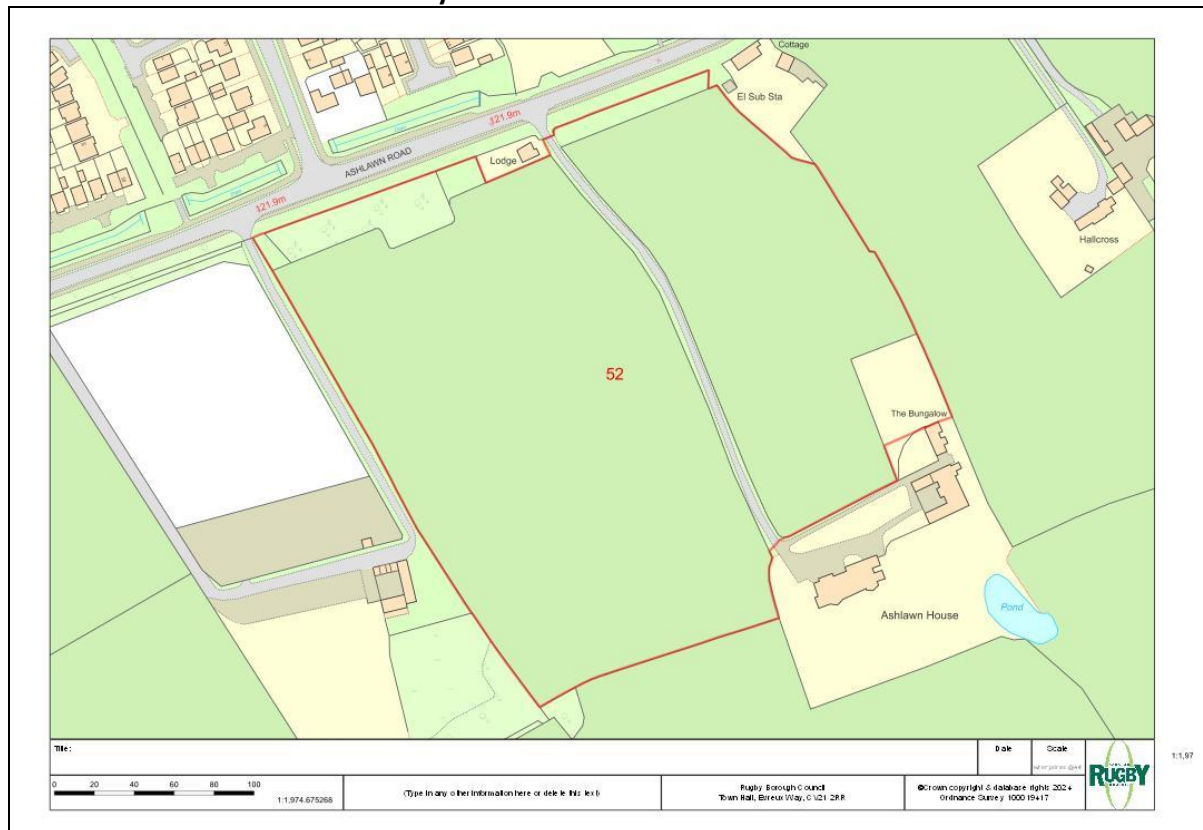
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Half of site in Air Quality Management Zone. Partially within potential GI corridor - consider impacts. TA submitted - Report finds that access to the site can safely be achieved at eastern end of site, with sufficient capacity for up to 100 new homes. A secondary access at the western end can also be provided. Promoter states that the site has good access to new bus service 8/8A. Site is removed from existing settlement - concerns about sustainability and access to services and facilities.		
Discounted?	True		
Justification for discounting	Location removed from settlement edge. Settlement character as this would be an incongruous pattern of development with a finger of development extending from the settlement edge.		

Site reference: 52

Gorse Farm, Ashlawn Road, Rugby

Conclusion: Discounted - suitability



Basic

Parish	Unparished	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	6.4
Net site area	6.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	167
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

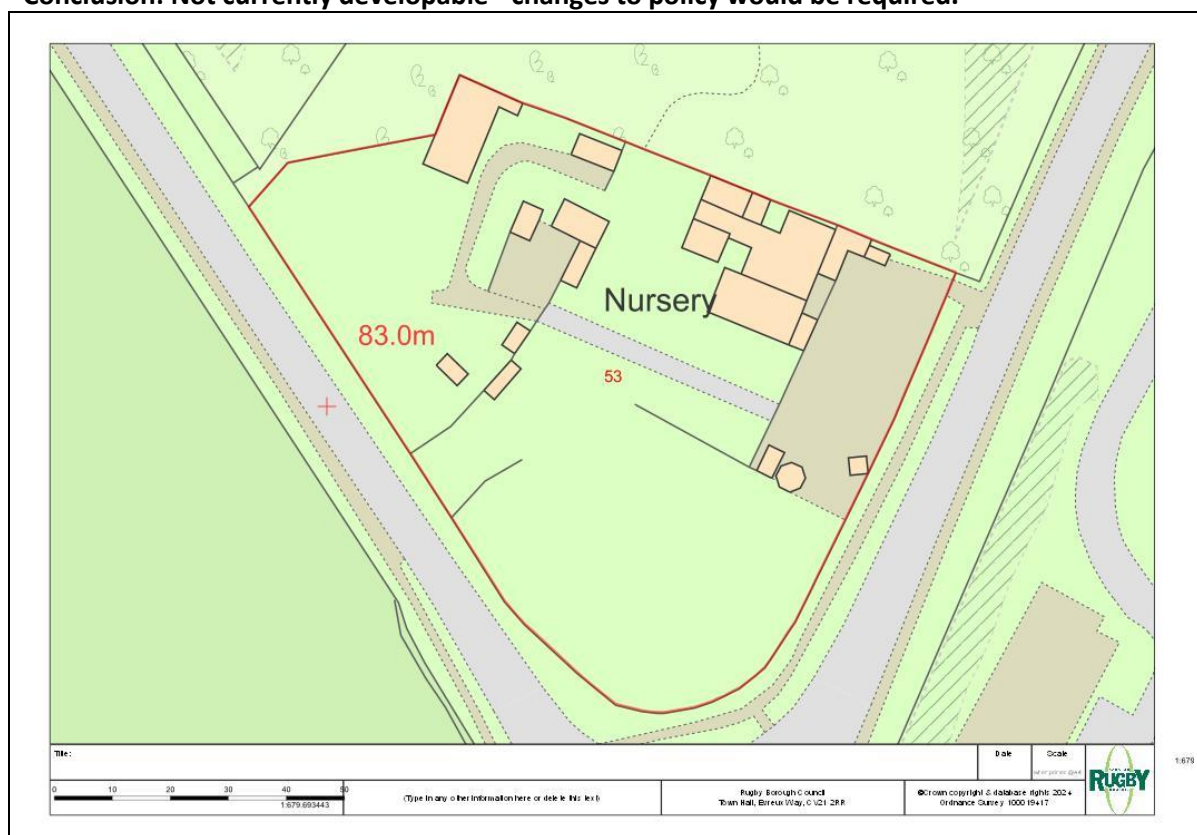
Conclusions

Available	yes - immediately		
Achievable	Yes		
Suitable	No		
Suitability commentary	Partially within potential GI corridor. Line of trees covered by TPO's within and adjacent western part of site. Site abuts an area of Priority Habitat - Deciduous woodland to its south/west. An appropriate buffer may be required to mitigate any impacts. Locationally inappropriate, causing sustainability concerns despite lying adjacent site that has extant planning permission for residential. Not considered suitable for residential as a stand-alone site but also could be considered as part of a strategic site with larger adjoining land parcels.		
Discounted?	True		
Justification for discounting	Settlement character piecemeal, incongruous development separate from settlement edge		

Site reference: 53

Oxford Road, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Horticulture	Gross site area	0.8
Net site area	0.8	Proposed use	Residential or Employment
Potential yield (employment, sqm)	3750	Potential yield (residential)	21
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

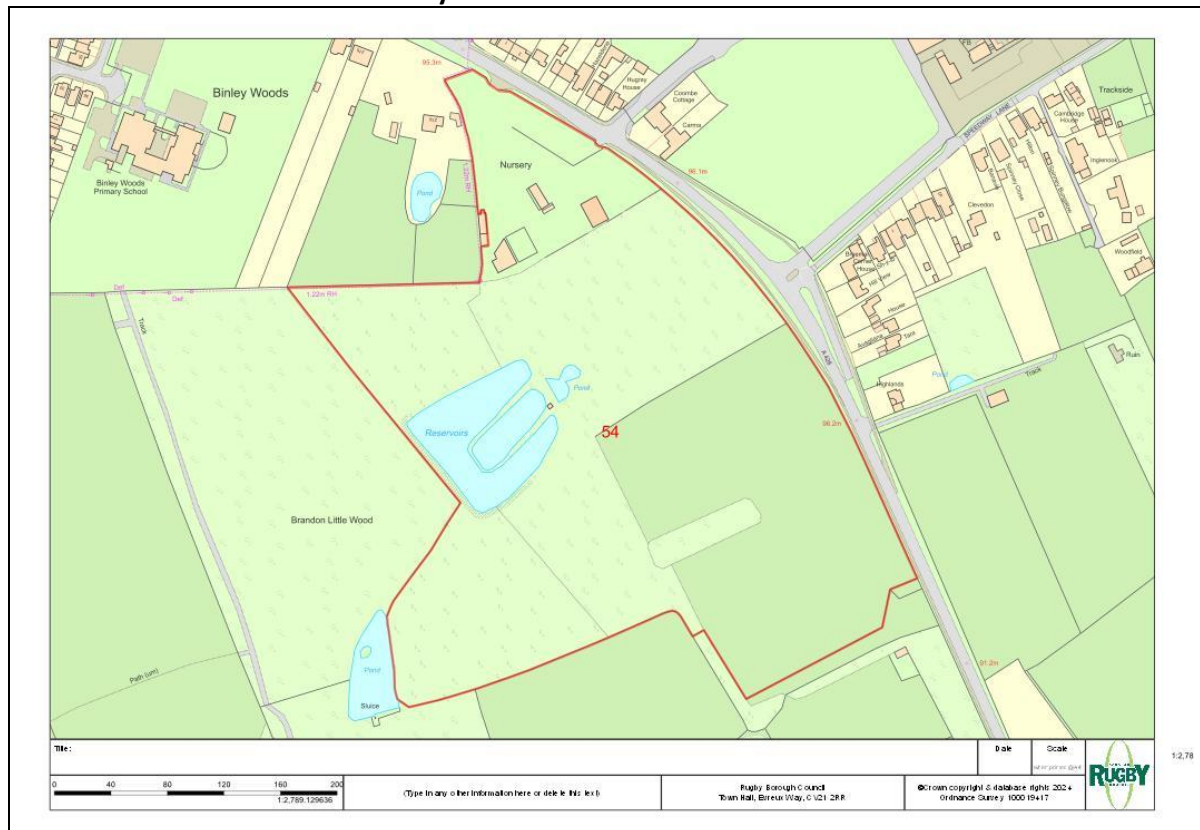
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Previously considered within the landscape study - Landscape Sensitivity - Medium / High (RD09). SSSI IRZ for >100 homes 1ha non residential. Site abuts an area of Priority Habitat - Deciduous woodland to its north. An appropriate buffer may be required to mitigate any impacts. Site is not suitable for residential development due to its location and sustainability concerns. Further assessment required to determine appropriateness for small scale employment uses in this location.
Discounted?	False
Justification for discounting	

Site reference: 54

Oakdale Nursery, Brandon

Conclusion: Discounted - suitability



Basic

Parish	Binley Woods, Brandon and Bretford	Ward	Revel and Binley Woods Ward, Wolston and the Lawfords Ward
Current use	Former horticulture	Gross site area	10.5
Net site area	9.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	205
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

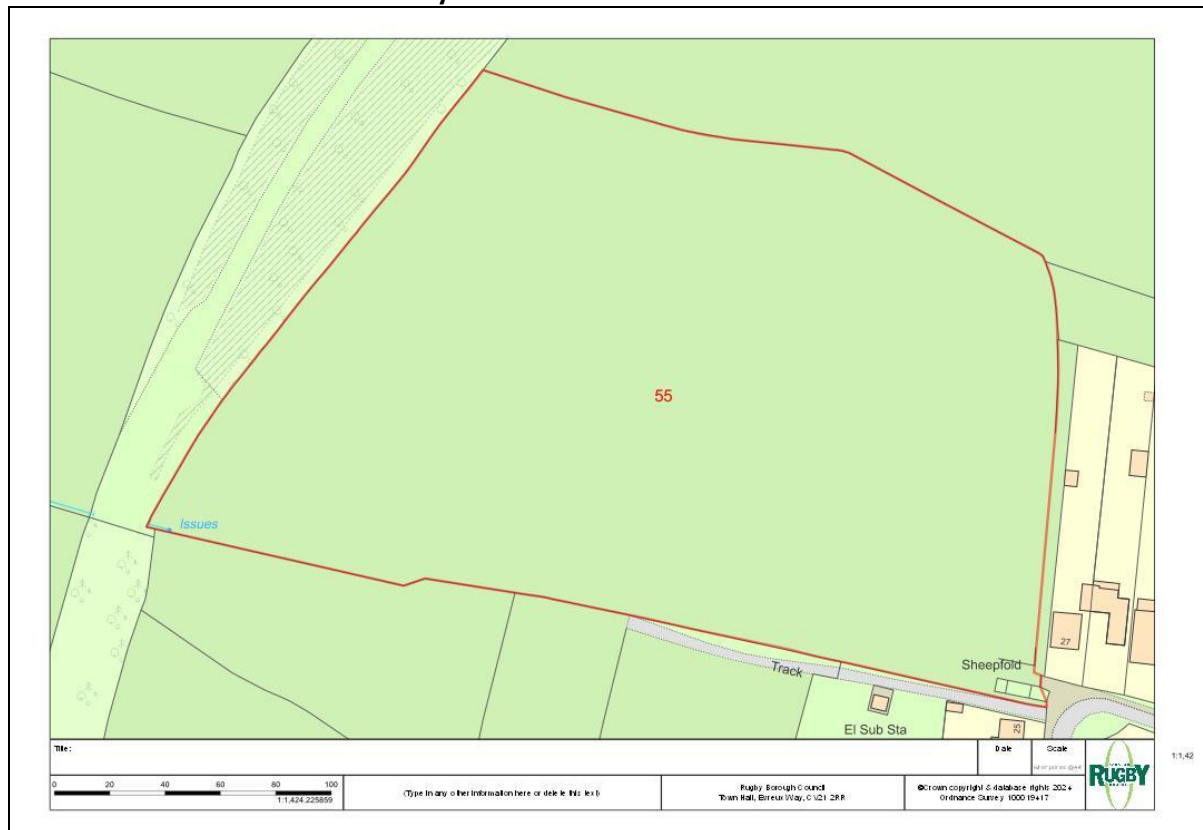
Available	yes - immediately
Achievable	Yes
Suitable	No
Suitability commentary	Green Belt site. Reservoir on western boundary needs discounting from gross site area. Removed from settlement boundary. Adjacent Ancient Woodland. Majority of site (except northern triangle) discussed in previous landscape study within zone BR02 - High Landscape Sensitivity - which stated: "This zone is inappropriate for development due to its rural character and its historic associations as part of the grounds to Brandon Hall. It also provides a degree of separation between Binley Woods and Brandon which is important to retain". Within SSSI IRZ for 100+ homes. Site contains an area of Priority Habitat - this needs to be discounted from site area. Site also abuts an area of Priority Habitat - Deciduous woodland to its west. An appropriate buffer may be required to mitigate any impacts. Site

	removed from Binley Woods settlement boundary and the facilities and services contained within - therefore there are sustainability concerns in considering residential development of this site.	
Discounted?	True	
Justification for discounting	Unsustainable location separated from settlement edge also ecology concerns as significant areas of woodland on site.	

Site reference: 55

North Road, Clifton upon Dunsmore (Site A)

Conclusion: Discounted - suitability



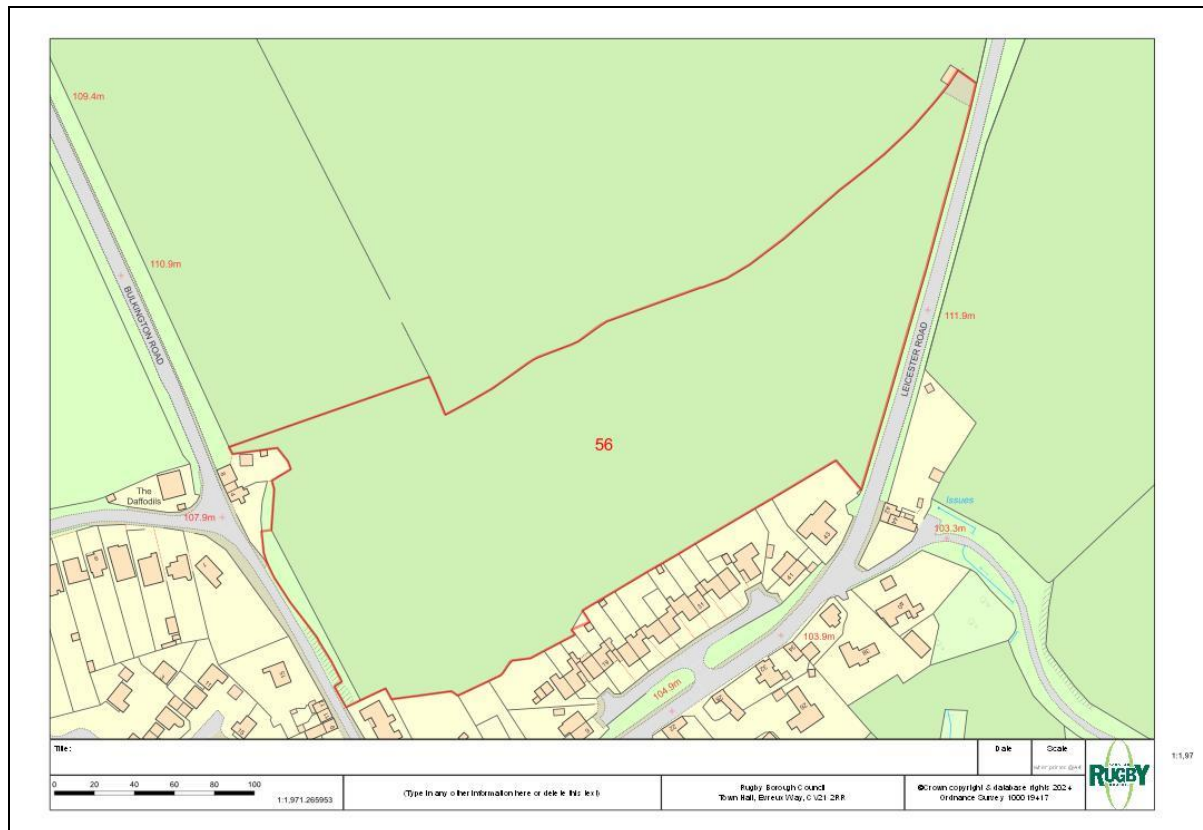
Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	4.9
Net site area	4.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	127
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - immediately		
Achievable	Yes		
Suitable	No		
Suitability commentary	Potential access issue for a larger site. Adjacent potential Local Wildlife Site. Concerns about scale in relation to size of village and impact on character as a stand-alone site - a smaller cut has been created to overcome this concern - CFS 307.		
Discounted?	True		
Justification for discounting	Settlement character. Not fully adjacent to nuclear village would result in incongruous pattern of development. Smaller cut created site 307 proceeding to further assessment		

Site reference: 56
Land north of Shilton, Bedworth
Conclusion: Discounted -
suitability



Basic

Parish	Shilton and Barnacle	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	4.5
Net site area	4.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	125
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

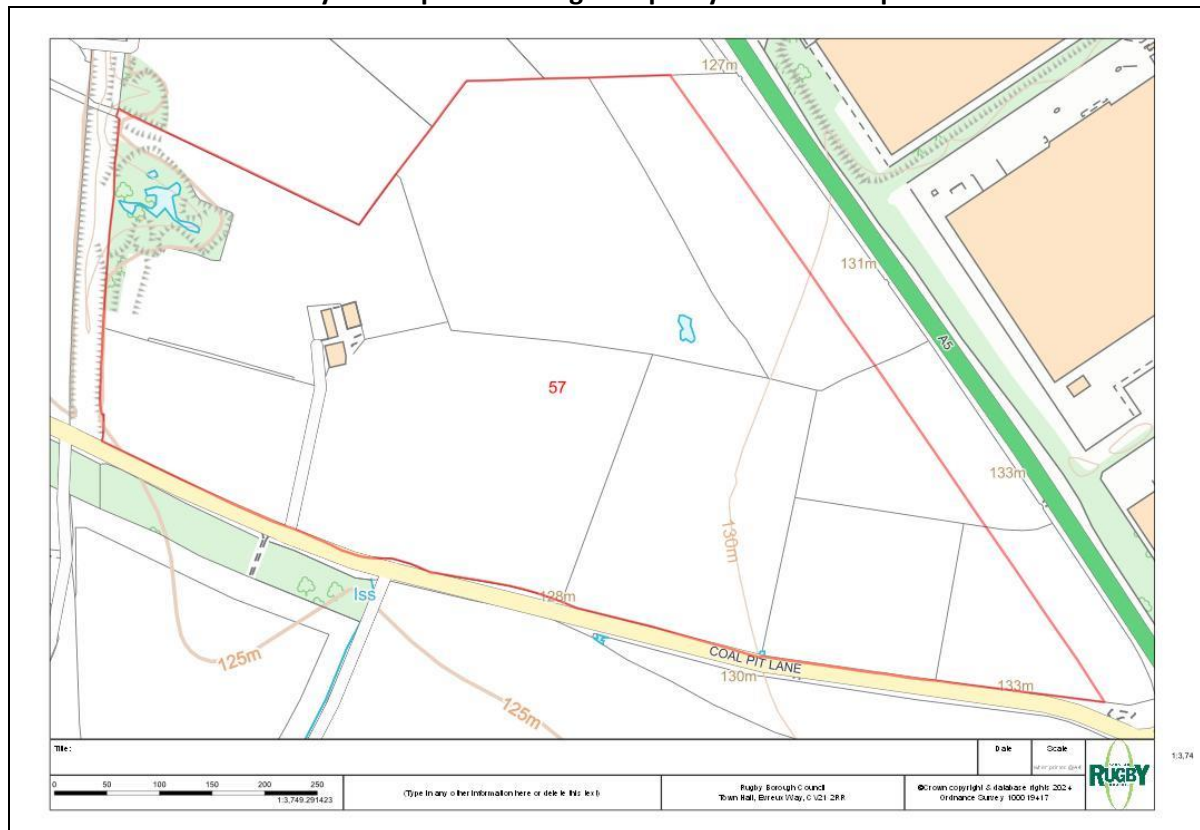
Conclusions

Available	yes - immediately		
Achievable	Yes		
Suitable	No		
Suitability commentary	Green Belt site. Adjoins settlement boundary. Smaller cut created following concerns about impact of larger land parcel CFS 56 on character of village due to scale. Promoted for residential. Adjoining settlement boundary.		
Discounted?	True		
Justification for discounting	Smaller site created site 313. Concerns site too large relative to small settlement		

Site reference: 57

North of Coal Pit Lane

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	32.6
Net site area	31.4	Proposed use	Employment
Potential yield (employment, sqm)	100000	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

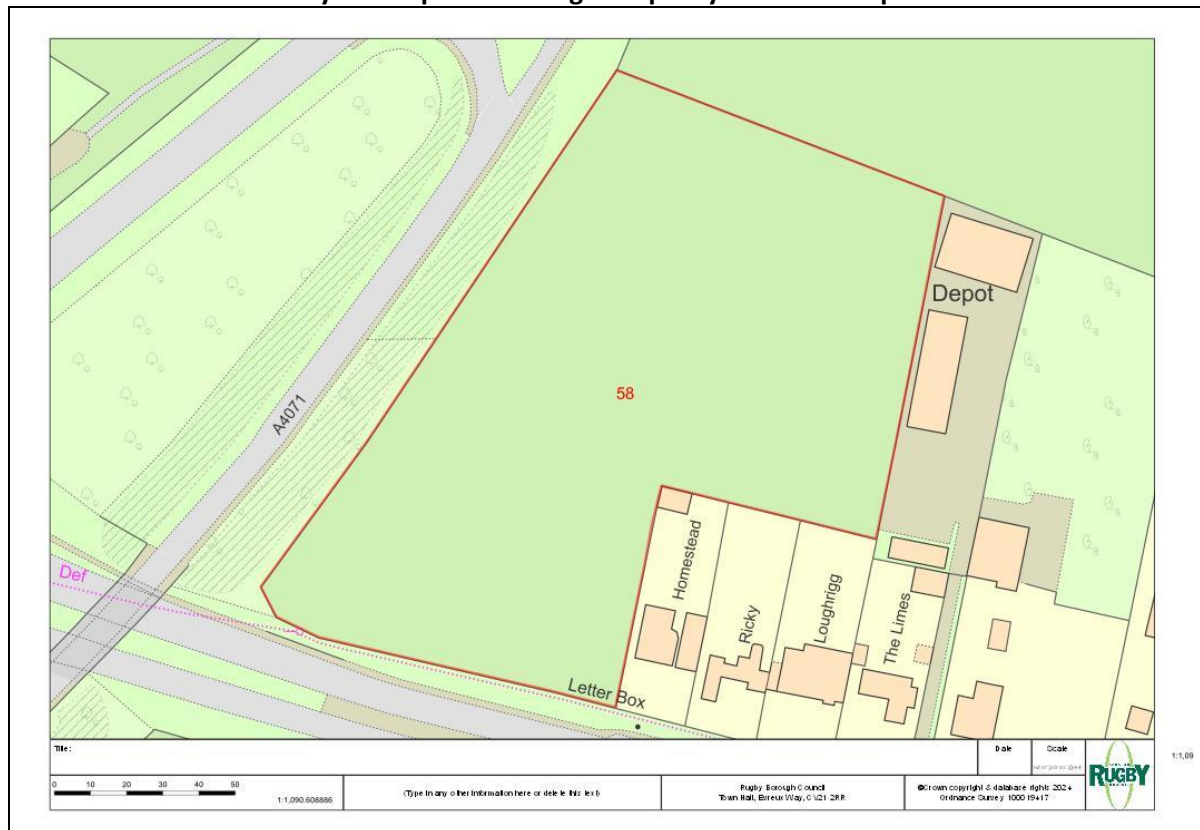
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Public footpath across site. Partially within Historic Landfill. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Gas pipeline runs through site. Site contains an area of Priority Habitat - Deciduous woodland to its west / south. An appropriate buffer may be required to mitigate any impacts. Impact on A5 needs consideration. Further assessment required to determine sustainability of site in comparison to other proposed sites.
Discounted?	False
Justification for discounting	

Site reference: 58

North of A45, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.8
Net site area	1.8	Proposed use	Employment
Potential yield (employment, sqm)	9000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

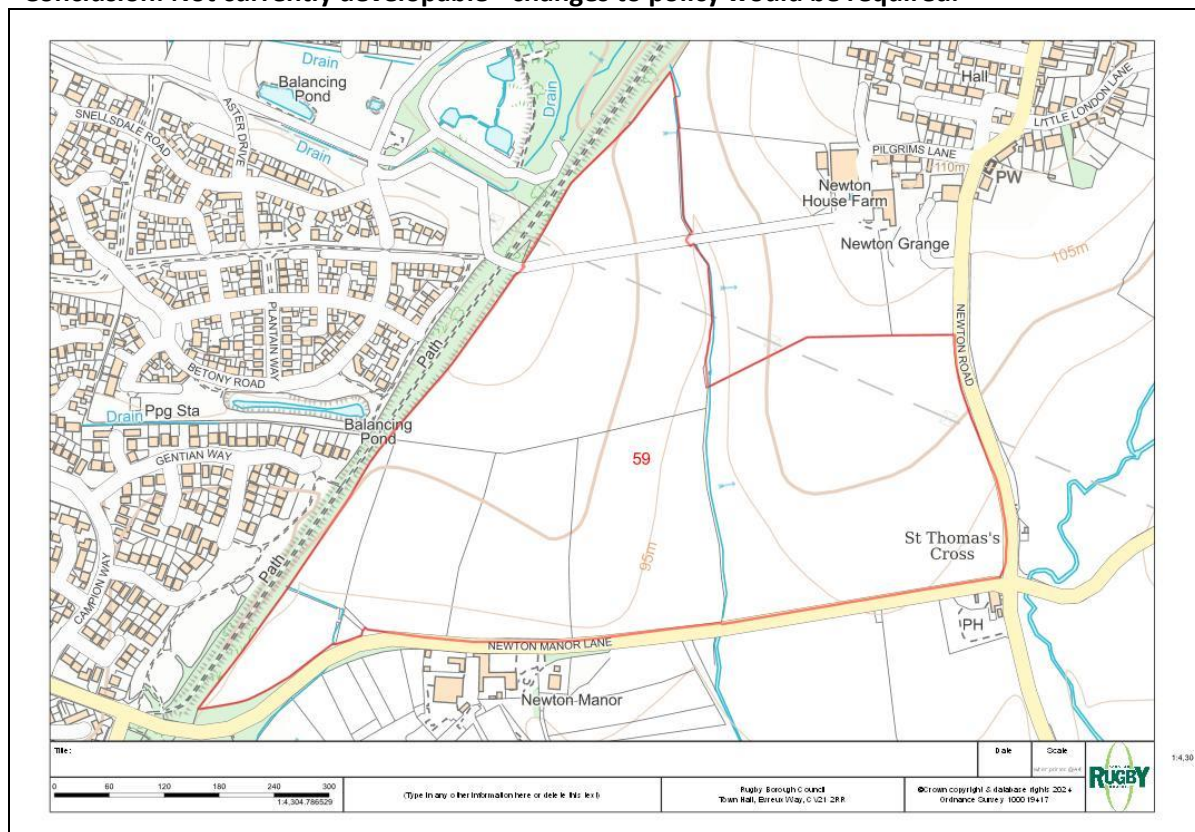
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Immediately east of the site is allocated employment site ED1. Within Air Quality Management Zone. Within SSSI IRZ. Site is remote from existing settlement edge, albeit adjacent employment uses - further assessment required to determine suitability of site to provide employment uses.
Discounted?	False
Justification for discounting	

Site reference: 59

Newton Manor Lane, Rugby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Newton and Biggin	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	17.0
Net site area	15.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	240
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

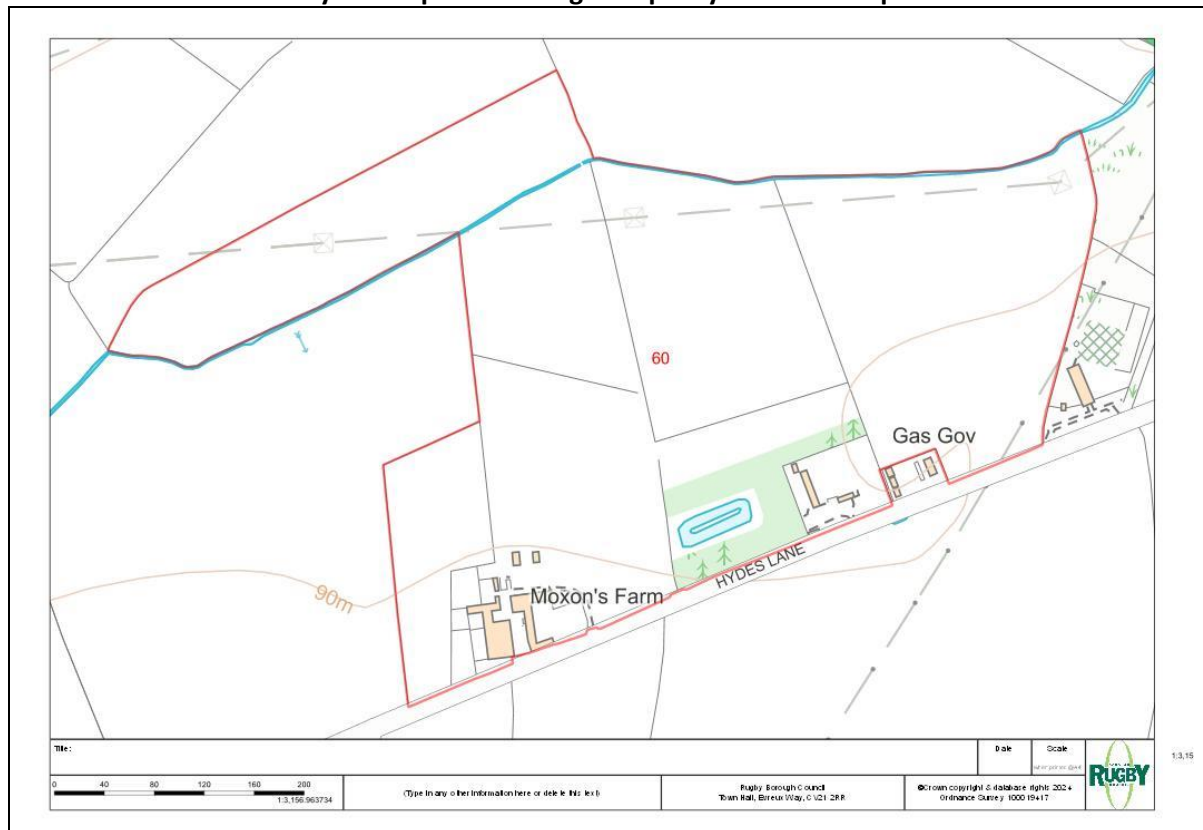
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Running along the western boundary of the site is Great Central Walk LWS. The site lies adjacent to a Local Nature Reserve and Local Wildlife Sites of Great Central Walk and Cotton Park Pools. Public footpath across north of site. Surface water flooding occurs within central portion of site. Site lies directly above Cement Slurry Pipeline - will need to consult with HSE to ascertain appropriate mitigation. Site also impacted by Electricity Overhead Lines. Site abuts an area of Priority Habitat - Deciduous woodland to its west. An appropriate buffer may be required to mitigate any impacts. Further assessment required to determine if site is locationally appropriate in comparison with other options.
Discounted?	False
Justification for discounting	

Site reference: 60

Moxtons Farm, Hinckley

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton Baskerville	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	18.9
Net site area	12.0	Proposed use	Residential or Employment
Potential yield (employment, sqm)	48000	Potential yield (residential)	252
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

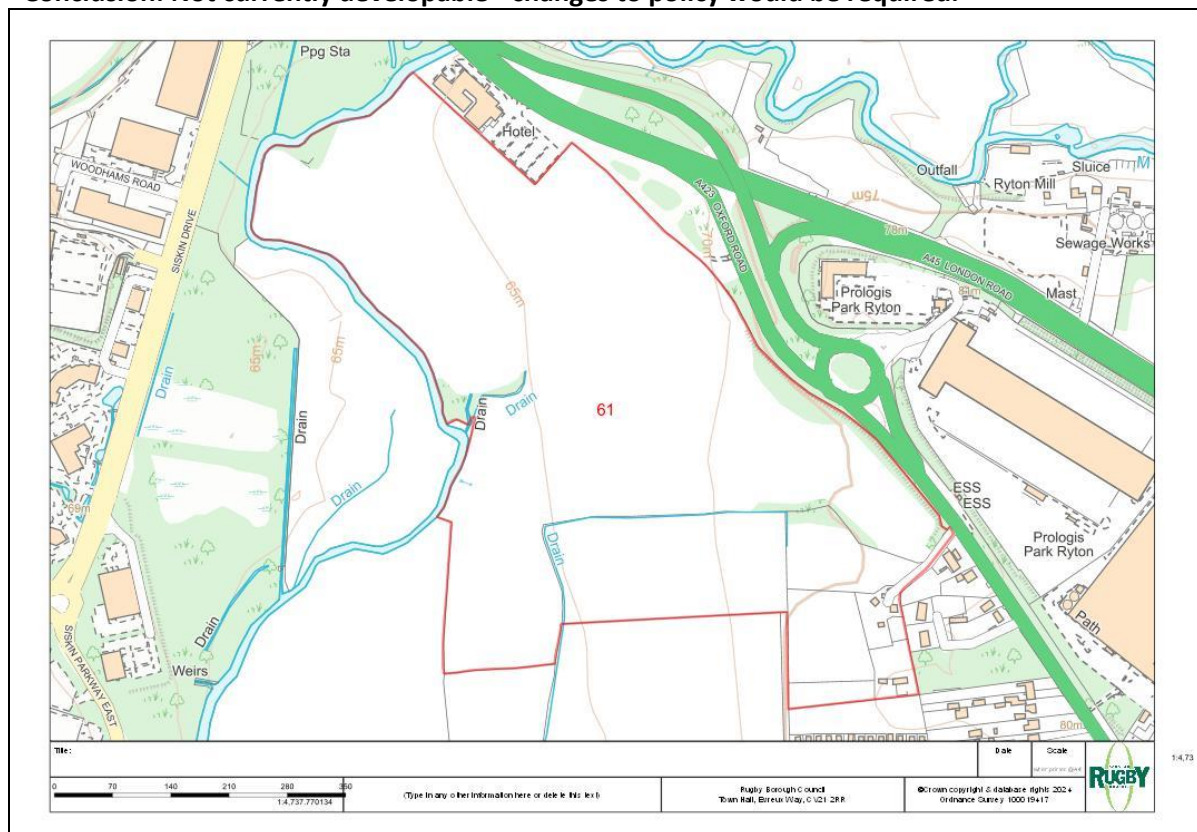
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. A small section either side of the river to the north of the site is within Flood Zone 2 and 3. Site impacted by Overhead Electricity Lines. There are three electricity pylons on the land. A Transco gas pipeline crosses a section of the land to the east. Potential for impacts on the SRN. Further assessment required to determine sustainability of site in comparison to other sites. Not suitable as a stand-alone site but could be considered as a composite site alongside adjoining land.
Discounted?	False
Justification for discounting	

Site reference: 61

Mountpark Ryton, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	30.6
Net site area	19.0	Proposed use	Employment
Potential yield (employment, sqm)	72000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

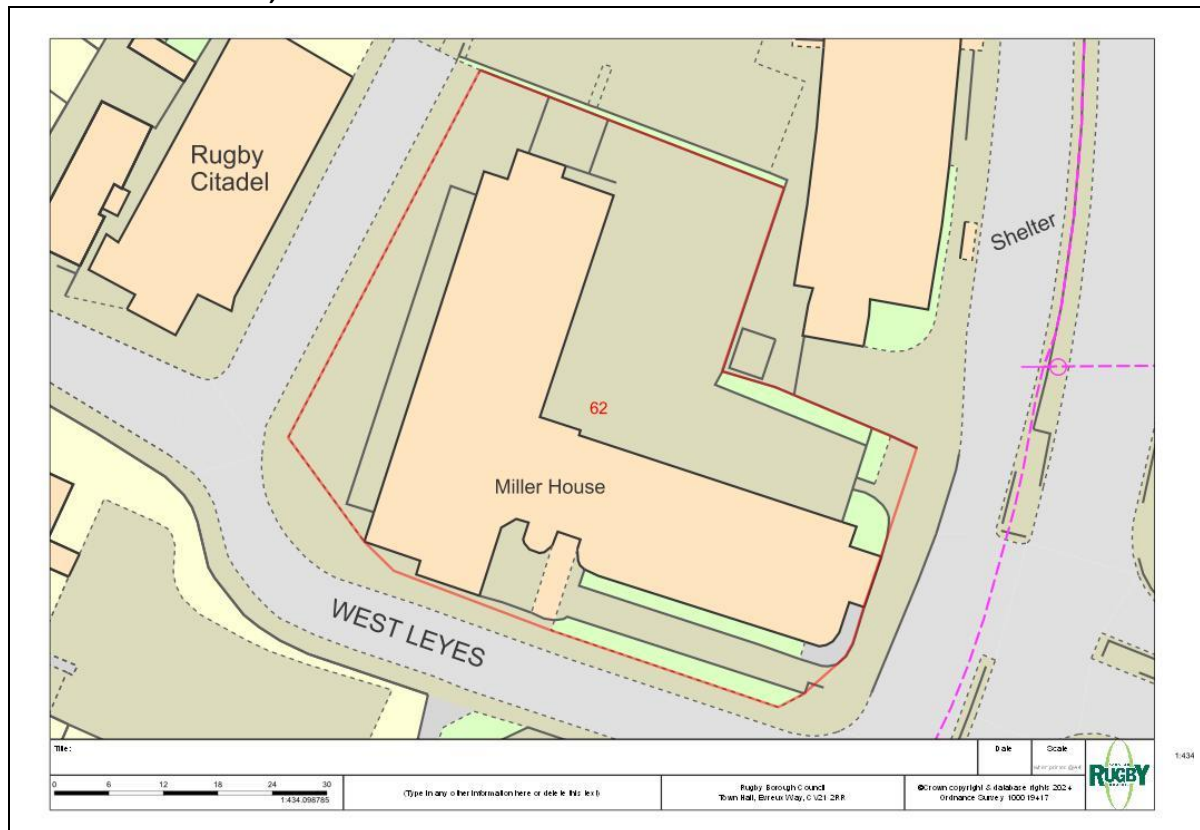
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent to existing employment uses. Western part of site lies within Flood Zones 2 and 3 - this area of land cannot be developed and needs to be discounted from site area. Adjacent Local Wildlife Site. Landscape Sensitivity - High - RD11 in previous landscape study which stated: "This zone is detached from the settlement edge and connects with the river corridor to the west and the wider countryside between Ryton and Bubbenhall. Therefore it is inappropriate for development". Potential for impacts on the SRN. Within SSSI IRZ for >1,000sqm of non-residential floorspace. Site contains a large area of Priority Habitat - Coastal and floodplain grazing marsh - this needs to be discounted from site area. Site also abuts further areas of Priority Habitat - appropriate buffers may be required to mitigate any impacts. Further assessment required to determine sustainability of site in comparison to other employment site options - also whether it is

	appropriate for the site to come forward with adjoining land.	
Discounted?	False	
Justification for discounting		

Site reference: 62

Morgan Sindall House, Corporation Street, Rugby

Conclusion: Suitable, achievable and available



Basic

Parish	Unparished	Ward	New Bilton Ward
Current use	Offices	Gross site area	0.3
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	90
Green Belt/LGS	0%	Agricultural Land Classification	Urban

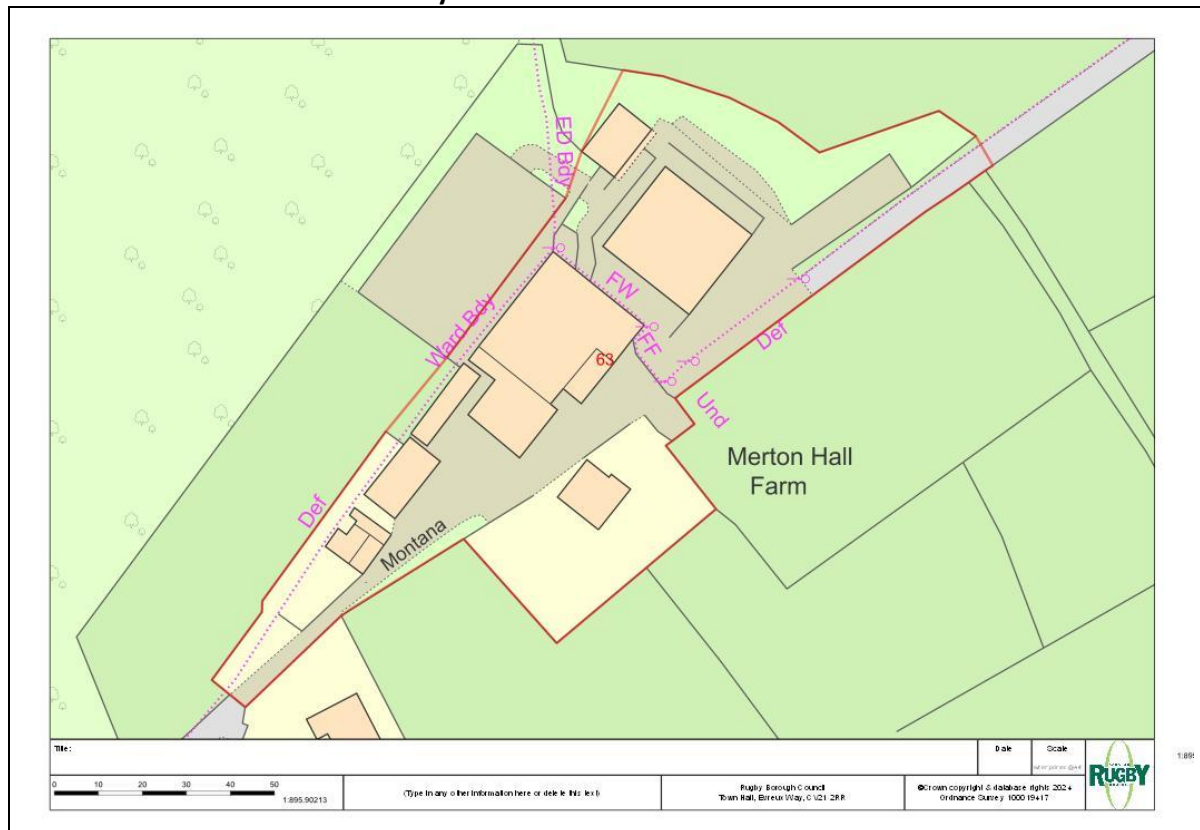
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Within Rugby town centre. Substation present in southeast corner of site. Telecoms boxes present on frontage. Within Air Quality Management Area. Within Historic Landfill. Site is considered within the Rugby Regeneration Strategy (CSW24) which states: "Potential for long term redevelopment for residential is identified, subject to and assuming the retention of Morgan Sindall within the town centre".
Discounted?	False
Justification for discounting	

Site reference: 63

Merton Hill Farm, Brandon

Conclusion: Discounted - suitability



Basic

Parish	Binley Woods, Brandon and Bretford, Brinklow	Ward	Revel and Binley Woods Ward, Wolston and the Lawfords Ward
Current use	Residential / Agriculture / Equestrian	Gross site area	0.9
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	16
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

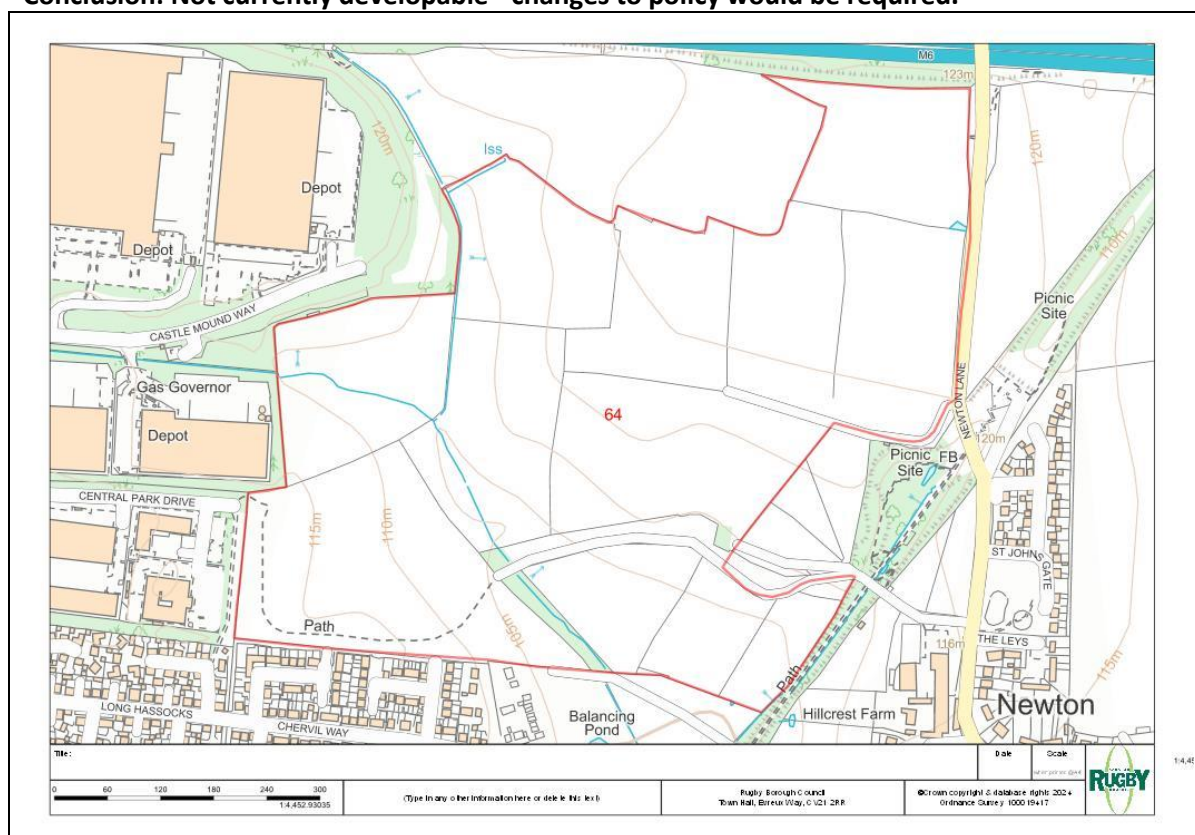
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Doesn't adjoin a settlement. Adjacent Local Wildlife Site. Broadleaved TPO woodland lies within western edge of site - this needs to be discounted from gross site area. Surface water flooding occurs within eastern portion of site. Within SSSI IRZ for 100+ dwellings, 1ha+ non-residential.
Discounted?	True
Justification for discounting	Unsuitable location separated from settlement edge

Site reference: 64

Coton Park East, Central Park Drive, Rugby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Churchover, Newton and Biggin, Unparished	Ward	Clifton, Newton and Churchover Ward, Coton and Boughton Ward
Current use	Agriculture	Gross site area	36.0
Net site area	34.6	Proposed use	Employment
Potential yield (employment, sqm)	115000	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

Conclusions

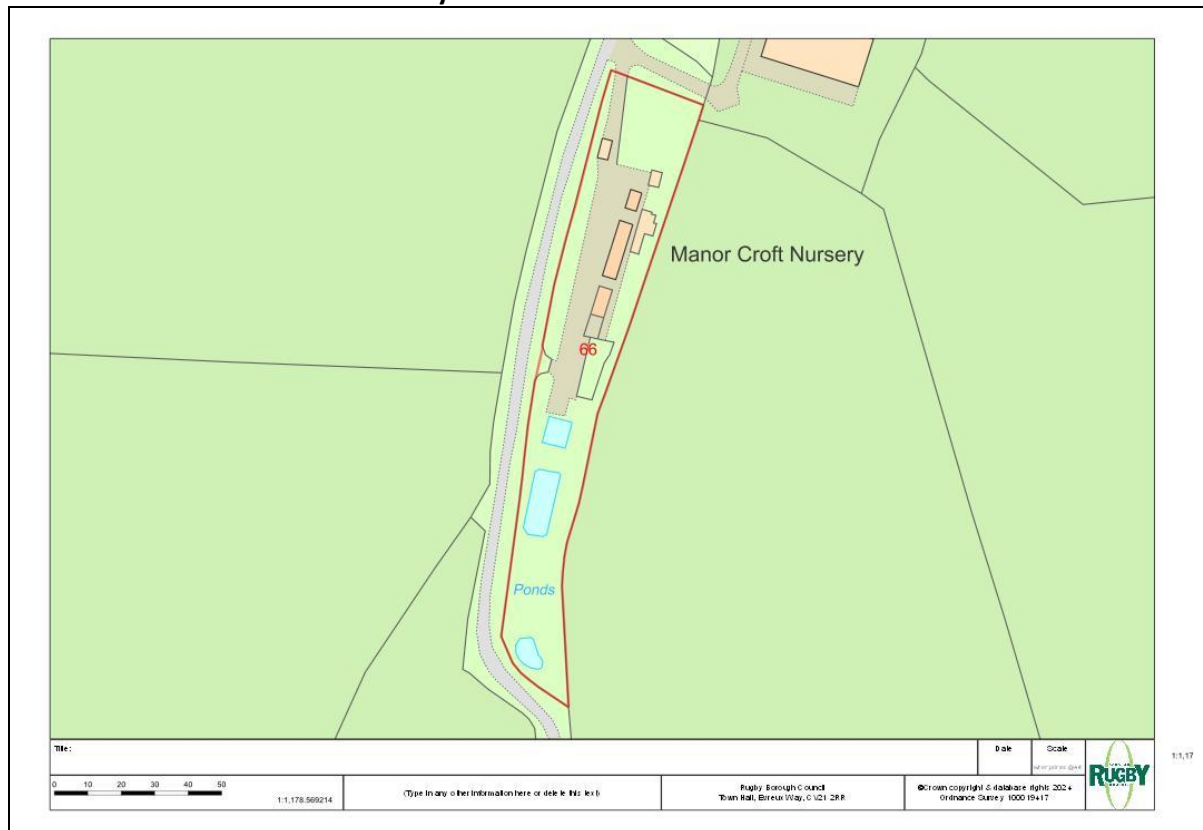
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Promoted for employment uses. Planning permission previously granted for residential development on the site. Within LP allocation for residential. Employment uses now proposed. Land to the north - planning permission for the development of a logistics facility (Ref. R22/0551, approved 17/02/23). Part of the northern site boundary is formed by the M6. To the west is an existing industrial/logistics area. SSSI IRZ. Site abuts an area of Priority Habitat - Deciduous woodland to its east (also a Local Nature Reserve). An appropriate buffer may be required to mitigate any impacts. Will need to make up for shortfall in housing numbers if site taken forward for employment instead of housing. Parts of site contain areas of Grade 3a BMV land. Further assessment required to determine locational

	appropriateness of site for strategic employment uses or whether to retain site for residential purposes.	
Discounted?	False	
Justification for discounting		

Site reference: 66

Land at Manor Croft Nursery, Green Lane, Wibtoft

Conclusion: Discounted - suitability



Basic

Parish	Wibtoft	Ward	Revel and Binley Woods Ward
Current use	Former Horticultural	Gross site area	0.4
Net site area	0.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	11
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

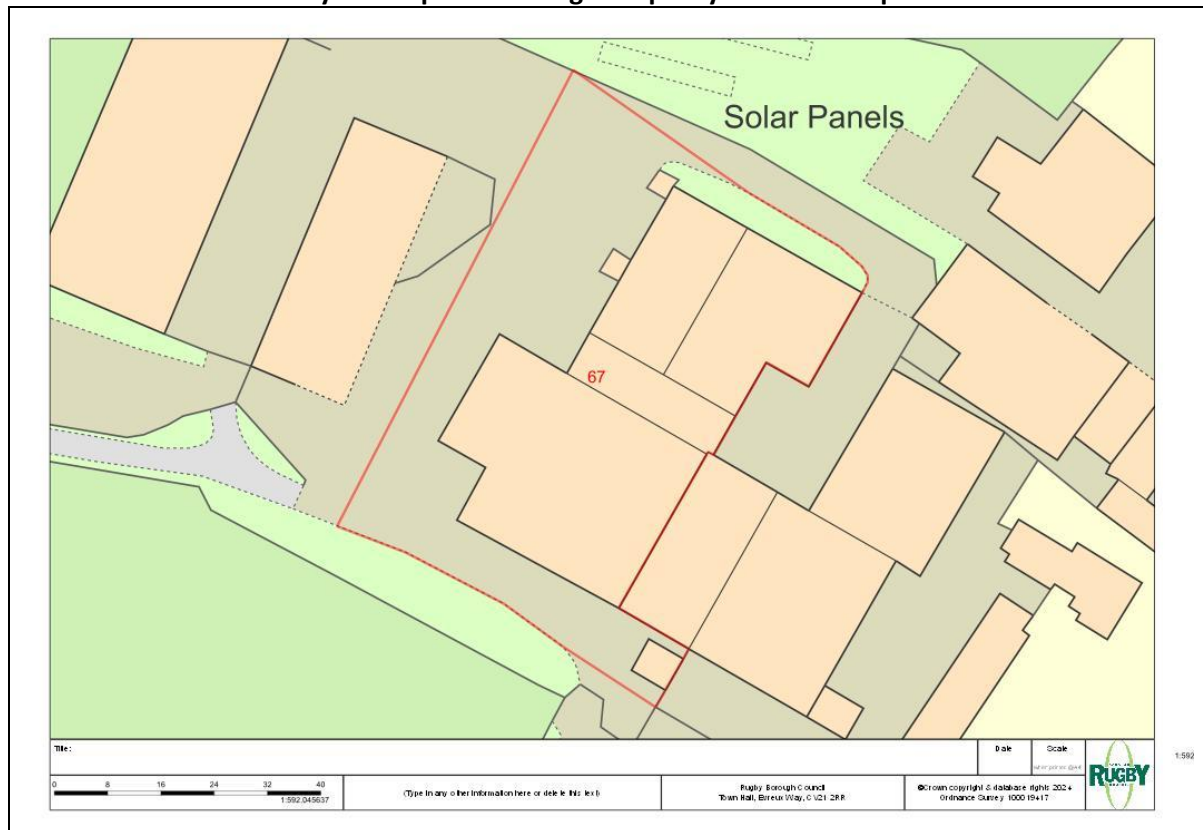
Conclusions

Available	yes - immediately	
Achievable	Not evaluated	
Suitable	No	
Suitability commentary	Green Belt site. Ponds on site that need to be discounted from gross site area. Site not locationally appropriate for residential uses due to sustainability concerns.	
Discounted?	True	
Justification for discounting	Unsuitable location remote from settlement with settlement boundary	

Site reference: 67

Manor Barns, Wibtoft

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wibtoft	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	0.4
Net site area	0.4	Proposed use	Employment
Potential yield (employment, sqm)	1800	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

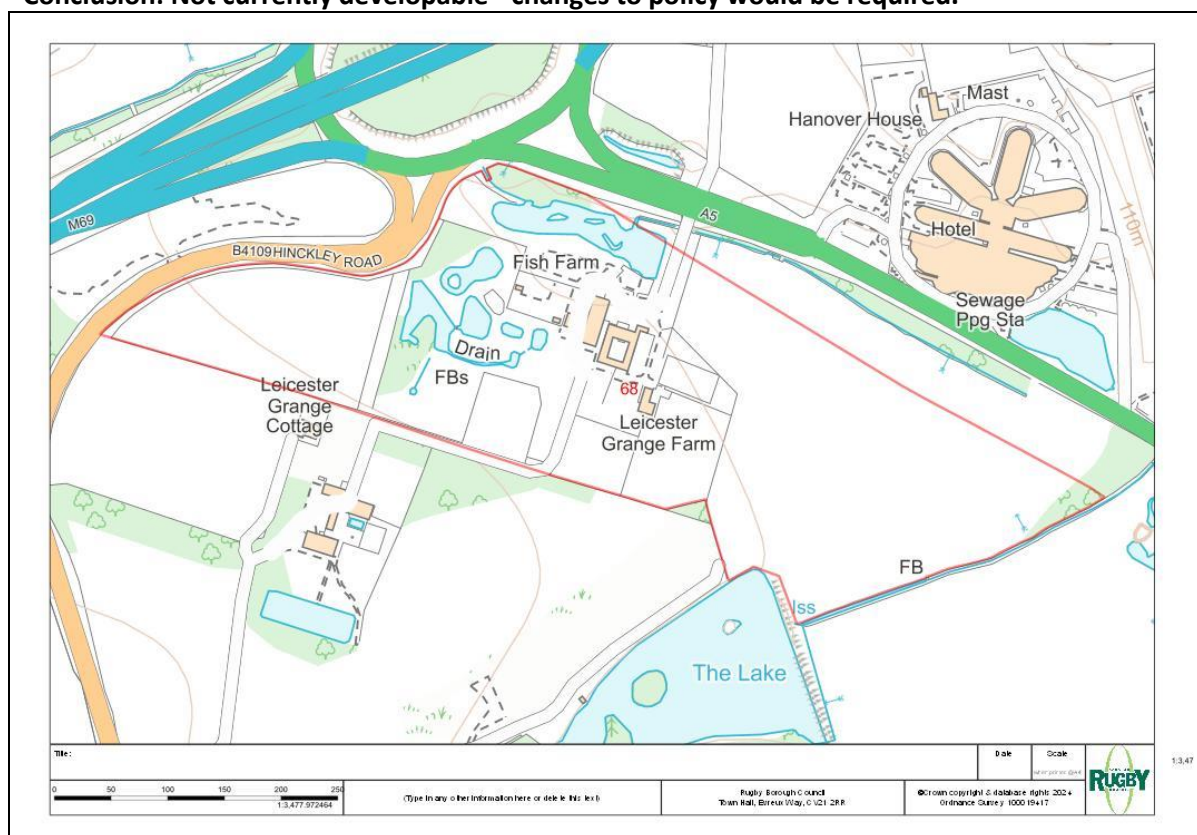
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Sits within the village of Wibtoft but no settlement boundary. Transit Retail Services (TRS, a logistics and storage company), the Manor House and Green Lane bound the site to the east. The northern side of the site is situated adjacent to a Solar Photovoltaic site. Further assessment required to determine locational appropriateness for employment uses.
Discounted?	False
Justification for discounting	

Site reference: 68

M69 Junction 1

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture, A1 use, Commercial	Gross site area	14.3
Net site area	12.2	Proposed use	Employment
Potential yield (employment, sqm)	48960	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

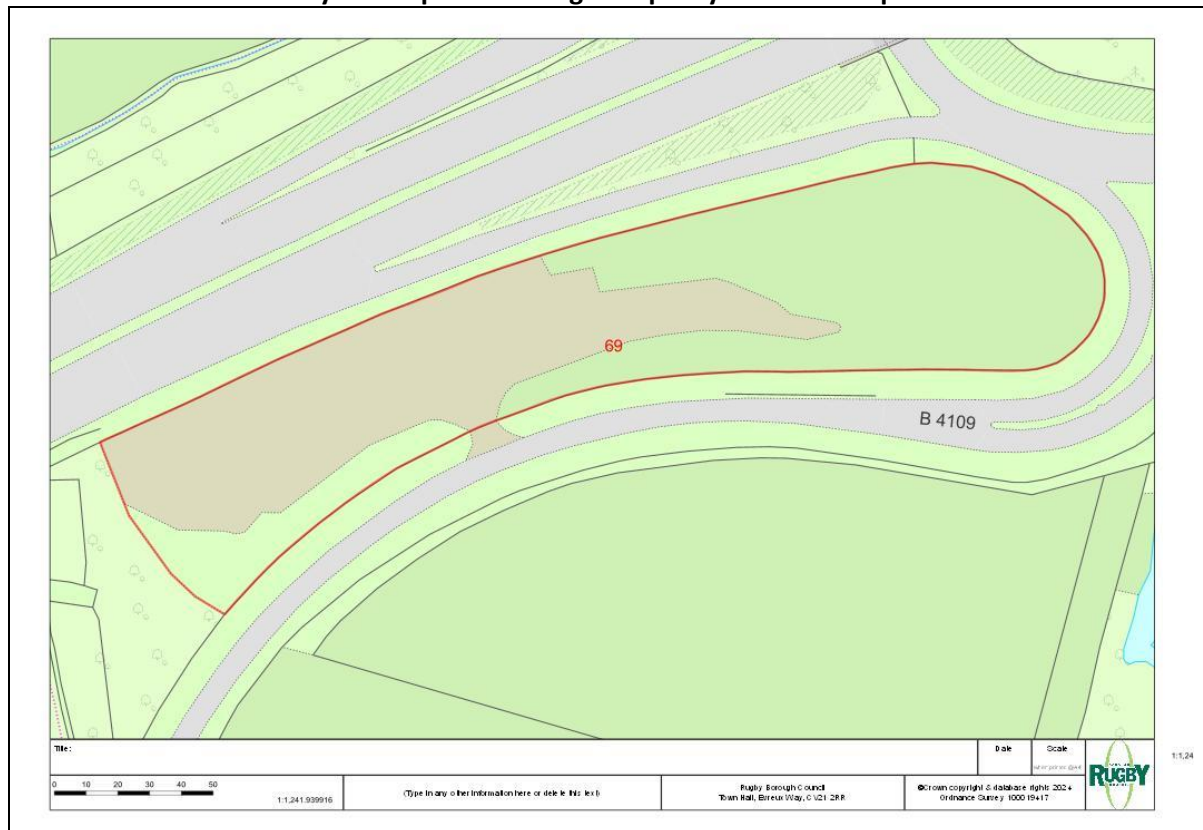
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent motorway junction. Formerly Leicester Grange Farm, which now accommodates the Barnacles Restaurant together with ancillary commercial, residential and equestrian premises. A small linear part of the site is within Flood Zone 2 and 3. Potential for impacts on SRN. Site contains a small area of Priority Habitat - Deciduous Woodland and several water features- these need to be discounted from the site area. Further assessment required to determine sustainability of site.
Discounted?	False
Justification for discounting	

Site reference: 69

Land between Hinckley Road and the M69, Hinckley

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Hard standing	Gross site area	1.7
Net site area	1.7	Proposed use	Employment
Potential yield (employment, sqm)	8300	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

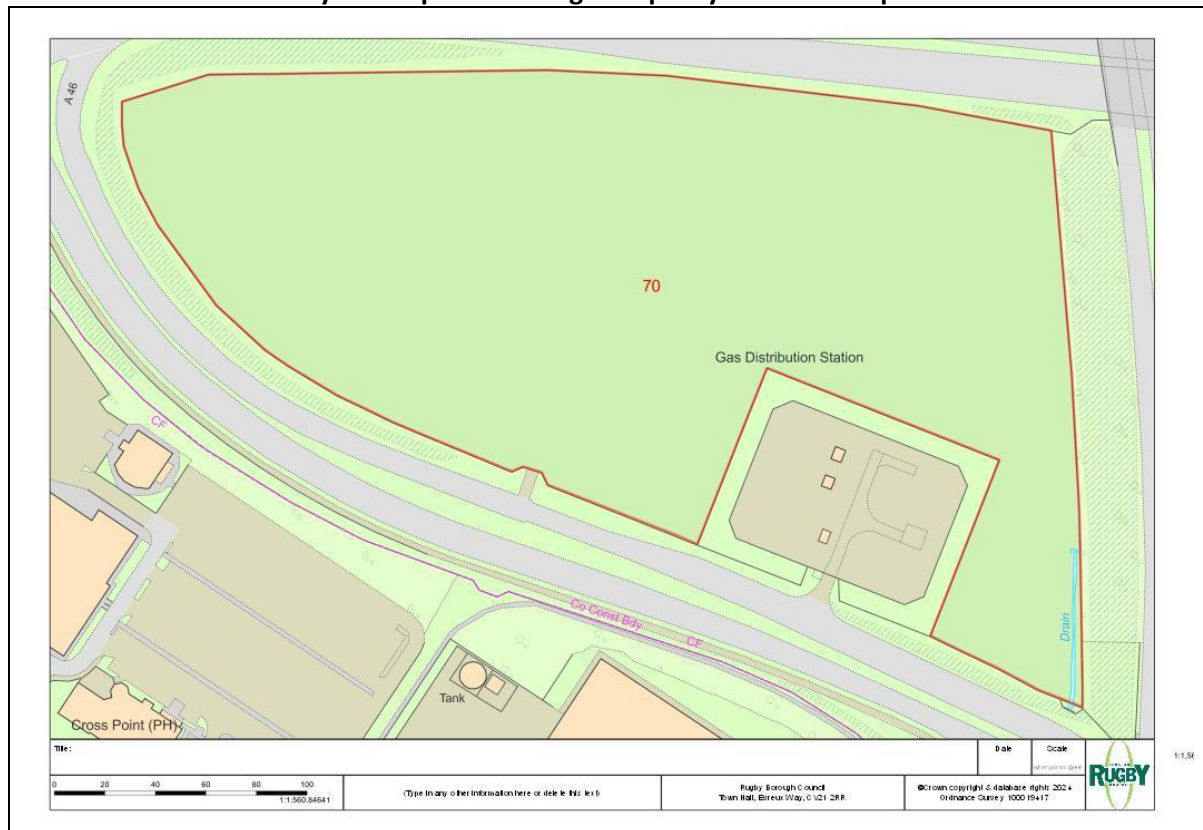
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Impact on A5 will need to be considered and location assessed for employment uses.
Discounted?	False
Justification for discounting	

Site reference: 70

Land south of M6 Jctn 2, Ansty

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	5.3
Net site area	4.5	Proposed use	Employment
Potential yield (employment, sqm)	18000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

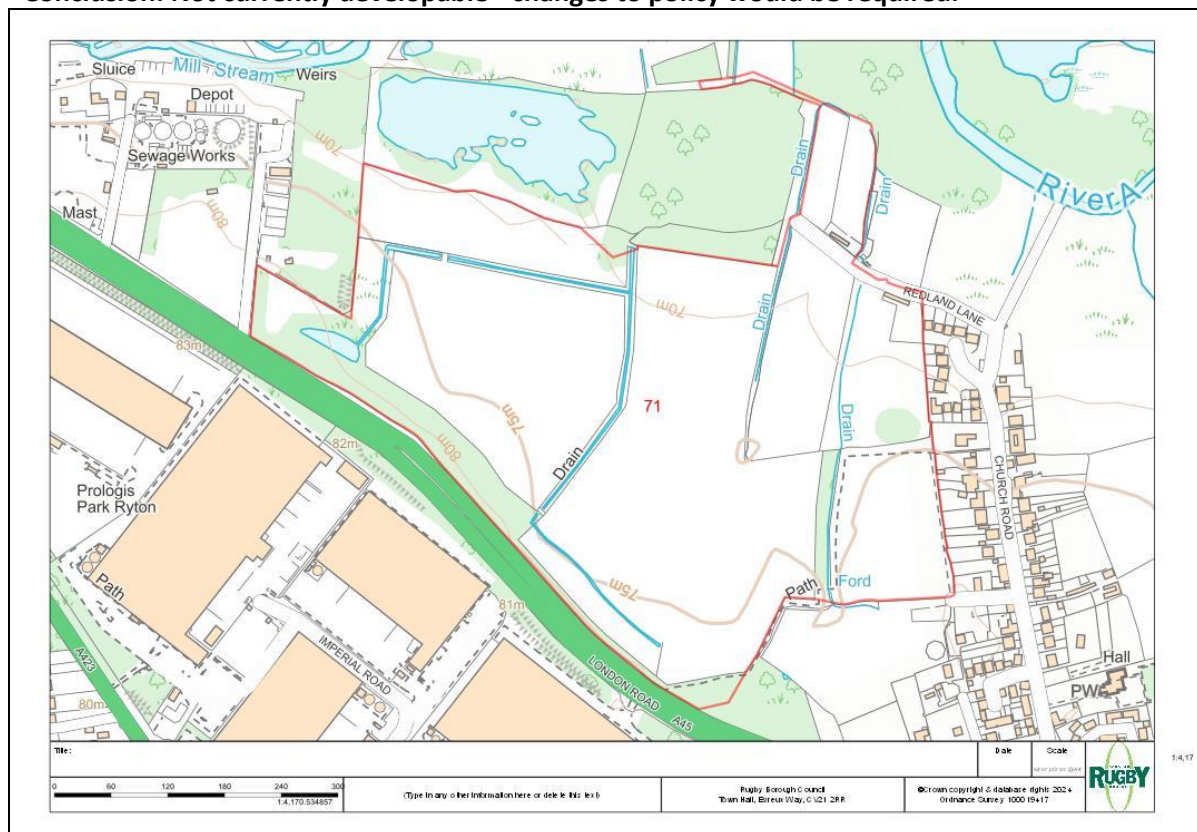
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. New access onto A46 required - further assessment required. Eastern part of site lies within Flood Zones 2 and 3 - this area of land cannot be developed and needs to be discounted from site area. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Adjacent Gas Distribution Station. Further assessment required to determine locational suitability of site for employment uses.
Discounted?	False
Justification for discounting	

Site reference: 71

London Road, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Pasture Land	Gross site area	24.6
Net site area	21.4	Proposed use	Employment
Potential yield (employment, sqm)	85560	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

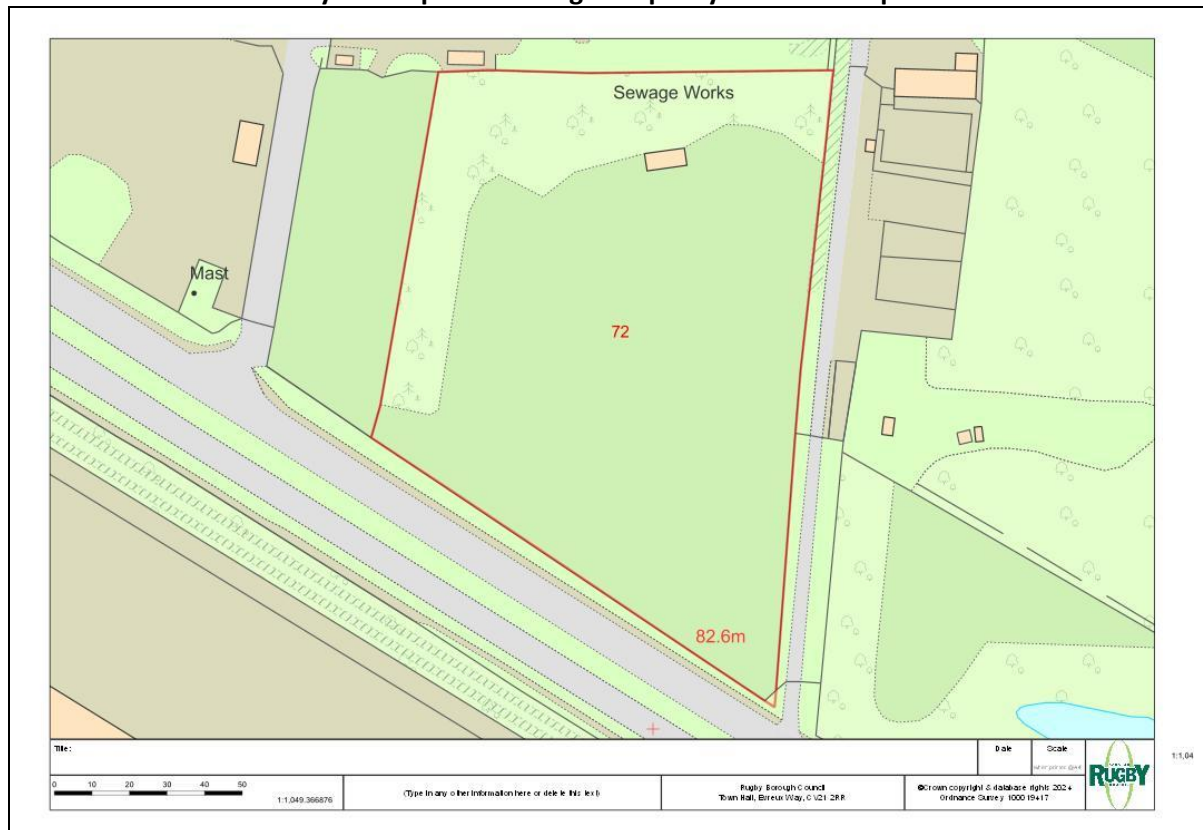
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Opposite Prologis Park. Southeast corner of the site is bisected by a public right of way. The far west of the site contains the Ryton and Branson gravel pits Site of Special Scientific Interest (SSSI) needs to be discounted from gross site area as cannot be developed. Steetley meadows wildlife refuge is located on the northern edge. Some areas of the northern boundary are in flood zone 2 - these areas of land cannot be developed and need to be discounted from site area. Limited amount of surface water flood risk within the eastern part of the site. Adjacent Local Wildlife Site. Landscape Sensitivity - High in previous landscape study - RD01 which states: "This zone is not appropriate for development because it is important to retain the intact small scale field pattern around the edge of the settlement, which is a feature of this landscape type". Potential for impacts on the SRN. Site contains 2 areas of Priority Habitat - Deciduous Woodland - these need

	to be discounted from site area. Site also abuts further areas of Priority Habitat - appropriate buffers may be required to mitigate any impacts. Further assessment required to determine locational suitability of site.	
Discounted?	False	
Justification for discounting		

Site reference: 72

Land north of London Road, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.5
Net site area	1.5	Proposed use	Employment
Potential yield (employment, sqm)	7300	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

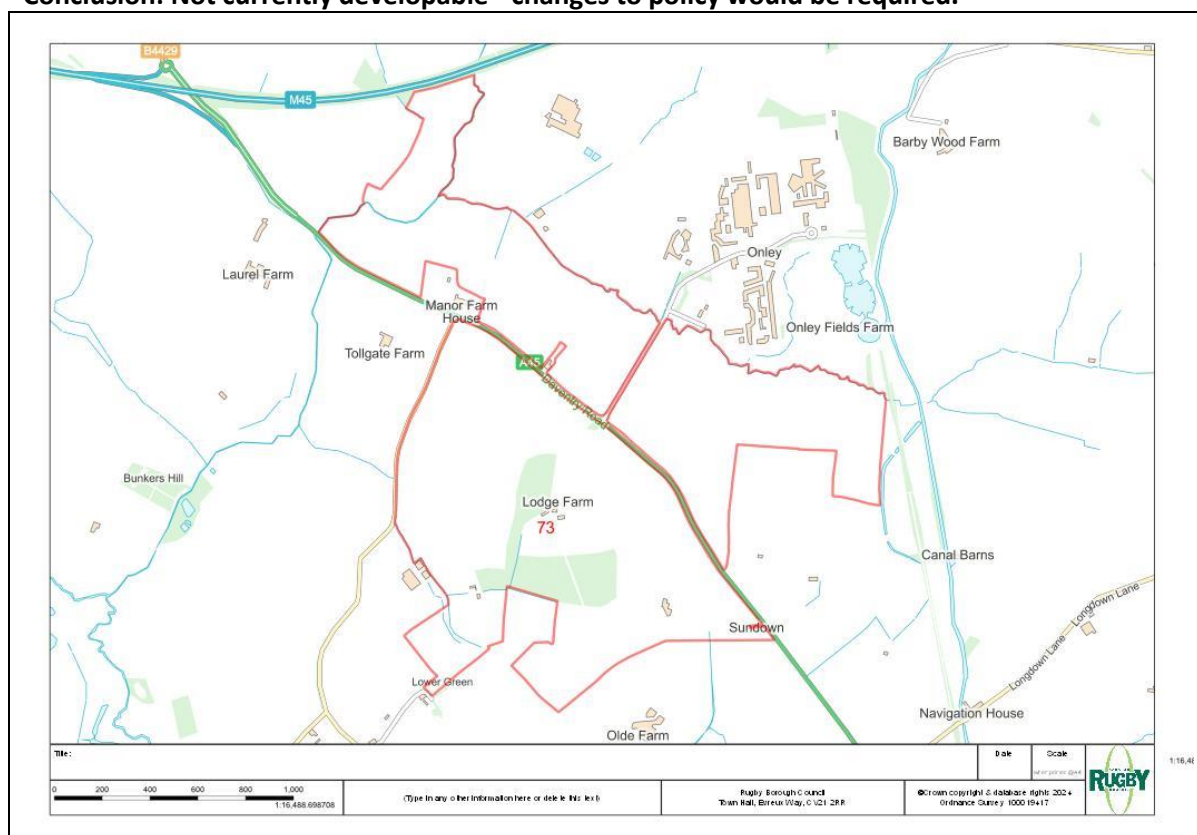
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Within SSSI IRZ. Adjacent sewage works. Opposite Prologis Park. Adjacent SSSI. Discussed in previous landscape study - Landscape Sensitivity - High. RD01 which stated: "This zone is not appropriate for development because it is important to retain the intact small scale field pattern around the edge of the settlement, which is a feature of this landscape type".
Discounted?	False
Justification for discounting	

Site reference: 73

Lodge Farm, off Daventry Road, Rugby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch, Grandborough, Willoughby	Ward	Dunsmore Ward, Leam Valley Ward
Current use	Agriculture	Gross site area	252.7
Net site area	218.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	2680
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

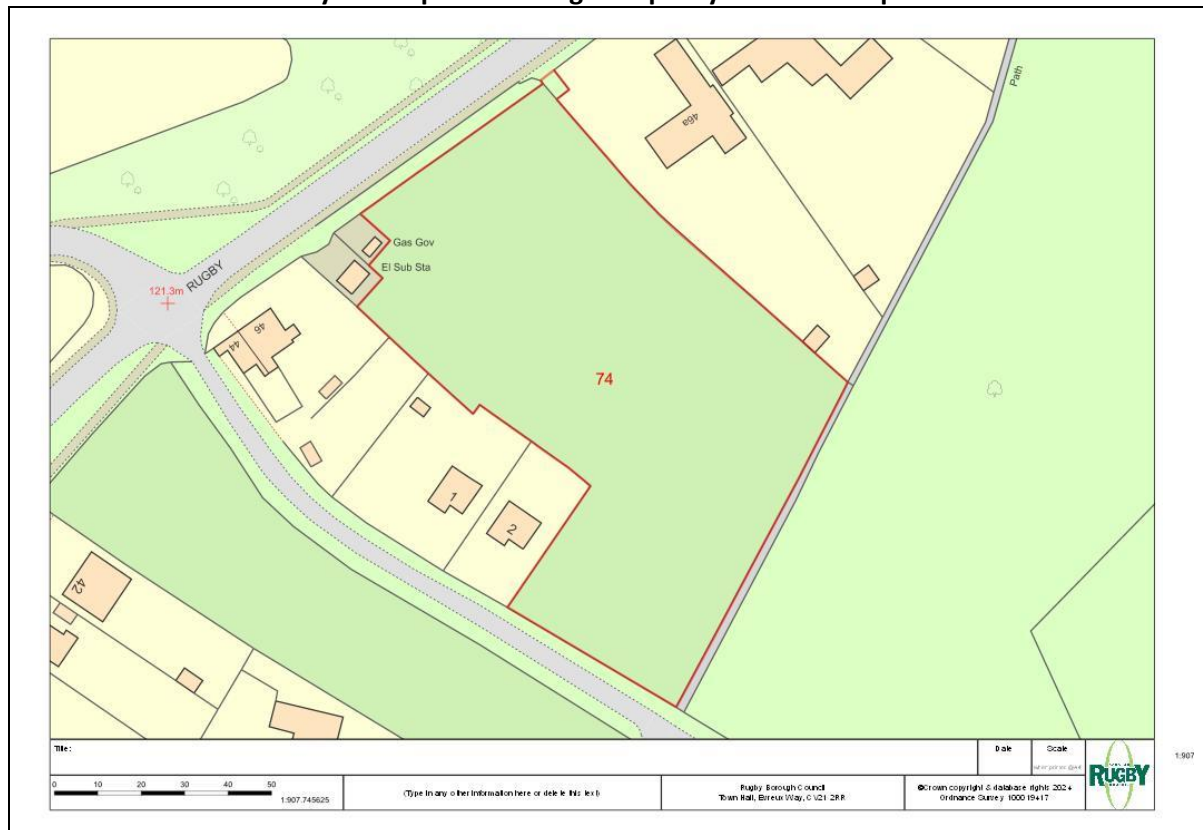
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	New garden village proposal. Open countryside location. Located either side of the A45 (Daventry Road), south of Rugby, near Onley. Some areas of FZ2/3 are located within the site boundary. Proposals include provision of new public transport facilities and services to ensure access to non-car modes for new residents and workers. Impacts on the SRN and Dunchurch crossroads need to be considered. Surface water flooding occurs within western and southern portions of site. Site contains 2 areas of Priority Habitat - Deciduous Woodlands. Further assessment required to determine sustainability of site.
Discounted?	False
Justification for discounting	

Site reference: 74

Lions Field, Bilton Grange School, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Amenity Land	Gross site area	0.8
Net site area	0.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	22
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

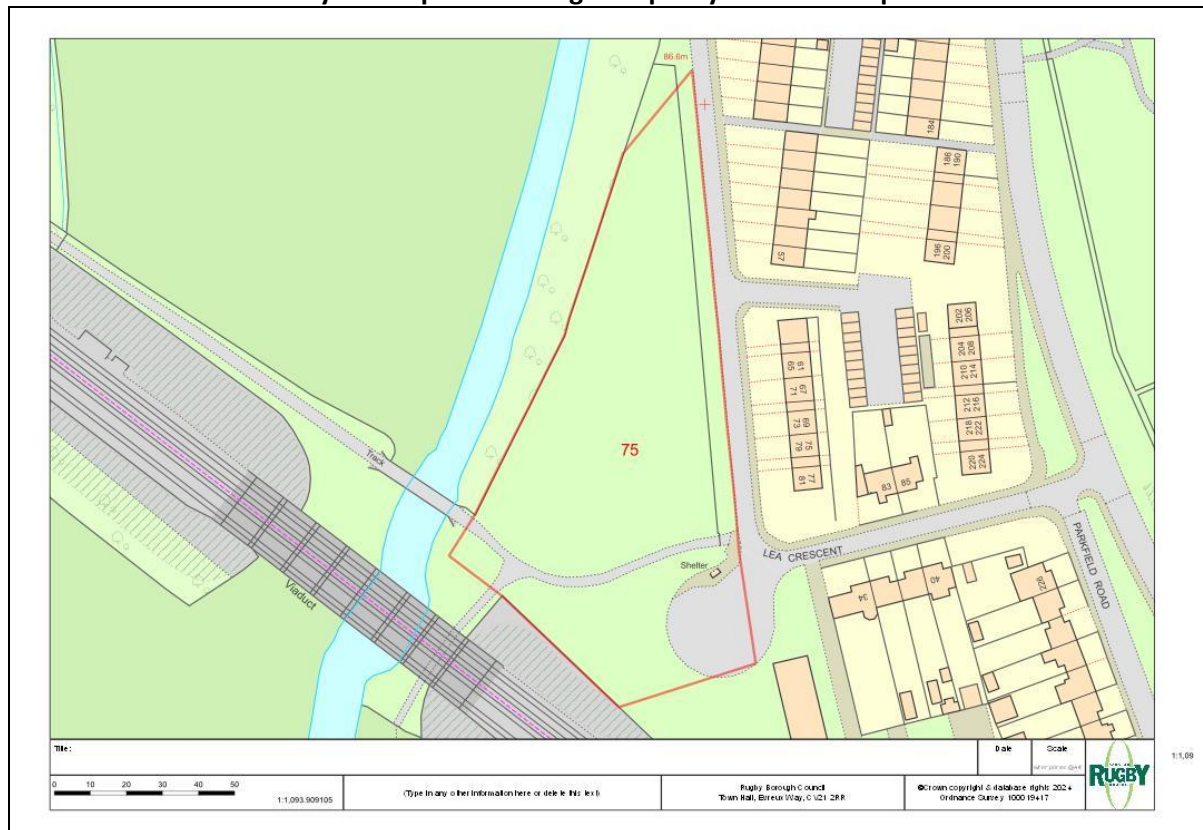
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Sits opposite settlement boundary, contained by roads, dwellings. The site is adjacent to the Grade II listed Dunchurch Lodge and registered Historic Park and Garden - Bilton Grange. There is a small pocket of surface water flood risk in the northwest corner. TPO tree belt lies adjacent to the south of the site. Heritage impact needs further consideration.
Discounted?	False
Justification for discounting	

Site reference: 75

Lea Crescent, Newbold on Avon

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Agriculture	Gross site area	0.8
Net site area	0.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	20
Green Belt/LGS	100%	Agricultural Land Classification	Urban

Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. PROW crosses site. Site sits adjacent to settlement boundary.
Discounted?	False
Justification for discounting	

Site reference: 76

Lane east of Newton Lane, Newton

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Newton and Biggin	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	4.3
Net site area	4.3	Proposed use	Employment
Potential yield (employment, sqm)	17240	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 4

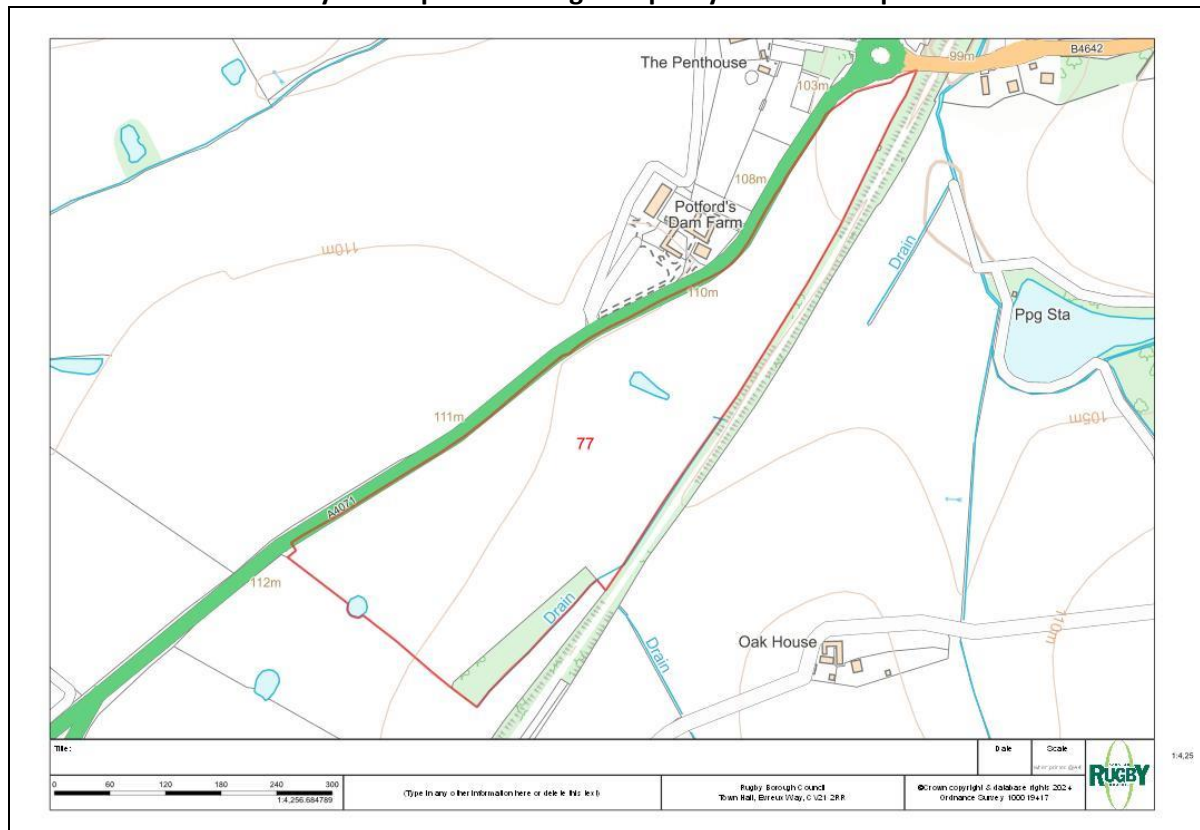
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site lies opposite Local Plan residential allocation, separated by Newton Lane. Within historic landfill site buffer and Air Quality Management Zone. Adjacent Local Wildlife site and Local Nature Reserve. SSSI IRZ for 1000sqm + of warehousing/industry. Site abuts area of Priority Habitat - Deciduous Woodland. An appropriate buffer may be required to mitigate any impacts. Further assessment required to determine locational appropriateness of site for small scale employment uses.
Discounted?	False
Justification for discounting	

Site reference: 77

Land west of Symmetry Park, Rugby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	12.3
Net site area	11.6	Proposed use	Employment
Potential yield (employment, sqm)	45000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

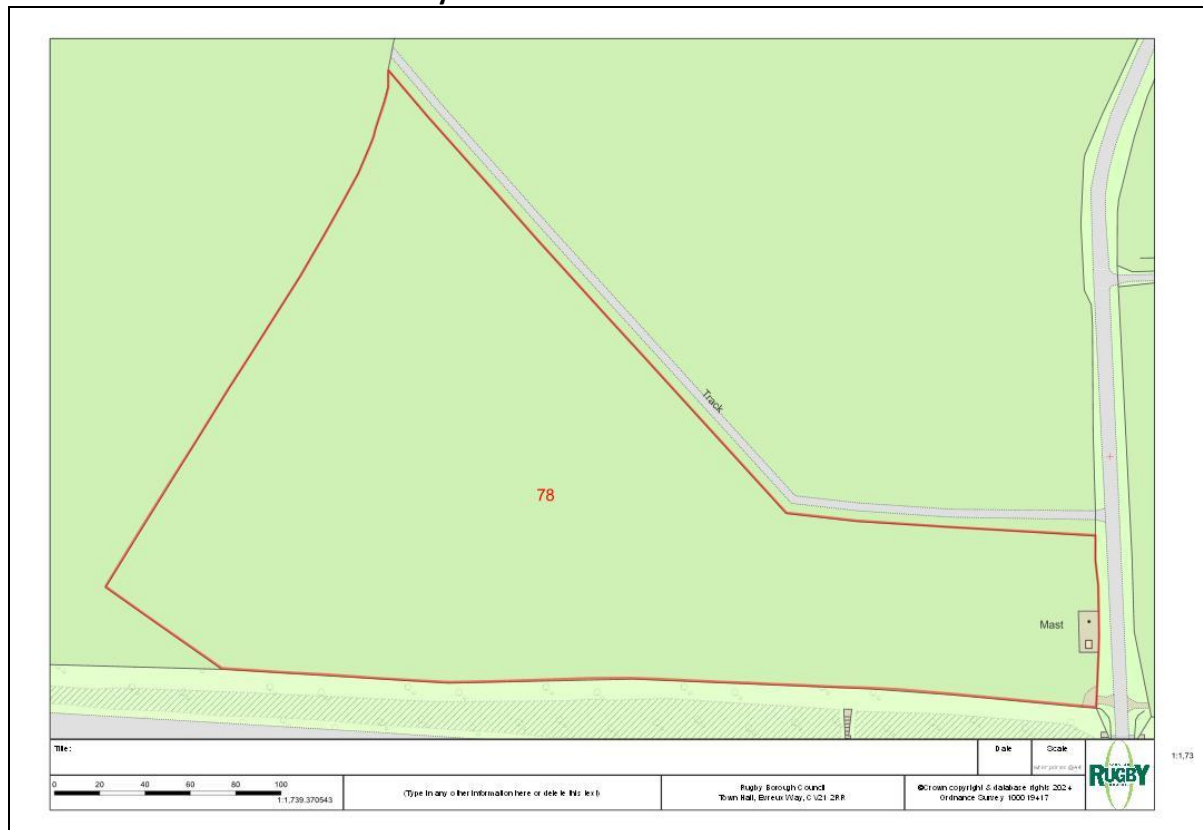
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. The site adjoins the boundary of the South West Rugby allocation. Bridleway R168 crosses the site. Adjacent to the Cawston Greenway which is a Local Wildlife Site. Promoter is collaborating with the adjoining landowner to the south, who have submitted separate representation. Adjacent Local Wildlife Site. Potential for impacts on the SRN. Site contains an area of Priority Habitat - Deciduous Woodland which would not be developable. Assessment required to determine locational suitability of site, whether the site could come forward as part of a wider strategic allocation and comparison of site in relation to other sites proposed for employment.
Discounted?	False
Justification for discounting	

Site reference: 78

Land West of Newton Lane and north of M6

Conclusion: Discounted - suitability



Basic

Parish	Newton and Biggin	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	5.7
Net site area	5.6	Proposed use	Mixed Use
Potential yield (employment, sqm)	22560	Potential yield (residential)	99
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

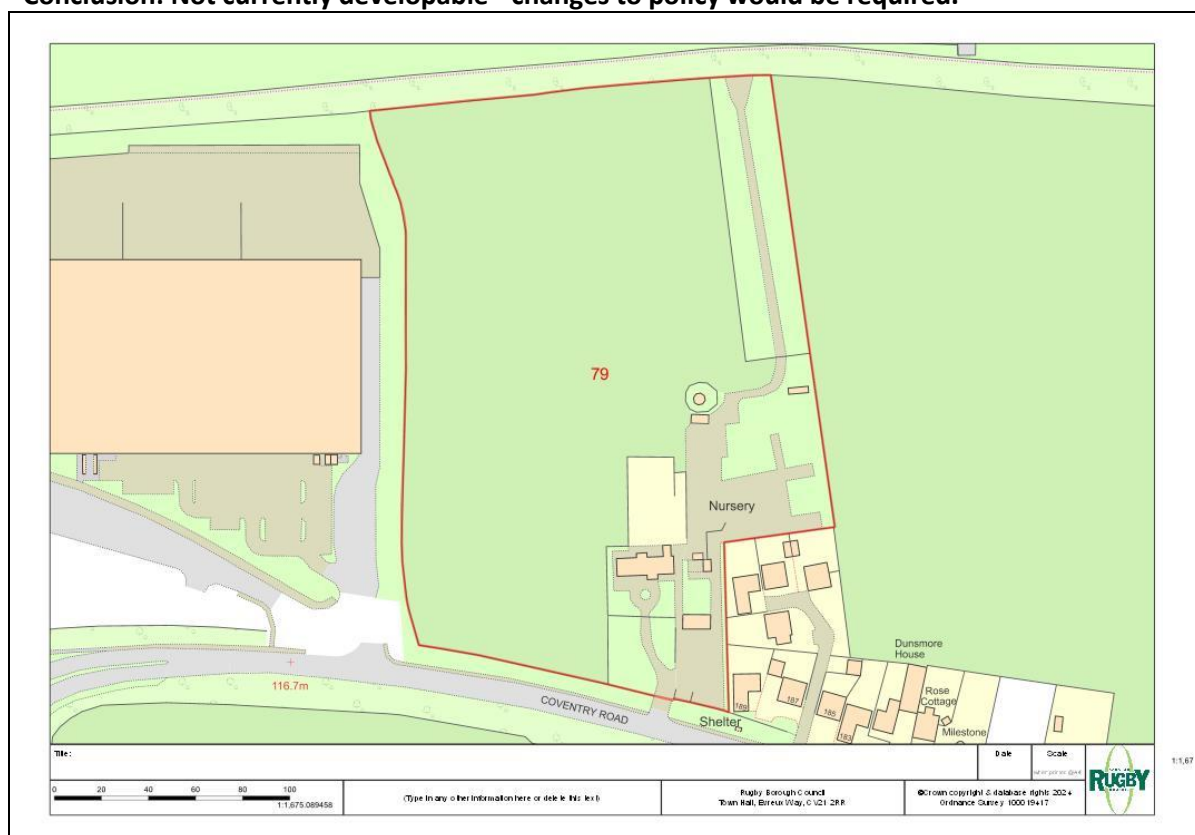
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Telecoms mast on the east boundary of the site. Within SSSI IRZ for 1000sqm+ industrial/warehousing floorspace or 100+ homes. Within historic landfill buffer zone. Settlement boundary currently contained to the south of the M6 - site not suitable for residential due to isolation. Site does not adjoin existing employment land and access from Newton Lane doesn't appear suitable for employment uses.
Discounted?	True
Justification for discounting	Unsustainable location not adjacent to existing employment land or settlement

Site reference: 79

Land west of Medda Place, Thurlaston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Thurlaston	Ward	Dunsmore Ward
Current use	Horticulture / Retail / Storage	Gross site area	4.1
Net site area	3.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	110
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

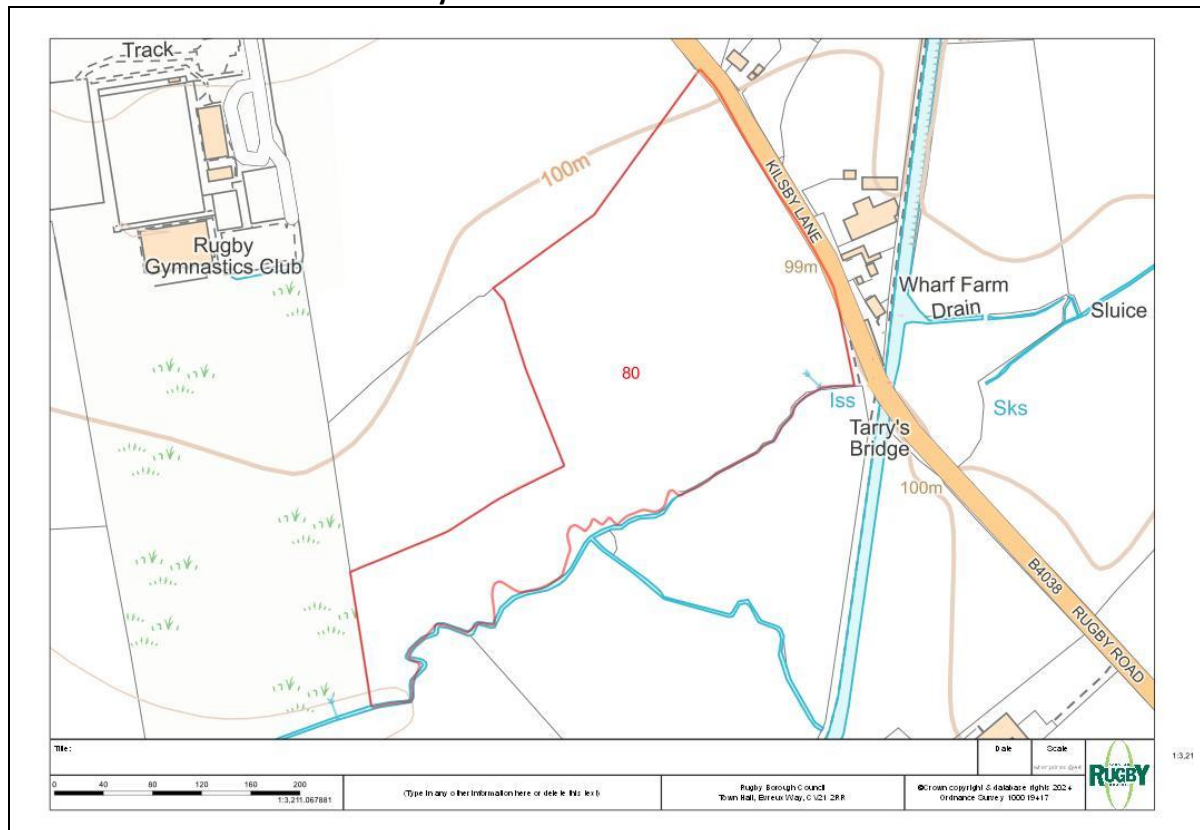
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site lies adjacent to Rugby SW allocation for employment. The land comprises part Market Garden and Nursery, known as Medda Place including growing areas, retail, coffee shop and car park, part grassland and part caravan storage area. Tree belts covered by TPOs within and adjacent northern part of site. Within SSRI Impact Risk Zone - need to consult Natural England for any residential development of 100 houses or more / large non-residential developments where footprint exceeds 1ha. Parts of site lie within grade 3a BMV land. Further assessment required to determine locational suitability of site and compatibility with surrounding uses.
Discounted?	False
Justification for discounting	

Site reference: 80

Land west of Kilsby Lane, Rugby

Conclusion: Discounted - suitability



Basic

Parish	Unparished	Ward	Hillmorton Ward
Current use	Agriculture	Gross site area	7.6
Net site area	6.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	162
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

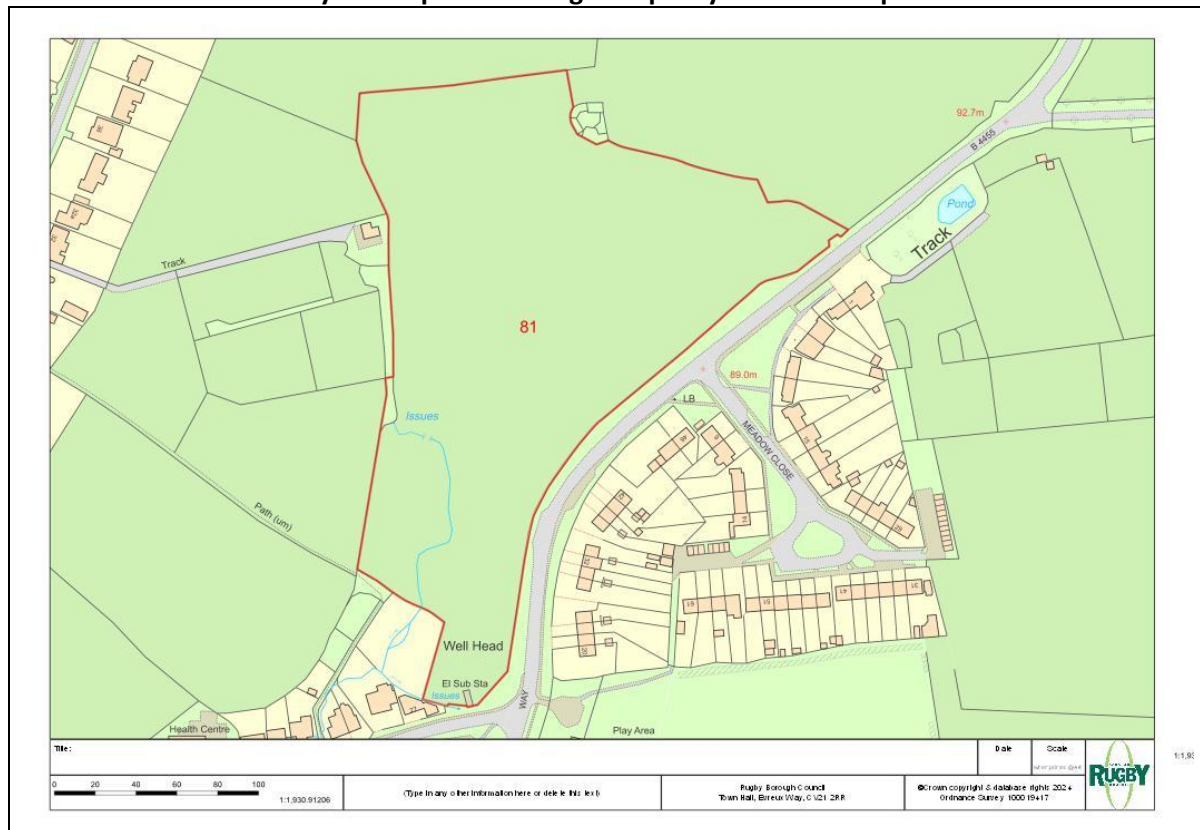
Conclusions

Available	yes - immediately		
Achievable	Yes		
Suitable	No		
Suitability commentary	Southern portion of site within high risk flood zones - this area of land cannot be developed and needs to be discounted from site area. Within Canal consultation zone - will need to consult with Canal Trust. Site is considered isolated unless brought forward alongside adjoining land parcel.		
Discounted?	True		
Justification for discounting	Unsuitable location remote from settlement edge would result in incongruous pattern of development		

Site reference: 81

Land west of Fosse Way, Stretton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	3.5
Net site area	3.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	40
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjoining settlement boundary. PROW runs through site. Considered in previous landscape study - Landscape Sensitivity High.
Discounted?	False
Justification for discounting	

Site reference: 82

Land south of Rugby Rd, Brinklow

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	5.2
Net site area	5.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	100
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

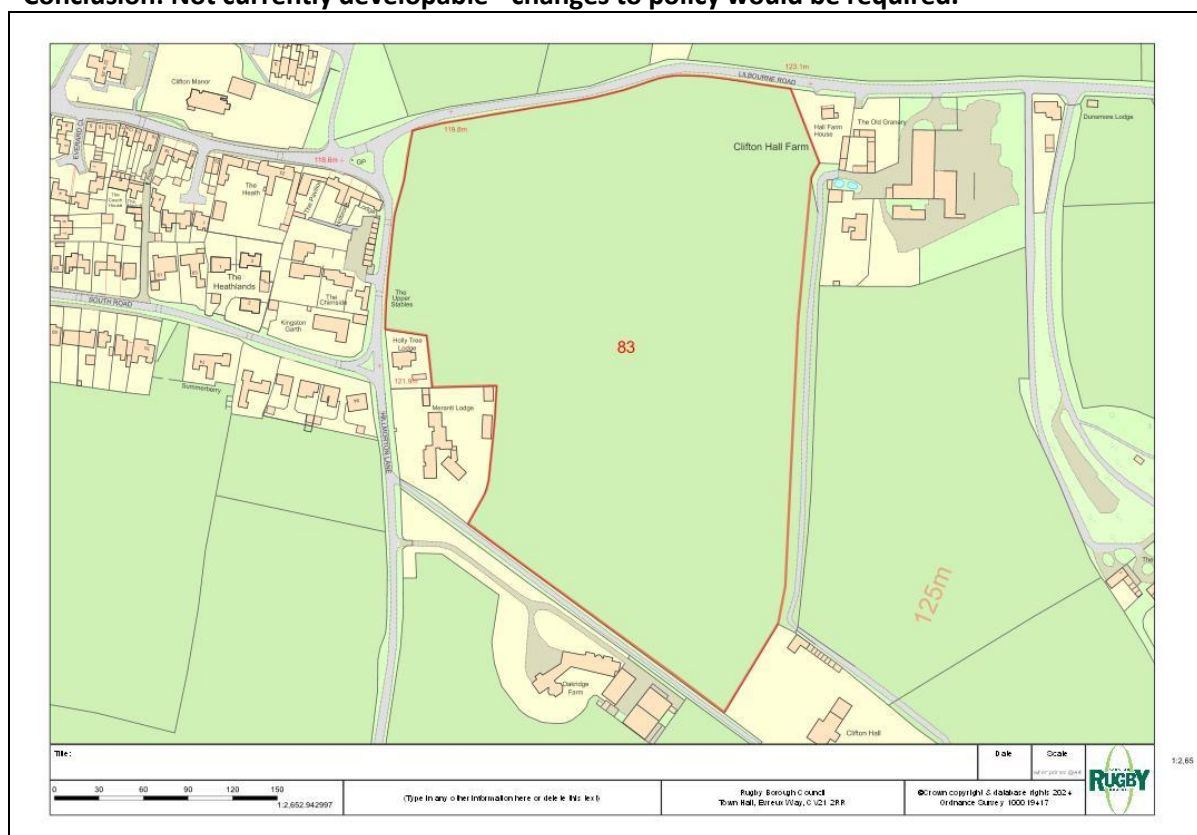
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site lies adjacent to existing Conservation Area. Considered in previous landscape study - Landscape Sensitivity High.
Discounted?	False
Justification for discounting	

Site reference: 83

Land south of Lilbourne Road, Clifton upon Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	8.6
Net site area	8.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	180
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

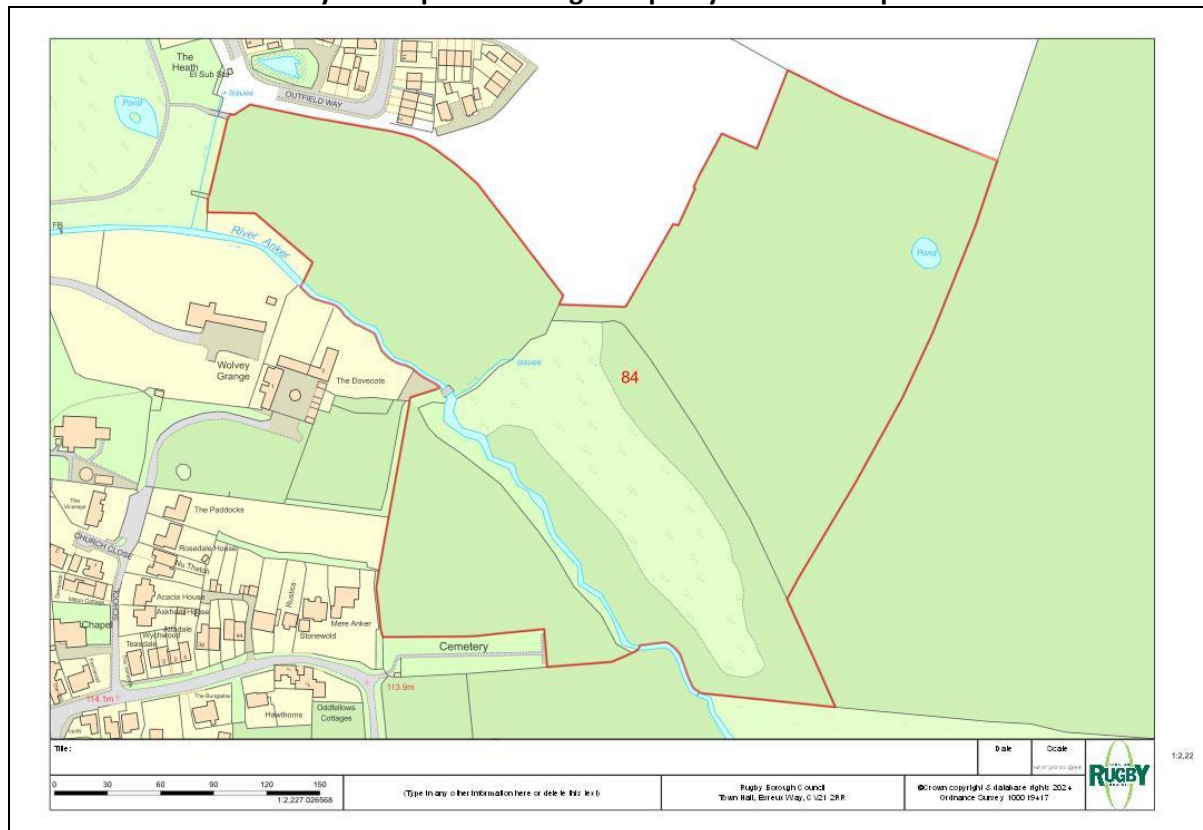
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Pylons cross site. The site lies immediately to the west of a conservation area and a Grade II Listed Building. TPOs lie adjacent west and south of site.
Discounted?	False
Justification for discounting	

Site reference: 84

Land South of Leicester Road, Wolvey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	8.5
Net site area	5.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	60
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

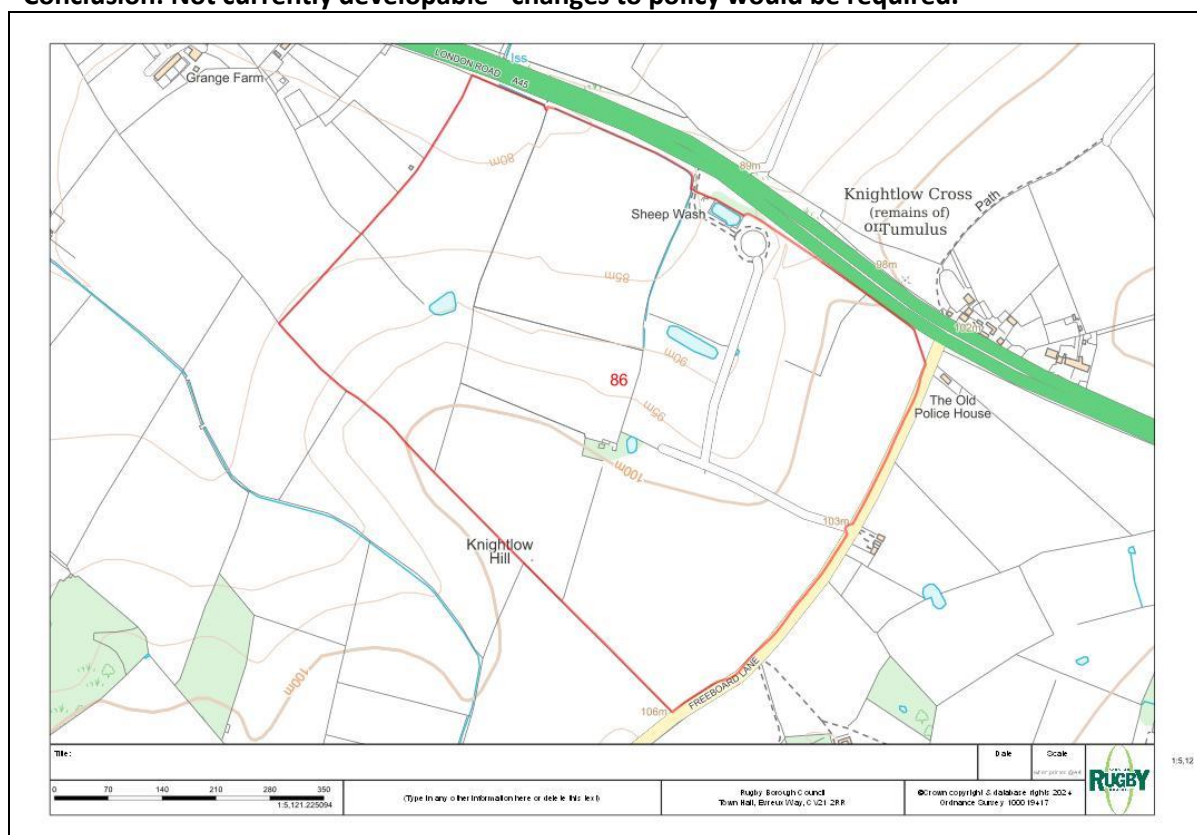
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Proposed as extension to recent 'Kingmakers View' development. Concerns about access into village for non vehicular modes, would rely on existing PROW . Central swathe of site lies within flood zones 2 and 3 not proposed to be developed. Adjacent to local wildlife site. Site considered in previous landscape study - Landscape Sensitivity - High.
Discounted?	False
Justification for discounting	

Site reference: 86

Grange Farm, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore, Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	37.5
Net site area	36.5	Proposed use	Employment
Potential yield (employment, sqm)	93000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

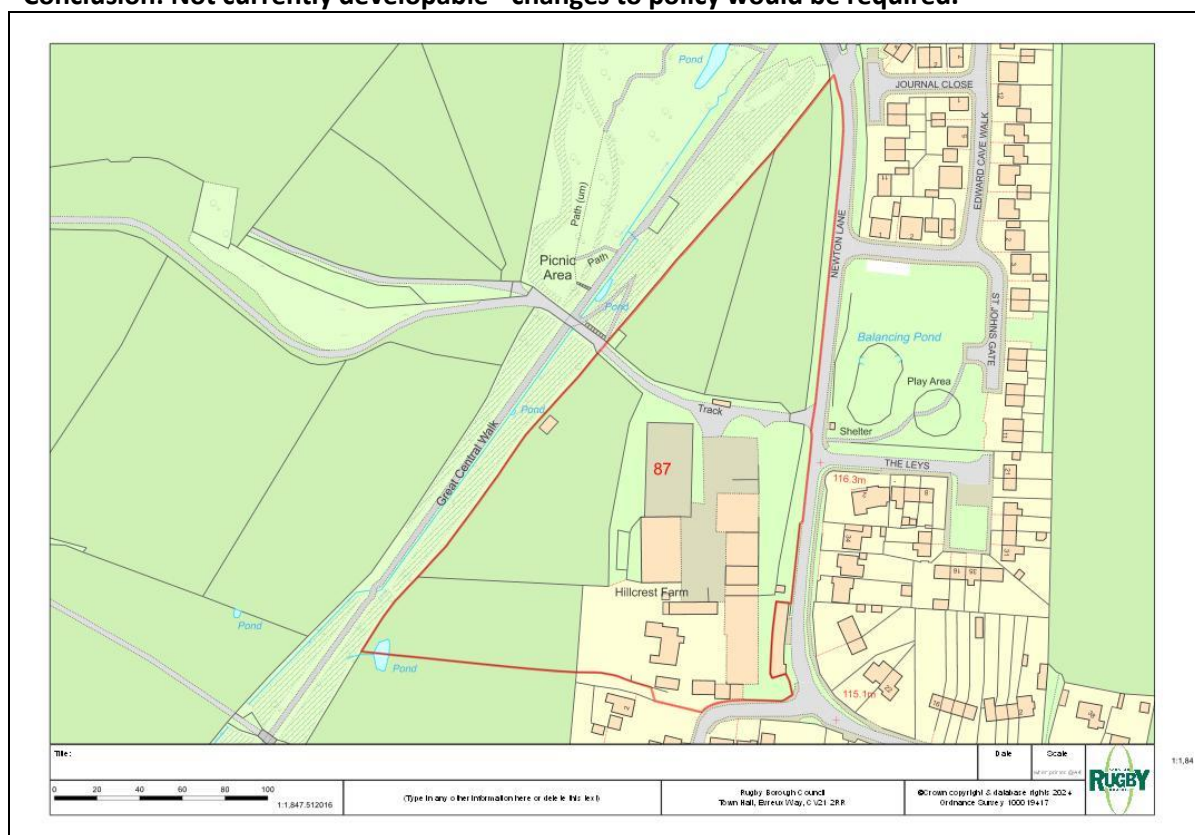
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. PROW across site. The northern fields by the A45 are relatively flat but slope up to plateau and local high point. Site previously considered within landscape study - Landscape Sensitivity - High (RD04) which stated: "The majority of the zone forms part of the wider farmed landscape that physically separates Ryton from Stretton-on-Dunsmore. Its more open nature, visibility, separation from Ryton and proximity to ancient woodland makes it unsuitable for development". Impacts on the SRN to be considered. SSSI IRZ for >1ha footprint non-residential development. as pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Further assessment required to determine sustainability of site and locational comparisons of other proposed strategic employment sites.

Discounted?	False
Justification for discounting	

Site reference: 87

Hillcrest Farm, Newton

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Newton and Biggin	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture / Equestrian	Gross site area	3.1
Net site area	3.1	Proposed use	Residential or Employment
Potential yield (employment, sqm)	1394	Potential yield (residential)	25
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

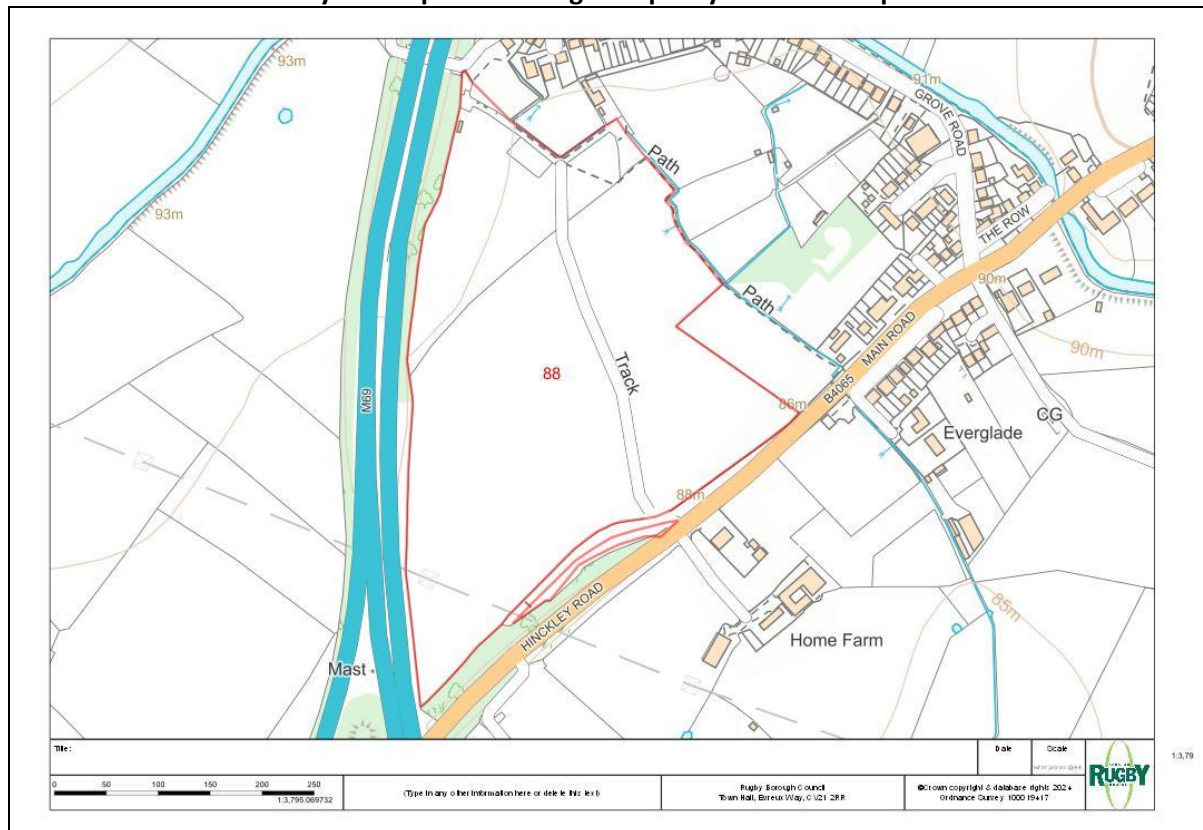
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Adjacent to Local Nature Reserve: Ashlawn Cutting. Promoter states that the larger site has potential for self-build plots and would aid Rugby Borough Council. Within Air Quality management Zone. Adjacent Local Wildlife Site. SSSI IRZ for industry/warehousing >1000sqm. Site abuts an area of Priority Habitat to its north / west - Deciduous Woodland - an appropriate buffer may be required to mitigate impact.
Discounted?	False
Justification for discounting	

Site reference: 88

Hinckley Road, Ansty

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	12.3
Net site area	11.6	Proposed use	Employment
Potential yield (employment, sqm)	40000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site impacted by Overhead Electricity Lines. Concern re gap to and impact on Ansty village. Major planning application currently being determined on land to south of site for employment. Within Canal consultation zone - will need to consult with Canal Trust. Potential impacts on the SRN. Further assessment required on locational suitability of sites in comparison with other employment sites submitted.
Discounted?	False
Justification for discounting	

Site reference: 89

Home Farm, Brinklow

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	1.1
Net site area	1.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	25
Green Belt/LGS	80%	Agricultural Land Classification	Grade 3

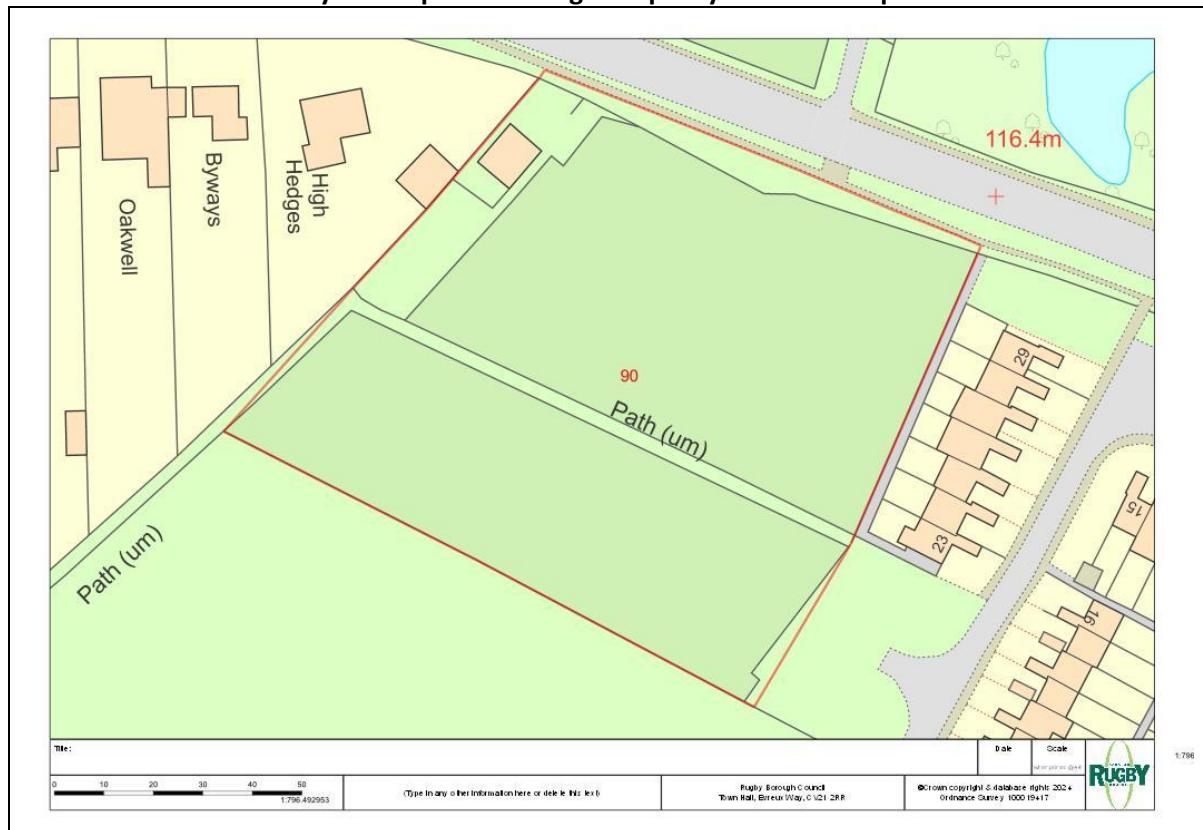
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Largely-Green Belt site. Residential uses on 3 sides. Site lies adjacent to existing Conservation Area. Northern part of site assessing in past landscape study as Landscape Sensitivity High. Site abuts an area of Priority Habitat to its west - Traditional Orchard - an appropriate buffer may be required to mitigate impact. Site contains a high proportion of brownfield land and is well related to village.
Discounted?	False
Justification for discounting	

Site reference: 90

Homestead Farm, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Equestrian	Gross site area	1.1
Net site area	1.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	30
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

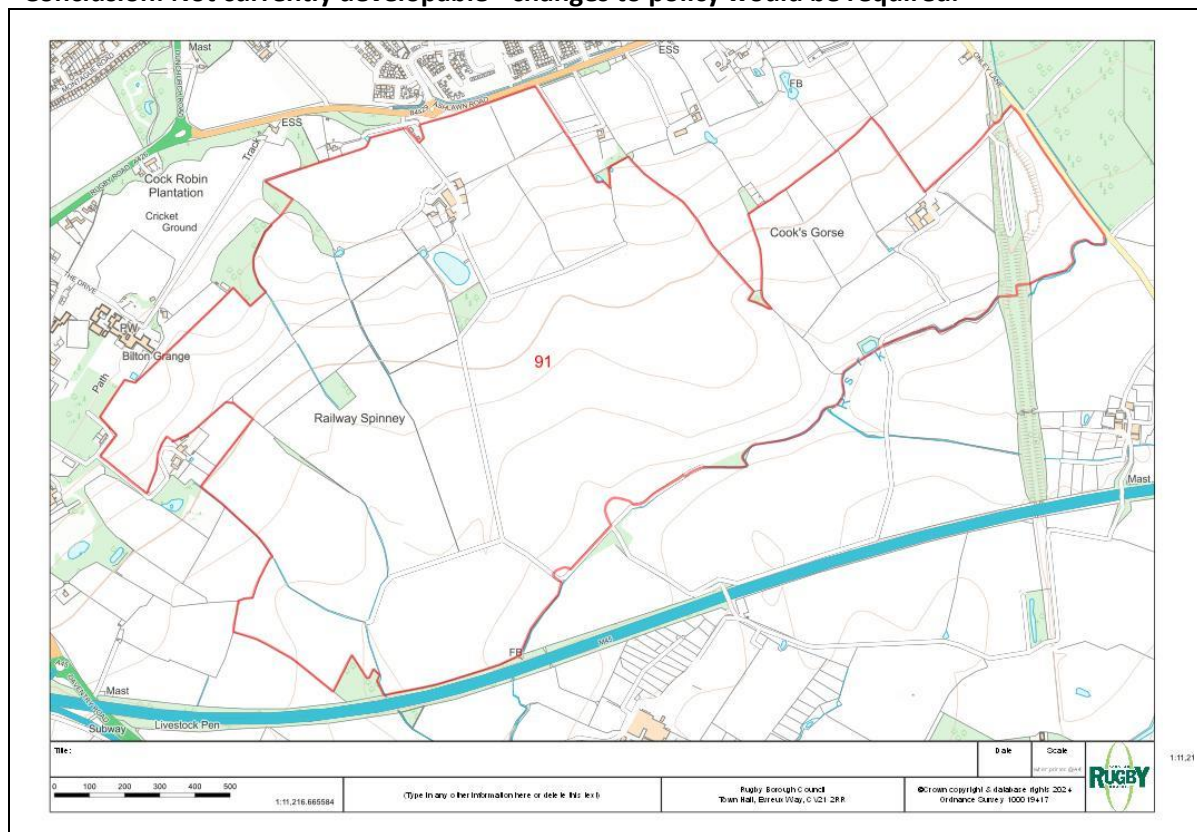
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Within Air Quality zone. PROW crosses site. Adjacent settlement boundary, residential on two sides. Opposite local plan residential housing allocation.
Discounted?	False
Justification for discounting	

Site reference: 91

Inwoods Farm and Lower Rainsbrook Farm, east of Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch, Unparished	Ward	Dunsmore Ward
Current use	Agricultural	Gross site area	241.5
Net site area	212.5	Proposed use	Mixed Use
Potential yield (employment, sqm)	92903	Potential yield (residential)	3750
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

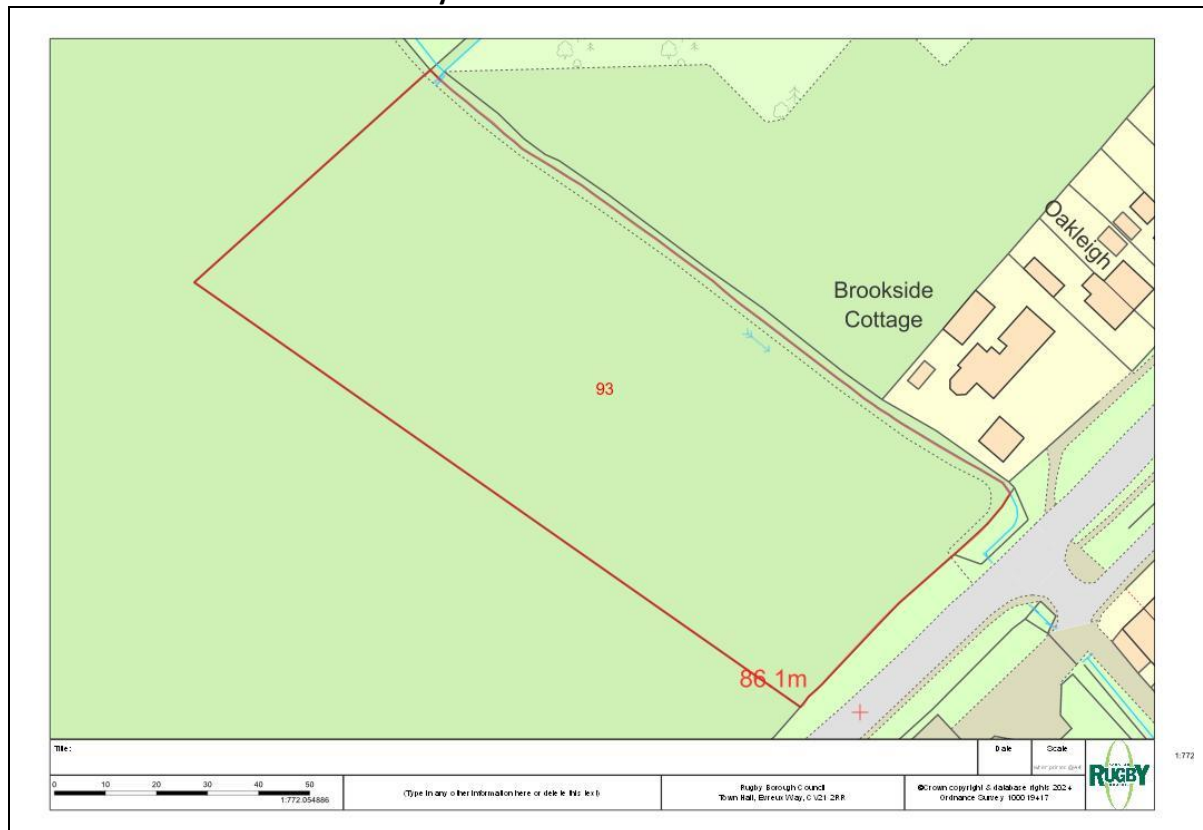
Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Adjoining LP allocation for housing. Adjacent to Local Wildlife Site - need to consider impact. Also within potential GI corridor. Part of site falls within Bilton Grange Historic Park and Garden with the remainder lying adjacent to the north. Discussed in previous landscape study - Landscape Sensitivity - High. Potential impacts on the SRN. Lack of immediate access to SRN for employment. Surface water flooding occurs within southern portion of site. Site contains an area of Priority Habitat - Deciduous Woodland and a large pond. Site also abuts other areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Further assessment required to determine sustainability of site in comparison to other proposed sites.
Discounted?	False

Justification for discounting	
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Site reference: 93

Land adjacent to Brookside Cottage, Ansty

Conclusion: Discounted - suitability



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Pasture Land	Gross site area	0.8
Net site area	0.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	19
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

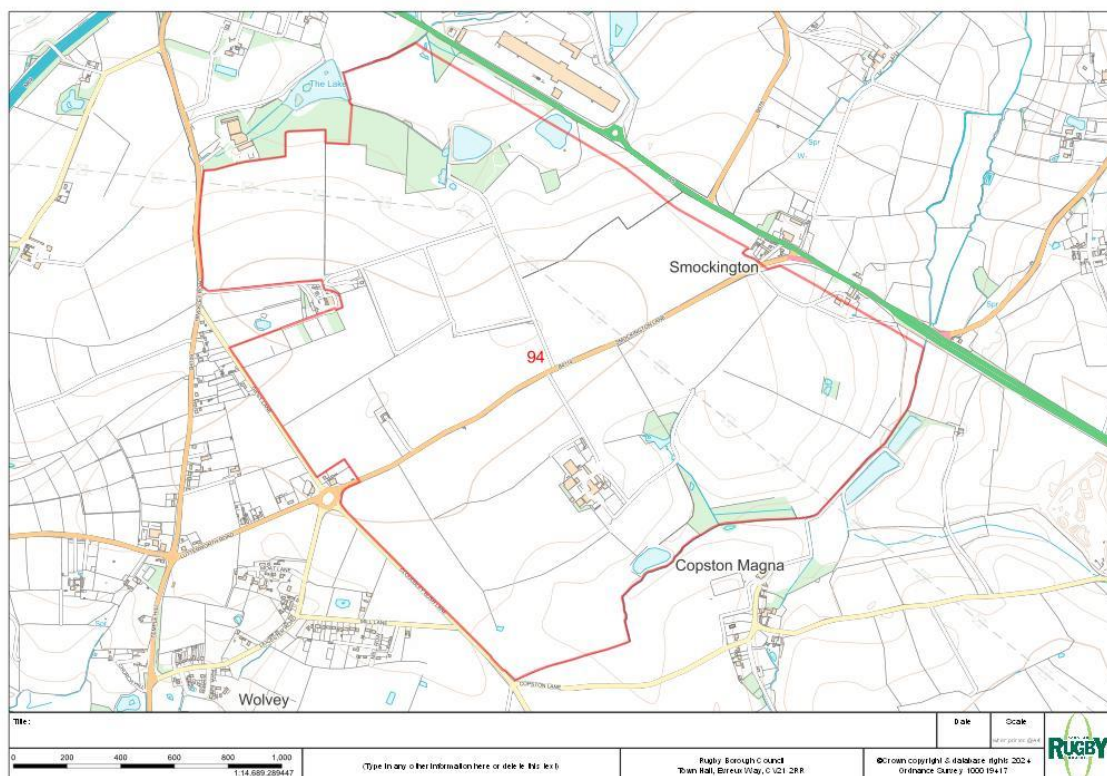
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Partly adjacent settlement boundary but not well integrated with village. Large swathe of surface water flooding occurs within eastern portion of site.
Discounted?	True
Justification for discounting	Flood risk

Site reference: 94

Land adjacent to Hinckley Park, south of A5

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Copston Magna, Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	348.2
Net site area	304.0	Proposed use	Residential or Employment
Potential yield (employment, sqm)	750000	Potential yield (residential)	4000
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

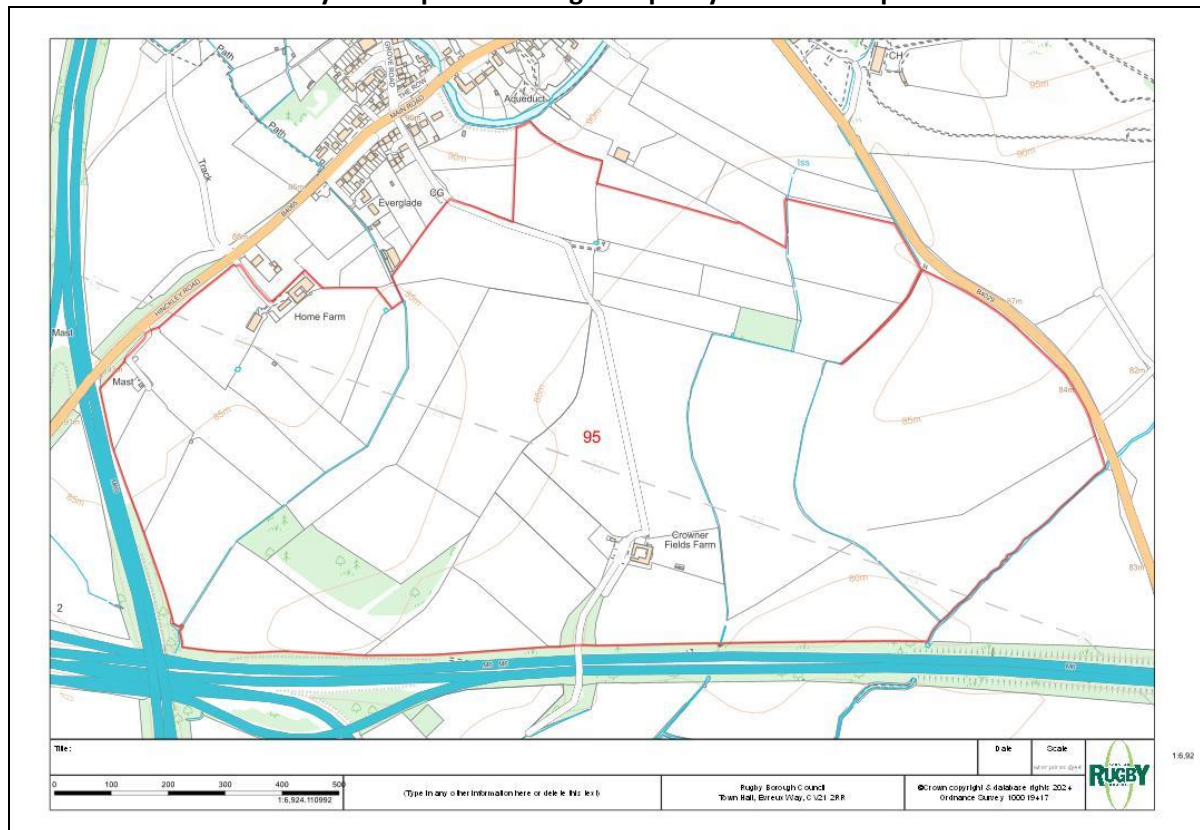
Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Remote from existing settlements. Promoter suggests that ancient and semi-Natural woodland would be retained as part of the development of the site. Site impacted by Overhead Electricity Lines. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines . Telecoms masts on site. Adjacent historic landfill. Site contains a small Local Wildlife Site. Site contains small area of Ancient Woodland - this will need to be protected. Site contains 2 Scheduled Ancient Monuments - Bowl Barrow - these will need to be protected with sufficient buffer zones. Scheduled Ancient Monument - Roman Town at Hill Cross lies 970m to the east. TPO lies adjacent north eastern tip of site. Two Spinneys (not subject to TPOs) lie within the site. Site abuts further areas of Priority Habitat on its boundaries - appropriate buffers may

	be required to mitigate impact. Impact on A5 needs to be determined. Further assessment required to determine sustainability of site and locational comparisons of other proposed sites.	
Discounted?	False	
Justification for discounting		

Site reference: 95

Land bound by M69, M6 and B4029, Ansty

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty, Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	112.2
Net site area	89.9	Proposed use	Employment
Potential yield (employment, sqm)	274388	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

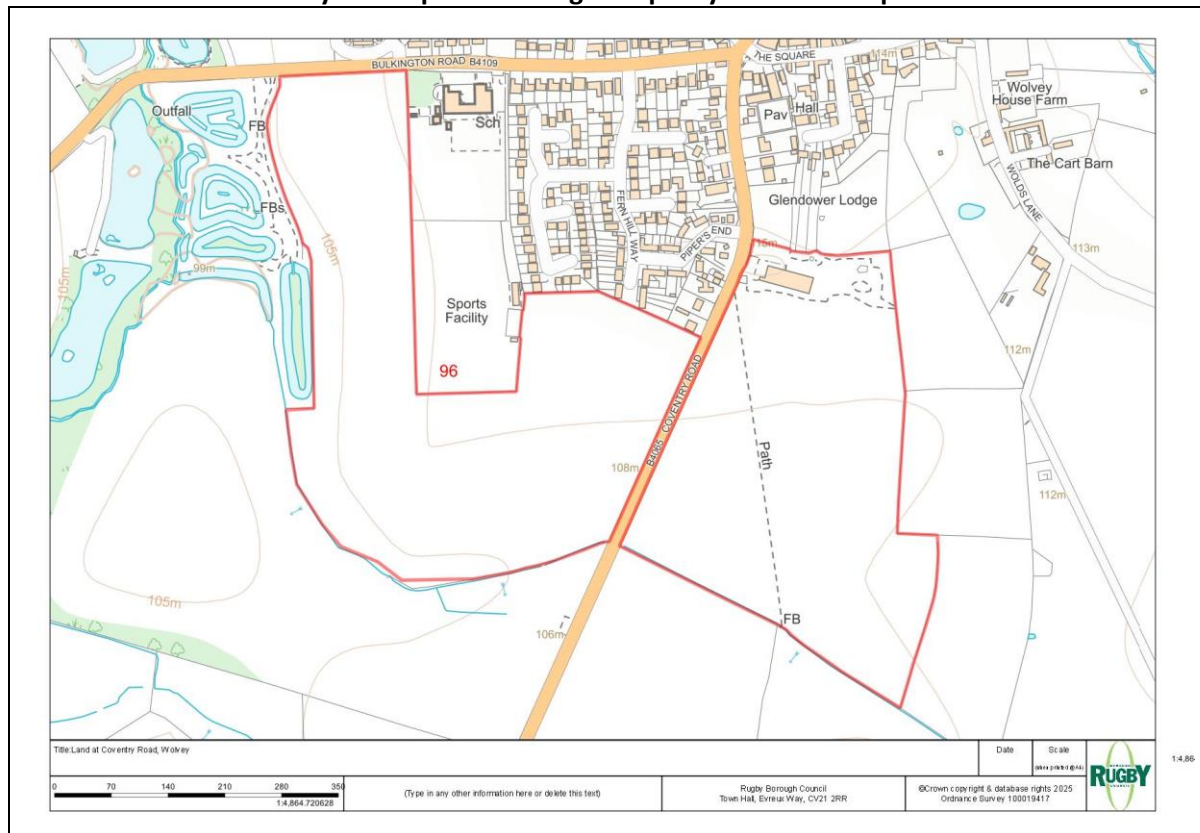
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Remote from existing settlement edge. Current planning application being considered (R23/1027 - Frasers Group) for creation of an employment-led headquarters campus development, composed of head office and distribution/warehouse facilities, concept research and development retail and leisure (including gym, swimming pool, fitness studio/sports hall, sport pitches and associated facilities), ancillary food and beverage and convenience retail, onsite accommodation including a hotel and group accommodation, learning and development academy (including auditorium and training rooms), supplier offices, helipad, landscaping and ecological enhancements, site contouring, earth bunds, drainage, surface and multi-storey car parking, cycle parking, access roads, cycleways and footways. PROW runs through site. Site impacted by Overhead Electricity Lines. Employment site further south - other side of motorway. Within

	Canal consultation zone - will need to consult with Canal Trust. Contains a Local Wildlife Site - this area and a buffer cannot be developed. Potential impacts on the SRN . Surface water flooding occurs within eastern and western portions of site. Site contains areas of Priority Habitat - Deciduous Woodlands. Further assessment required to determine sustainability of site in comparison to other proposed sites.	
Discounted?	False	
Justification for discounting		

Site reference: 96

Land at Coventry Road, Wolvey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	27.2
Net site area	25.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	500
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

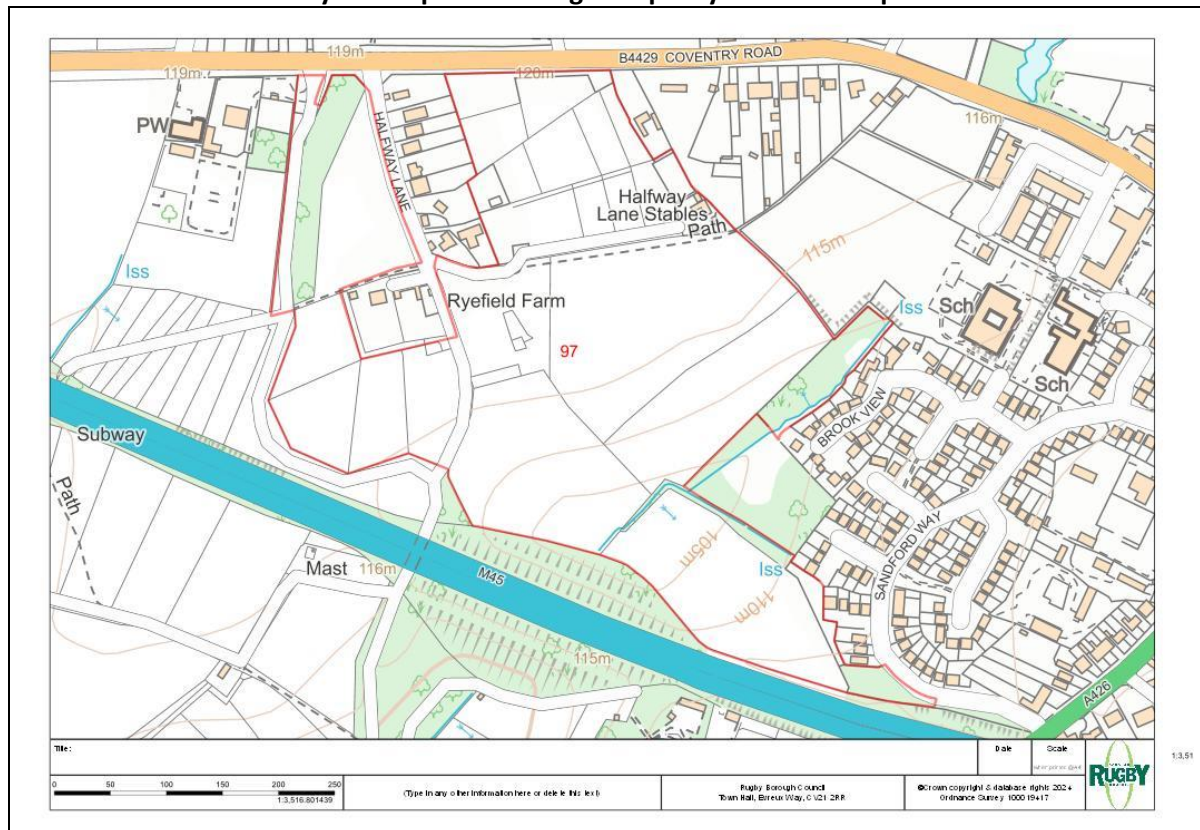
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Two land parcels submitted divided by Coventry Road. Adjacent Historic Landfill. The eastern parcel of the site was previously considered in the landscape study - Landscape Sensitivity - High , western Parcel - Medium/High Landscape Sensitivity. PROW crosses eastern parcel.
Discounted?	False
Justification for discounting	

Site reference: 97

Land South of Coventry Road, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	15.8
Net site area	15.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	360
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

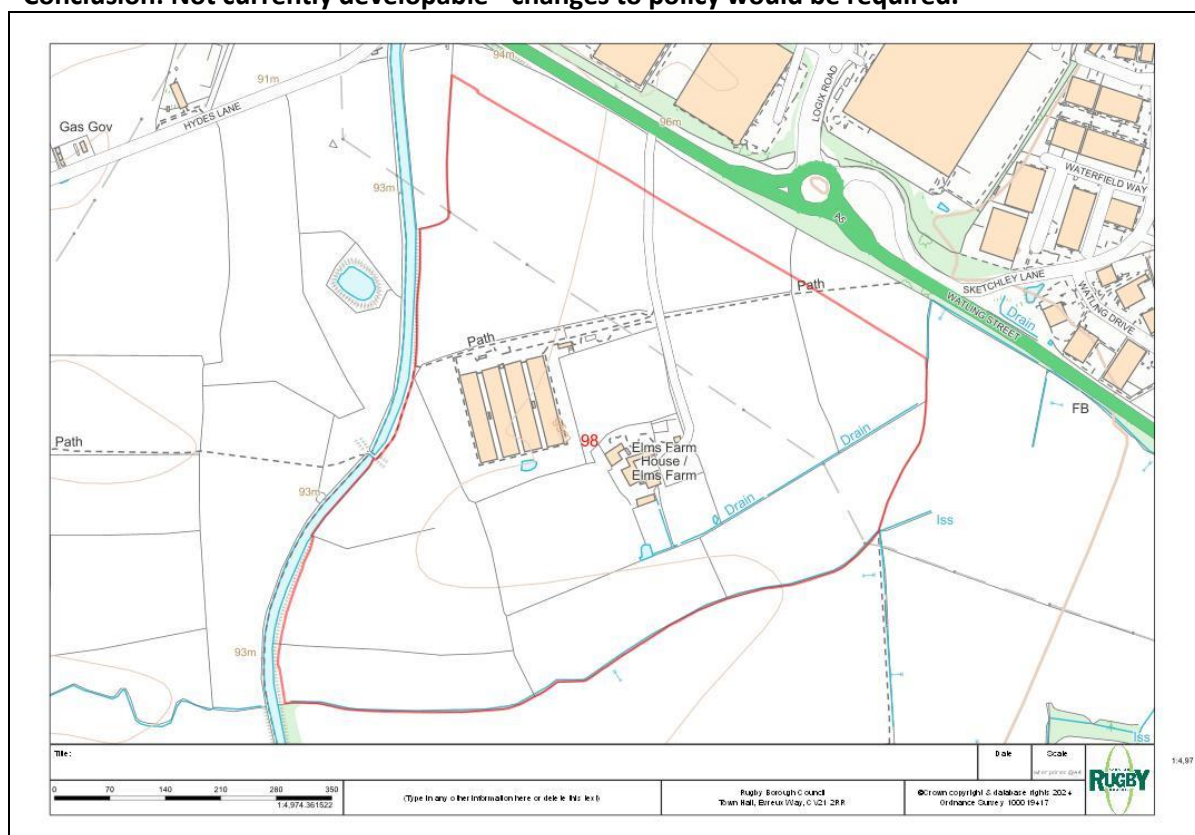
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	National Cycle Route 41 runs through the site, which links to Draycote Water to the south and Rugby to the north. Site contains an area of Priority Habitat - Deciduous woodland to its north. Also it abuts a further area to the south - an appropriate buffer may be required to mitigate any impacts. Site lies adjacent to settlement boundary. Further assessment required to determine whether location is suitable in terms of impact on surrounding area in comparison with other residential sites proposed.
Discounted?	False
Justification for discounting	

Site reference: 98

Land at Elms Farm and Stretton Fields Farm (plot A)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton Baskerville	Ward	Wolvey and Shilton Ward
Current use	Agriculture / Equestrian	Gross site area	37.7
Net site area	22.0	Proposed use	Residential or Employment
Potential yield (employment, sqm)	110100	Potential yield (residential)	462
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

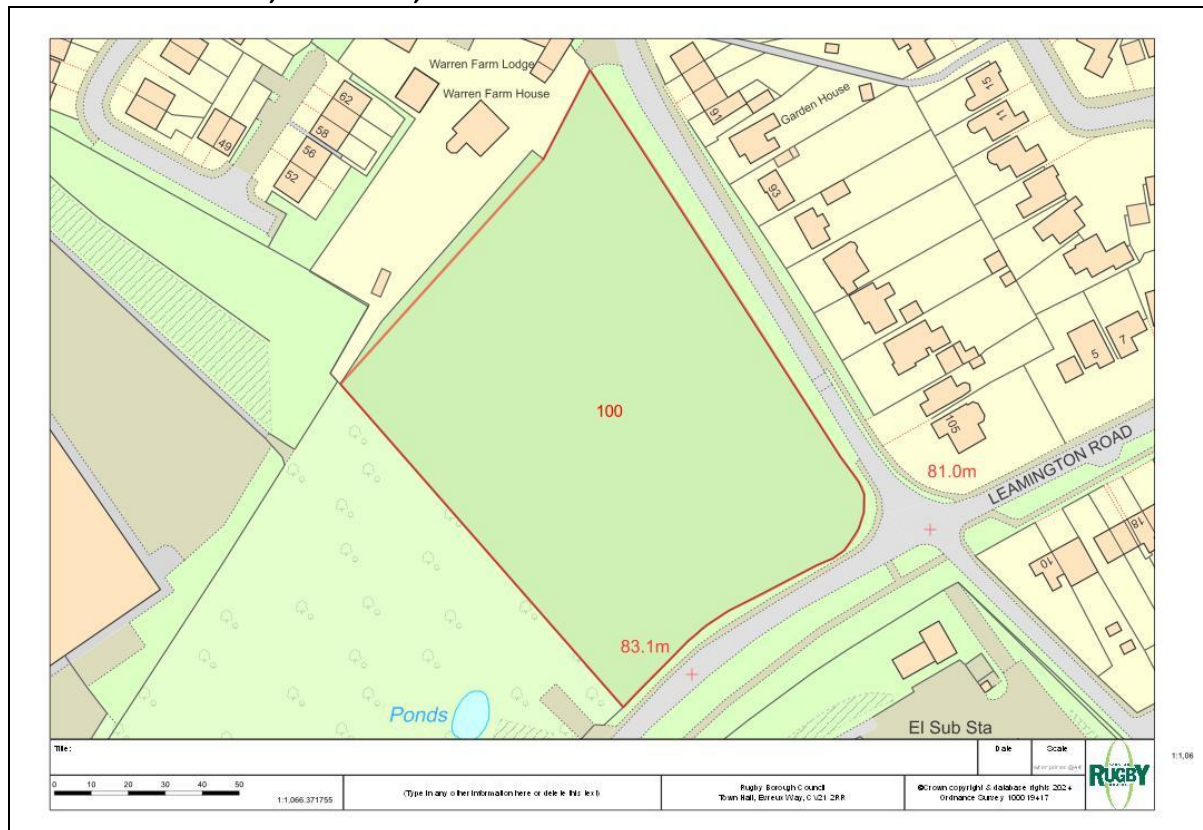
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Some pockets of surface water flood risk identified within site - these areas will require mitigation. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Site impacted by Overhead Electricity Lines. Submitted with CFS 289 - 2 parcels. Within Canal consultation zone - will need to consult with Canal Trust. Site contains an area of Priority Habitat to the south - Deciduous Woodland. Site also abuts further areas of Priority Habitat on its western boundary - appropriate buffers may be required to mitigate impact. Impact on A5 needs consideration. Further assessment required to determine sustainability of site in comparison to other proposed sites.
Discounted?	False
Justification for discounting	

Site reference: 100

Land at High Street, Ryton-on-Dunsmore

Conclusion: Suitable, achievable, available



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Equestrian	Gross site area	1.2
Net site area	1.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	35
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

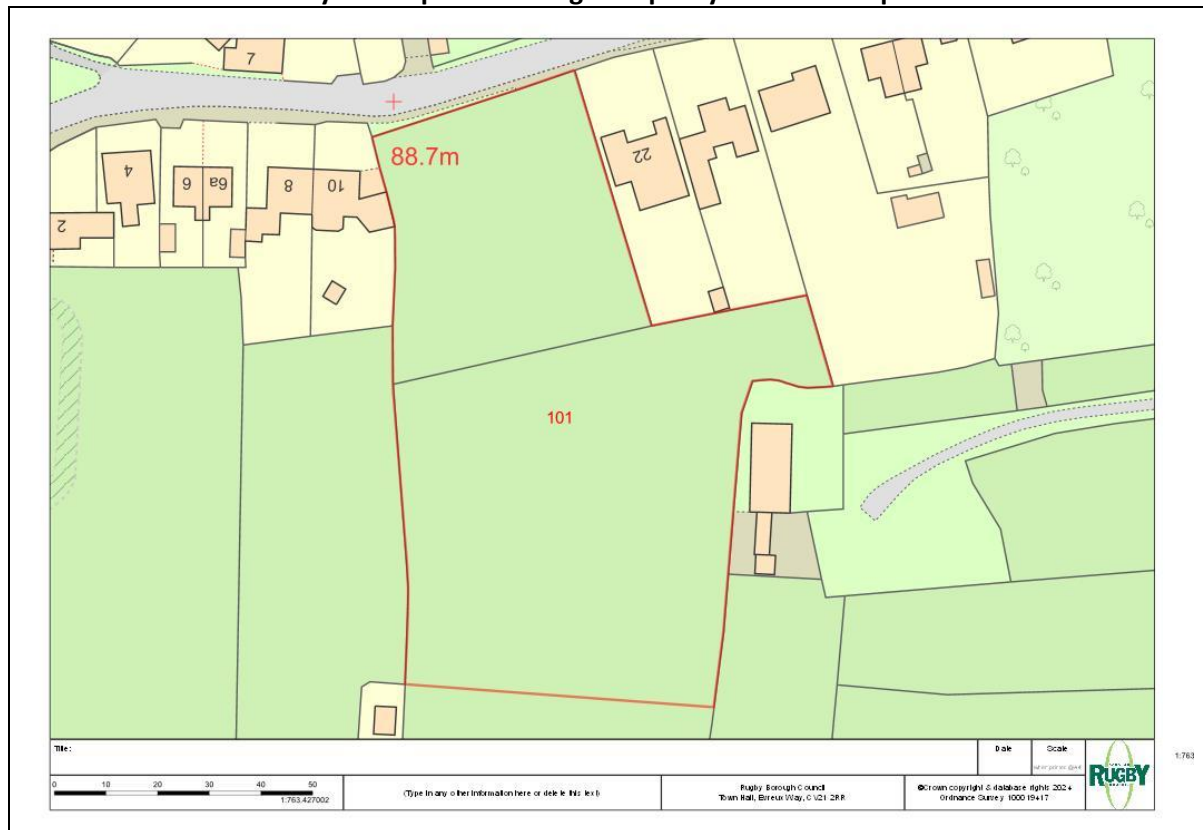
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Identified in made neighbourhood plan as a safeguarded site for development
Discounted?	False
Justification for discounting	

Site reference: 101

Land south of Church Road, Church Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Church Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	0.7
Net site area	0.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	19
Green Belt/LGS	65%	Agricultural Land Classification	Grade 3

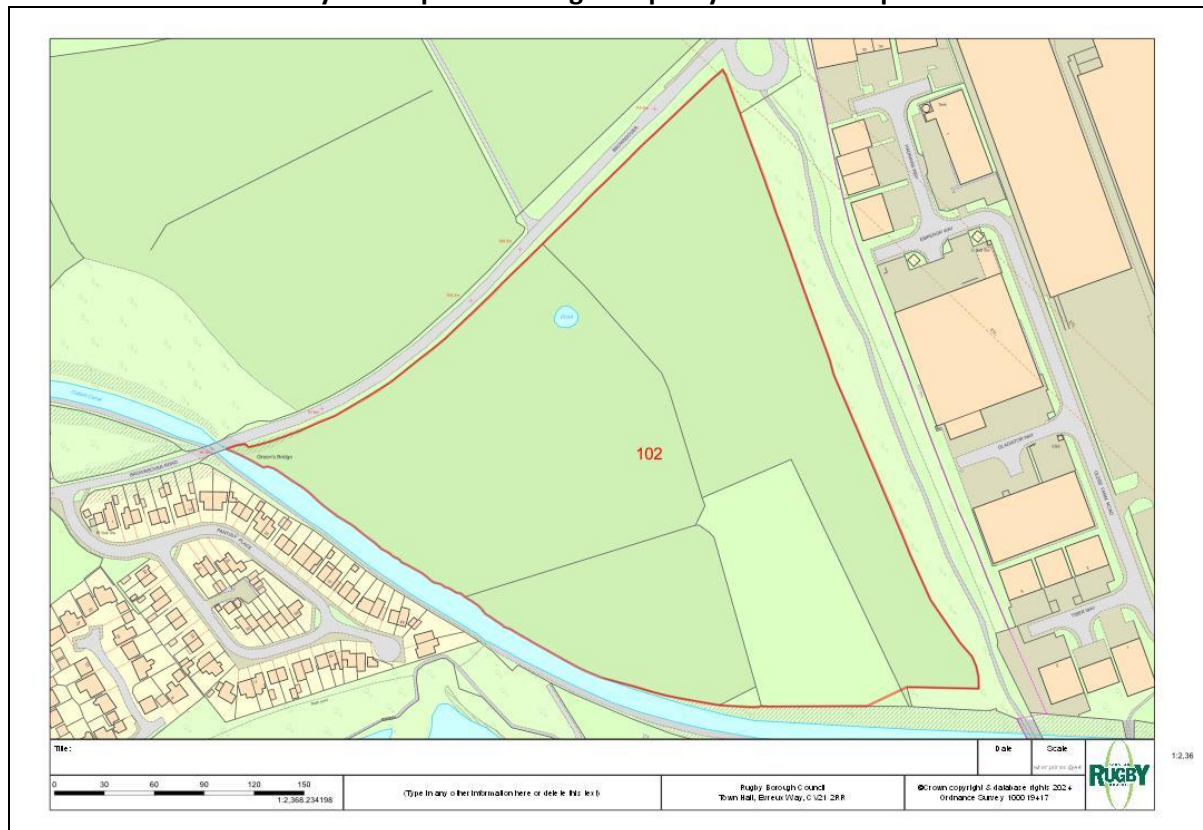
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Part Green Belt. Partly within settlement boundary.
Discounted?	False
Justification for discounting	

Site reference: 102

Land south of Brownsover Road, Newbold on Avon

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Agriculture	Gross site area	8.2
Net site area	6.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	150
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

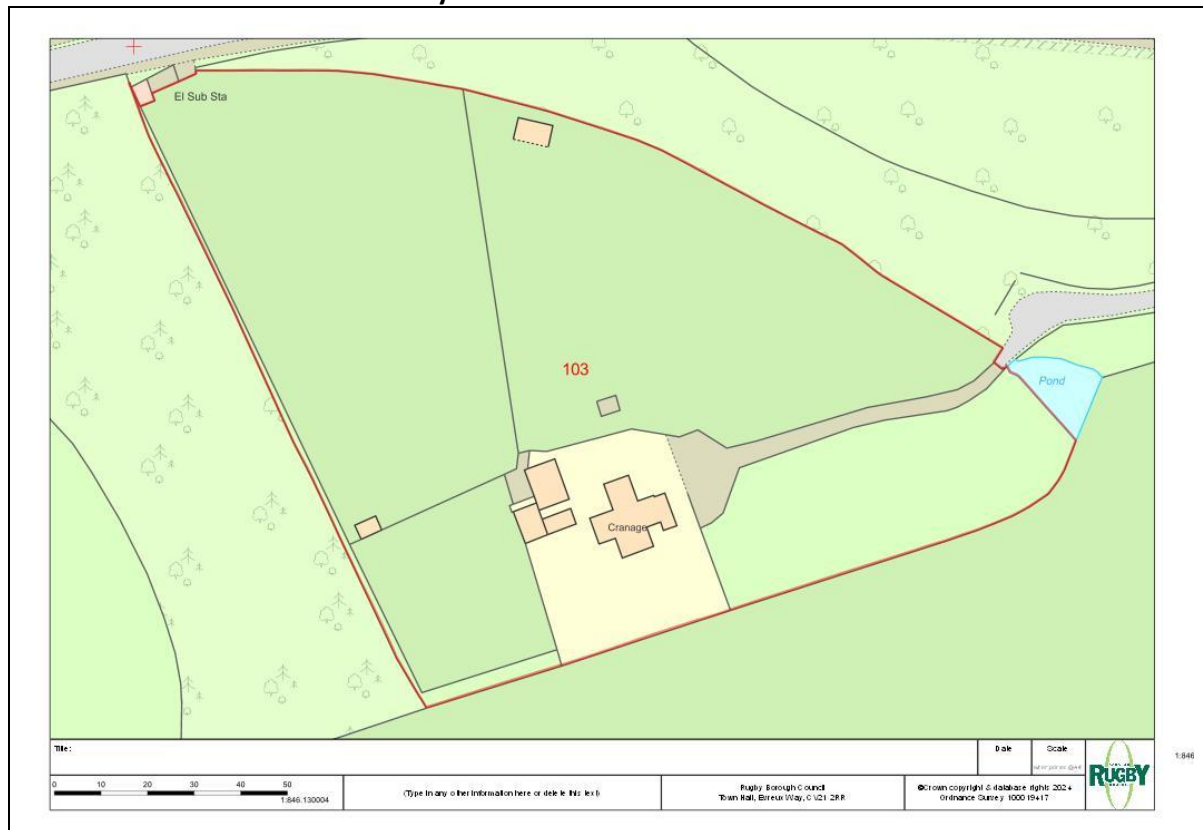
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent settlement boundary. Adjacent to LWS - consider impact. Northern part of site falls within outer COMAH buffer zone where consultation with HSE required. Site impacted by Overhead Electricity Lines.
Discounted?	False
Justification for discounting	

Site reference: 103

Land south of Ashlawn Road, Dunchurch

Conclusion: Discounted - suitability



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Residential / Garden Land / Grazing	Gross site area	1.6
Net site area	1.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	45
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

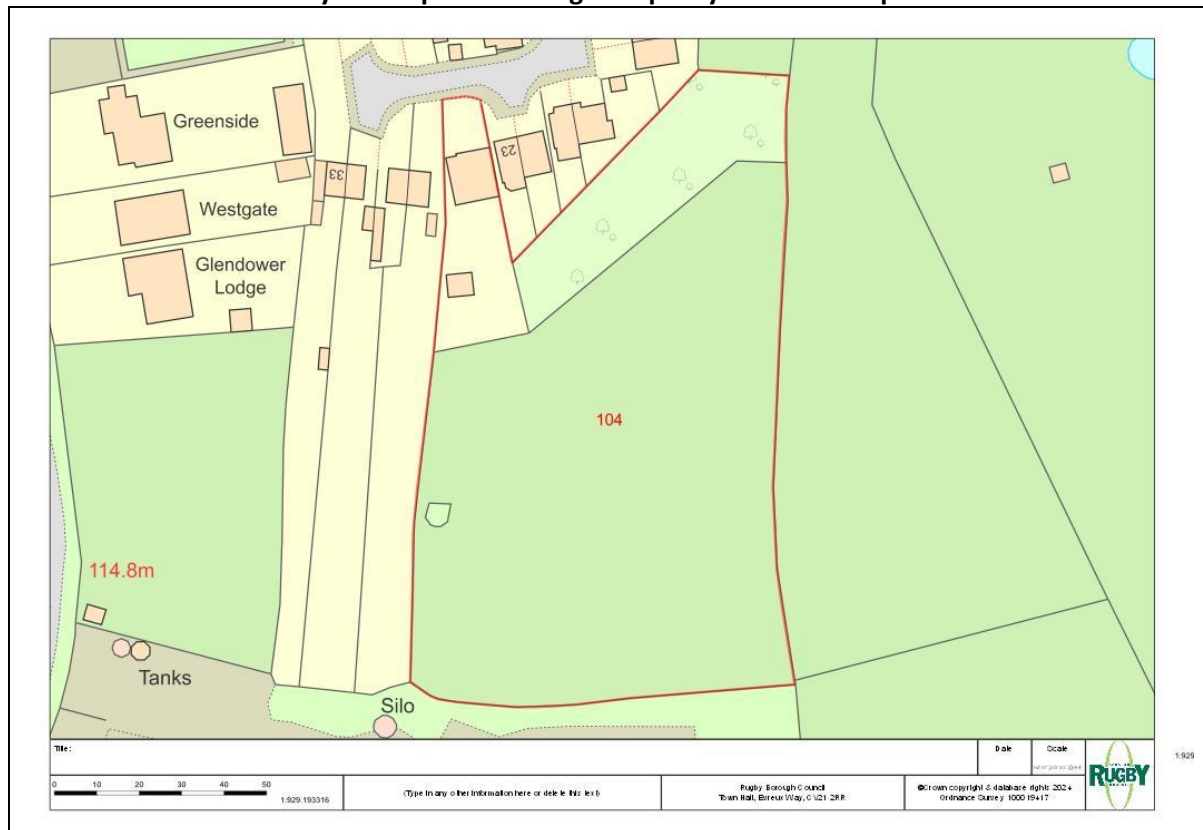
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	No
Suitability commentary	The site is situated south of the South West Rugby Sustainable Urban Extension, to the south of the Ashlawn Road development, which is under construction. Bilton Grange Historic Park and Garden abuts the site to the west. Site not appropriate to take forward on its own due to location as a detached protrusion from the settlement edge.
Discounted?	True
Justification for discounting	Settlement character, detached from settlement edge would result in incongruous pattern of development.

Site reference: 104

Land rear of 25 Croft Close, Wolvey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Orchard / Pasture Land	Gross site area	1.1
Net site area	1.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	31
Green Belt/LGS	96%	Agricultural Land Classification	Grade 3

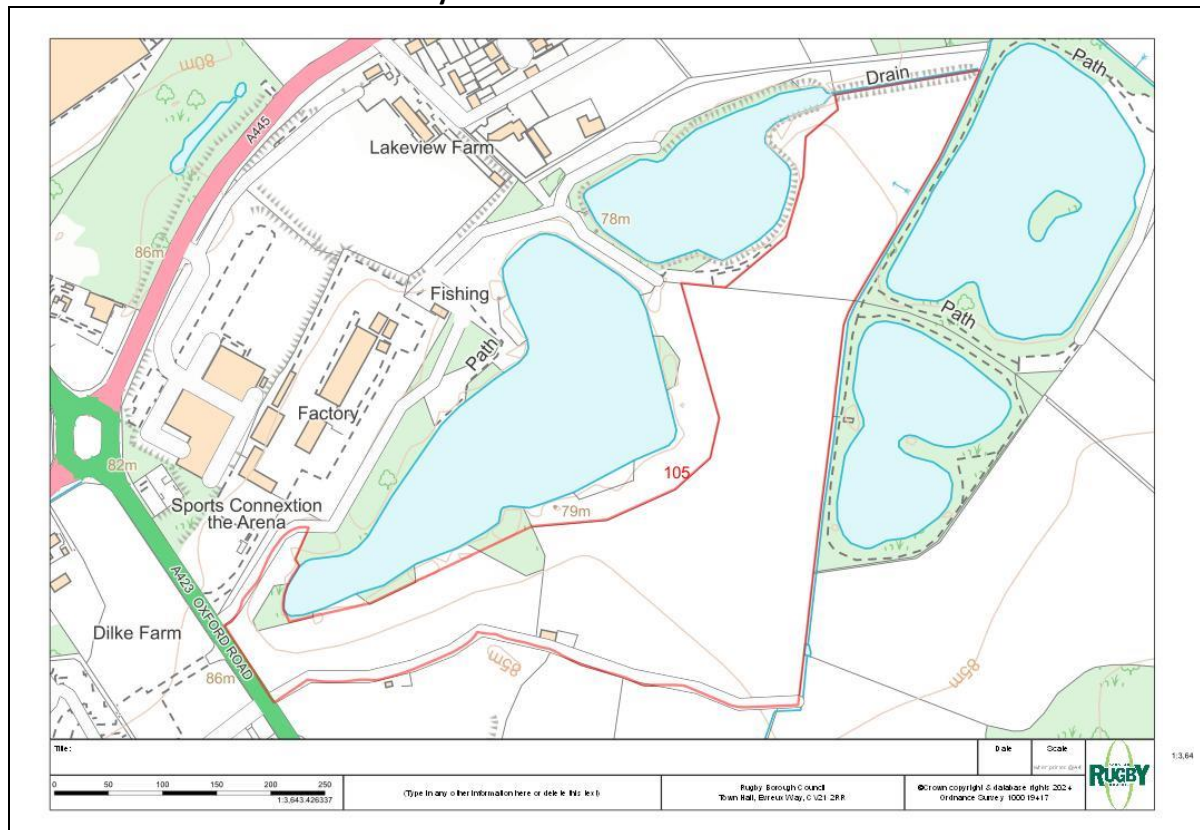
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Access would require demlition of existing dwelling, creating awkward backland site. Residential 3 sides. Previously considered witin the landscape study - Landscape Sensitivity - Medium / High. Partially within settlement boundary.
Discounted?	False
Justification for discounting	

Site reference: 105

Land at Home Farm, Oxford Road, Ryton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	11.1
Net site area	11.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	233
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

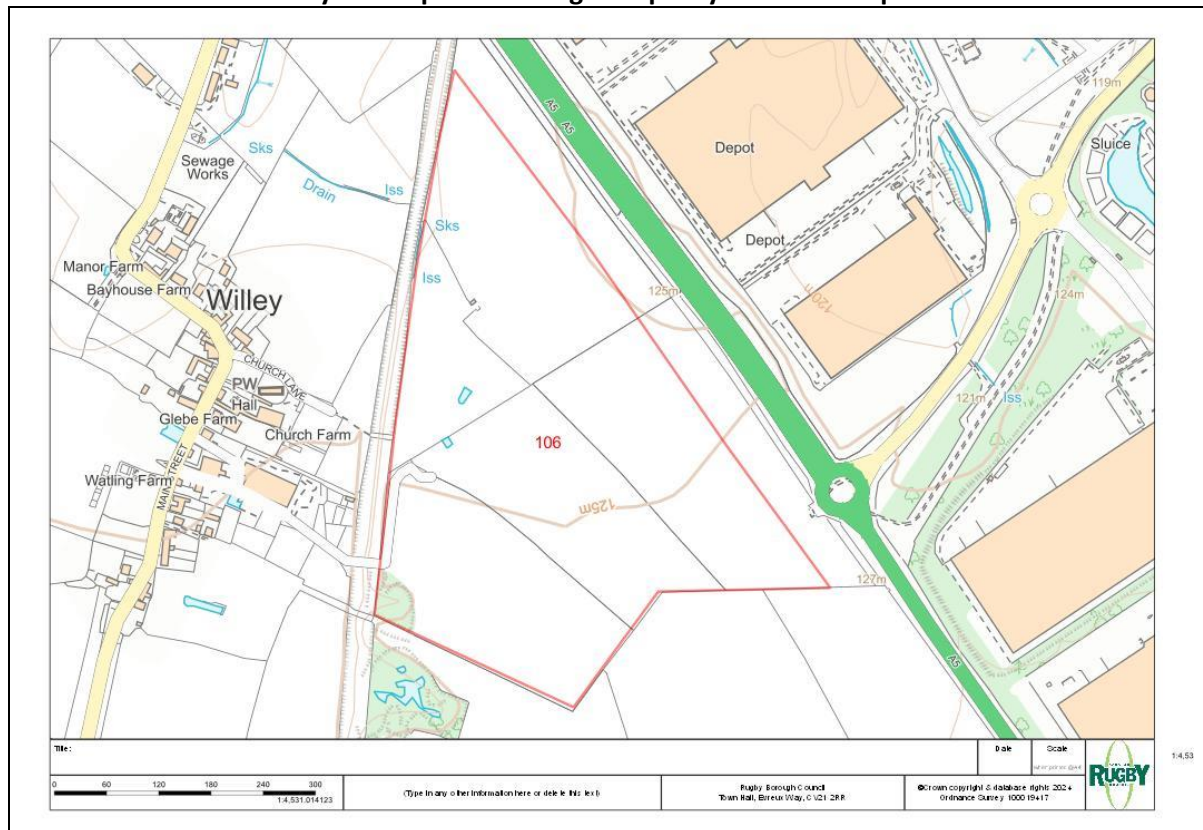
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Green Belt site. The site is within the EWCO Biodiversity Priority Habitat Network. PROW crosses site. Removed from settlement boundary. Considered within the previous landscape study - Landscape Sensitivity - High. Within SSSI IRZ for 100+ homes.		
Discounted?	True		
Justification for discounting	Unsustainable location/settlement character detached from settlement edge		

Site reference: 106

Land opposite MP Lutterworth

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	18.6
Net site area	18.1	Proposed use	Employment
Potential yield (employment, sqm)	72500	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	PROW and bridle path crosses site. Gas pipeline crosses site to south. Developer owns Magna Park and strip of land adjacent to the A5 outside Rugby BC's boundary. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Remote from existing settlements. Further assessment required to determine impact on A5 and determine sustainability of location.
Discounted?	False
Justification for discounting	

Site reference: 107

Land on east side of Temple Hill, Wolvey

Conclusion: Discounted - suitability



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Pasture Land	Gross site area	0.4
Net site area	0.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	11
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

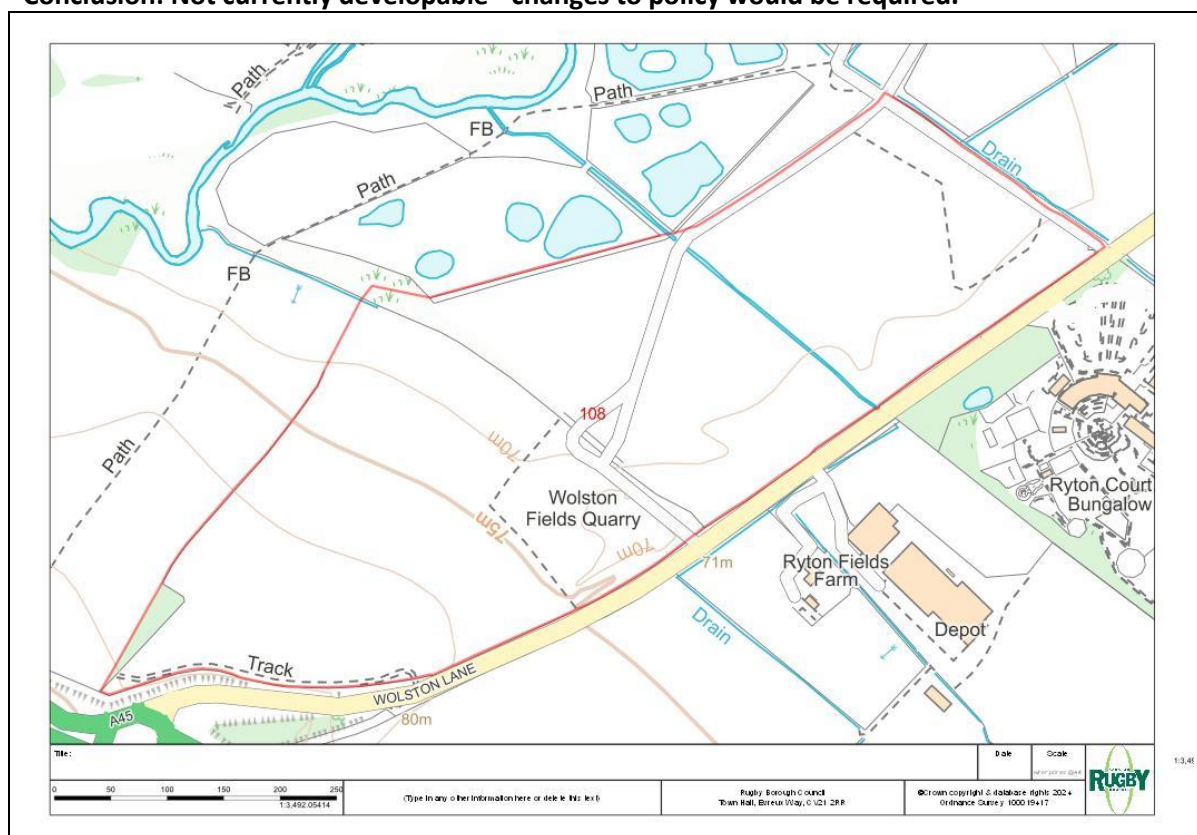
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Green Belt site. Previously considered within the landscape study - Landscape Sensitivity - High (WV07). Site cannot be considered 'isolated' due to pdevelopment on opposite side of the road. However, for the purposes of the HELAA the site is removed from the settlement boundary and existing services and facilities of the village.		
Discounted?	True		
Justification for discounting	Unsustainable location/settlement character. Not adjacent to village edge would result in a piecemeal pattern of development.		

Site reference: 108

Land off Wolston Lane, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore, Wolston	Ward	Dunsmore Ward, Wolston and the Lawfords Ward
Current use	Quarry / Agriculture	Gross site area	20.4
Net site area	20.1	Proposed use	Residential or Employment
Potential yield (employment, sqm)	80320	Potential yield (residential)	421
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

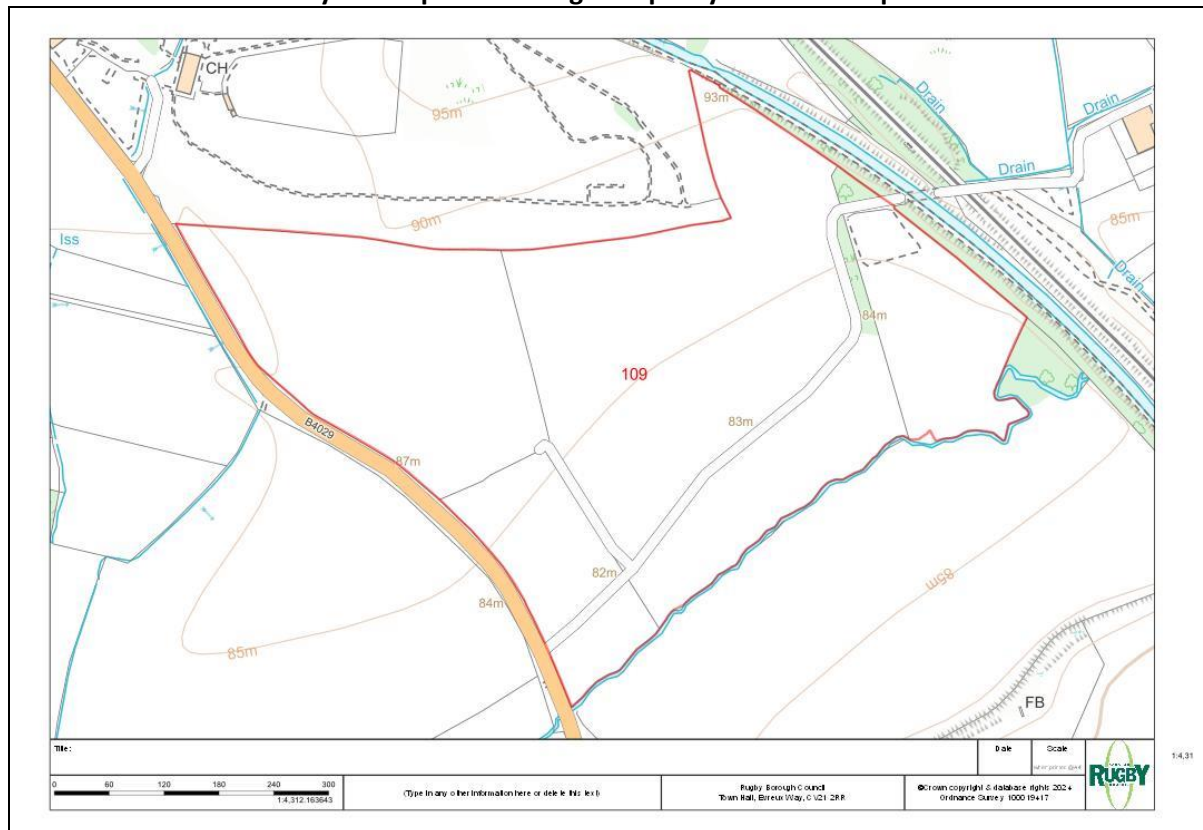
Available	yes - 6 - 10 years
Achievable	Not evaluated
Suitable	Potentially
Suitability commentary	Green Belt site. The land within this submission has been used for mineral extraction and is currently undergoing restoration, the land has been back filled to date. Once restoration has been signed off there will be a 5 year after care period to comply with the mineral extraction planning permission. The land would become available for development after this period. PROW crosses site. Adjacent to a potential Local Wildlife Site with Priority Habitat to the south east. Scheduled Ancient Monument (Prehistoric pit alignments) lies to the east of site. Previous landscape study found Landscape Sensitivity - High. Potential impacts on the SRN. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Site is not suitable for residential due to location and sustainability concerns - too removed from village. Location removed from existing employment

	uses adjacent to the village.
Discounted?	False
Justification for discounting	

Site reference: 109

Land at Hopsford Farm, Ansty

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty, Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	27.6
Net site area	22.7	Proposed use	Employment
Potential yield (employment, sqm)	90960	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

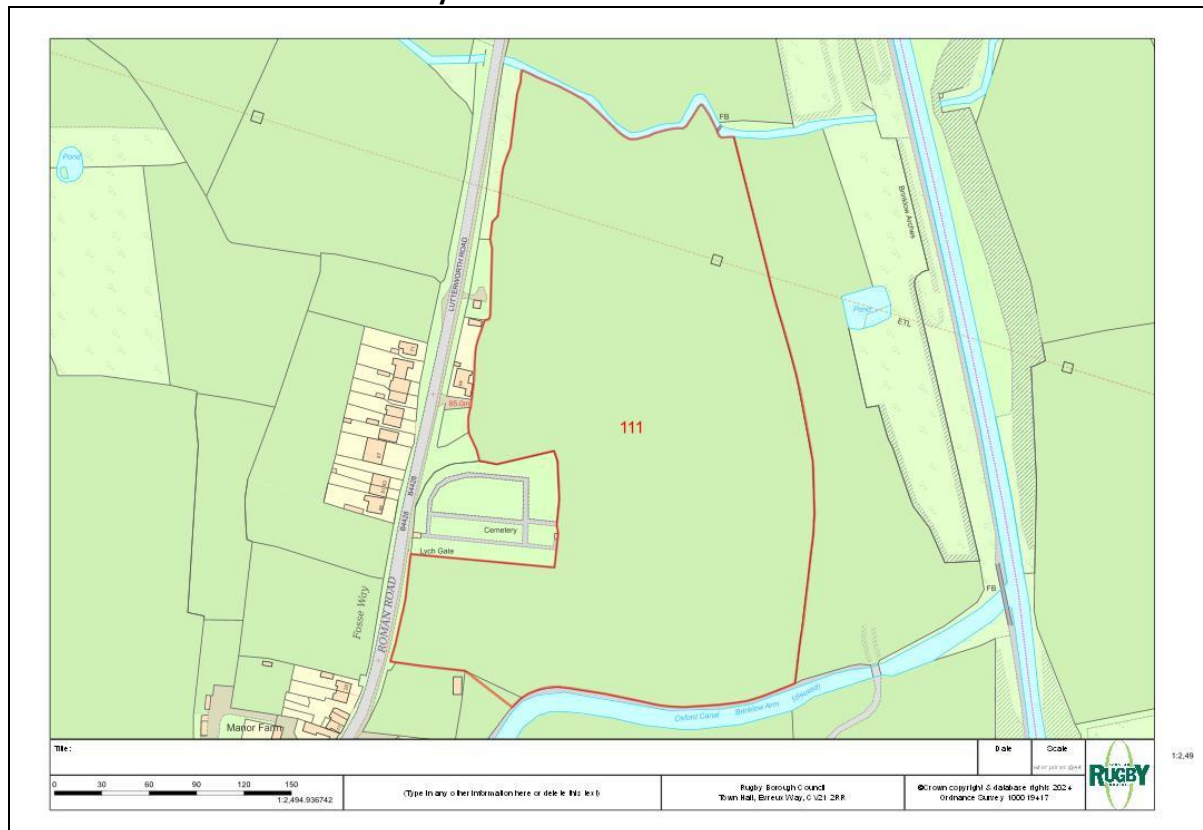
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Remote from existing settlements. Promoted as a phase 2 alongside proposed Frasers Campus. Southern part of site lies within Flood Zones 2 and 3. Surface water flooding occurs within southern and western portions of site. Within Canal consultation zone - will need to consult with Canal Trust. Adjacent Local Wildlife Site. Potential Impacts on the SRN. Further assessment required to determine sustainability of site in comparison with other proposed employment sites.
Discounted?	False
Justification for discounting	

Site reference: 111

Land off Lutterword Road, Brinklow

Conclusion: Discounted - suitability



Basic

Parish	Brinklow	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	7.1
Net site area	5.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	138
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

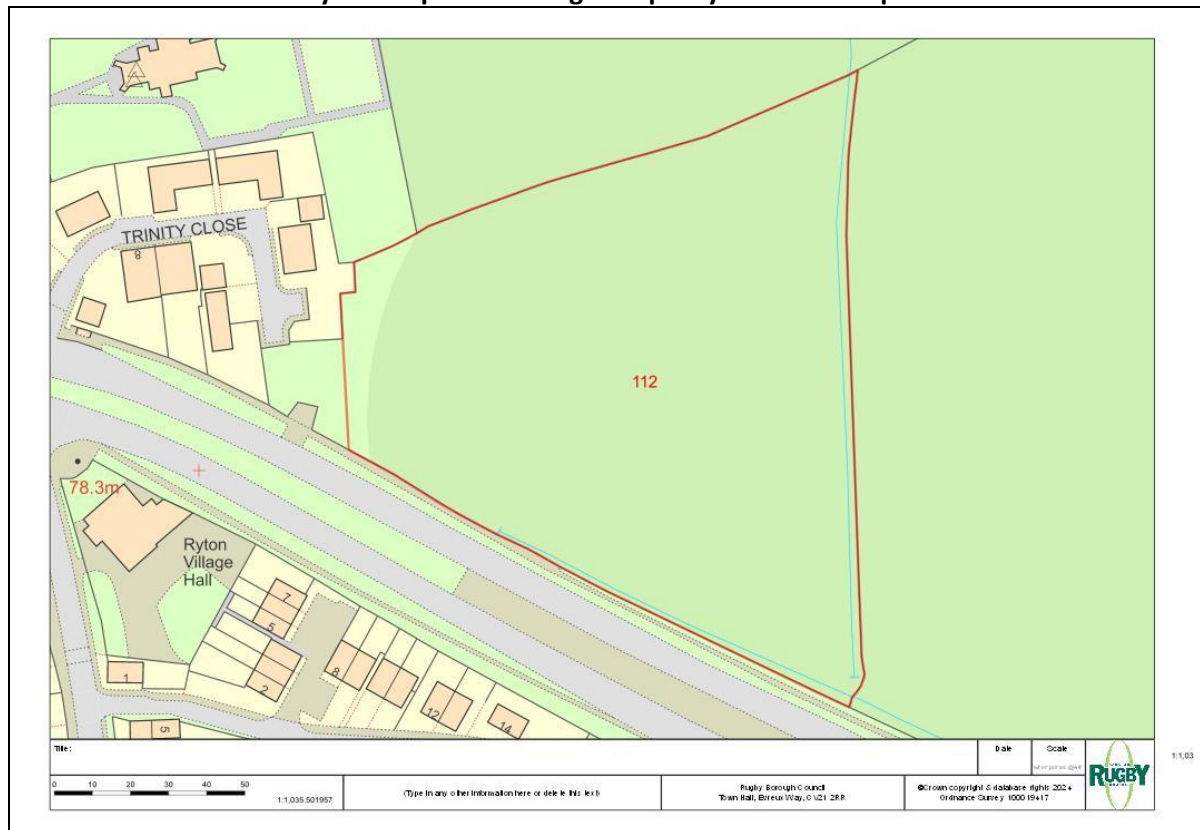
Conclusions

Available	yes - immediately		
Achievable	Yes		
Suitable	No		
Suitability commentary	Green Belt site. The site was previously included as a draft allocation (Policy DS3.7 for up to 100 homes). However, was removed by the Inspector during examination due to concerns about impact on setting of Conservation Area. Detached from existing settlement edge.		
Discounted?	True		
Justification for discounting	Settlement character, conservation area		

Site reference: 112

Land off London Road (west), Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.5
Net site area	1.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	41
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

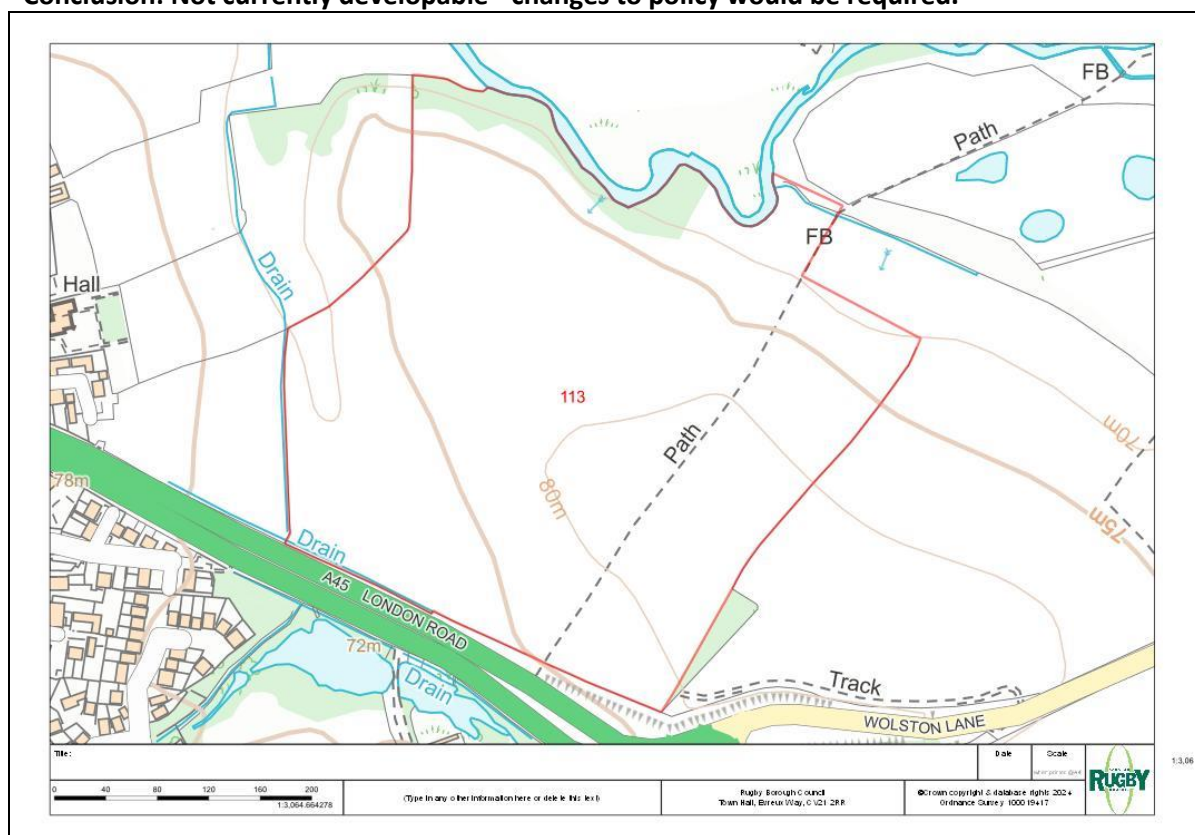
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent Local Wildlife Site. Part of larger parcel of land - CFS138. Previously considered in the landscape study - Landscape Sensitivity - High. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Part of site lies within grade 3a BMV land. Part of setting of Grade II* listed church.
Discounted?	False
Justification for discounting	

Site reference: 113

Land off London Road (east), Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Brandon and Bretford, Ryton-on-Dunsmore	Ward	Dunsmore Ward, Wolston and the Lawfords Ward
Current use	Agriculture / Former quarry	Gross site area	14.5
Net site area	12.4	Proposed use	Employment
Potential yield (employment, sqm)	49480	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

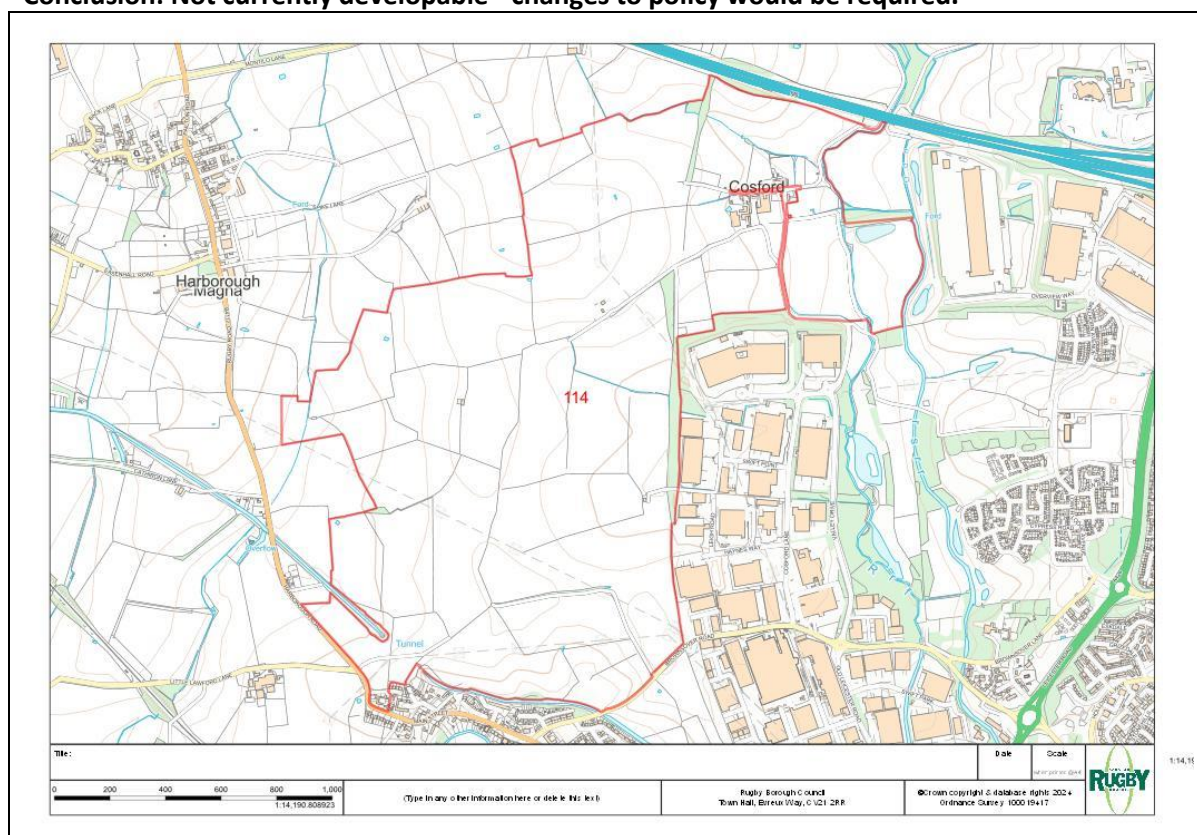
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. A small area to the north of the site is within Flood Zone 2 and 3 with a medium to high risk of flooding - this area of land cannot be developed and needs to be discounted from site area. Site lies adjacent to Ryton House Historic Park and Garden (to south). Part of larger parcel of land - CFS138. Site previously considered within landscape study - Landscape Sensitivity - High. Potential impacts on the SRN. Within the Ryton-on-Dunsmore Made Neighbourhood Development Plan area. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Parts of site lie within grade 3a BMV land. Site removed from existing strategic employment site so further assessment required to determine locational suitability of this site in comparison with other proposed

	employment sites submitted. Not locationally appropriate for residential uses.	
Discounted?	False	
Justification for discounting		

Site reference: 114

Land at M6 Junction 1, Newbold on Avon and Long Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Churchover, Cosford, Harborough Magna, Unparished	Ward	Coton and Boughton Ward, Newbold and Brownsover Ward, Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	265.3
Net site area	209.6	Proposed use	Mixed Use
Potential yield (employment, sqm)	346850	Potential yield (residential)	3000
Green Belt/LGS	79%	Agricultural Land Classification	Grade 3 / Grade 4

Conclusions

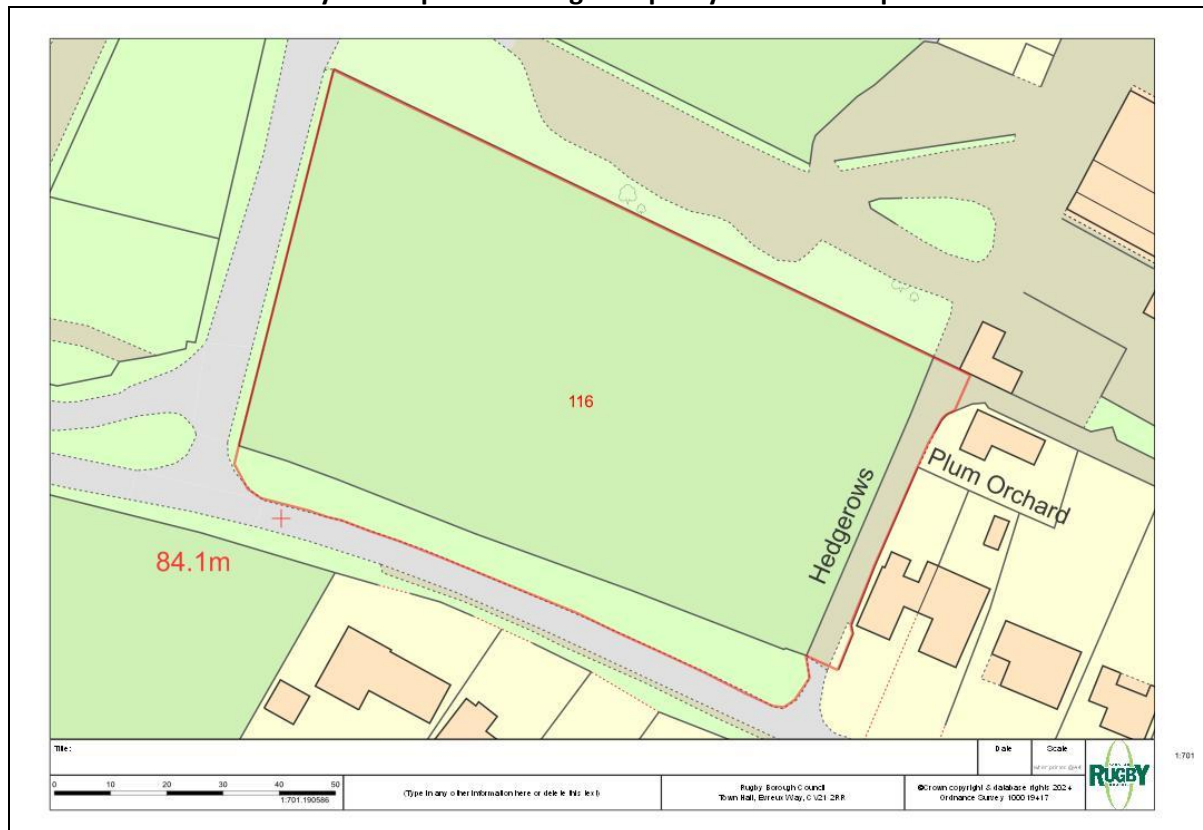
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Mainly Green Belt site. Third party land issue. Some pockets of surface water flood risk identified within site - these areas will require mitigation. PROWS cross site. Part of site contains Scheduled Ancient Monument (Shrunken Village) and Grade II listed building (Barn at Grange Farm 20m from the north east of the Farmhouse) lies within site. The site hosts limited areas of Flood Zones 2 and 3. Site impacted by Overhead Electricity Lines. Adjacent LWS / LNR- consider impacts. Eastern section of site included in COMAH buffer zones - consultation with HSE required and residential development should be avoided in this part of the site. Northern section of site included in British Gas plc, Churchover above ground installation

	consultation zone. Within Canal Consultation Zone. Adj Country Park. Potential Impacts on the SRN. Belt of TPO trees lie within eastern part of site. Site contains areas of Priority Habitat - Deciduous Woodlands. Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Impact on A426 needs consideration.
Discounted?	False
Justification for discounting	

Site reference: 116

Land at Marton Road, Birdingbury

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Birdingbury	Ward	Leam Valley Ward
Current use	Agriculture	Gross site area	0.8
Net site area	0.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	23
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

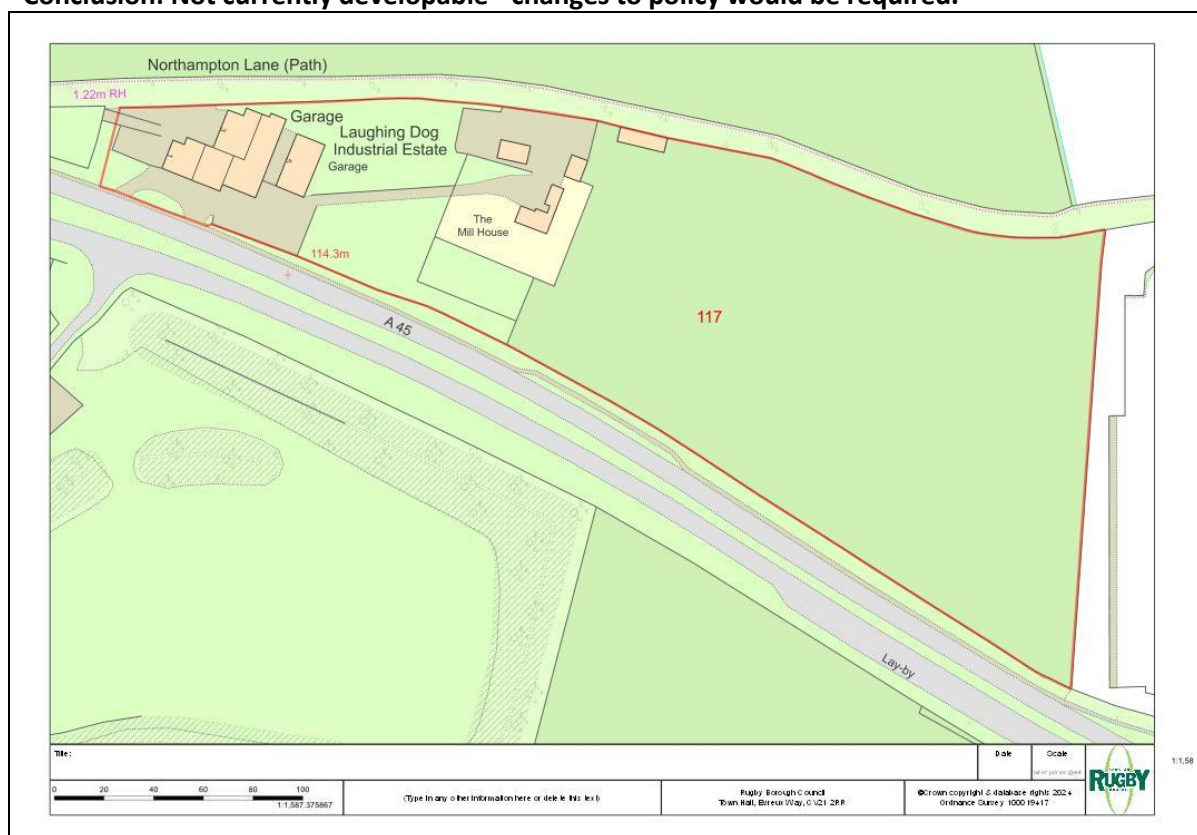
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Adjacent to settlement boundary. Small village location. Consider sustainability.
Discounted?	False
Justification for discounting	

Site reference: 117

Land at Mill House, Dunchurch

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Thurlaston	Ward	Dunsmore Ward
Current use	Employment / Residential	Gross site area	4.3
Net site area	4.0	Proposed use	Mixed Use
Potential yield (employment, sqm)	15960	Potential yield (residential)	70
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

Conclusions

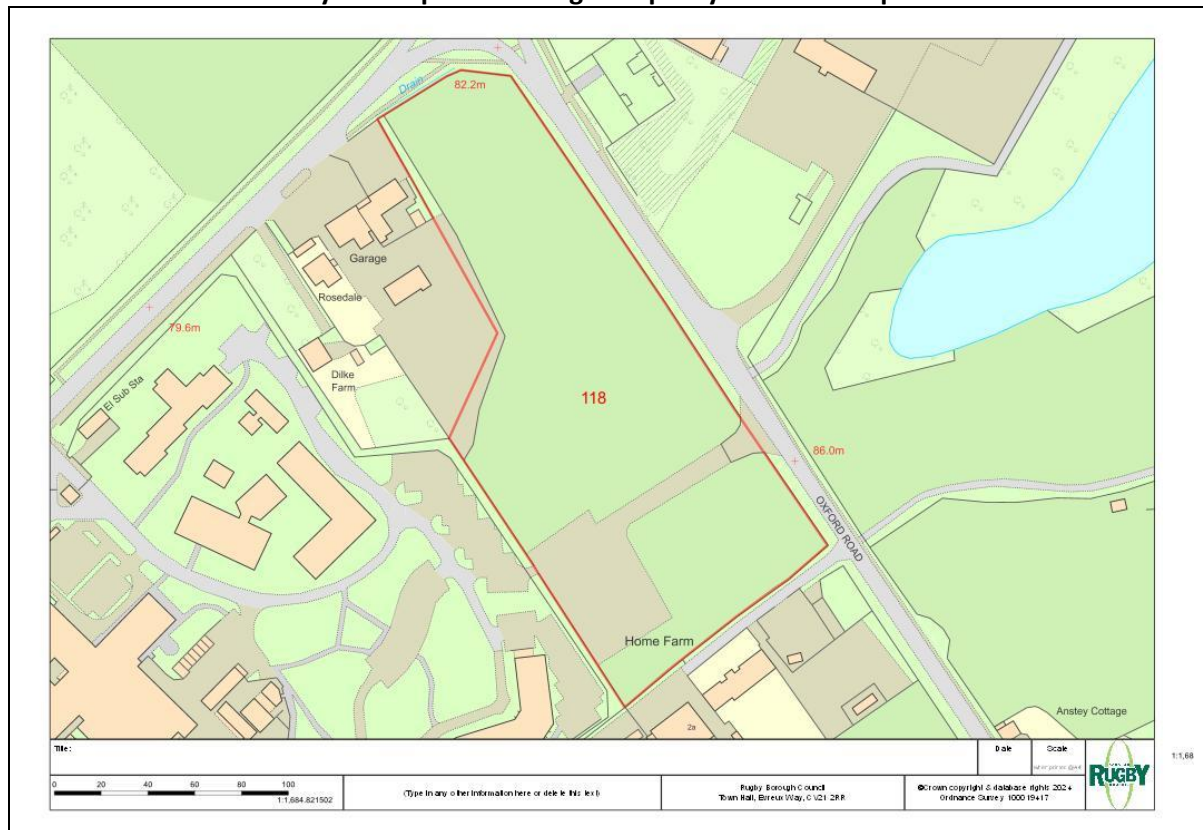
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	North and east of the site lies adjacent to allocated South West Rugby site. Promoter states that this site could accommodate a variety of smaller commercial uses including trade counter uses given its close proximity to housing in the South West SUE. Potential impacts on the SRN. Several TPOs within and adjacent northern and western parts of site. Within SSRI Impact Risk Zone - need to consult Natural England on residential development of 100 houses or more / large non-residential developments where footprint exceeds 1ha. Further assessment required to determine locational suitability of uses proposed in relation to wider area. Given surrounding uses, employment would be compatible - residential uses might give rise to conflict.
Discounted?	False

Justification for discounting	
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Site reference: 118

Land at Police College, Ryton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Education	Gross site area	2.3
Net site area	2.3	Proposed use	Residential or Employment
Potential yield (employment, sqm)	9200	Potential yield (residential)	48
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

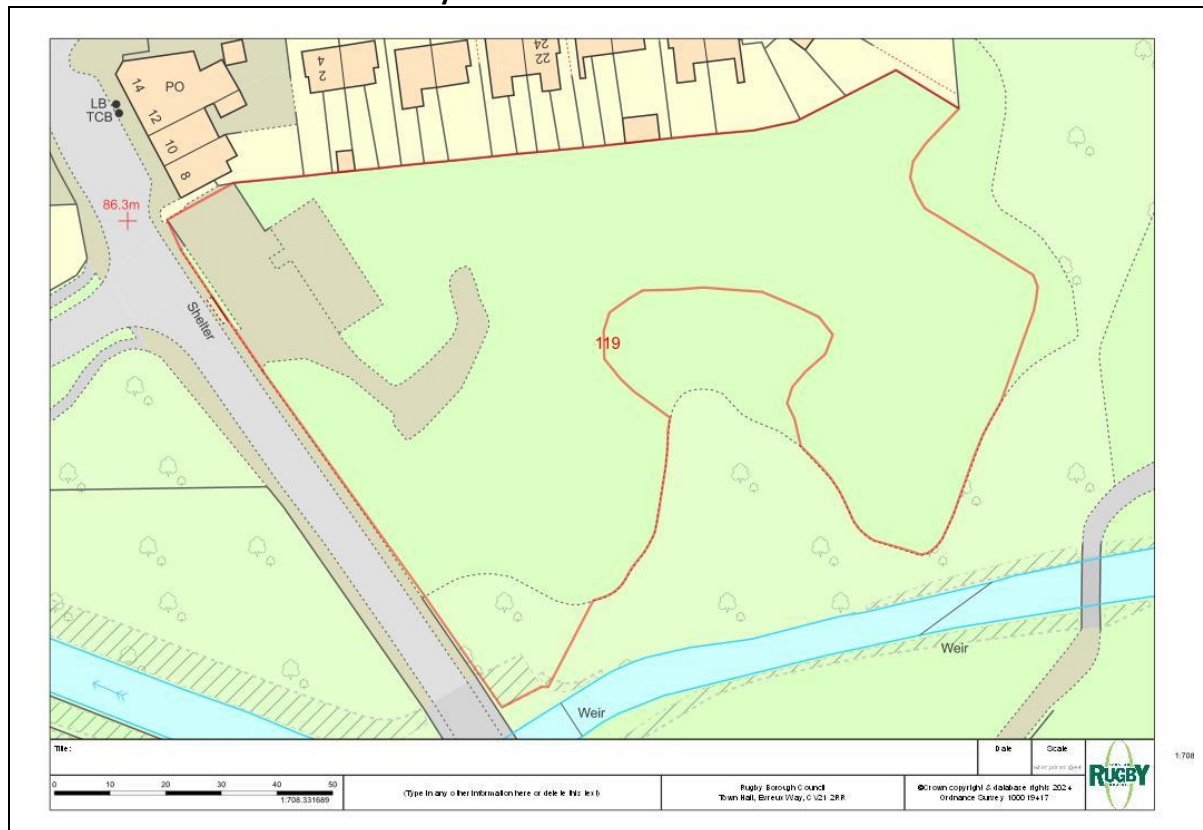
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Unsuitable location for housing as poorly connected to settlement. Part brownfield site. SSSI IRZ for 100+ houses or non-residential >1,000sqm.
Discounted?	False
Justification for discounting	

Site reference: 119

Land at Riverside Club, Boughton Road, Brownsover

Conclusion: Discounted - Suitability



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Former social club	Gross site area	0.9
Net site area	0.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Urban

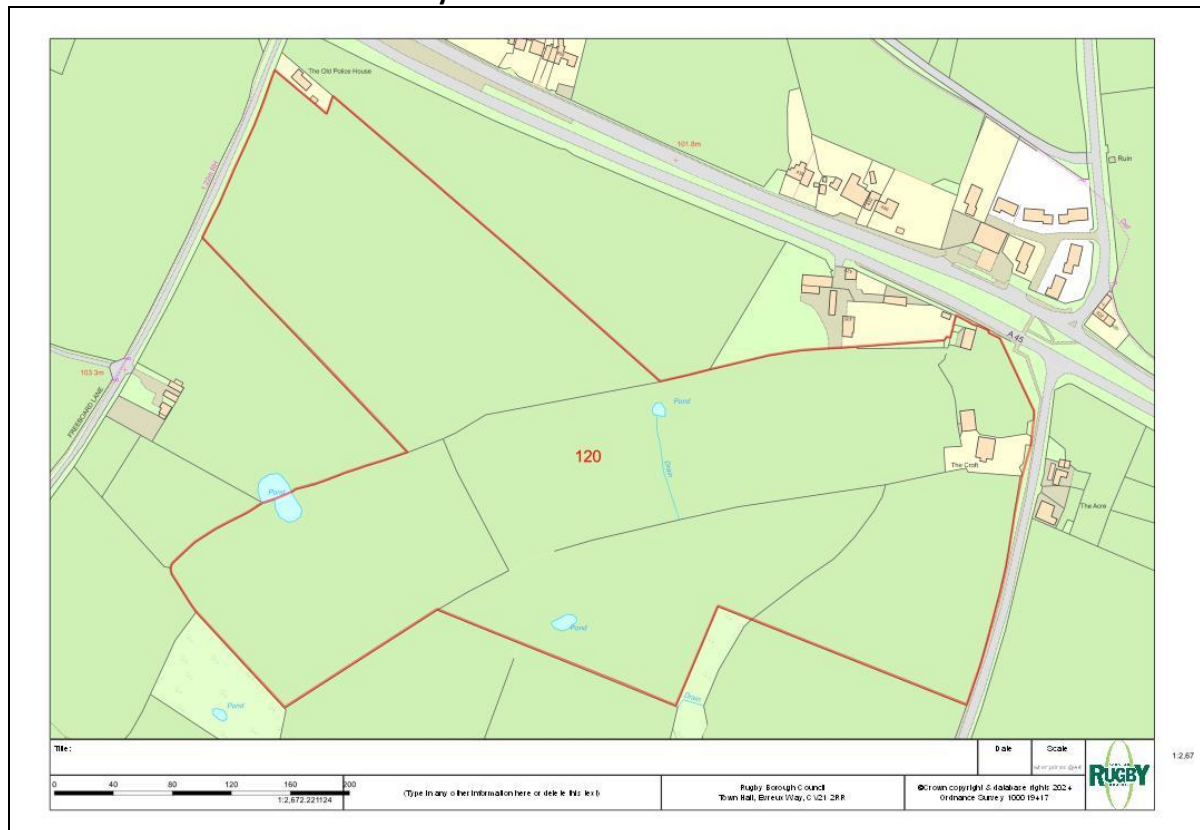
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Half of site comprises designated open space. Smoke Control and Air Quality Management Zone. Site vacant following demolition of private members social club. Site falls within FZ2 and 3. Promoter states that they have held previous discussions with EA regarding flood mitigation. Site contains areas of Priority Habitat - Deciduous Woodlands. Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Sequential Test - will only consider if insufficient land available outside the high risk flood zones.
Discounted?	True
Justification for discounting	Flood risk

Site reference: 120

Land at School Lane, Stretton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	13.2
Net site area	13.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	273
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

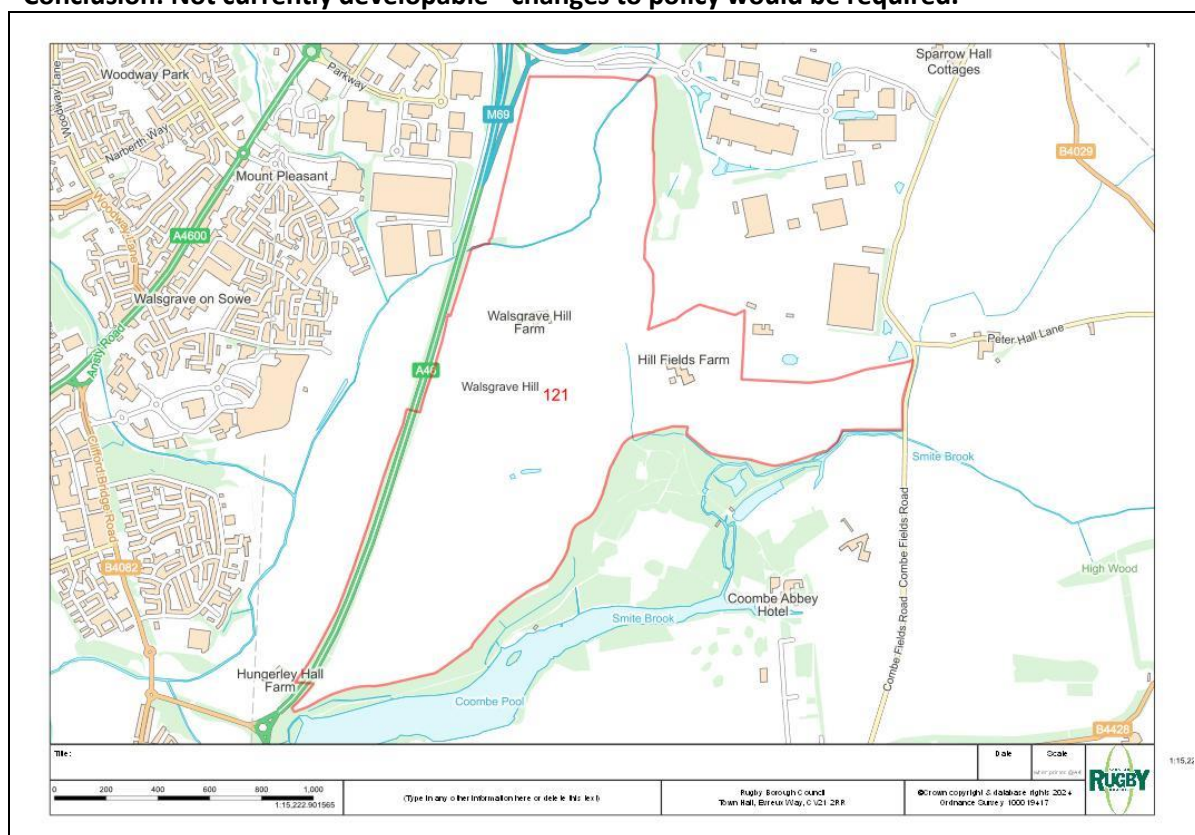
Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Green Belt site. Previously considered in the landscape study - Landscape Sensitivity - High (SD01). Potential Impacts on the SRN. Adjacent to the Ryton on Dunsmore Made Neighbourhood Development Plan area. Within SSSI Risk Impact Zone - need to consult Natural England if large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more or any discharge of water or liquid waste. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Site lies adjacent to new settlement boundary created by the previous local plan allocation - however this has not yet been implemented. Site not well related to the village.		
Discounted?	True		
Justification for discounting	Unsuitable location not adjacent to village edge would result in		

	an incongruous pattern of development
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Site reference: 121

Land at Walsgrave Hill

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty, Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	201.8
Net site area	181.8	Proposed use	Employment
Potential yield (employment, sqm)	420000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

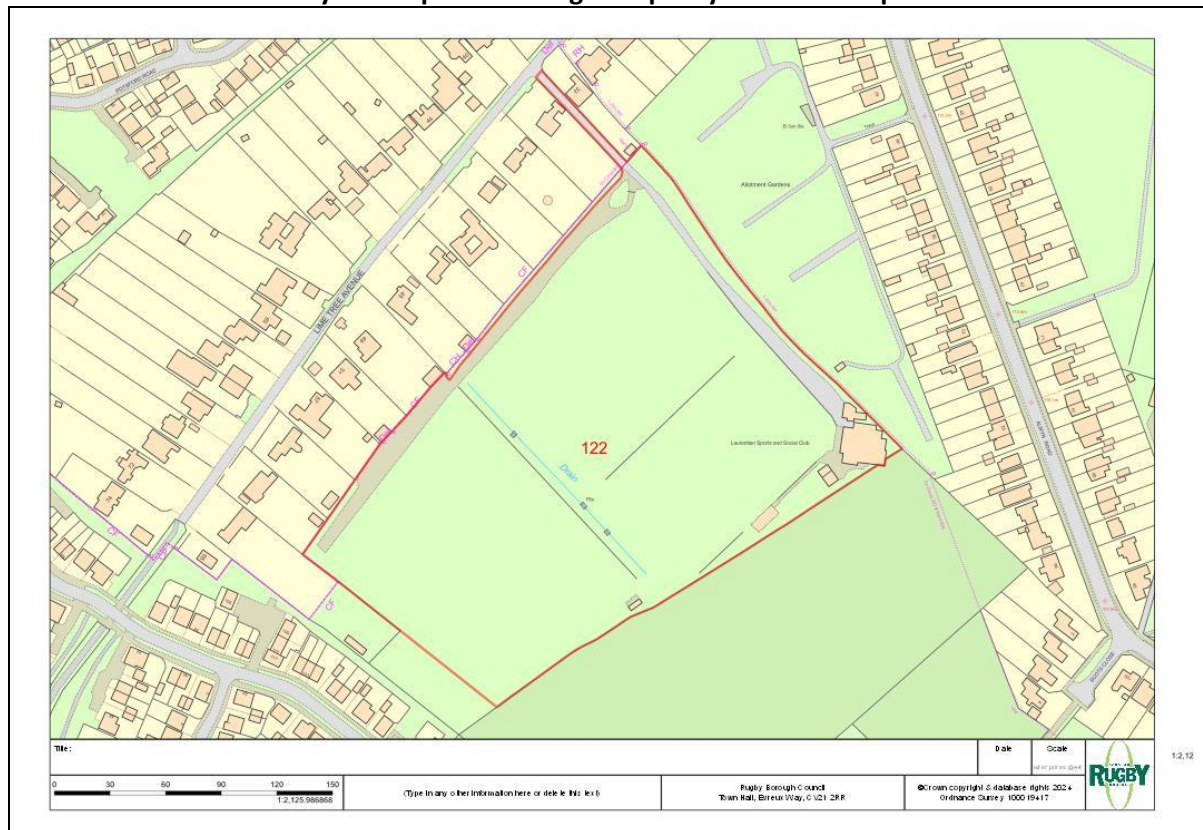
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Historic Landfill within site - development may need to avoid this area of the site. Adjacent Local Wildlife Site. Adjacent SSSI. Adjacent Ancient Woodland. Adjacent Historic Park and Garden to the south (Country Park). Site lies adjacent to existing Conservation Area. Tree belt adjacent to south of site protected by TPO. Some surface water flood risk identified on peripheries of site. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact. Site close to Overhead Electricity Lines. Site contains small area of Priority Habitat - Deciduous Woodland. Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Impact on Coombe Abbey needs to be thoroughly considered. Parts of site lie within grade 3a BMV land. A grade II Listed Building lies within the centre of the site - Walsgrave Hill Farmhouse, requiring protection and appropriate buffer.

	Site lies adjacent to the proposed Walsgrave junction (off A46) DCO that is being secured through NH - impact on scheme needs to be determined.	
Discounted?	False	
Justification for discounting		

Site reference: 122

Land at Fenley Field, Old Laurentian Rugby Club, Rugby

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Rugby Club	Gross site area	4.6
Net site area	4.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	129
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Urban

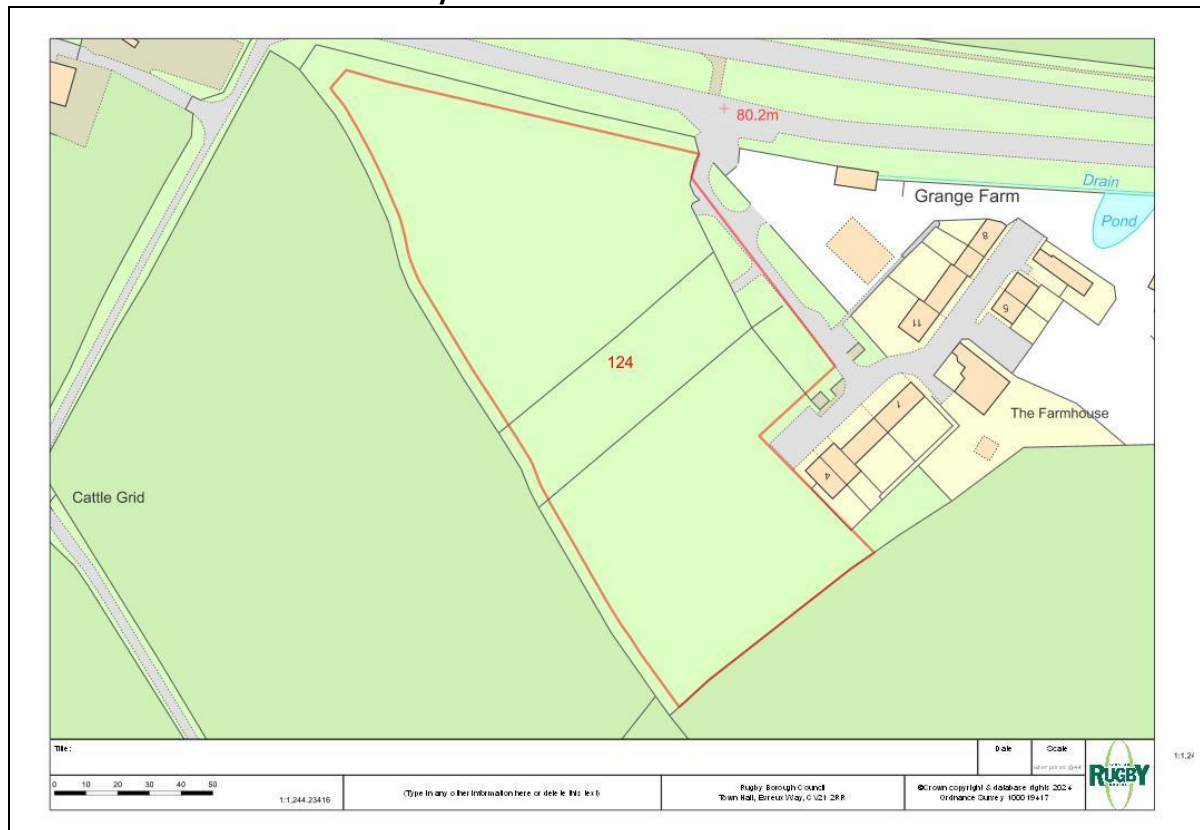
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Promoted alongside CFS123 included to provide the replacement sports provision for the loss of the Rugby club caused by this submission. A Tree belt subject to TPO lies across the proposed access route into the site - will require mitigation and may be an issue of concern. Site could be locationally appropriate given surrounding uses, providing access can be achieved - however will require replacement sports provision. Adjoins settlement boundary.
Discounted?	False
Justification for discounting	

Site reference: 124

Land east of Ryton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.6
Net site area	1.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	45
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

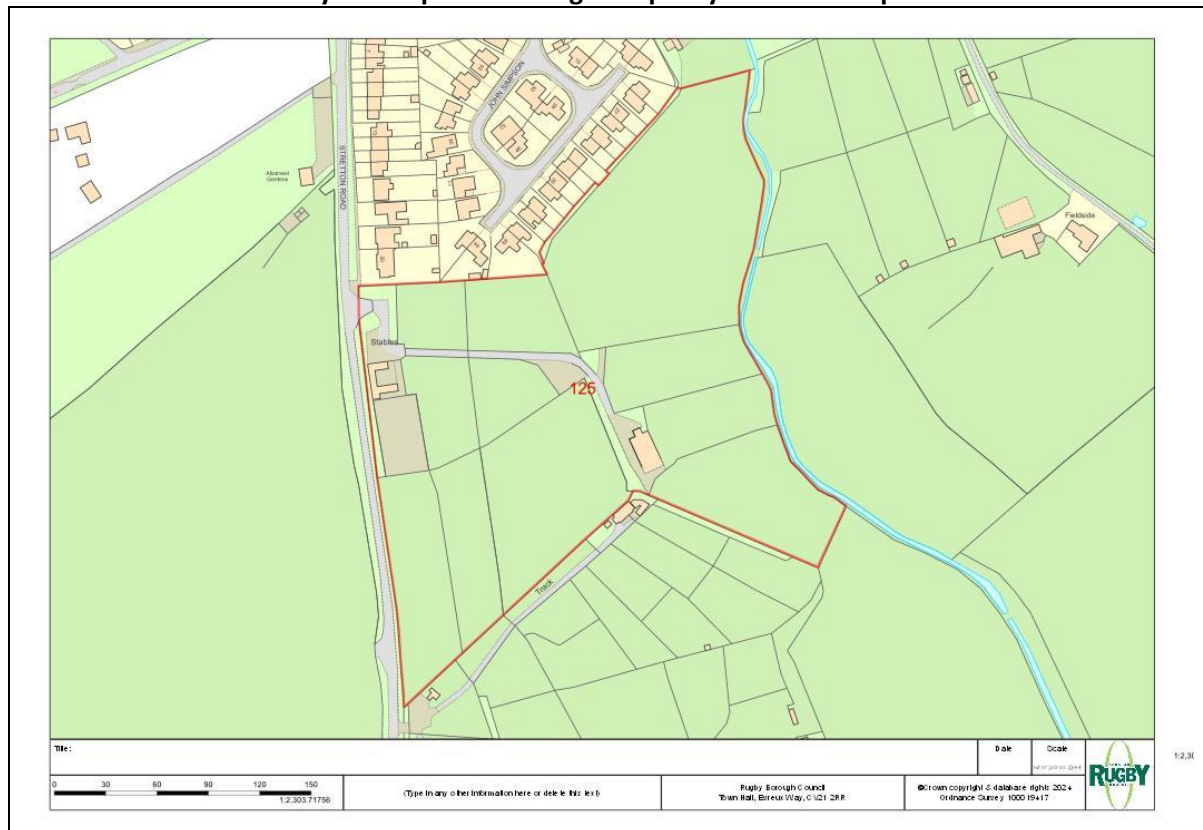
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Adjacent to existing residential development. Previously considered in the landscape study - Landscape Sensitivity High . Potential impacts on the SRN. Within SSRI Impact Risk Zone - need to consult Natural England if residential development of 100 houses or more / large non residential where footprint exceeds 1ha. Site is removed from village and would bring sustainability concerns.
Discounted?	True
Justification for discounting	Unsuitable location -remote from village and existing employment land

Site reference: 125

Land east of Stretton Rd, Wolston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Equestrian grazing	Gross site area	5.1
Net site area	4.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	75
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

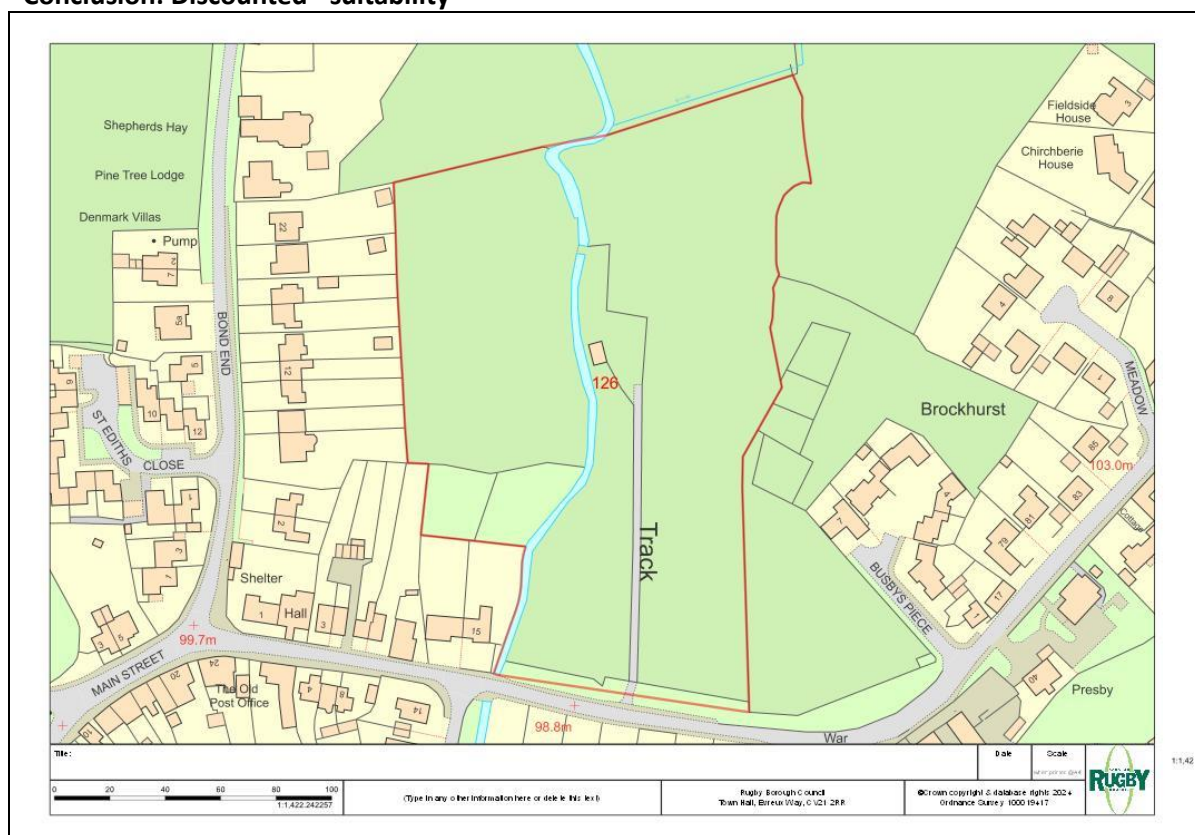
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjacent settlement boundary. Historic Landfill on majority of site - will require mitigation and may impact on viability (4.91ha). Previously considered in landscape study - Landscape Sensitivity - High. Surface water flooding occurs within eastern portion of site - this area needs to be discounted from gross site area as cannot be developed. Within SSRI Impact Risk Zone - need to consult Natural England for residential development of 100 houses or more / large non residential where footprint exceeds 1ha.
Discounted?	False
Justification for discounting	

Site reference: 126

Land north of Brockhurst Lane, Monks Kirby

Conclusion: Discounted - suitability



Basic

Parish	Monks Kirby	Ward	Revel and Binley Woods Ward
Current use	Equestrian	Gross site area	2.4
Net site area	0.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	24
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

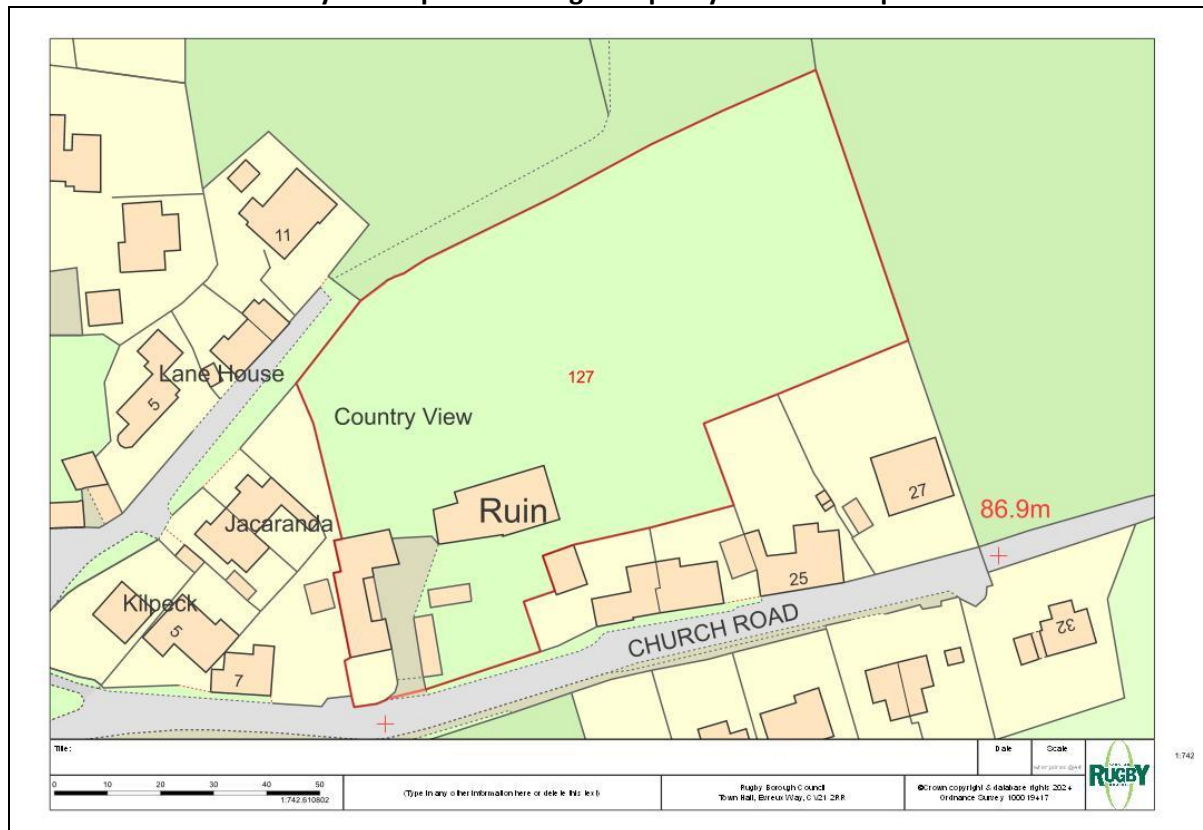
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Adjoining settlement boundary. Concerns about scale in relation to village. Access point and central area of site falls within Flood Zones 2 and 3 - this area of land cannot be developed. Surface water flooding occurs within central portion of site. Within the Monks Kirby Made Neighbourhood Development Plan area - within Monks Kirby NDP Wildlife Corridor. Site will only be considered if insufficient land available outside high risk flood zones.		
Discounted?	True		
Justification for discounting	Flood risk		

Site reference: 127

Land north of Church Road, Church Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Church Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture / Residential	Gross site area	0.7
Net site area	0.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	20
Green Belt/LGS	86%	Agricultural Land Classification	Grade 3

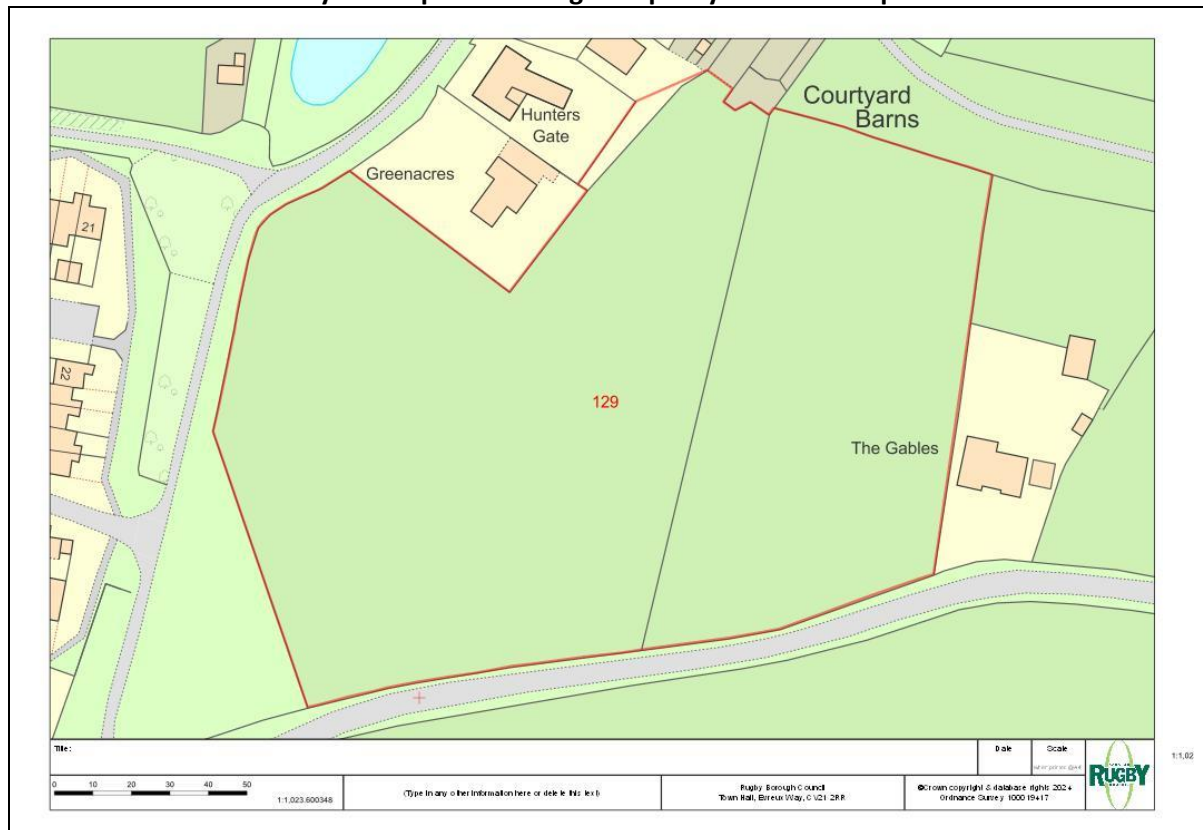
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Largely Green Belt site. Site partially within settlement boundary, residential on two sides. Site contains 'ruin' - potential for archaeological deposits of interest - will need further investigation
Discounted?	False
Justification for discounting	

Site reference: 129

Land north of Lilbourne Road, Clifton upon Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	2.3
Net site area	2.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	50
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

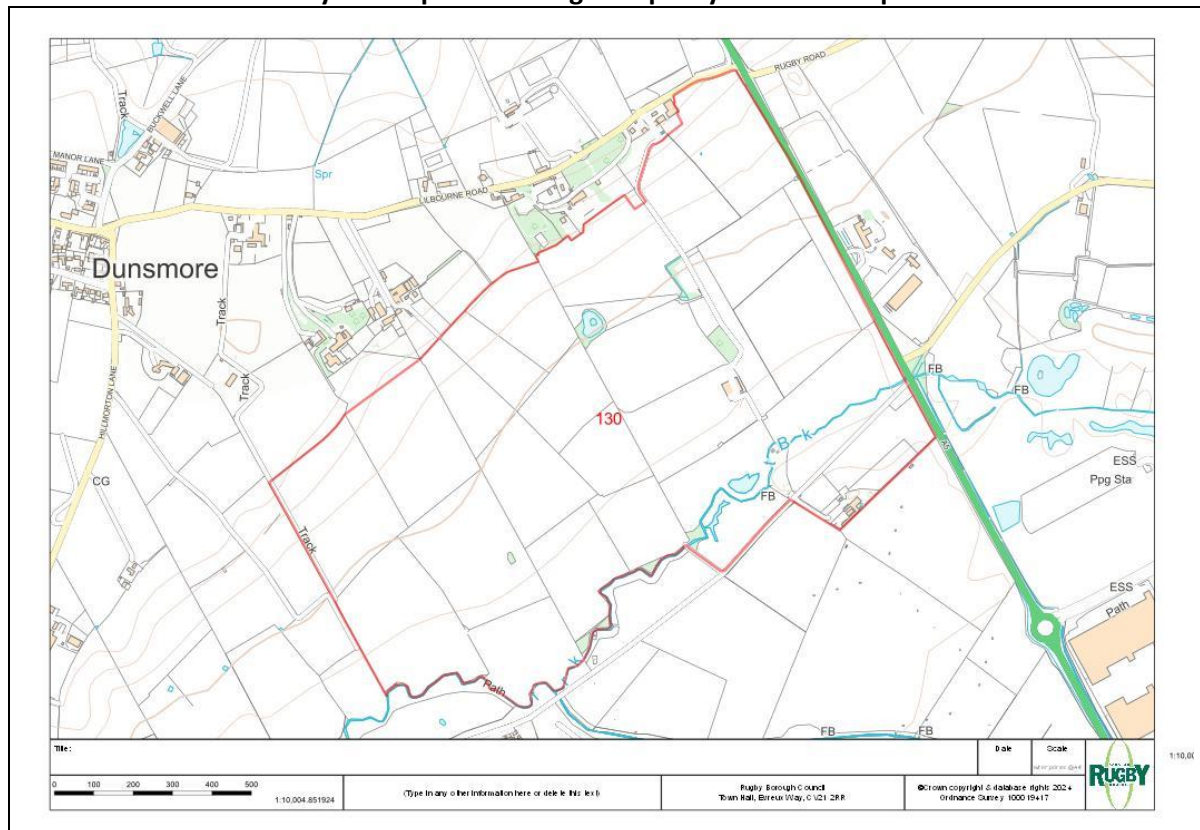
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Adjoins settlement edge. Site lies close to existing Conservation Area. Trees covered by TPO within and adjacent western part of site.
Discounted?	False
Justification for discounting	

Site reference: 130

Land north of Houlton

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward, Hillmorton Ward
Current use	Agriculture	Gross site area	135.7
Net site area	115.1	Proposed use	Employment
Potential yield (employment, sqm)	305309	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3 / Urban

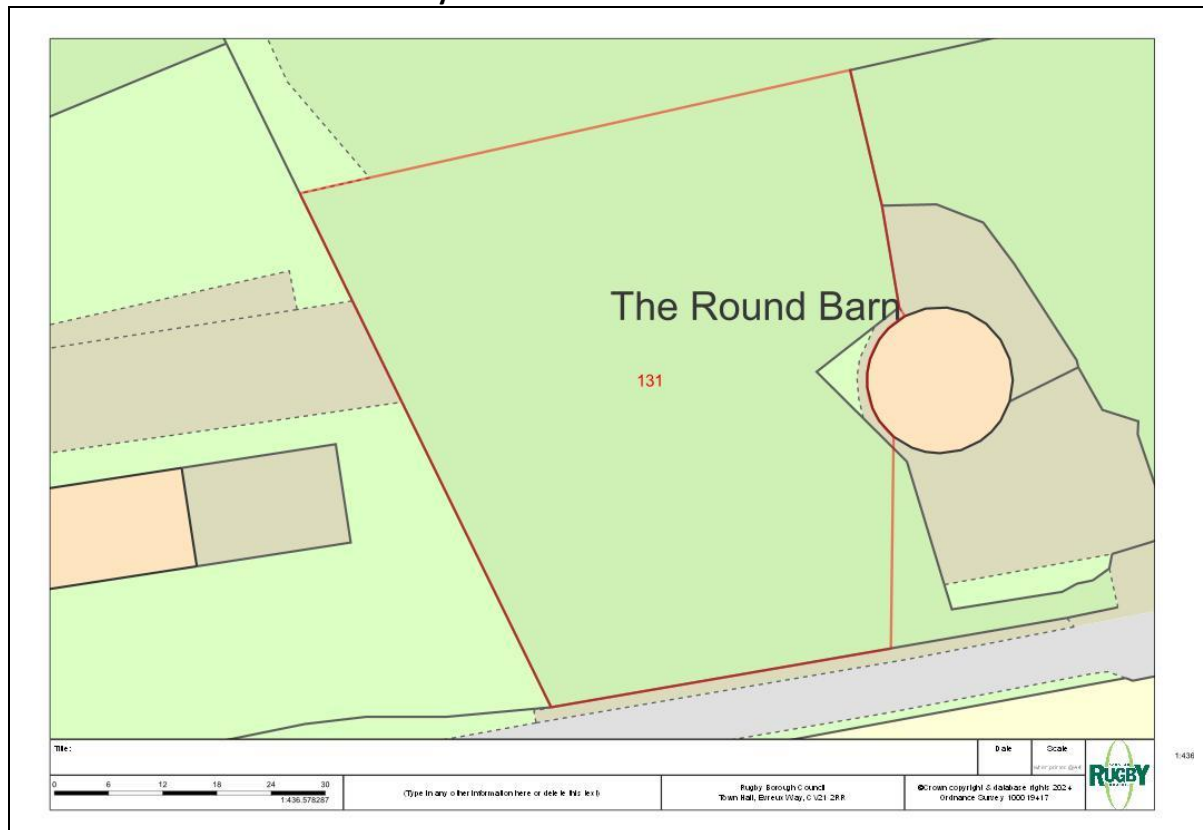
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	PROW across southern portion of site. Partially within potential GI corridor - consider impacts. Southern part of site lies within Flood Zones 2 and 3. Surface water flooding occurs within southern portion of site. Site contains areas of Priority Habitat - Deciduous Woodlands. Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Impact on A5 needs consideration.
Discounted?	False
Justification for discounting	

Site reference: 131

Land adjacent the Round Barn, Lilbourne Road, Clifton upon Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Pasture Land	Gross site area	0.3
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	9
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2

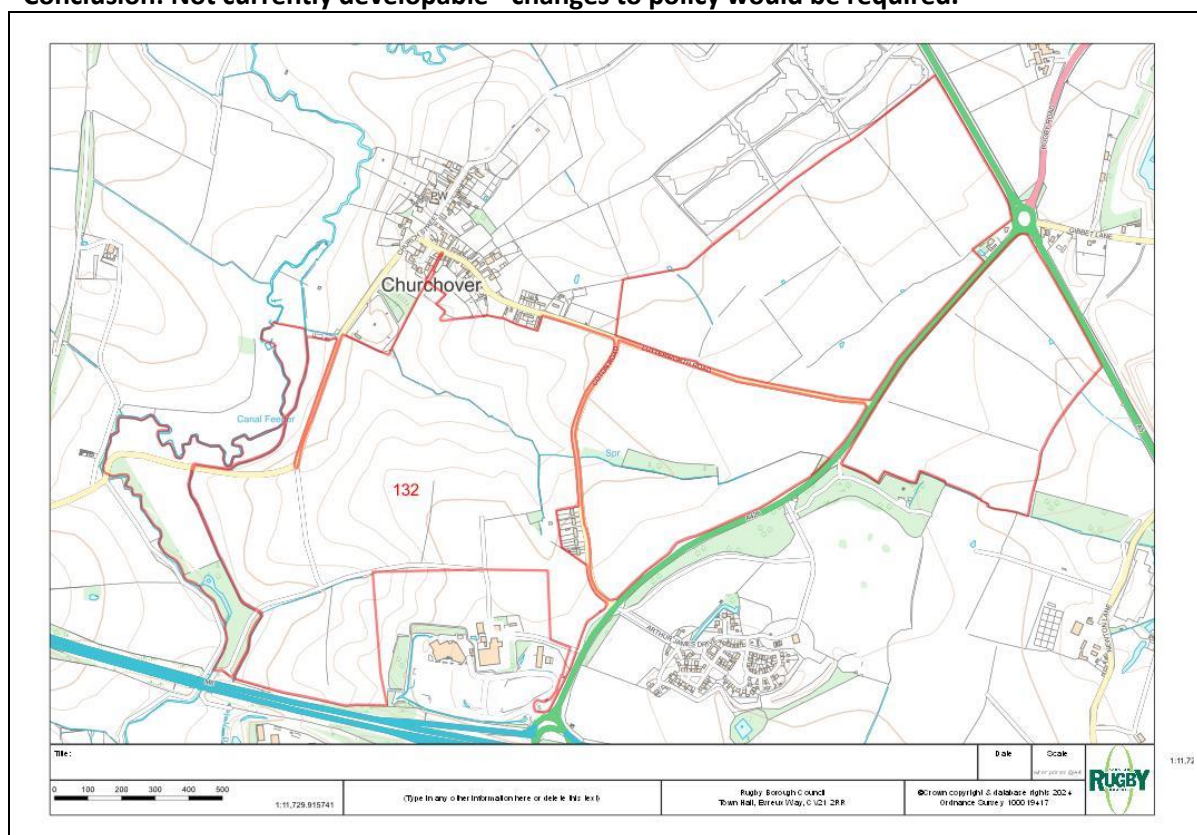
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Far removed from settlement boundary. Unsustainable location for residential development.
Discounted?	True
Justification for discounting	Unsustainable location

Site reference: 132

Land north of M6 J1

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Churchover, Harborough Magna	Ward	Clifton, Newton and Churchover Ward, Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	229.7
Net site area	200.0	Proposed use	Residential or Employment
Potential yield (employment, sqm)	350000	Potential yield (residential)	3500
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3 / Grade 4

Conclusions

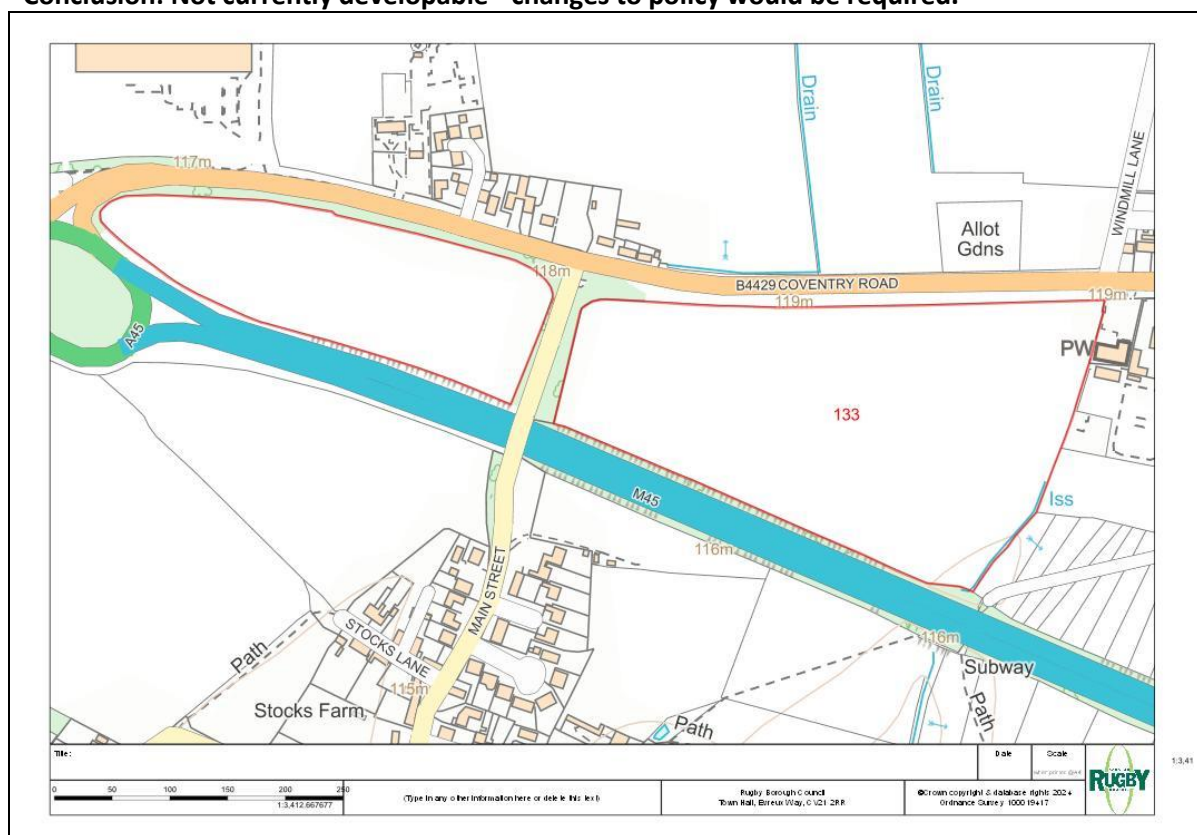
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Landscape concerns require review. Within Canal consultation zone - will need to consult with Canal Trust. Some pockets of surface water flood risk identified within site - will require mitigation. Partially within Historic Landfill. Scheduled Ancient Monument - Bowl Barrow 31m south of the site and Tripontium Roman station 666m south. Site lies adjacent to existing Conservation Area. Within SSRI Impact Risk Zone - need to consult Natural England if large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m2 or more. Gas pipelines run through site (Cadent and National Grid) - will need appropriate mitigation in accordance with National Gas / Grid guidelines - gross site area will need to reduce to accommodate this.

	Site contains areas of Priority Habitat - Deciduous Woodlands . Site also abuts further areas of Priority Habitat on its boundaries - appropriate buffers may be required to mitigate impact. Impact on A5 needs consideration.
Discounted?	False
Justification for discounting	

Site reference: 133

Land North of M45

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Dunchurch, Thurlaston	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	11.8
Net site area	11.8	Proposed use	Employment
Potential yield (employment, sqm)	42938	Potential yield (residential)	0
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

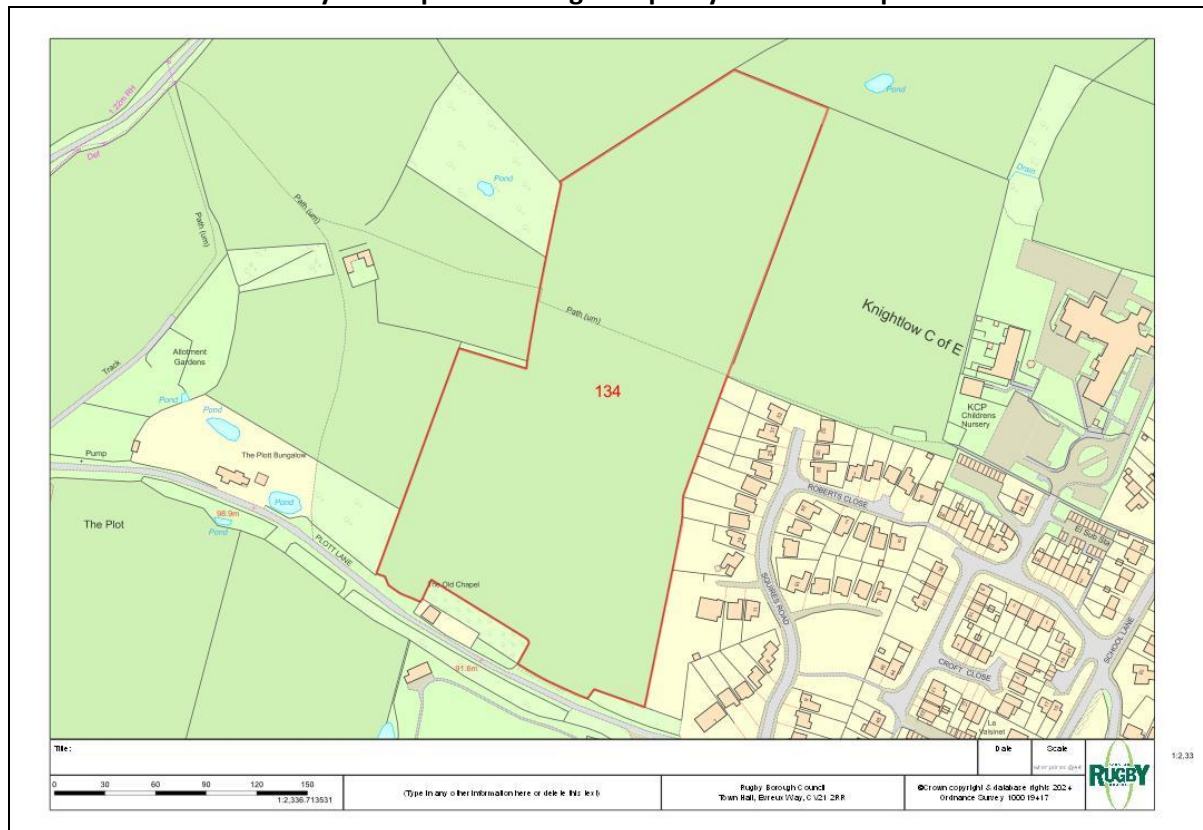
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Two parcels of land submitted either side of Main Street, between M45 and Coventry Road. Access proposed off the B4429. Site is in close proximity to the SW Rugby SUE and Symmetry Park which are currently being developed out. Potential impacts on the SRN. Within SSSI Risk Impact Zones - need to consult Natural England if large infrastructure such as warehousing / industry / discharge of water / liquid waste or any residential development of 100 or more houses. Further assessment required to determine locational suitability of sites in comparison to other employment sites submitted for consideration.
Discounted?	False
Justification for discounting	

Site reference: 134

Land North of Plott Lane, Stretton-on-Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	4.8
Net site area	4.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	105
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

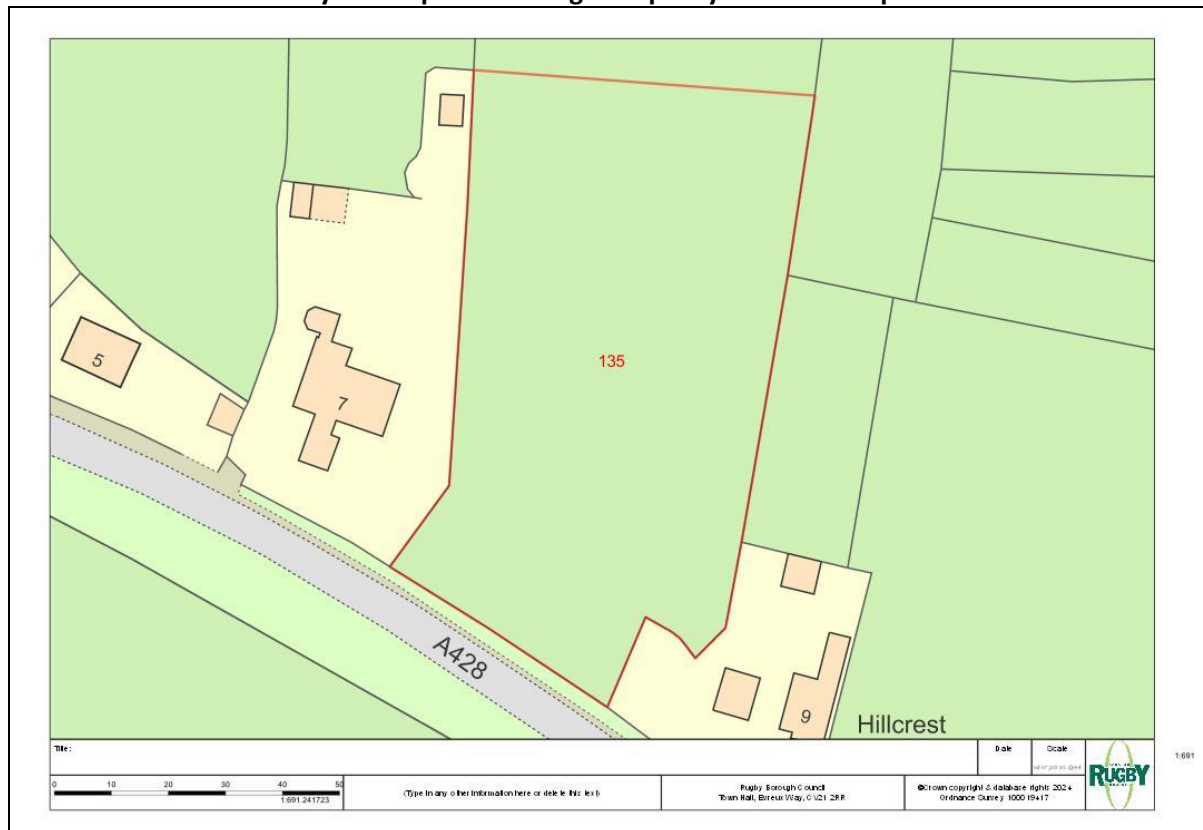
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. PROW runs through site. Considered within the previous landscape study - Landscape Sensitivity - Medium (SD01/SD03). Access proposed through existing local plan allocated site to the north of the site. Mature hedgerow with trees on Plott Lane edge.
Discounted?	False
Justification for discounting	

Site reference: 135

Land north of Rugby Road, Church Lawford

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Church Lawford	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	0.6
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	16
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

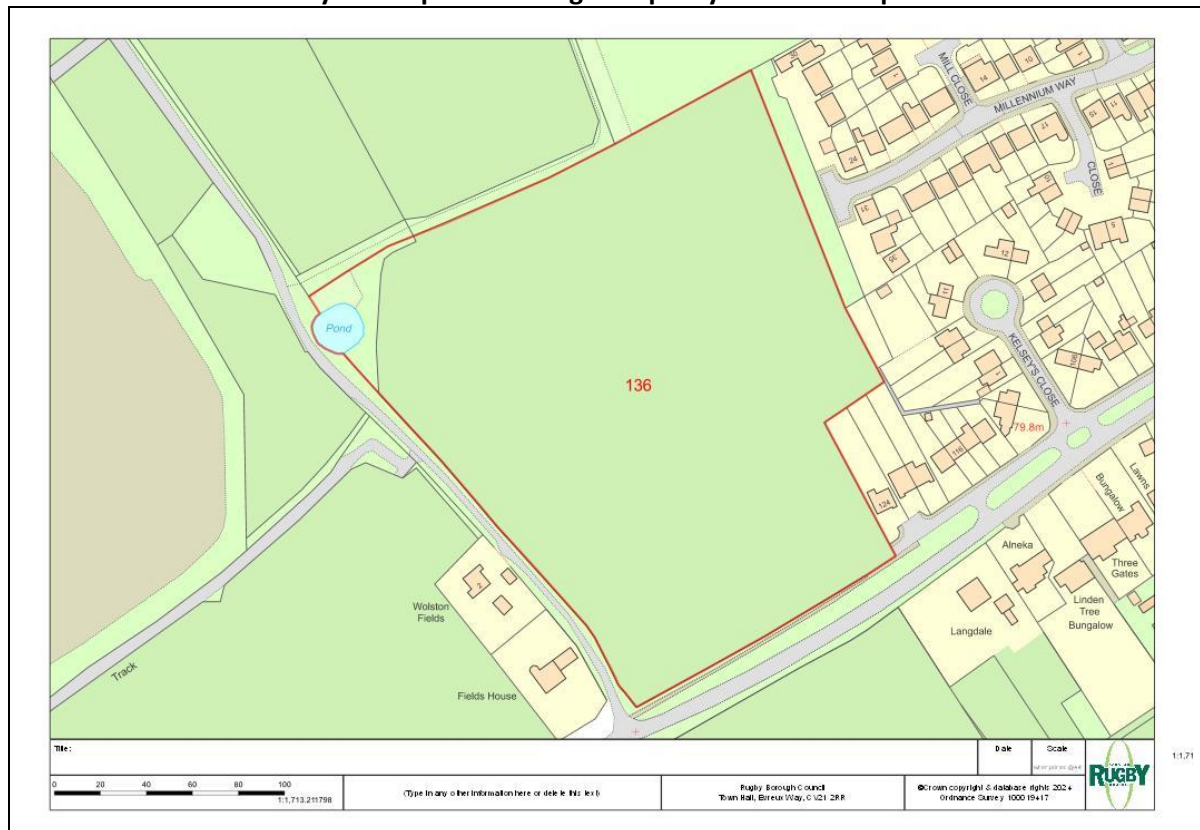
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site lies adjacent to settlement boundary with residential on two sides. Church Lawford is a small village. Sustainability needs consideration.
Discounted?	False
Justification for discounting	

Site reference: 136

Land North of Warwick Road, Wolston

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	3.9
Net site area	3.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	80
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

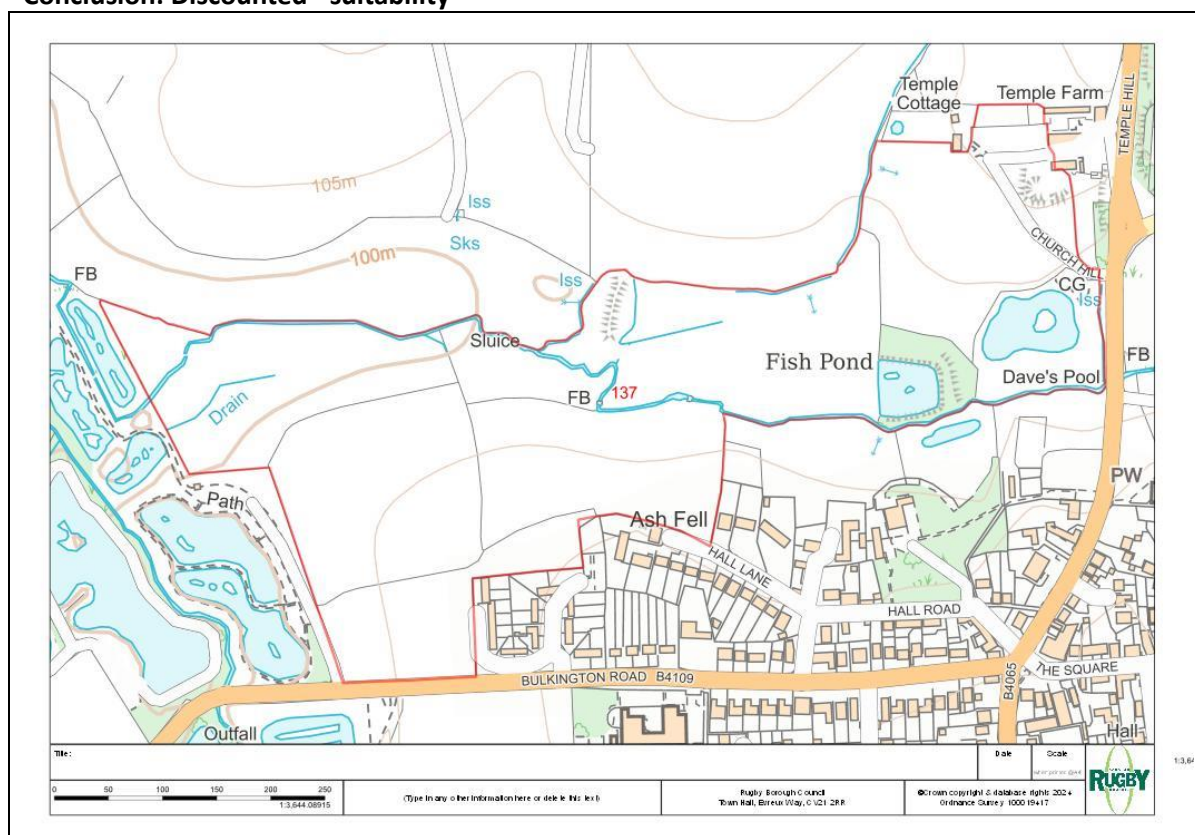
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Promoter states that the adjacent minerals extraction operation does not affect the deliverability of the development and the site is suitable and available to come forward within 5 years. Adjacent settlement boundary. Within Historic Landfill. Previously considered in the landscape study - Landscape Sensitivity - Medium (W003). Within SSRI Impact Risk Zone - need to consult Natural England for residential development of 100 dwellings.
Discounted?	False
Justification for discounting	

Site reference: 137

Land North and East of the B4109, Wolvey

Conclusion: Discounted - suitability



Basic

Parish	Burton Hastings, Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	19.1
Net site area	5.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	136
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

Conclusions

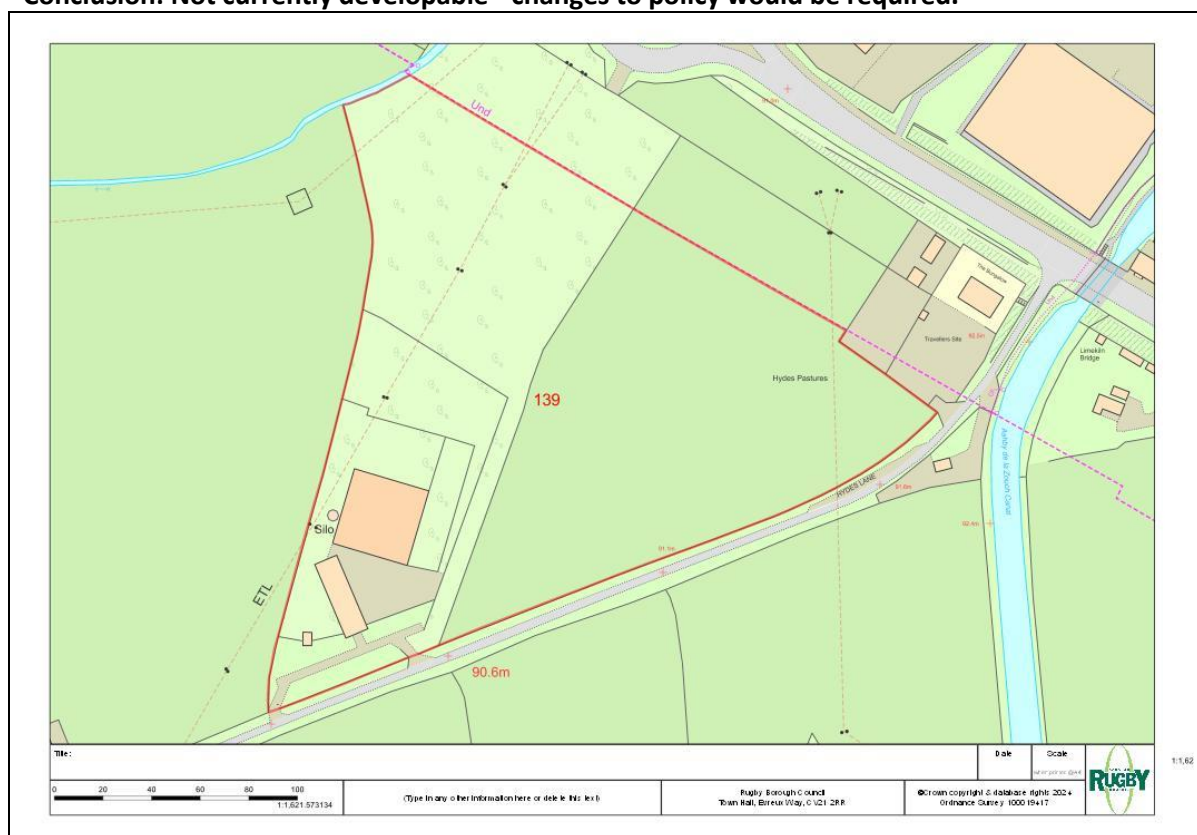
Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	A band of Flood Zone 2/3 follows the River Anker across the centre of the entire site, and at the northern boundary - this area of land cannot be developed and needs to be discounted from site area. Surface water flooding occurs within central portion of site - this area also needs to be discounted from gross site area as cannot be developed. Adjacent Local Wildlife Site and half of site contains a potential Local Wildlife Site - northern area. Previous landscape study found Landscape Sensitivity - High. . TPO tree sits on the south-eastern tip of site. Site contains areas of Priority Habitat - Deciduous Woodlands and Coastal and Floodplain Grazing Marsh. Much of site designated as Local Green Space. Scale of site in relation to the character of the village is a concern.
Discounted?	True

Justification for discounting	Settlement character, flood risk. Smaller cut taken site 309
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Site reference: 139

Land off A5 Hinckley

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton Baskerville	Ward	Wolvey and Shilton Ward
Current use	Agriculture / Horticulture	Gross site area	3.6
Net site area	1.5	Proposed use	Residential or Employment
Potential yield (employment, sqm)	7250	Potential yield (residential)	30
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3 / Urban

Conclusions

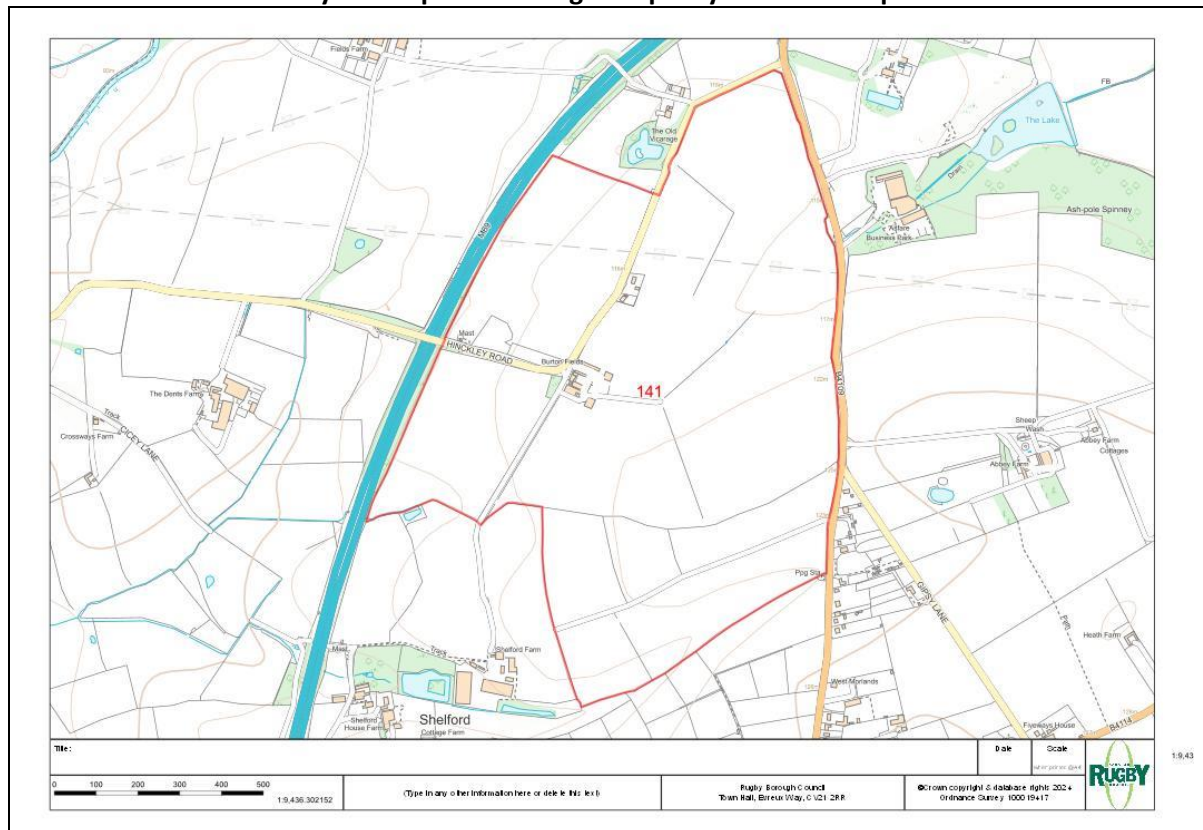
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjoining Hinckley and Bosworth Borough boundary. There is a public footpath which crosses a section of the land to the west. A small section at the north of the land is within Flood Zone 2 - this area of land cannot be developed and needs to be discounted from site area. There are electricity poles and the site is impacted by Overhead Electricity Lines. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Within Canal consultation zone - will need to consult with Canal Trust. Impact on A5 needs consideration. Location not currently appropriate for residential uses and further assessment required to determine suitability of site for employment uses in comparison to other sites submitted. Not suitable as a stand-alone site but further assessment required to determine whether site could come forward with

	adjoining land.	
Discounted?	False	
Justification for discounting		

Site reference: 141

Land off Hinkley Road, South side of M69 A5 Jctn

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Burton Hastings, Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	101.9
Net site area	94.6	Proposed use	Employment
Potential yield (employment, sqm)	200000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2 / Grade 3

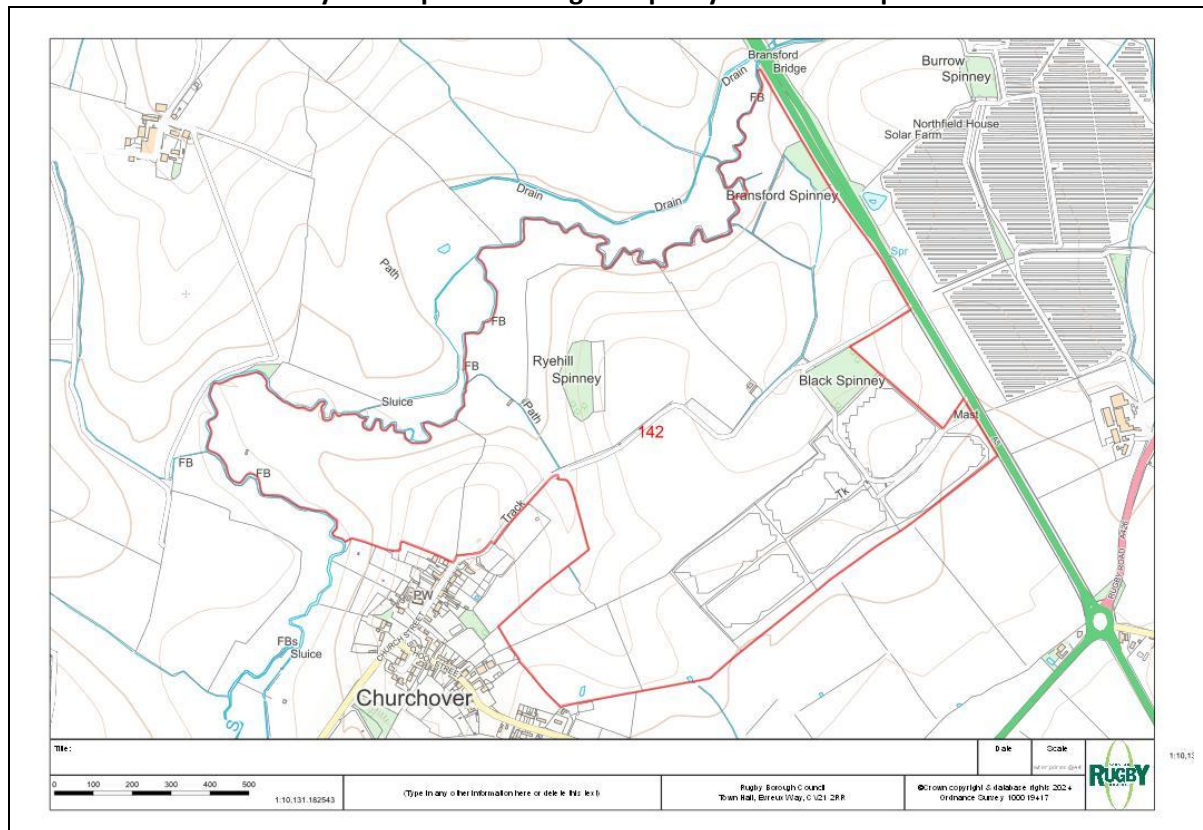
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Road improvement works would be required including new traffic lights on M69 roundabout. Gas main crosses site. Site impacted by Overhead Electricity Lines. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines (discount from site area). Site contains a small area of Priority Habitat - Traditional Orchard. Impact on A5 needs consideration. Further assessment required to determine sustainability of site in comparison to other proposed employment sites - also whether it is appropriate for the site to come forward with adjoining land.
Discounted?	False
Justification for discounting	

Site reference: 142

Land off A5, Churchover

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Churchover, Monks Kirby	Ward	Clifton, Newton and Churchover Ward, Revel and Binley Woods Ward
Current use	Agriculture / Solar Farm / Woodland	Gross site area	137.1
Net site area	88.9	Proposed use	Residential or Employment
Potential yield (employment, sqm)	140000	Potential yield (residential)	1866
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3 / Grade 4

Conclusions

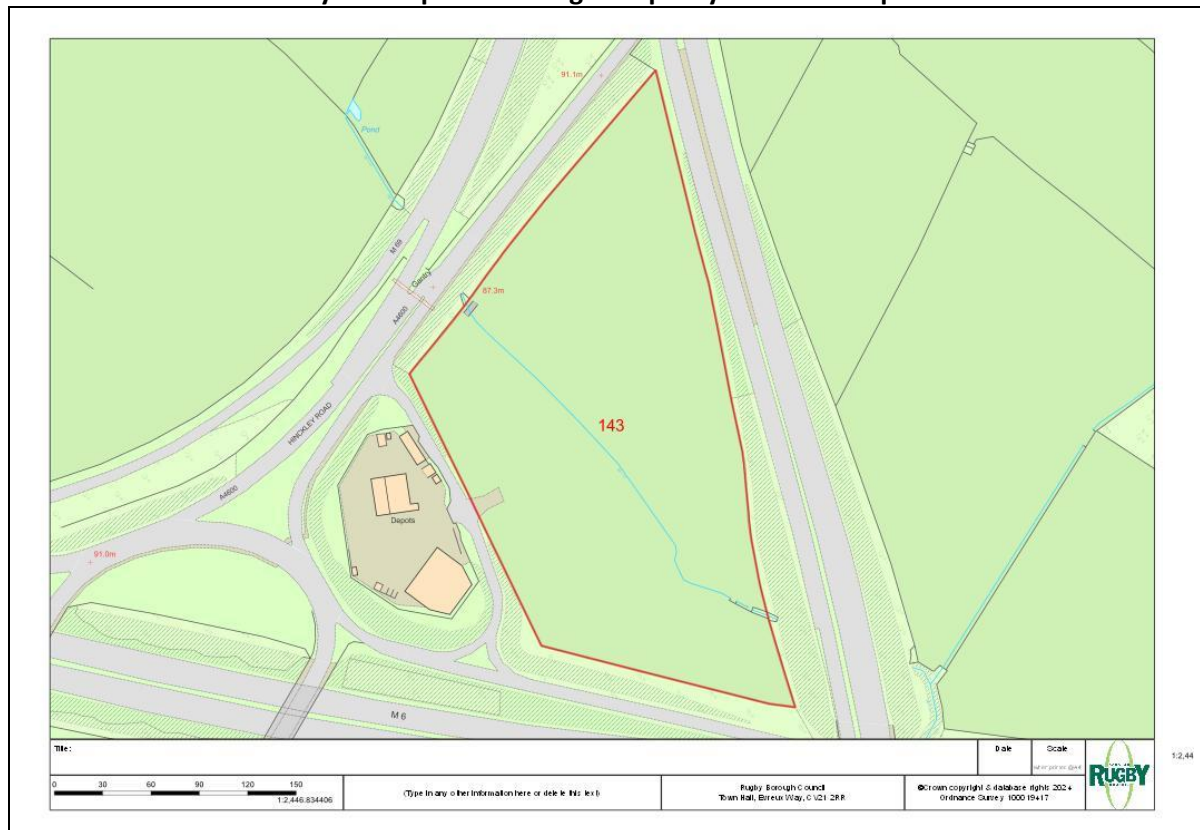
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Remote from existing settlements other than small village of Churchover. The section of the land which is subject to the solar farm lease would be subject to timescales beyond 16+ years. Gas pipelines run through / close to the site (Cadent and National Grid) - will need appropriate mitigation in accordance with National Gas / Grid guidelines. The northern section of the site either side of the River Swift is within Flood Zone 2 and 3. Surface water flooding occurs within northern portion of site. Partially within Historic Landfill. Site lies adjacent to existing Conservation Area, impact on significance needs consideration. Landscape impact also a major consideration. Ryehill Spinney covered by TPOs within central part of

	site. Within SSRI Impact Risk Zone - need to consult Natural England if large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more. Site contains areas of Priority Habitat - Deciduous Woodlands. Impact on A5 needs further consideration.	
Discounted?	False	
Justification for discounting		

Site reference: 143

Land off Hinckley Road, M6 Jctn 2

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Site Compound	Gross site area	5.0
Net site area	4.4	Proposed use	Employment
Potential yield (employment, sqm)	17480	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

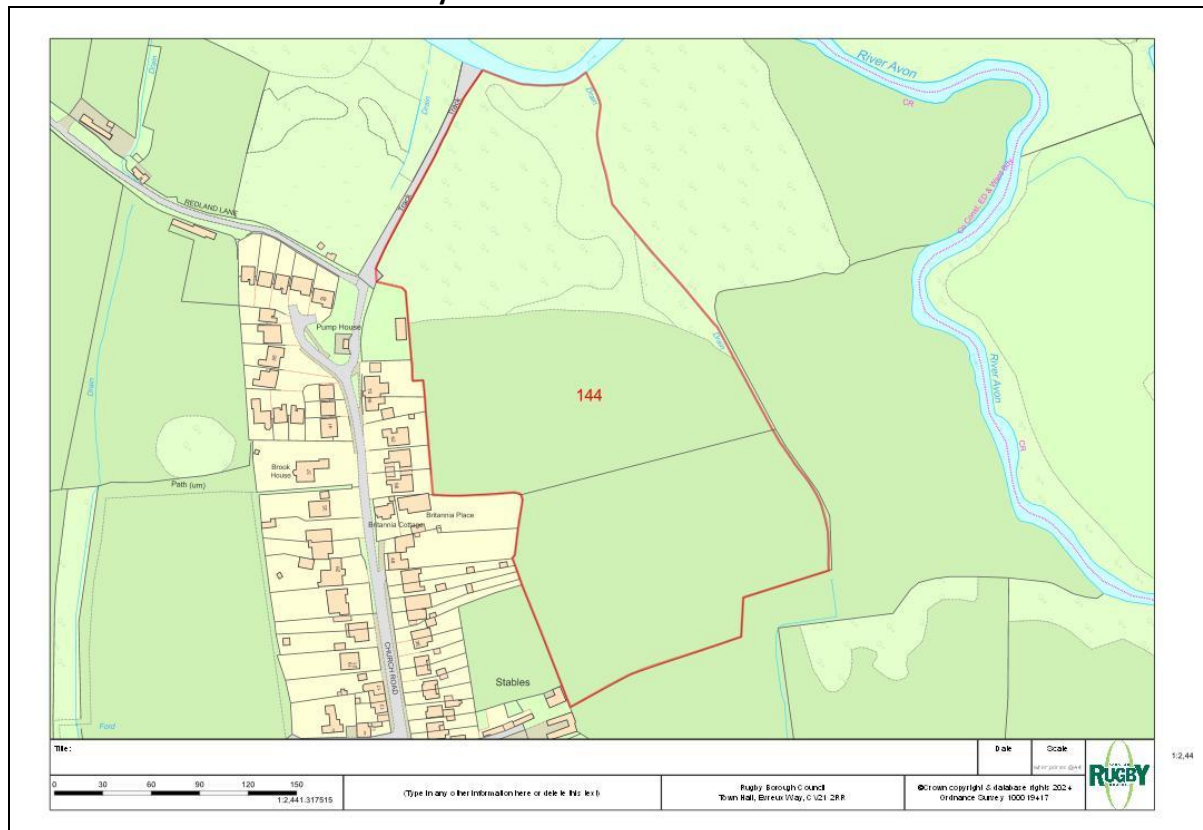
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Potential impacts on the SRN. Surface water flooding occurs within central portion of site. Possibility of achieving suitable access needs to be determined - Potential improvements to Hinckley Road junction B4065 to discourage use of slip road egress. Suitability of location to deliver employment land needs to be assessed
Discounted?	False
Justification for discounting	

Site reference: 144

Land off Church Road, Ryton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	5.9
Net site area	3.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	85
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

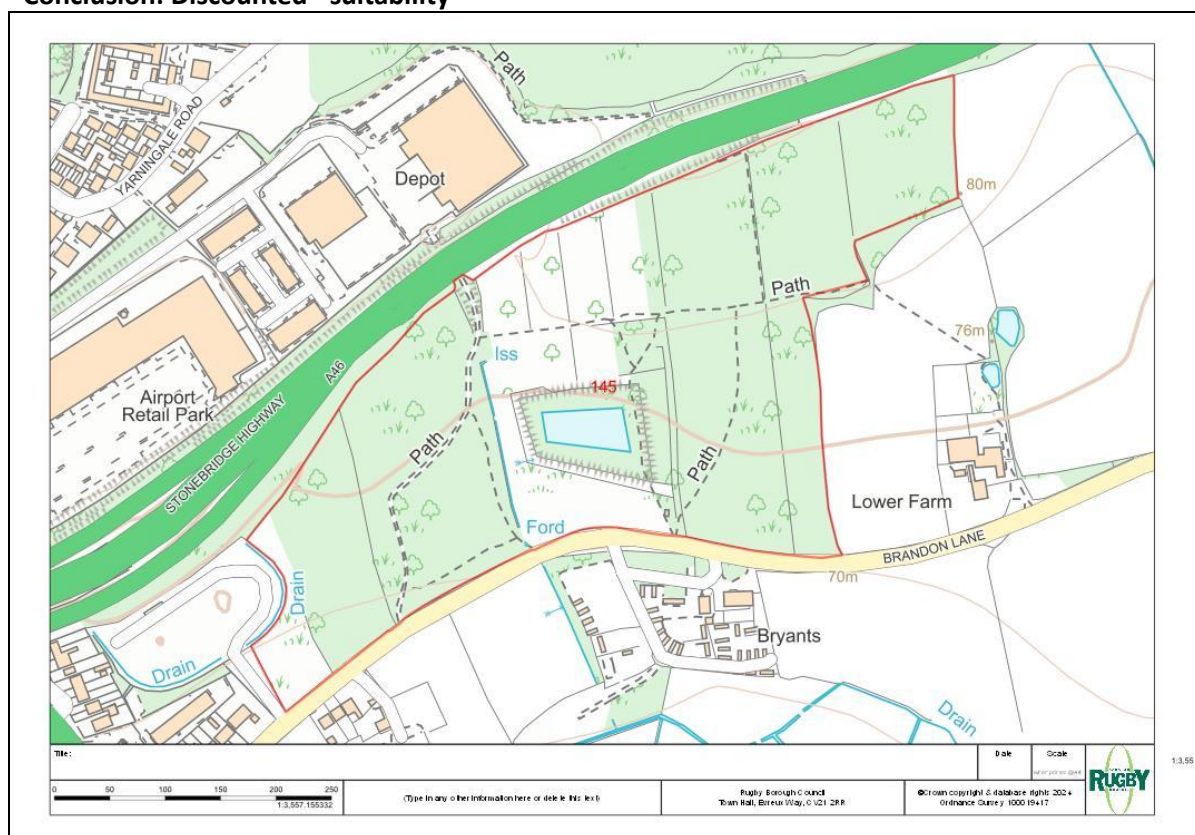
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Northern half of site is within Flood Zones 2 and 3. Unsure how safe access can be achieved as falls within high risk flood zones. Large areas of Priority Habitat - approx half the site - Coastal and floodplain grazing marsh. Site will only be considered if insufficient land outside high risk flood zones can be found. Adjacent Local Wildlife Site. Within the Ryton-on-Dunsmore Made Neighbourhood Development Plan area - adjacent to site of historic significance - 042. Adjacent SSSI. Within SSSI Risk Impact Zone (All Consult) - duty to consult Natural England to assess impact
Discounted?	True
Justification for discounting	Flood risk

Site reference: 145

Land off Brandon Lane, Coventry

Conclusion: Discounted - suitability



Basic

Parish	Brandon and Bretford	Ward	Wolston and the Lawfords Ward
Current use	Private Open Space	Gross site area	16.0
Net site area	5.6	Proposed use	Employment
Potential yield (employment, sqm)	22440	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

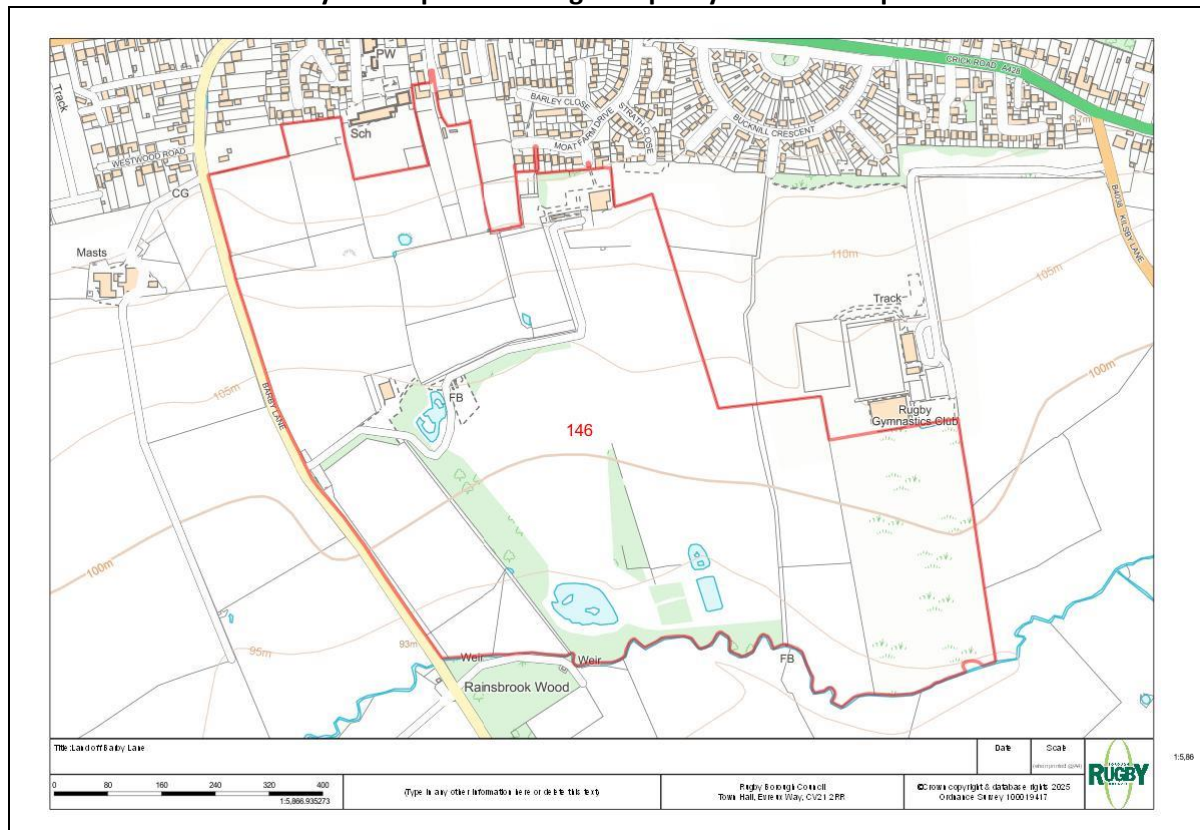
Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. At edge of Coventry. PROWs cross site. Not designated public open space. Adjacent Local Nature Reserve. Adjacent Local Wildlife Site. Potential impacts on the SRN. Within SSRI Impact Risk Zone - need to consult Natural England if large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more / residential of 100 houses or more. Majority of site covered by Priority Habitat Areas - Deciduous Woodlands and Traditional Orchard. Loss of this habitat would be unacceptable when other non-constrained sites are available.
Discounted?	True
Justification for discounting	Impact on Priority Habitat

Site reference: 146

Land off Barby Lane

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Unparished	Ward	Hillmorton Ward
Current use	Agriculture / Commercial	Gross site area	58.4
Net site area	55.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	380
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

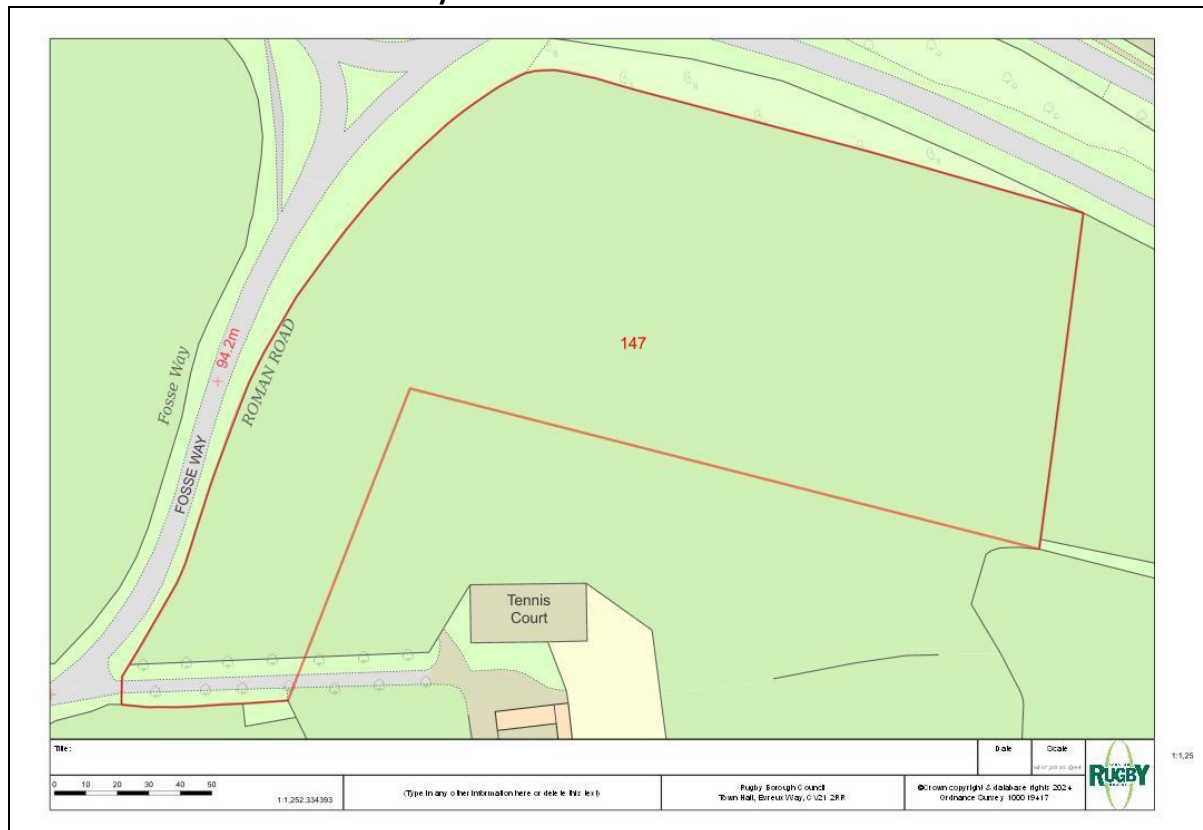
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Given the topography of the site the southern third could be utilised as a landscape buffer/biodiversity off-setting area. PROW runs through site. Within Air Quality Management Area. Within potential GI area - consider impacts. Part of site contains a Local Wildlife Site and a Potential Local Wildlife Site. Previous landscape study found Landscape Sensitivity - Medium (northern part) - 17i. High (southern part) - 14a. Surface water flooding occurs within southern portion of site. Landscape impact needs consideration. Further assessment required to determine sustainability of site.
Discounted?	False
Justification for discounting	

Site reference: 147

Meadow Farm, Stretton-on-Dunsmore

Conclusion: Discounted - suitability



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	3.0
Net site area	3.0	Proposed use	Residential or Employment
Potential yield (employment, sqm)	11920	Potential yield (residential)	63
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

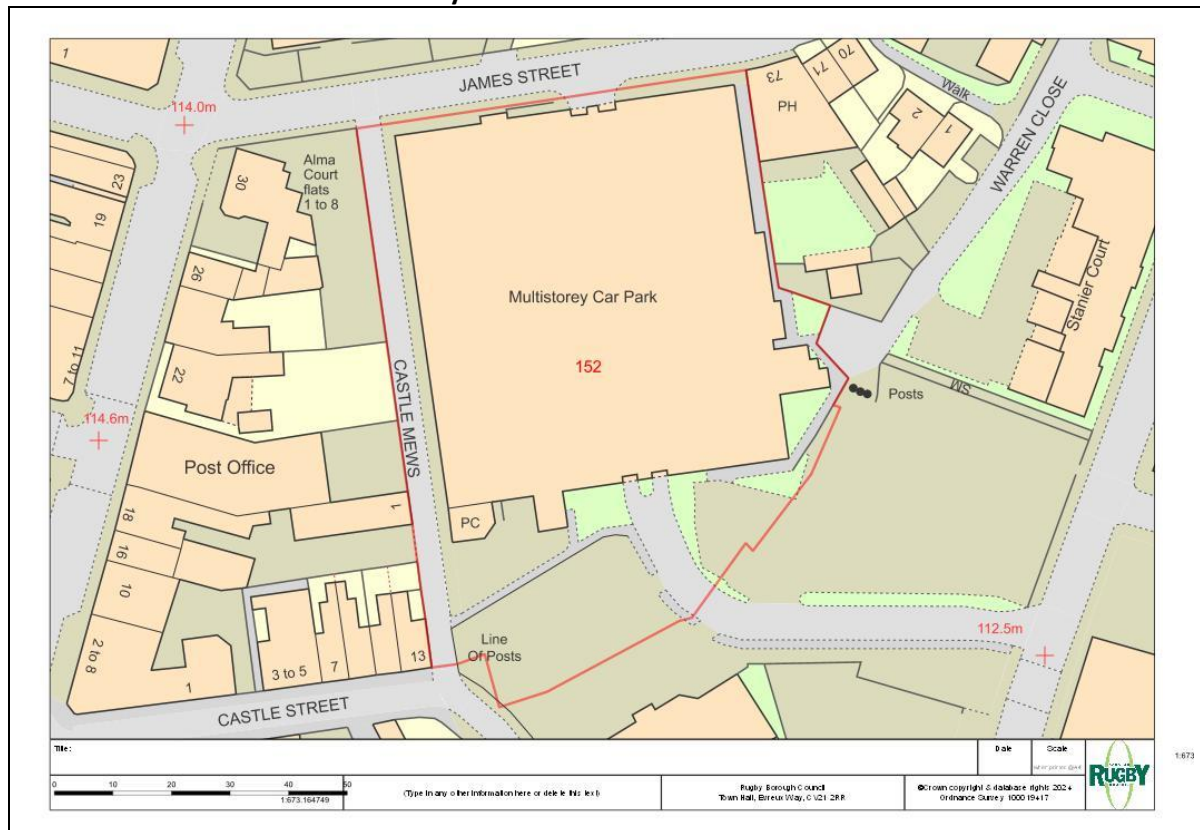
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Green Belt site. Previous landscape study found Landscape Sensitivity High - SD09. Potential impacts on the SRN. Site is too removed from existing settlement to be appropriate for residential development due to sustainability concerns. Not related to an existing employment site.		
Discounted?	True		
Justification for discounting	Unsuitable location remote from settlement and not related to existing employment site		

Site reference: 152

RBC - John Barford Car Park, Rugby

Conclusion: Discounted - availability



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Car Park	Gross site area	0.6
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	62
Green Belt/LGS	0%	Agricultural Land Classification	Urban

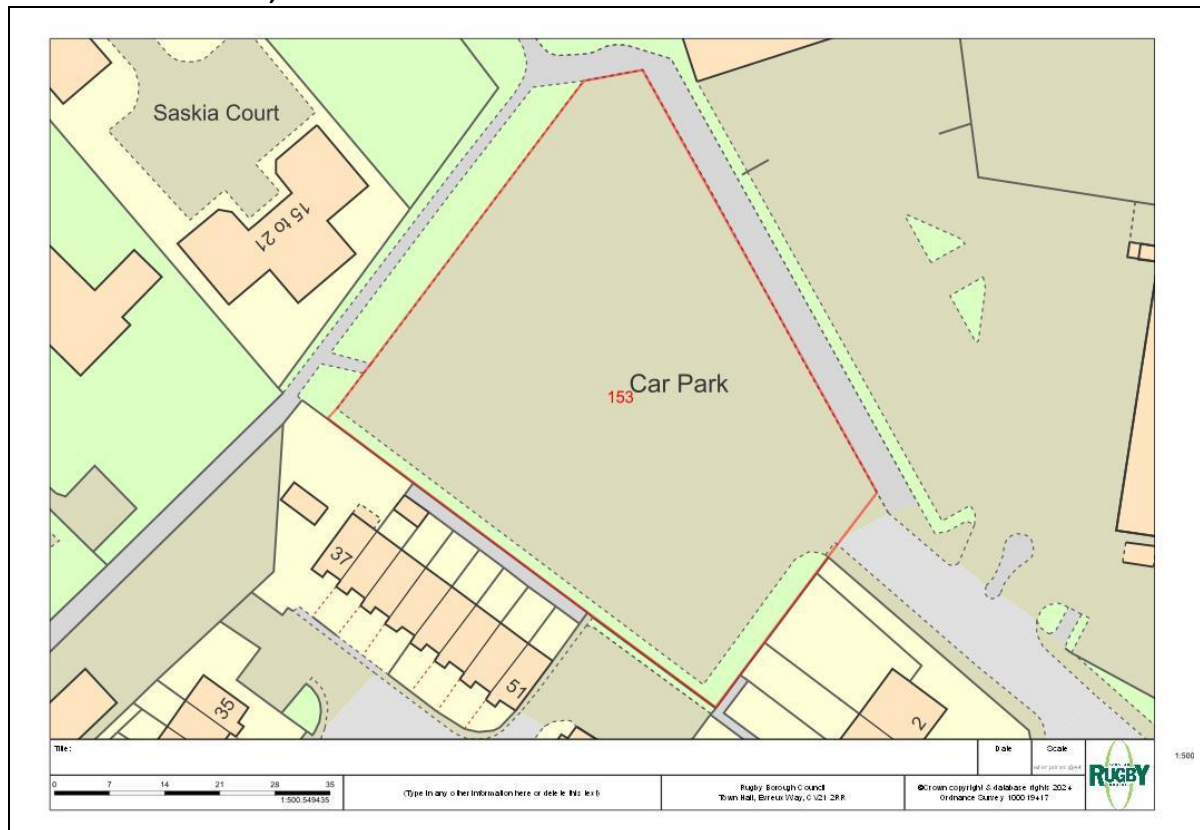
Conclusions

Available	No
Achievable	Yes
Suitable	Yes
Suitability commentary	Potential redevelopment of existing car park. Owned by Rugby Borough Council. Need to consider loss of parking and impact on town. Site lies adjacent to the Conservation Area. Brownfield site. Within smoke control and air quality management zones. Within settlement boundary and potential town centre regeneration site. Considered suitable but not currently available.
Discounted?	True
Justification for discounting	Availability

Site reference: 153

RBC - Westway Car Park, Rugby

Conclusion: Suitable, available and achievable



Basic

Parish	Unparished	Ward	New Bilton Ward
Current use	Car Park	Gross site area	0.3
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	26
Green Belt/LGS	0%	Agricultural Land Classification	Urban

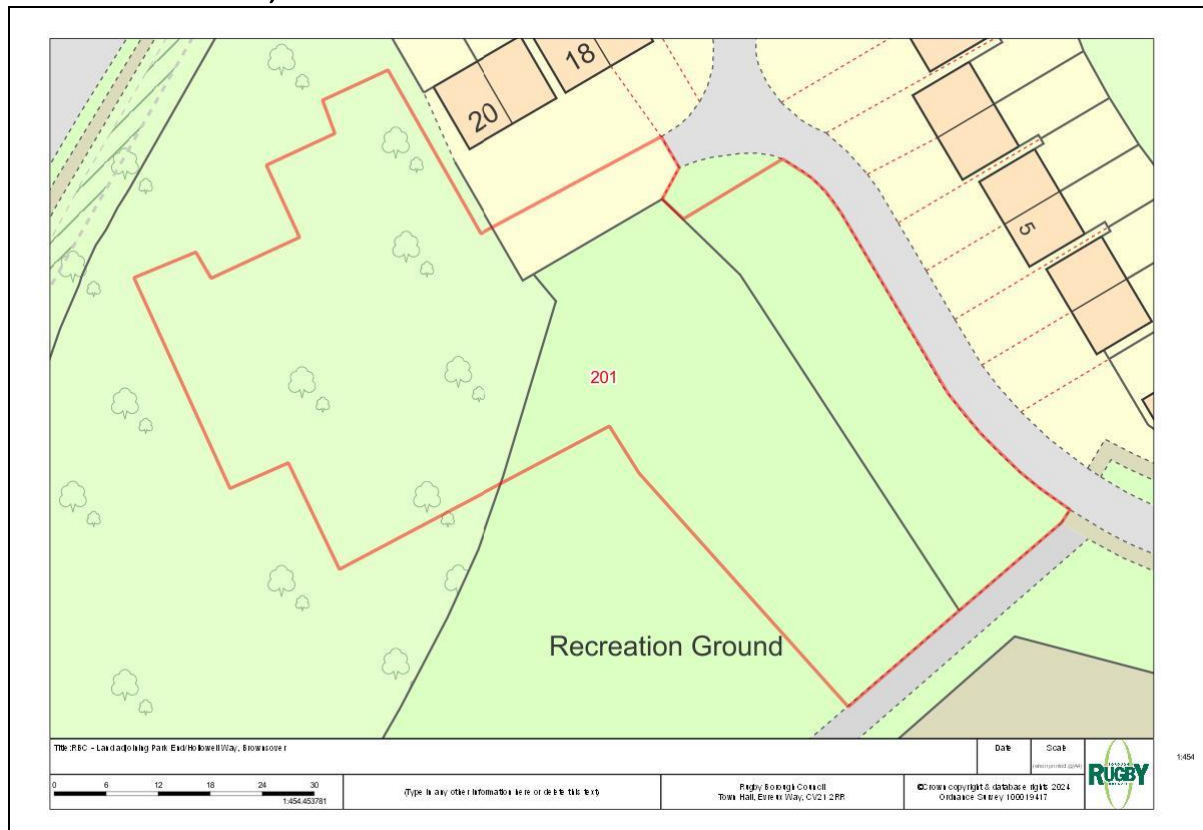
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Yes
Suitability commentary	Promoted for residential - redevelopment of existing car park. Owned by Rugby Borough Council. Need to consider loss of parking and impact on town. Site lies adjacent to the Conservation Area. Within Historic Landfill. Brownfield site. Within air quality management zones. Small pockets of surface water flood risk across site . Site is considered within the Rugby Regeneration Strategy which sets out: "is generally underutilised. The future redevelopment potential of the car park is linked to wider Westway Car Park Schoolfield Grove Rugby Fire Station and Corporation Street Council strategy on release but its development potential in isolation is noted to be relatively limited". Within settlement boundary and potential town centre regeneration site, considered suitable.
Discounted?	False
Justification for discounting	

Site reference: 201

RBC - Land adjoining Park End/Hollowell Way, Brownsover

Conclusion: Suitable, available and achievable



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Amenity Land	Gross site area	0.4
Net site area	0.2	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	15
Green Belt/LGS	0%	Agricultural Land Classification	Urban

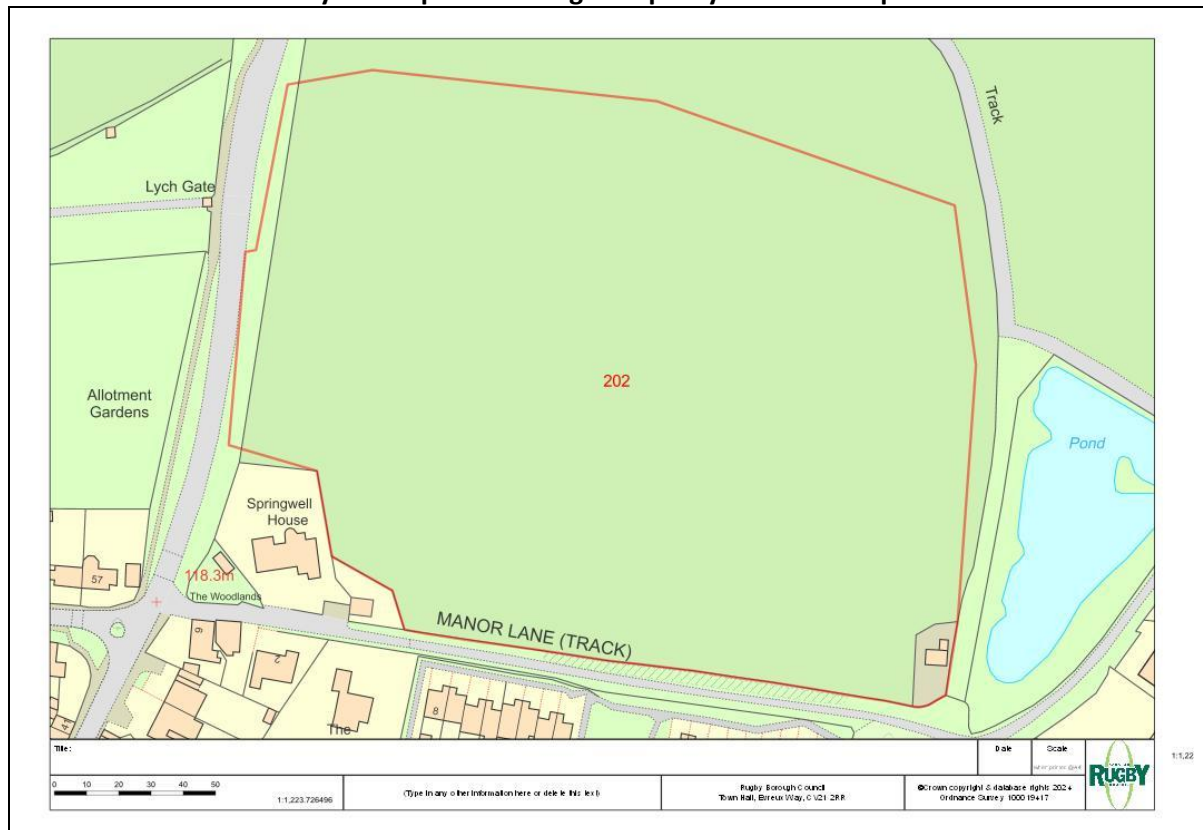
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Potentially
Suitability commentary	Promoted for residential. RBC owned site. Site forms part of existing recreation ground. Within cement slurry buffer pipe 50m zone. Within Settlement boundary. Site falls wholly within designated open space - further assessment required to determine if the land is surplus to requirements and whether this constraint means the site would not be appropriate to come forward on this basis. Site lies wholly within settlement boundary and therefore the principle of development is acceptable subject to this. Design is also a significant question in relation to this site.
Discounted?	False
Justification for discounting	

Site reference: 202

Newton Road, Clifton upon Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	3.6
Net site area	3.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	80
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

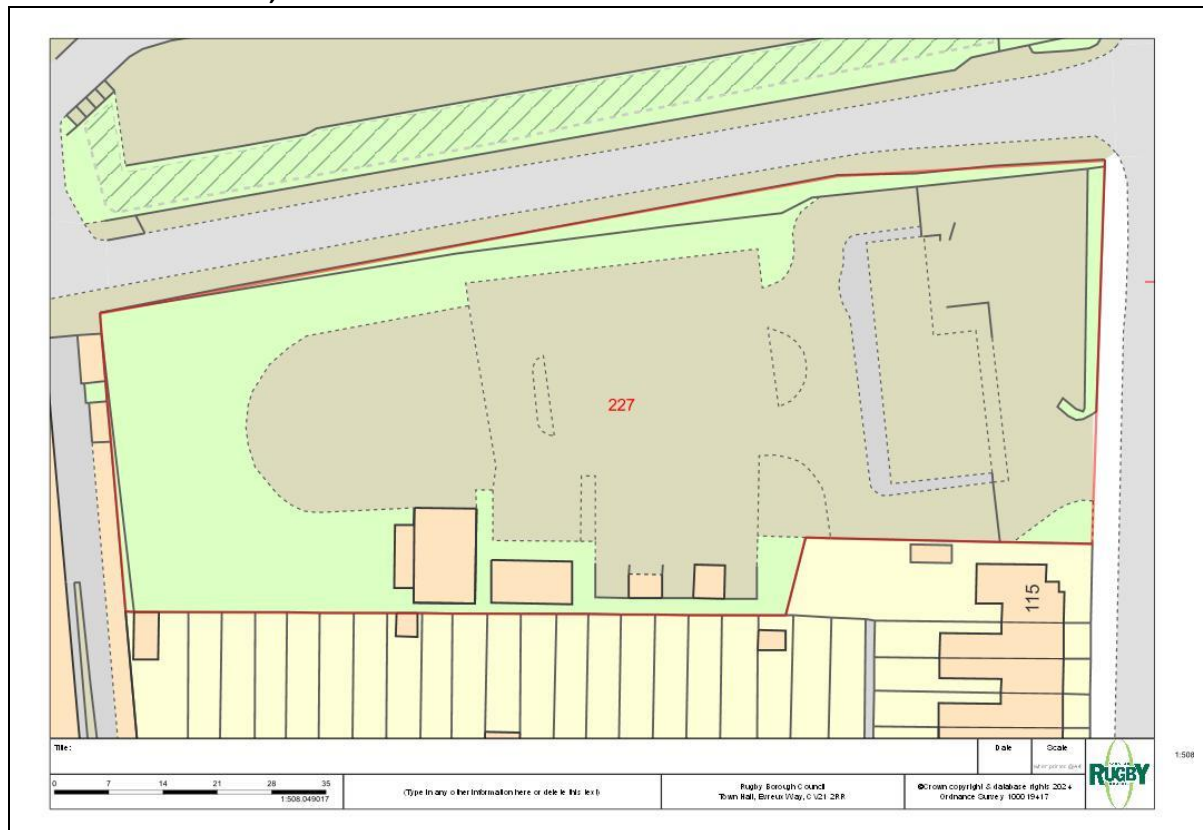
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Within Air Quality Management Zone. Adjoining settlement boundary. Site lies close to existing Conservation Area.
Discounted?	False
Justification for discounting	

Site reference: 227

PP - Former Newton Vehicle Rentals Site, 117 Newbold Road

Conclusion: Suitable, achievable and available



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Vehicle Storage	Gross site area	0.6
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	17
Green Belt/LGS	0%	Agricultural Land Classification	Urban

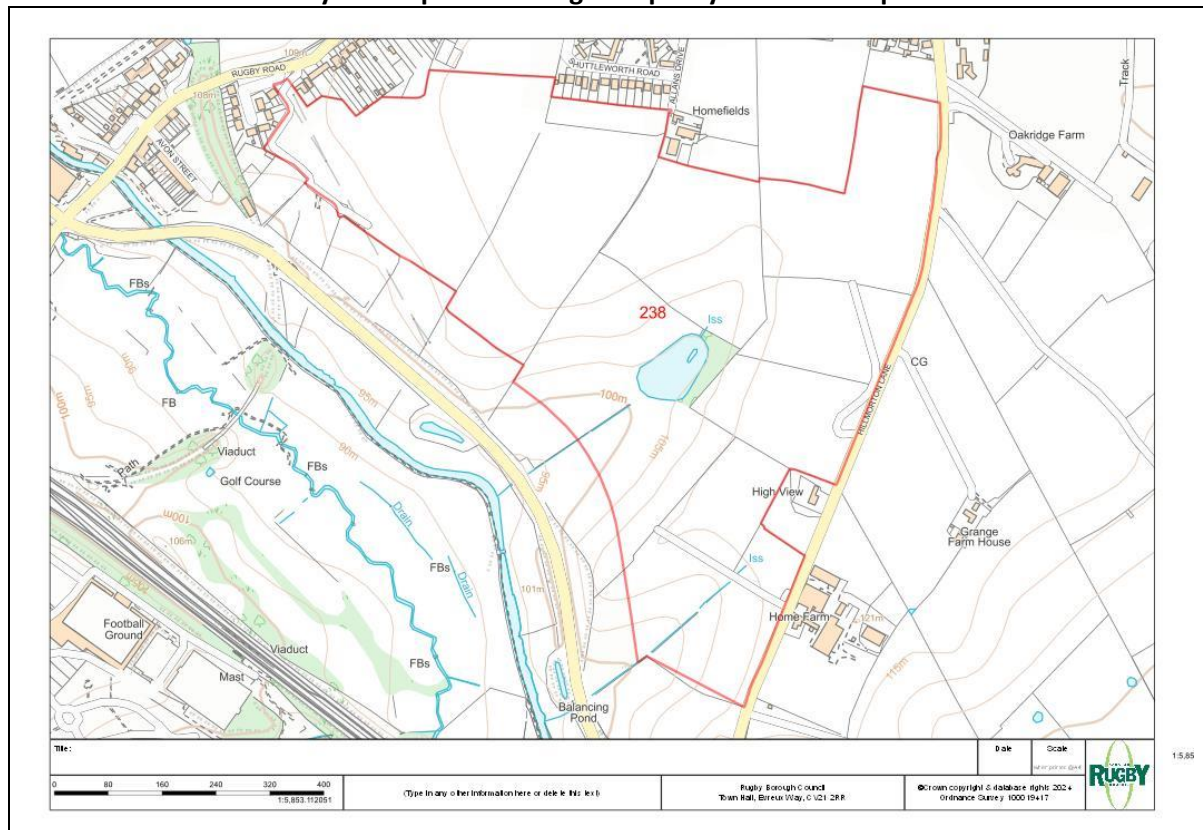
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Promoted for residential. Former employment site. Planning permission granted 2020-08-20 - R19/1496 - 122 Units. Also on Brownfield Register. Not built out. Within air quality management zones. Within settlement boundary and potential regeneration site. Considered suitable.
Discounted?	False
Justification for discounting	

Site reference: 238

Land off Rugby Rd, Clifton upon Dunsmore

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	43.9
Net site area	41.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	700
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3

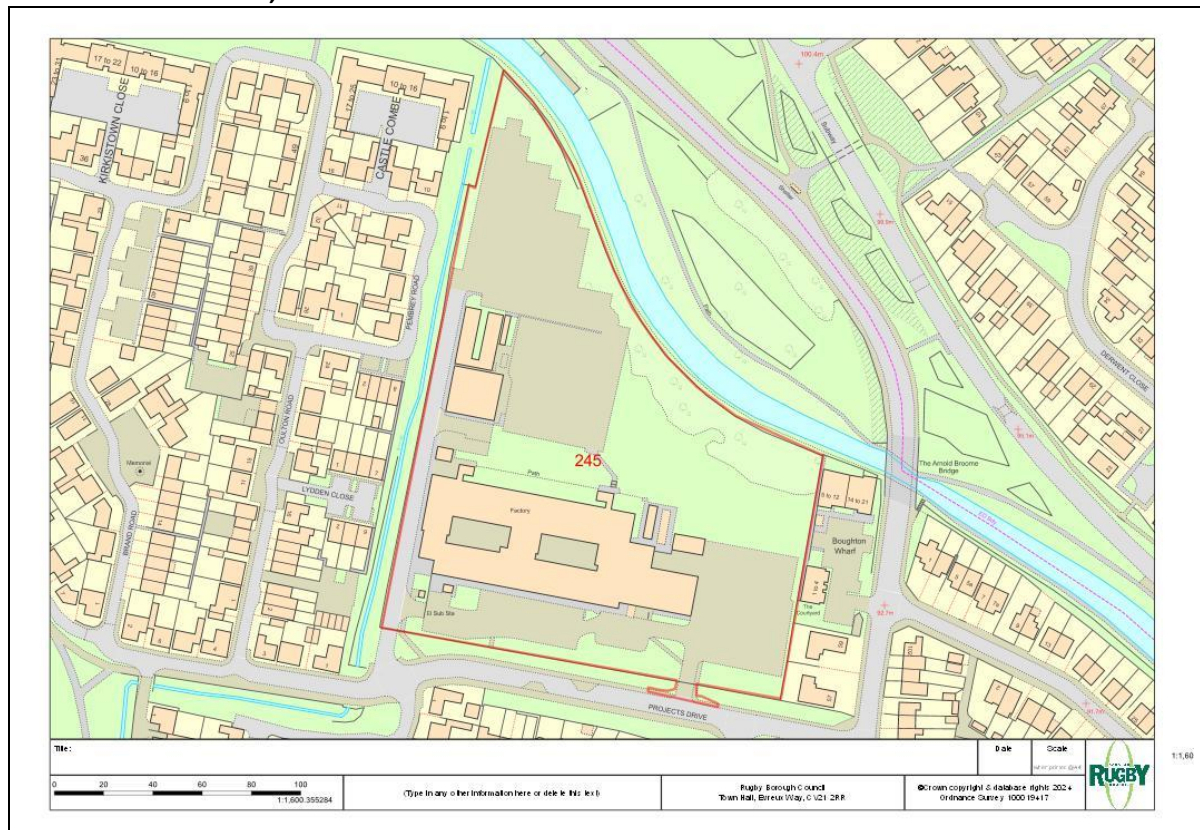
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Within Historic Landfill buffer zone. Pond on site requires discounting from site area. Site impacted by Overhead Electricity Lines. Concerns about scale of site and relationship to village and connections with village, although options for different scales of development identified by promoter. Landscape impact needs consideration.
Discounted?	False
Justification for discounting	

Site reference: 245

PP - Land North of Projects Drive, Rugby

Conclusion: Suitable, achievable and available - residential



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Factory	Gross site area	2.5
Net site area	2.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	100
Green Belt/LGS	0%	Agricultural Land Classification	Urban

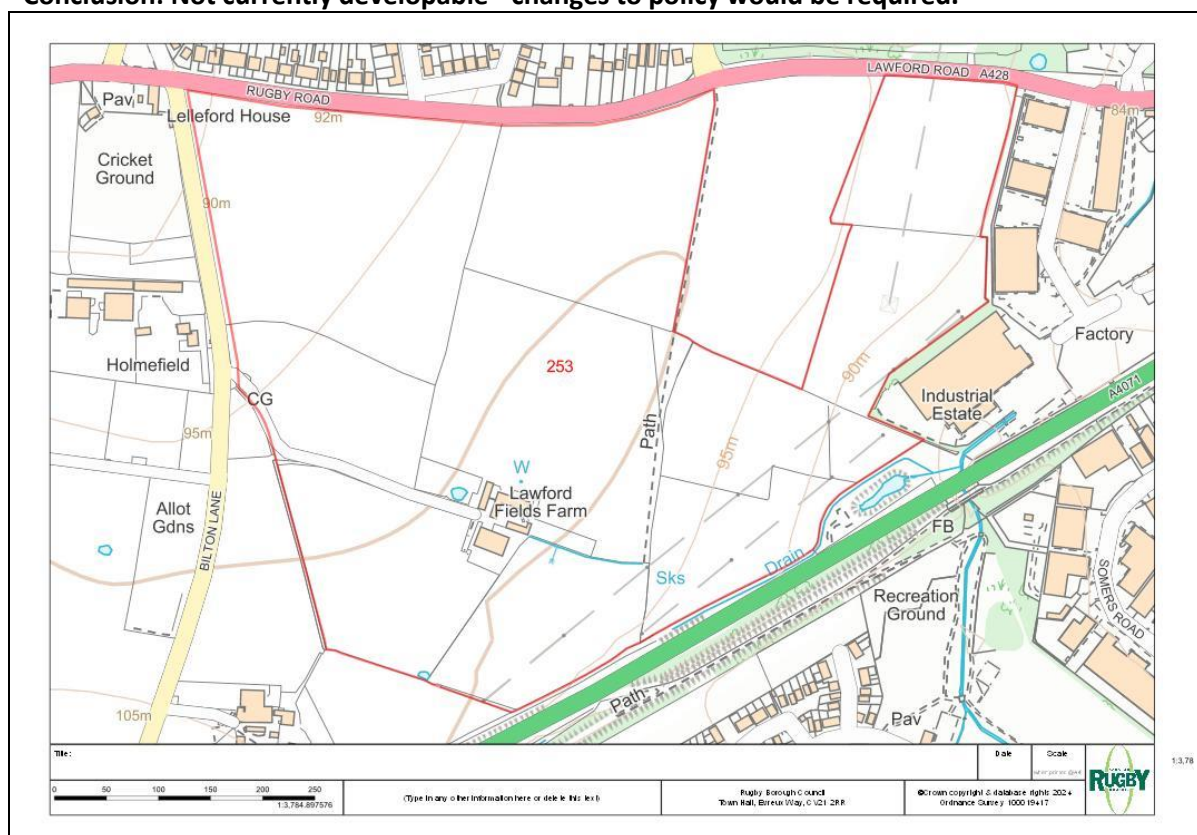
Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Yes
Suitability commentary	Previous application - R23/0135 - 101 units. Withdrawn by applicant 2023-10-27. Concerns around housing mix, loss of important tree, design and lack of amenity provision. Within Canal consultation zone - will need to consult with Canal Trust. Adjacent Local Wildlife Site. Tree on periphery of site protected by TPO. Site within settlement boundary. Principle of residential use acceptable.
Discounted?	False
Justification for discounting	

Site reference: 253

PP - Lawford Fields Farm, Long Lawford (strategic Mixed Uses)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Long Lawford, Unparished	Ward	New Bilton Ward, Wolston and the Lawfords Ward
Current use	Agriculture	Gross site area	29.4
Net site area	23.5	Proposed use	Mixed Use
Potential yield (employment, sqm)	70000	Potential yield (residential)	350
Green Belt/LGS	99%	Agricultural Land Classification	Grade 3

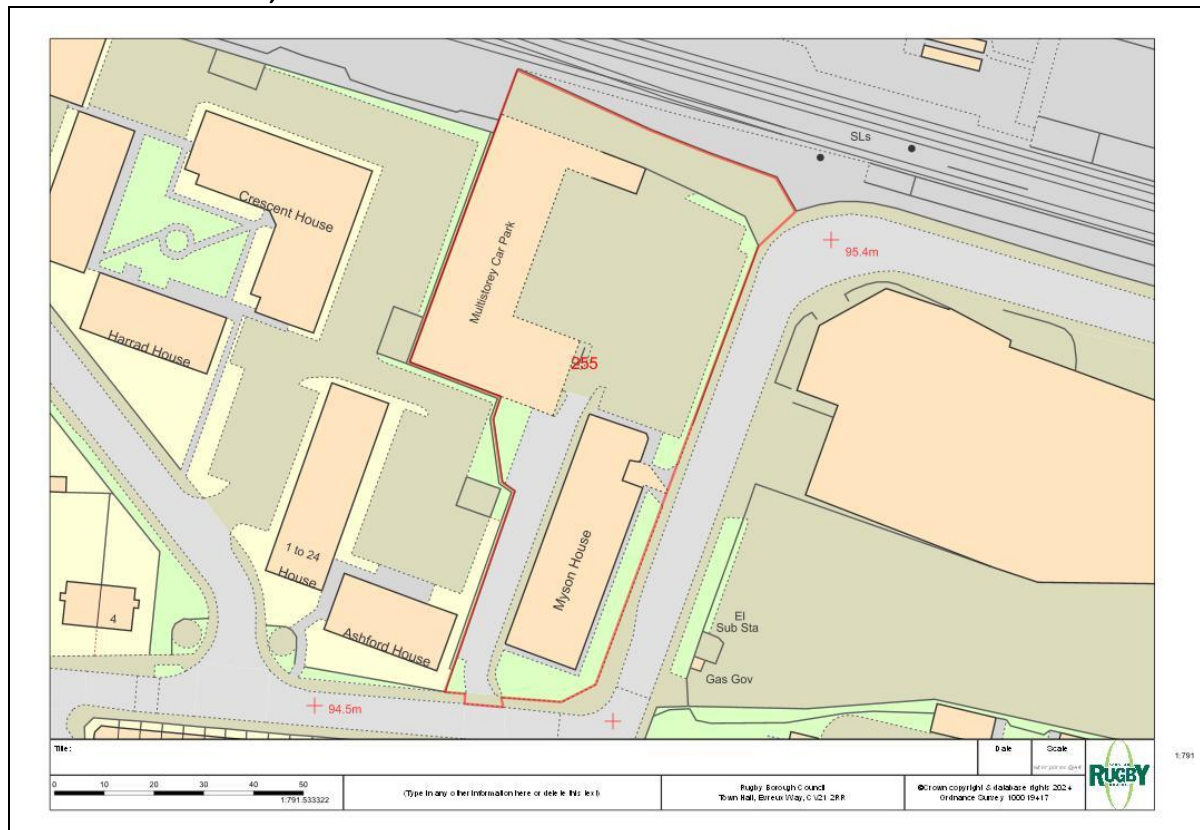
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Previous application - Outline R20/0134 - 351 Units (withdrawn). Within Rugby Cement buffer zone - will need to consult. Adjacent Local Wildlife Site. Discussed in previous landscape study - Landscape Sensitivity - High. Site lies directly above Cement Slurry Pipeline - will need to consult with HSE to ascertain appropriate mitigation. Site also impacted by Electricity Overhead Lines and Cadent pipeline runs directly through site - appropriate mitigation will be required in accordance with National Gas guidelines. Concerns about scale of site and coalescence of settlements. Further assessment required to determine appropriateness of site in comparison with other options.
Discounted?	False
Justification for discounting	

Site reference: 255

PP - Myson House, Railway Terrace, Rugby, CV21 3LS

Conclusion: Suitable, achievable and available



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Employment / Car Park	Gross site area	0.5
Net site area	0.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	51
Green Belt/LGS	0%	Agricultural Land Classification	Urban

Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Current application - Outline R22/1035 - 96 units (awaiting determination). Site is set out for development in the Rugby Regeneration Strategy - SG4 which states: "Redevelopment of Myson House and surface car parking, to deliver new homes and workspace.". Within settlement boundary and potential town centre regeneration site. Considered suitable.
Discounted?	False
Justification for discounting	

Site reference: 257

PP - Old Bull & Butcher, Oxford Road, Stretton-on-Dunsmore, CV8 3EP

Conclusion: Discounted - suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Former public house / amenity land	Gross site area	1.1
Net site area	1.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	29
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

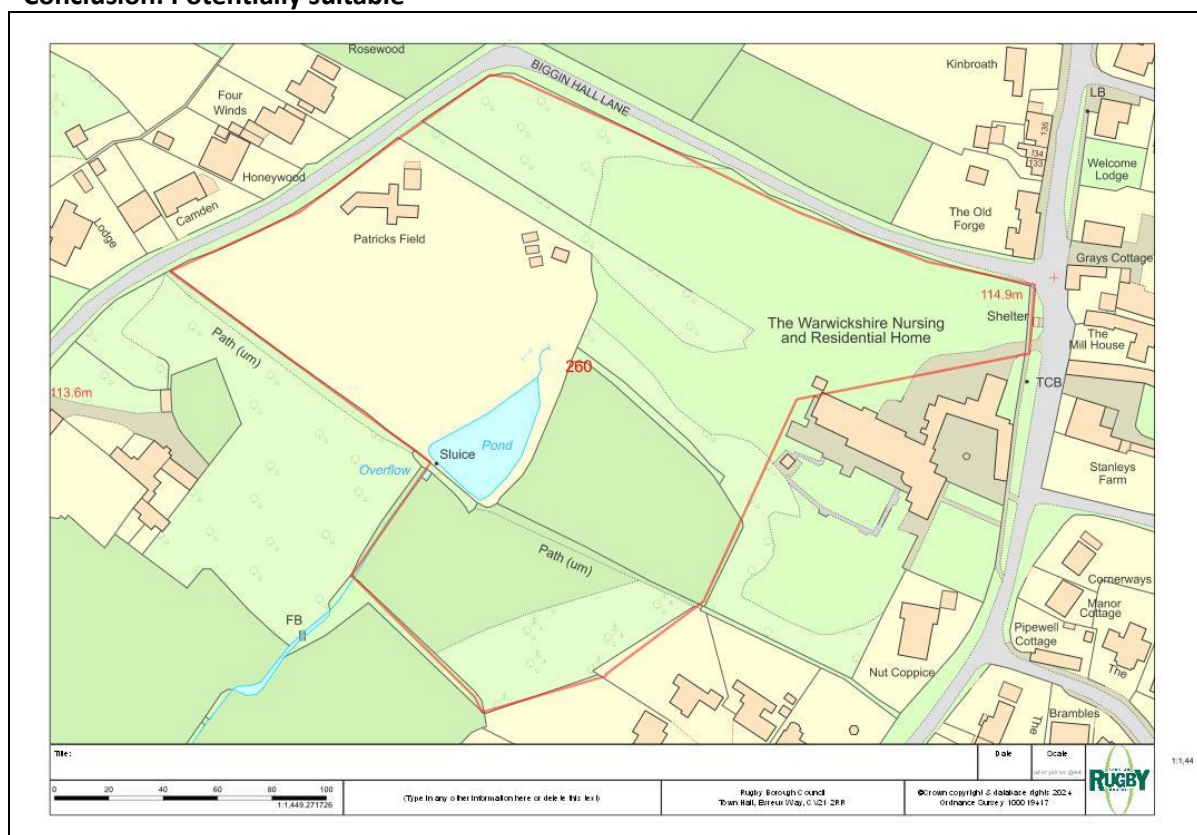
Conclusions

Available	n/a
Achievable	Not evaluated
Suitable	No
Suitability commentary	Withdrawn planning application - R21/1108 - 12 units. Site within open countryside location - not appropriate for residential development - lack of access to services and facilities.
Discounted?	True
Justification for discounting	Unsustainable location

Site reference: 260

PP - Thurlaston Meadows Care Home, Main Street, Thurlaston, CV23 9JS

Conclusion: Potentially suitable



Basic

Parish	Thurlaston	Ward	Dunsmore Ward
Current use	C2 / Garden Land / Residential	Gross site area	3.5
Net site area	2.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	74
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

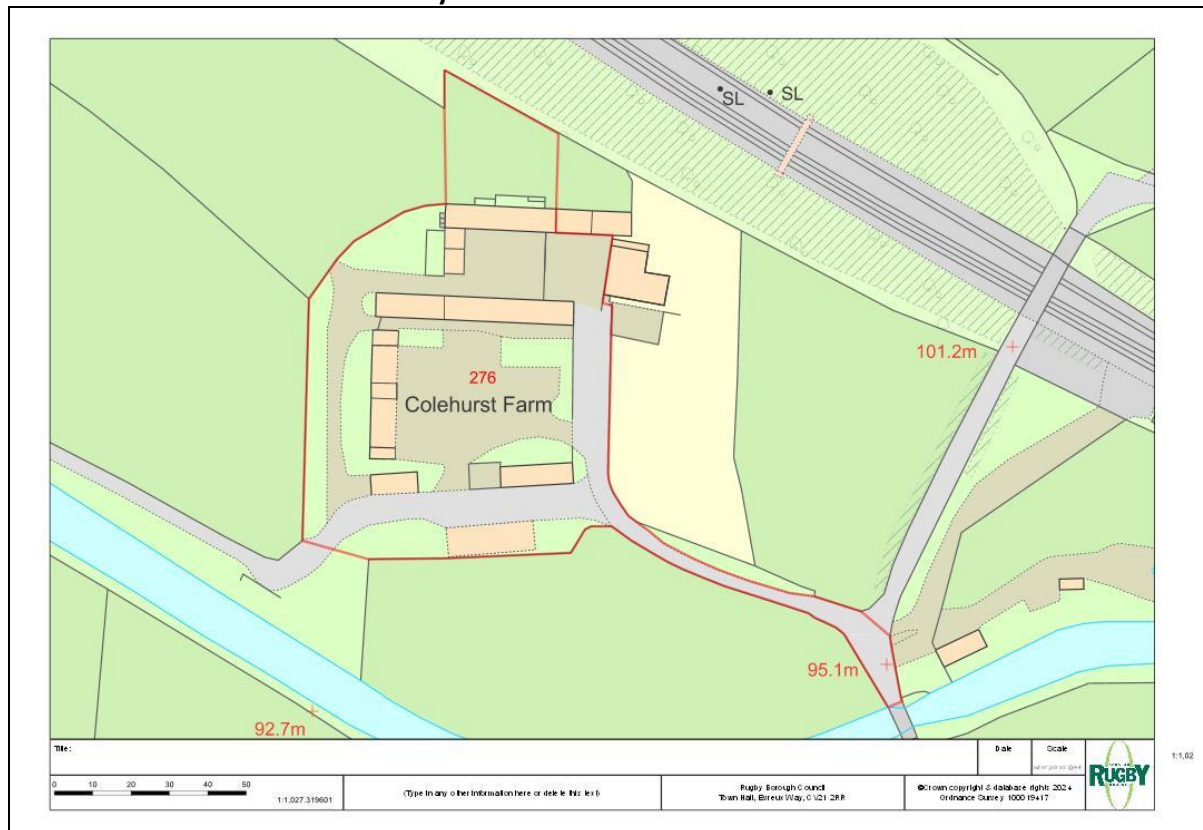
Conclusions

Available	n/a
Achievable	Not evaluated
Suitable	Potentially
Suitability commentary	Application - R20/1030 - 35 units (C2) refused 17.5.24 - Erection of a Retirement Living Housing Scheme (Use Class C2) comprising of 35 bungalows. Encompasses CFS 9 - duplicate. Surface water flooding occurs within central portion of site. Site lies within and adjacent to existing Conservation Area, concern about impact. Questions about suitability of access. Approximately 33 TPOs lie across site.
Discounted?	False
Justification for discounting	

Site reference: 276

LPP - Colehurst Farm, Rugby

Conclusion: Discounted - suitability



Basic

Parish	Combe Fields	Ward	Revel and Binley Woods Ward
Current use	Agriculture	Gross site area	0.8
Net site area	0.8	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	22
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

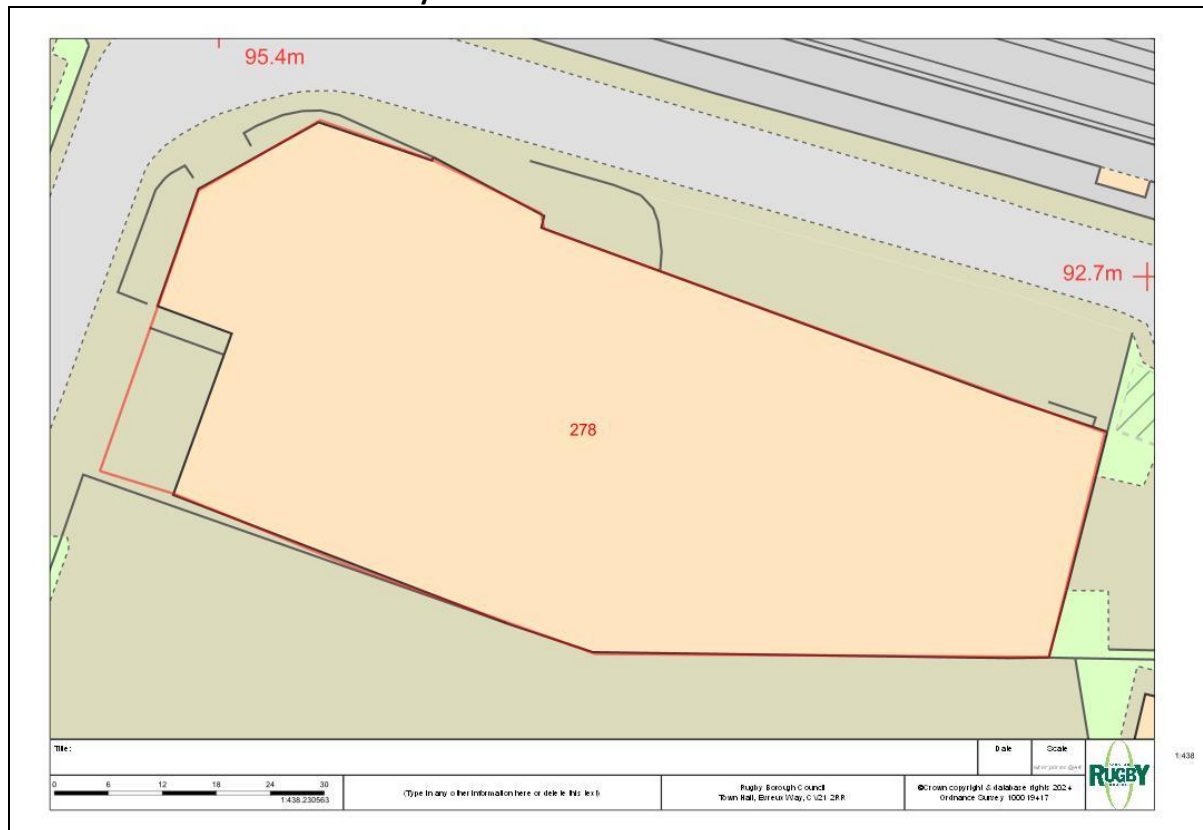
Conclusions

Available	n/a
Achievable	Not evaluated
Suitable	No
Suitability commentary	R17/0088. Conversion of existing barns into 8 residential units with associated works. PP has lapsed. Within Canal consultation zone - will need to consult with Canal Trust. Site not locationally appropriate to allocate within Local Plan but could come forward again under Class Q.
Discounted?	True
Justification for discounting	Unsustainable location

Site reference: 278

OFF - Stagecoach Depot, Railway Terrace, Rugby

Conclusion: Discount - availability



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Coach Depot	Gross site area	0.4
Net site area	0.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	41
Green Belt/LGS	0%	Agricultural Land Classification	Urban

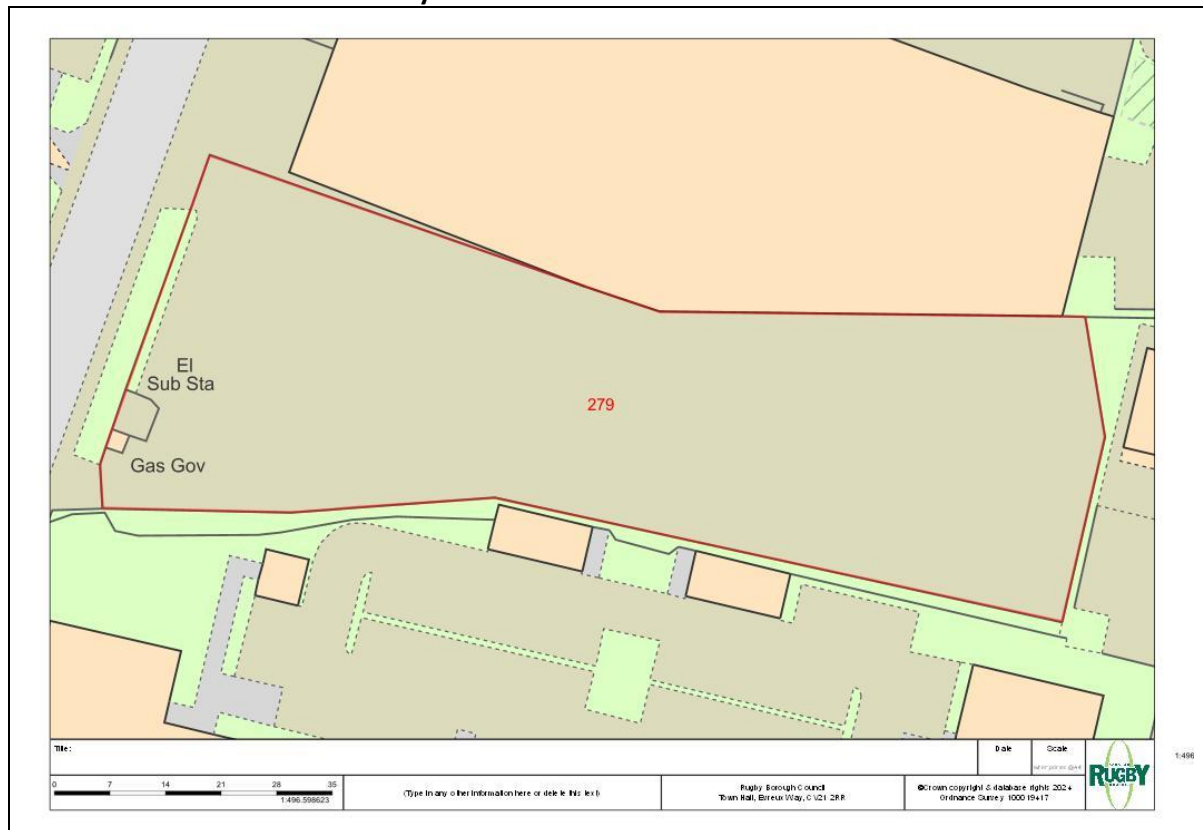
Conclusions

Available	Unknown
Achievable	Yes
Suitable	Yes
Suitability commentary	No planning history. Site included in the Rugby Regeneration Strategy - SG3 which states: "Redevelopment of bus depot to deliver residential-led scheme with ancillary commercial ground floors. Density of development in this location, alongside other parcels in Character Area SG could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	True
Justification for discounting	Availability

Site reference: 279

OFF - Stagecoach Depot car park, Railway Terrace, Rugby

Conclusion: Discount - availability



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Car Park	Gross site area	0.4
Net site area	0.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	41
Green Belt/LGS	0%	Agricultural Land Classification	Urban

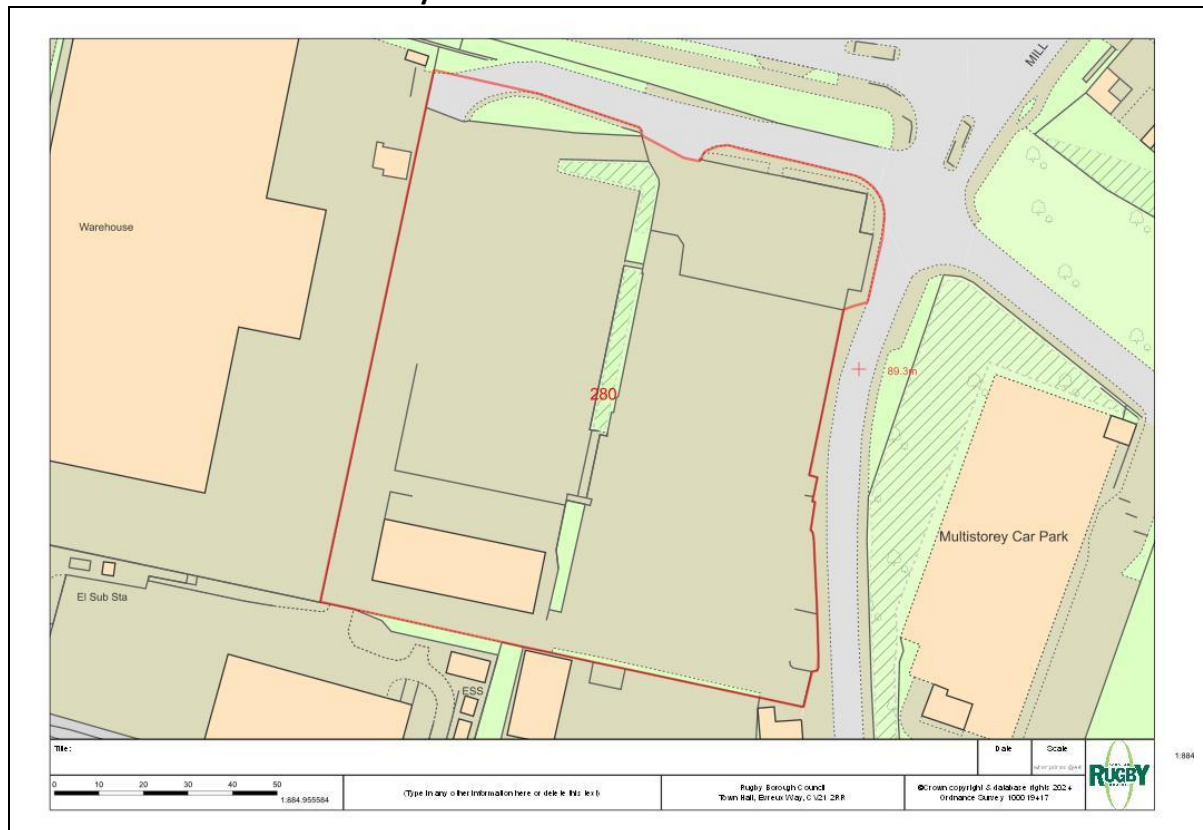
Conclusions

Available	Unknown
Achievable	Yes
Suitable	Yes
Suitability commentary	No planning history. Site included in the Rugby Regeneration Strategy - SG3 which states: "Redevelopment of bus depot to deliver residential-led scheme with ancillary commercial ground floors. Density of development in this location, alongside other parcels in Character Area SG could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	True
Justification for discounting	Availability

Site reference: 280

OFF - Mill Road Car Park, off Mill Road, Rugby

Conclusion: Discount - availability



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Car Park	Gross site area	1.3
Net site area	1.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	126
Green Belt/LGS	0%	Agricultural Land Classification	Urban

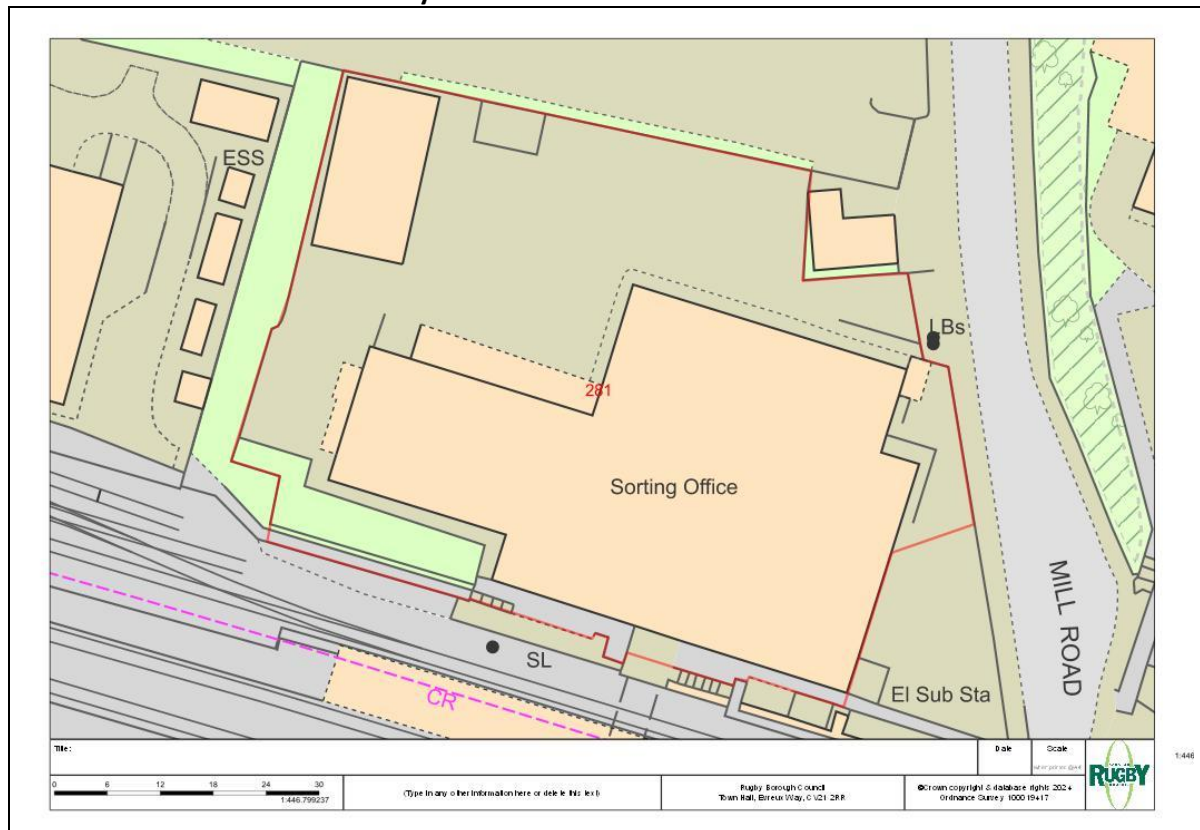
Conclusions

Available	Unknown
Achievable	Yes
Suitable	Yes
Suitability commentary	Site is set out in Rugby Regeneration Strategy - Station Gateway Development (SG1) which states: "Redevelopment of the Royal Mail and Car Park site, north of the station to deliver a residential-led scheme. Density of development in this location, alongside other parcels in Character Area Station Gateway (SG) could support improvement of Mill Road underpass, and wider connectivity around the station". Within Historic Landfill. Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	True
Justification for discounting	Availability

Site reference: 281

OFF - Royal Mail Sorting Office, Mill Road, Rugby

Conclusion: Discount - availability



Basic

Parish	Unparished	Ward	Newbold and Brownsover Ward
Current use	Sorting Office	Gross site area	0.4
Net site area	0.4	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	40
Green Belt/LGS	0%	Agricultural Land Classification	Urban

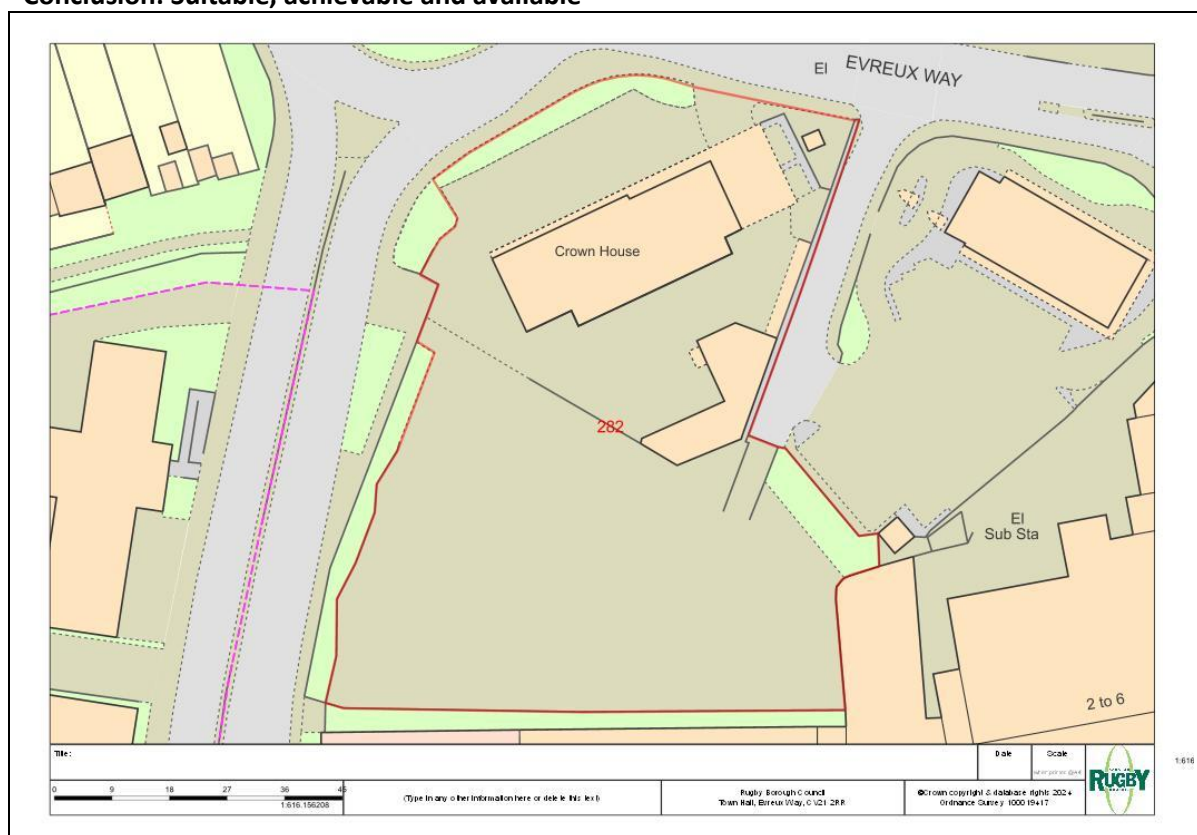
Conclusions

Available	Unknown
Achievable	Yes
Suitable	Yes
Suitability commentary	Site set out for redevelopment in Rugby Regeneration Strategy (SG1) which states: "Redevelopment of the Royal Mail and Car Park site, north of the station to deliver a residential-led scheme. Density of development in this location, alongside other parcels in Character Area Station Gateway (SG) could support improvement of Mill Road underpass, and wider connectivity around the station". Brownfield site. Partially within Historic Landfill. Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	True
Justification for discounting	Availability

Site reference: 282

OFF - Former Cemex House and adjacent car park, Evreux Way, Rugby

Conclusion: Suitable, achievable and available



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Employment	Gross site area	0.6
Net site area	0.6	Proposed use	Residential or other
Potential yield (employment, sqm)	0	Potential yield (residential)	62
Green Belt/LGS	0%	Agricultural Land Classification	Urban

Conclusions

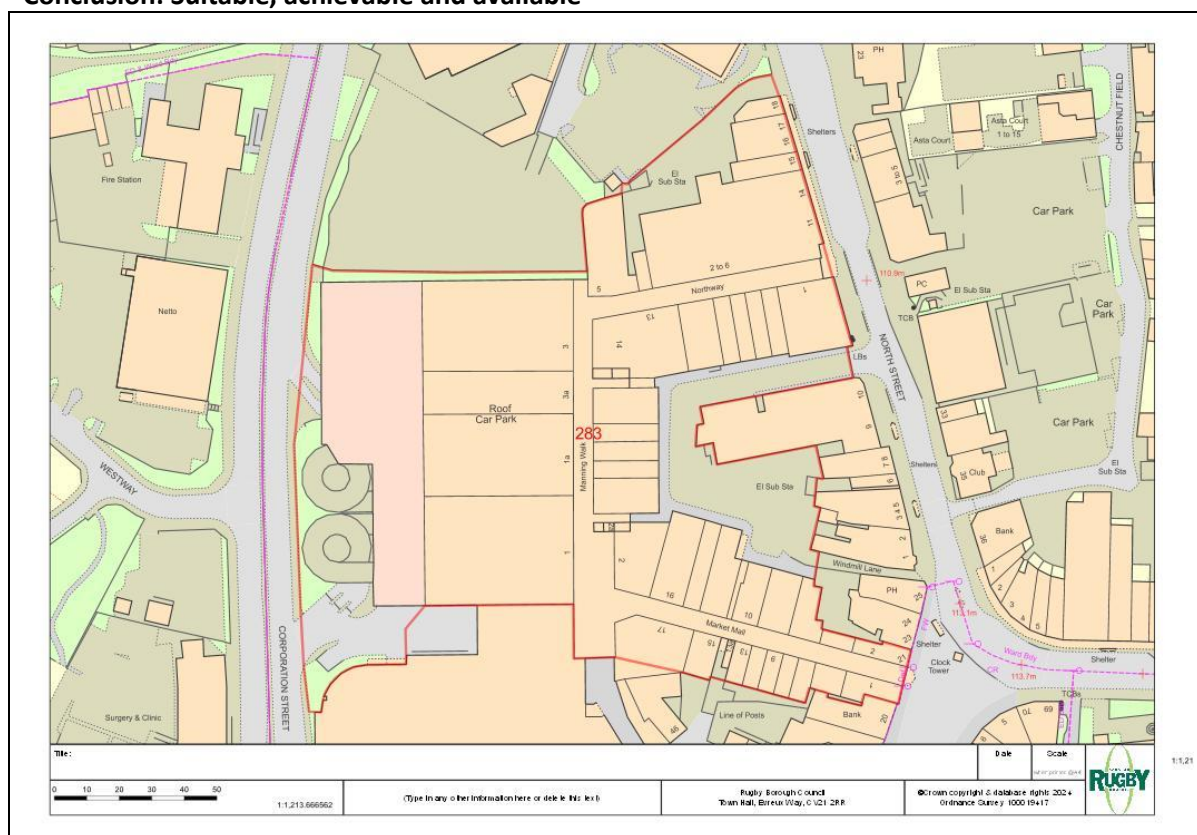
Available	yes - immediately
Achievable	Yes
Suitable	Yes
Suitability commentary	Brownfield site. Planning history - R22/1102 - Proposed demolition of existing office building and erection of a new Class E food retail store with associated new access, car parking, servicing and landscaping - decision awaited. I and O representation from Aldi Stores wish to see the site secured for retail uses. The site is discussed within the Rugby Regeneration Strategy which suggests "A range of town centre uses might be acceptable on the Cemex site. Regardless of use, it is key that this part of the site creates an attractive, active frontage to Corporation Street, Evreux Way and east-west linkages to Corporation Street West and the northern end of Rugby Central. Proposals should incorporate high quality public realm and streetscene, and support connectivity for pedestrians". Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	False

Justification for discounting	
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Site reference: 283

OFF - Rugby Central Shopping Centre, Rugby

Conclusion: Suitable, achievable and available



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Retail	Gross site area	2.2
Net site area	2.2	Proposed use	Residential or other
Potential yield (employment, sqm)	0	Potential yield (residential)	216
Green Belt/LGS	0%	Agricultural Land Classification	Urban

Conclusions

Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Yes
Suitability commentary	Brownfield site. Planning history - R22/0657 - Demolition of part of Rugby Central Shopping Centre and the erection of a mixed-use development scheme in two separate blocks, both 7 storeys in height providing commercial floorspace within Use Class E - approved. Within Historic Landfill. Small portion of site lies within the Conservation Area. A grade II Listed Building (21 and 22 Market Place) sits within the eastern section of the site with several others adjacent. The site is discussed extensively within the Rugby Regeneration Strategy (RC20 - phase 1 and RC21 - phase 2) which states that: "delivery of Phase 1 of the Rugby Central project is a priority given its assumed impact on the wider area, and ability to directly inform future phases of delivery in the area". Phase 1 seeks to redevelop the eastern entrance and shopping parade, delivering new improved retail units, a new entrance and gateway along North Street and two blocks comprising 210 flats (this

	may be subject to change). Uses include Retail, food and beverage, leisure and higher density residential development. Timeframe for phase 1 is set out as medium term with phase 2 (multi-storey car park conversion) long term. Within settlement boundary and potential town centre regeneration site. Suitable.
Discounted?	False
Justification for discounting	

Site reference: 285

Rye Hill, Rugby (site B)

Conclusion: Discounted - Suitability



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	1.7
Net site area	1.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	48
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

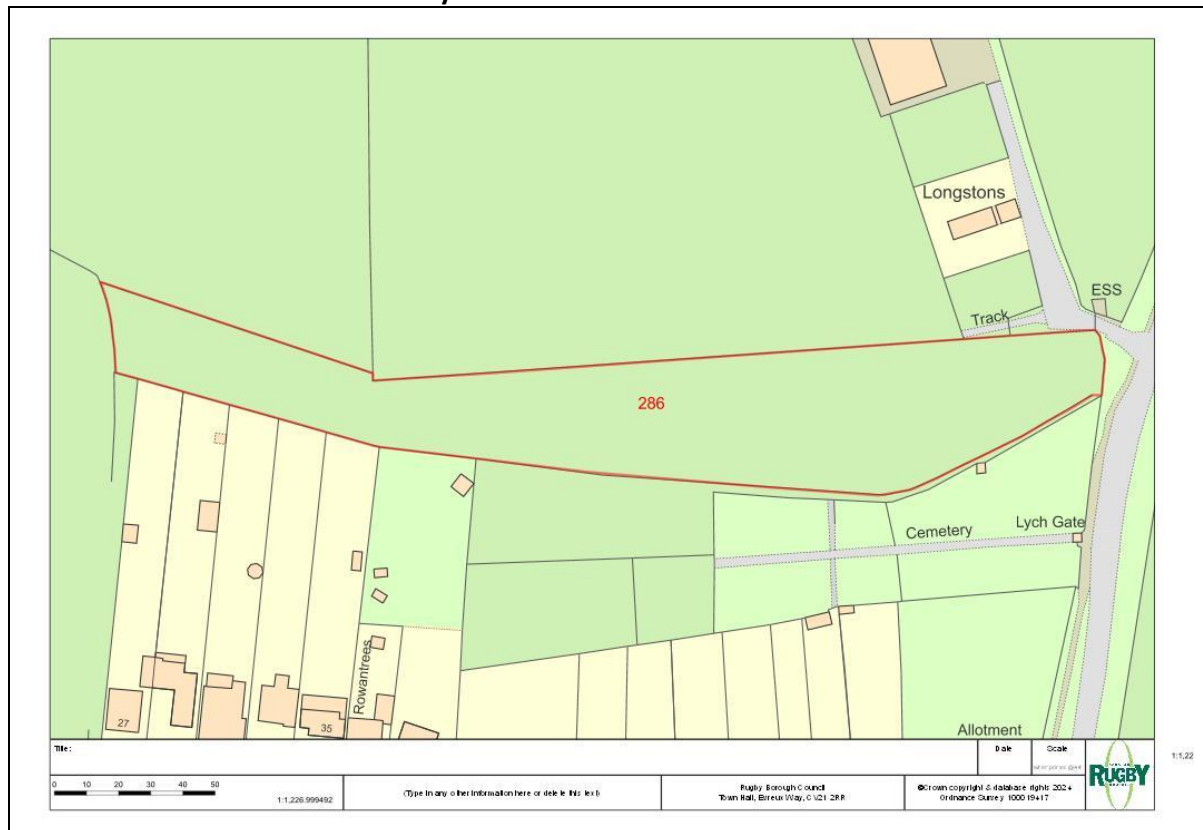
Conclusions

Available	yes - immediately	
Achievable	Yes	
Suitable	No	
Suitability commentary	Removed from settlement boundary. Access a concern - potential ransom situation. Not appropriate to develop on its own.	
Discounted?	True	
Justification for discounting	Unsustainable location/settlement character remote from settlement edge	

Site reference: 286

North Road, Clifton upon Dunsmore (site B)

Conclusion: Discounted - Suitability



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	1.0
Net site area	1.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	27
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

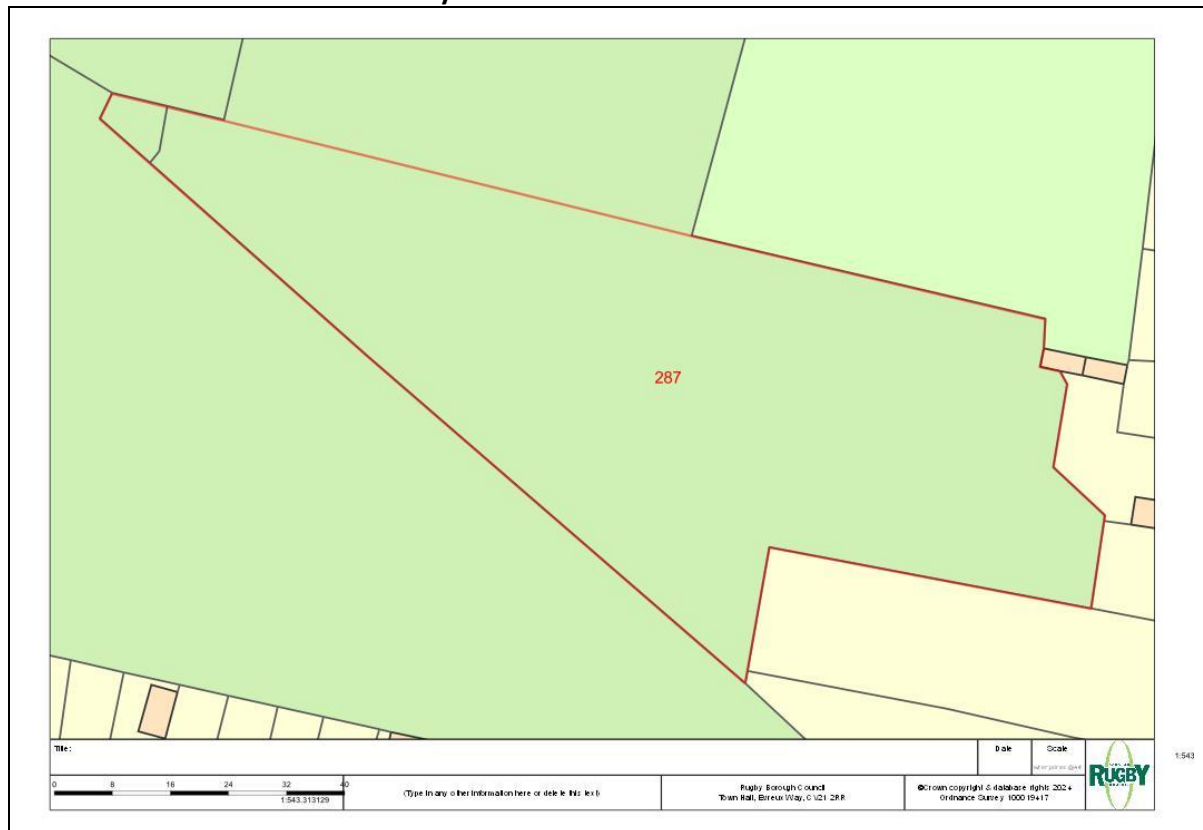
Conclusions

Available	yes - immediately		
Achievable	Not evaluated		
Suitable	No		
Suitability commentary	Potential access issue. Removed from settlement boundary. Concerns about character - site lies at odds with settlement pattern.		
Discounted?	True		
Justification for discounting	Settlement character, detached from settlement edge and backland development		

Site reference: 287

North Road, Clifton upon Dunsmore (site C)

Conclusion: Discounted - Suitability



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	0.5
Net site area	0.5	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	13
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

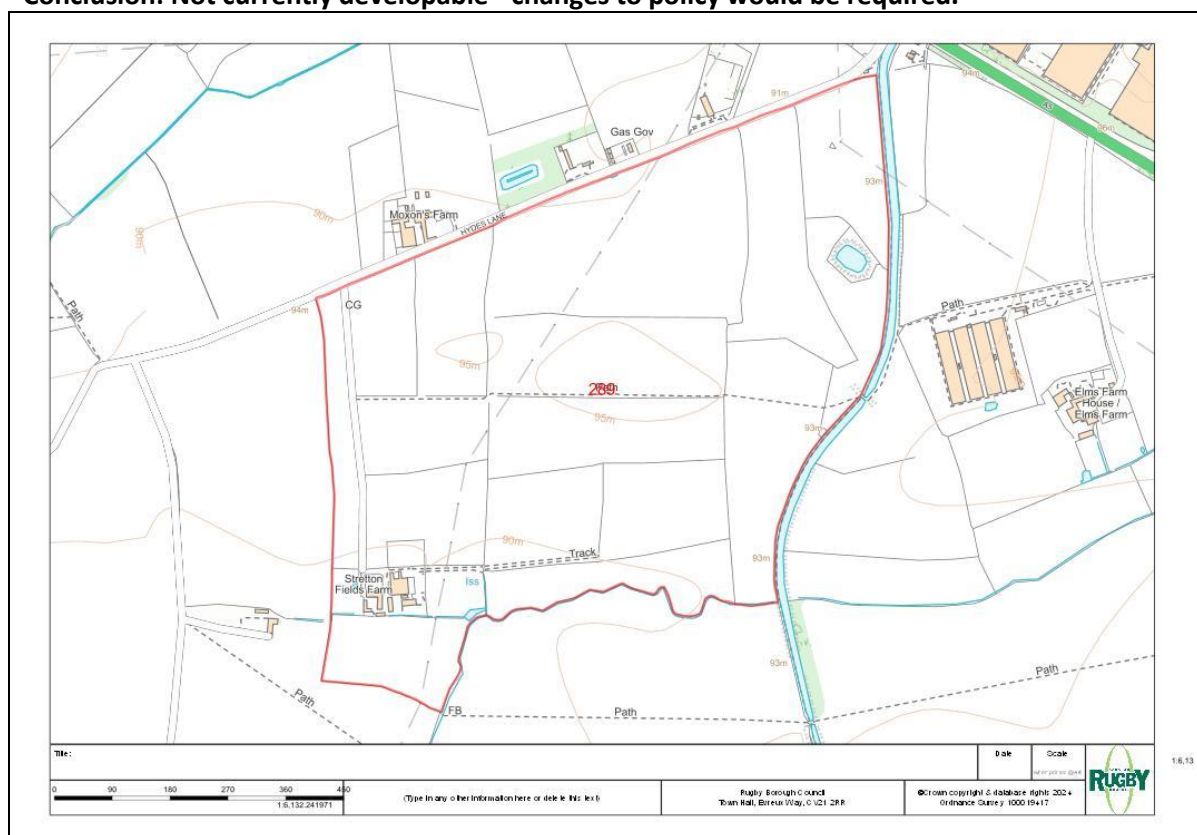
Conclusions

Available	yes - immediately	
Achievable	Not evaluated	
Suitable	No	
Suitability commentary	Character of village - behind existing row and awkward shape, no access. Site lies close to existing Conservation Area.	
Discounted?	True	
Justification for discounting	Access	

Site reference: 289

Land at Elms Farm and Stretton Fields Farm (plot B)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton Baskerville	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	55.3
Net site area	36.6	Proposed use	Residential or Employment
Potential yield (employment, sqm)	128000	Potential yield (residential)	769
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

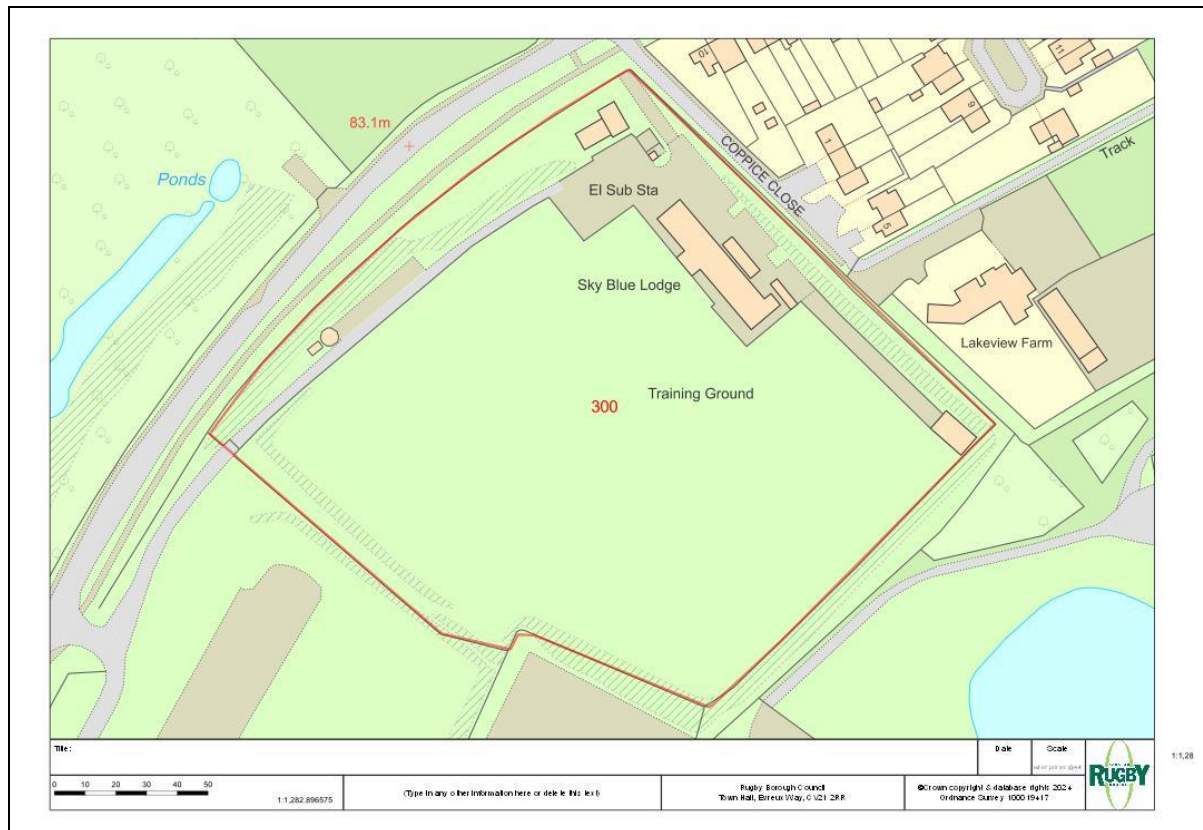
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Gas pipeline runs through site - will need appropriate mitigation in accordance with National Gas guidelines. Site impacted by Overhead Electricity Lines. Within Canal consultation zone - will need to consult with Canal Trust. Site contains area of Priority Habitat - Coastal and Floodplain Grazing Marsh. Impact on A5 needs consideration. Concerns about sustainability and access to existing services and facilities. Further assessment required to determine sustainability of site in comparison to other proposed sites.
Discounted?	False
Justification for discounting	

Site reference: 300

Training Gound, Leamington Road, Ryton-on-Dunsmore

Conclusion: Discounted - site not available



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Training Ground	Gross site area	2.9
Net site area	2.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	82
Green Belt/LGS	1%	Agricultural Land Classification	n/a

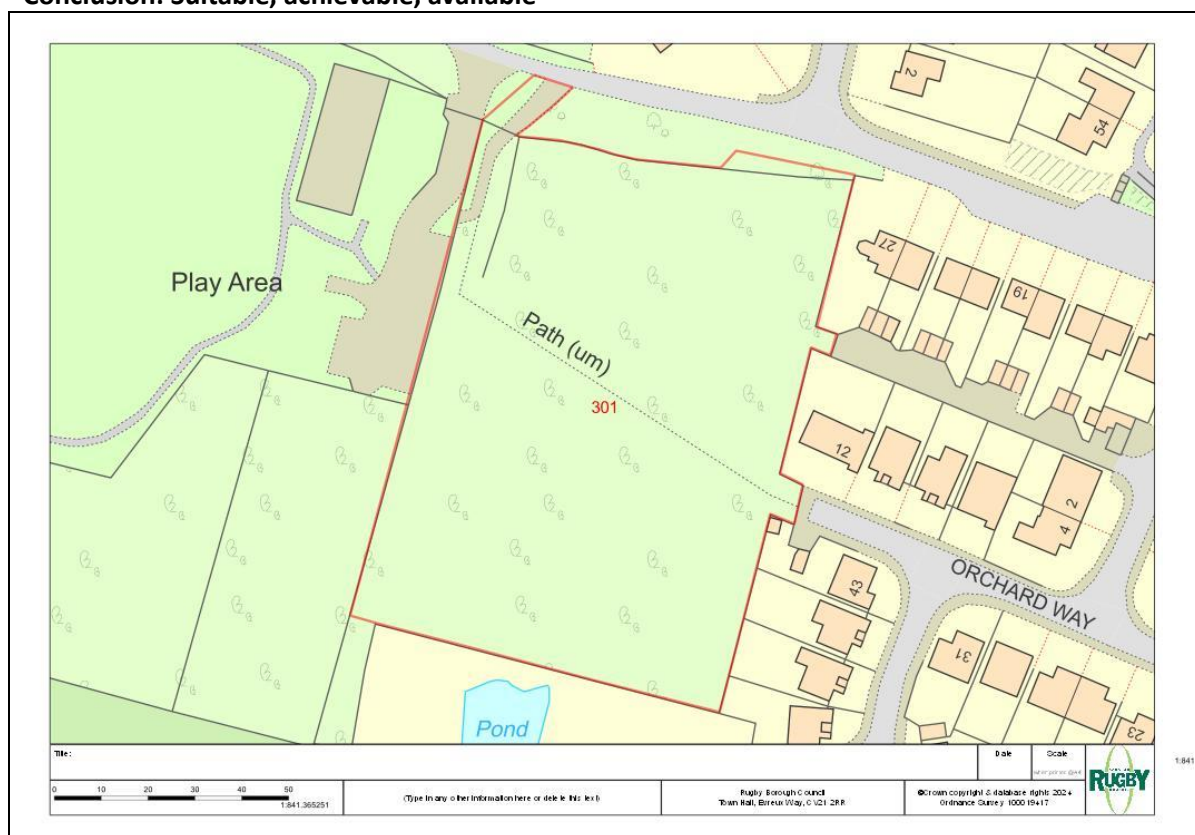
Conclusions

Available	No
Achievable	Not evaluated
Suitable	No
Suitability commentary	LP allocation - residential. Coventry City Training Ground. No planning activity. Within settlement boundary and not within Green Belt. Within the Ryton-on-Dunsmore Made Neighbourhood Development Plan as an allocated site. Coventry City understood to want to redevelop site, rather than relocate. Site not available.
Discounted?	True
Justification for discounting	Availability

Site reference: 301

Plott Lane, Stretton-on-Dunsmore

Conclusion: Suitable, achievable, available



Basic

Parish	Stretton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Agriculture	Gross site area	0.9
Net site area	0.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	25
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

Conclusions

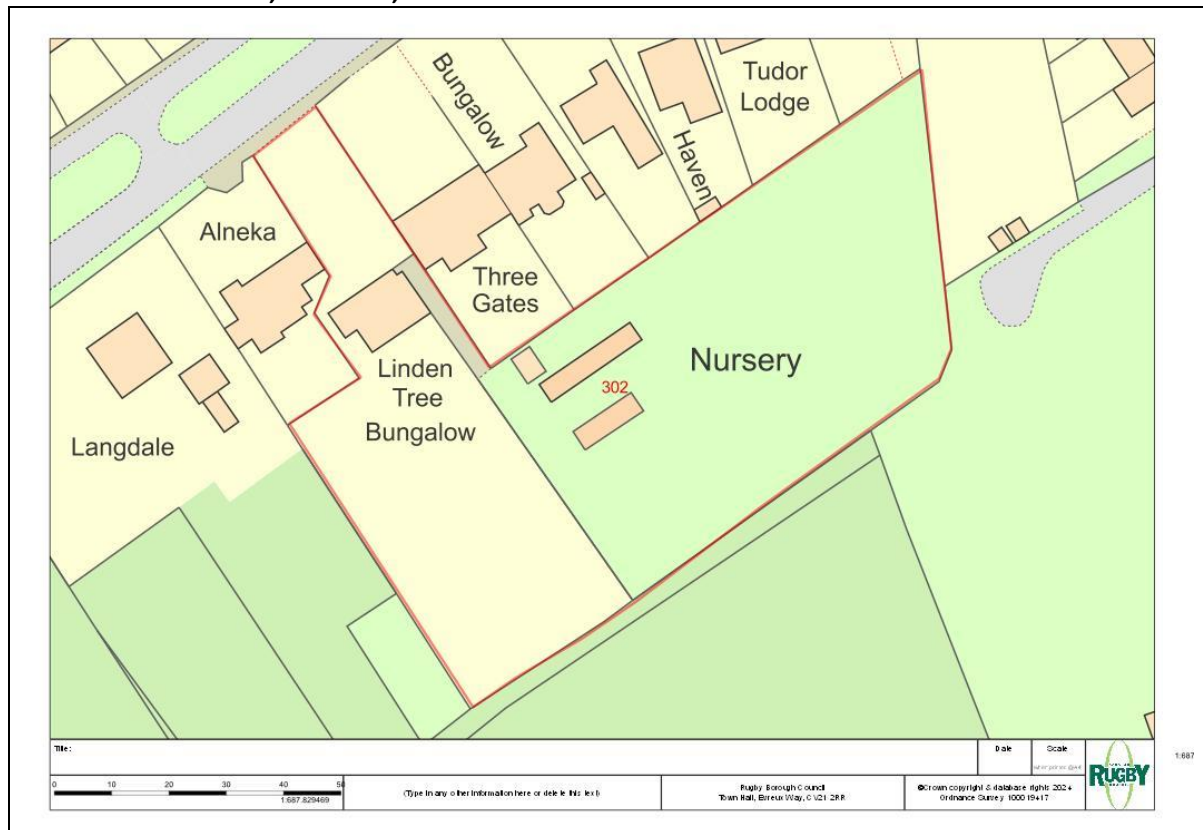
Available	yes - 6 - 10 years
Achievable	Yes
Suitable	Yes
Suitability commentary	Local Plan allocation for housing. No recent planning activity recorded - questions about deliverability. 2021 under ref R20/0285 application refused, due to a design issue (houses too close to trees) and an ecology reason (destruction of newt resting place) which may indicate the 25 unit capacity identified in the local plan can't be achieved. Newt reason for refusal states "satisfactory alternatives exist to developing the site in the manner proposed, by binding in additional compensatory habitat in close proximity of the site, which has not been secured". Site lies close to existing Conservation Area. Considered in the previous landscape study - Landscape Sensitivity - Medium (SD04). However, site lies wholly within settlement boundary and principle of development is acceptable site could come forward as windfall.
Discounted?	False

Justification for discounting	
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Site reference: 302

Linden Tree Bungalow, Wolston

Conclusion: Suitable, available, achievable.



Basic

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Residential / Horticulture	Gross site area	0.7
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	18
Green Belt/LGS	1%	Agricultural Land Classification	Grade 3

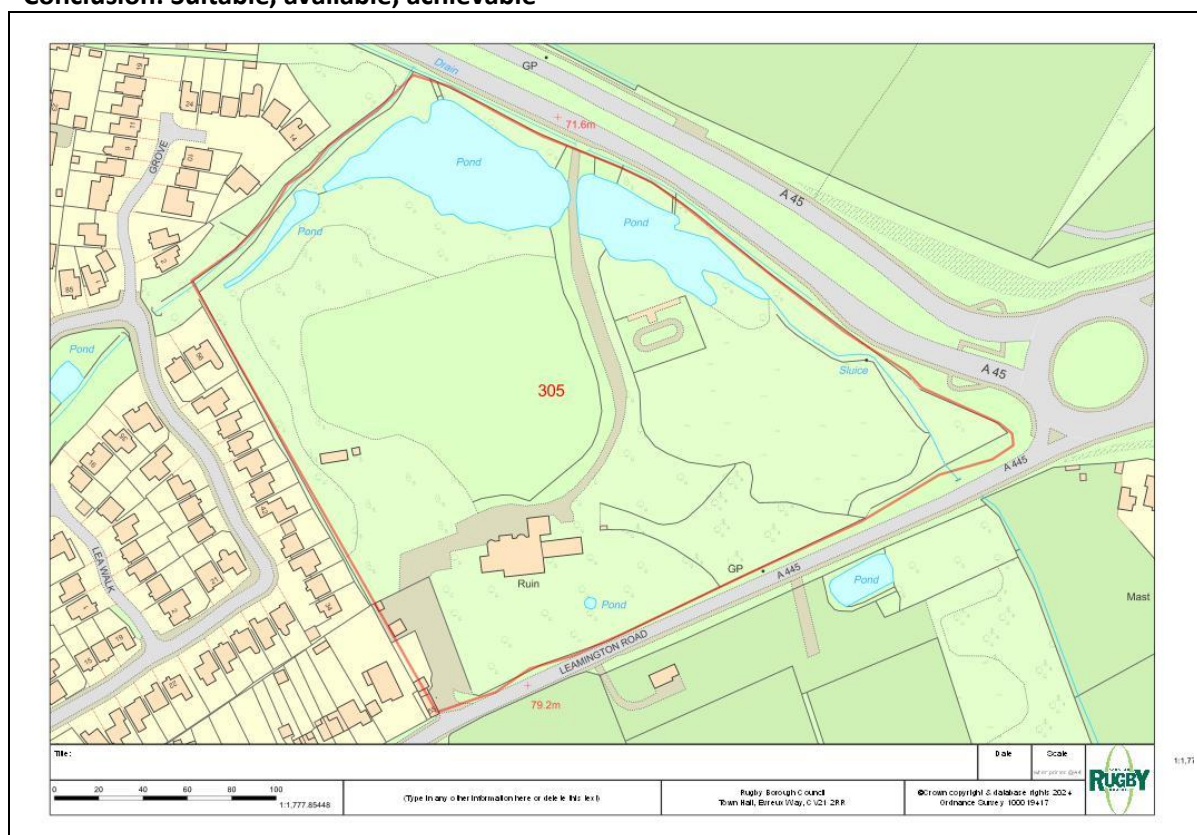
Conclusions

Available	Unknown
Achievable	Not evaluated
Suitable	Yes
Suitability commentary	LP allocation for housing. No planning activity. Within Historic Landfill. However, site lies wholly within settlement boundary and principle of development is acceptable - site could come forward as a windfall.
Discounted?	False
Justification for discounting	

Site reference: 305

NDP - Former RBL site, Leamington Road, Ryton-on-Dunsmore

Conclusion: Suitable, available, achievable



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	Residential / Parks and Garden	Gross site area	5.5
Net site area	0.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	0
Green Belt/LGS	1%	Agricultural Land Classification	Grade 3

Conclusions

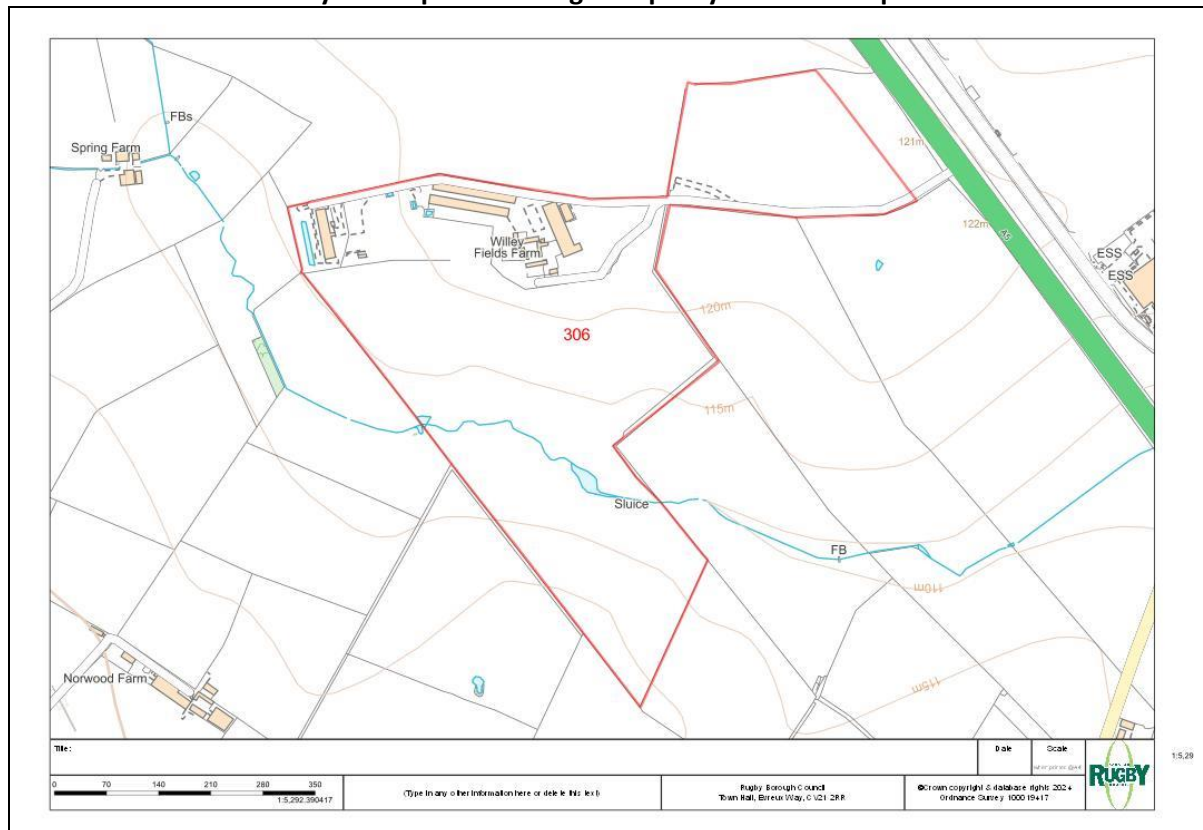
Available	Unknown
Achievable	Not evaluated
Suitable	Yes
Suitability commentary	Site allocated within Ryton on Dunsmore NDP - site 2: "Sympathetic limited development on the Leamington Road (former British Legion) site will be supported where it allows restoration of the listed building and registered garden. Proposals will need to avoid harm to the designated heritage assets to the satisfaction of Historic England". Within Grade II Ryton House historic parks and gardens constraint. Site contains areas of priority habitat - Deciduous woodland. These areas need to be protected from development. Contains grade II listed Ryton House. Site contains areas of surface water flood risk to the north . Two TPO protected trees to south - will require appropriate buffer. Site contains a Local Wildlife Site to the north following the watercourse - an appropriate buffer will be required. Site sits outside the Green Belt. Site lies wholly within settlement

	boundary and therefore principle of development is acceptable and site could come forward as windfall in line with the neighbourhood plan policy.	
Discounted?	False	
Justification for discounting		

Site reference: 306

Land at Willey Fields Farm, Willey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wibtoft, Willey	Ward	Revel and Binley Woods Ward
Current use	Agriculture / Commercial	Gross site area	25.8
Net site area	24.3	Proposed use	Employment
Potential yield (employment, sqm)	97160	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

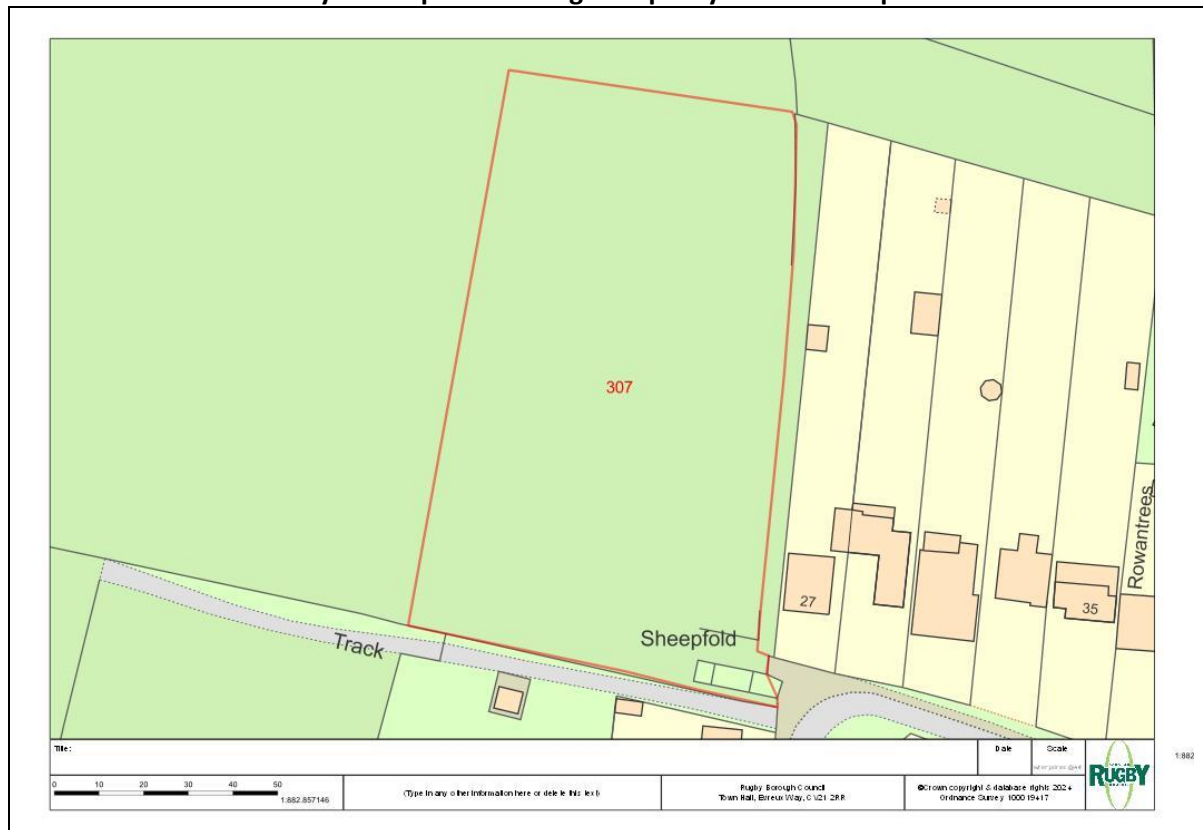
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. PROW crosses site. Areas of land fall within flood zones 2 and 3 - need to be discounted from gross site area. Remote from settlements. Site could not be development on its own as lacks appropriate road access. Further assessment required to assess site in relation to other employment options submitted in terms of location and considering the site in conjunction with wider land parcels. Impact on A5 requires consideration.
Discounted?	False
Justification for discounting	

Site reference: 307

North Road, Clifton (Site A)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover Ward
Current use	Agriculture	Gross site area	0.9
Net site area	0.9	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	10
Green Belt/LGS	0%	Agricultural Land Classification	Grade 3

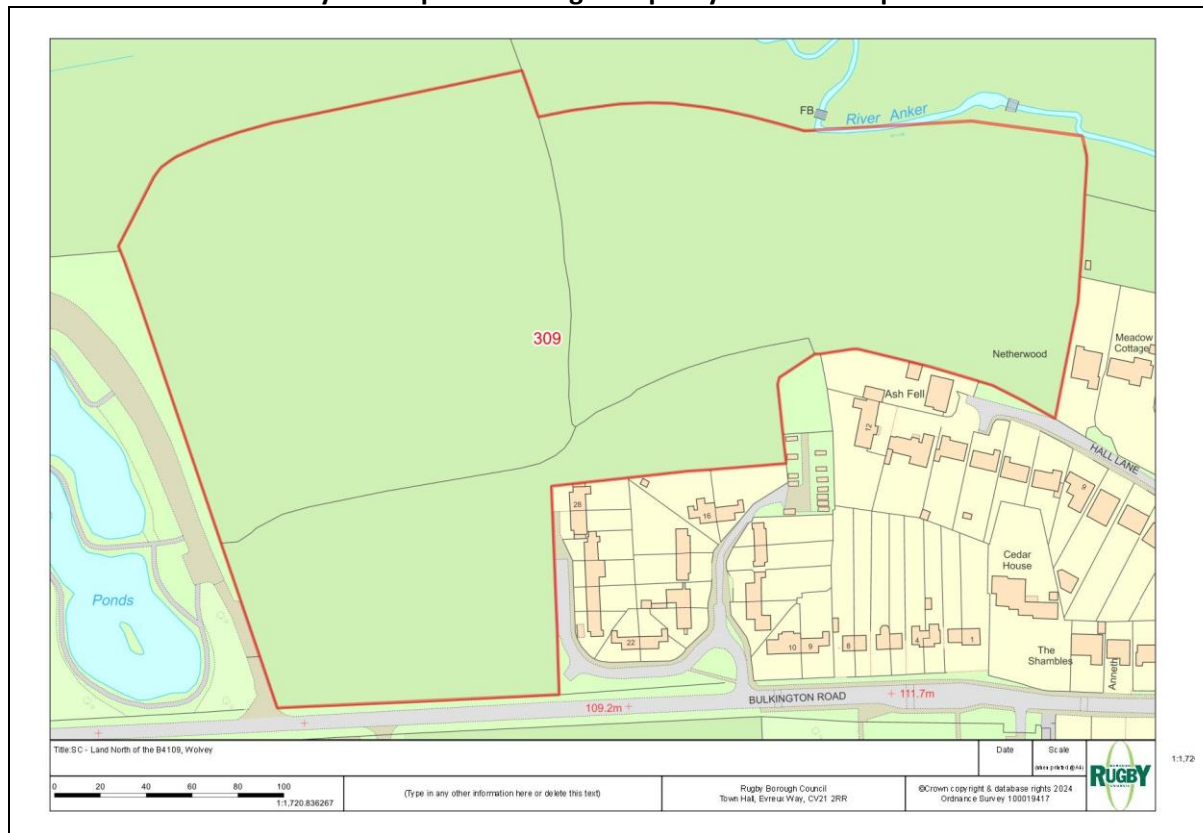
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Smaller site created of larger site CFS 55. Adjacent to settlement boundary. Adjacent to potential local wildlife site.
Discounted?	False
Justification for discounting	

Site reference: 309

Land North of the B4109, Wolvey

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	7.1
Net site area	7.1	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	150
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

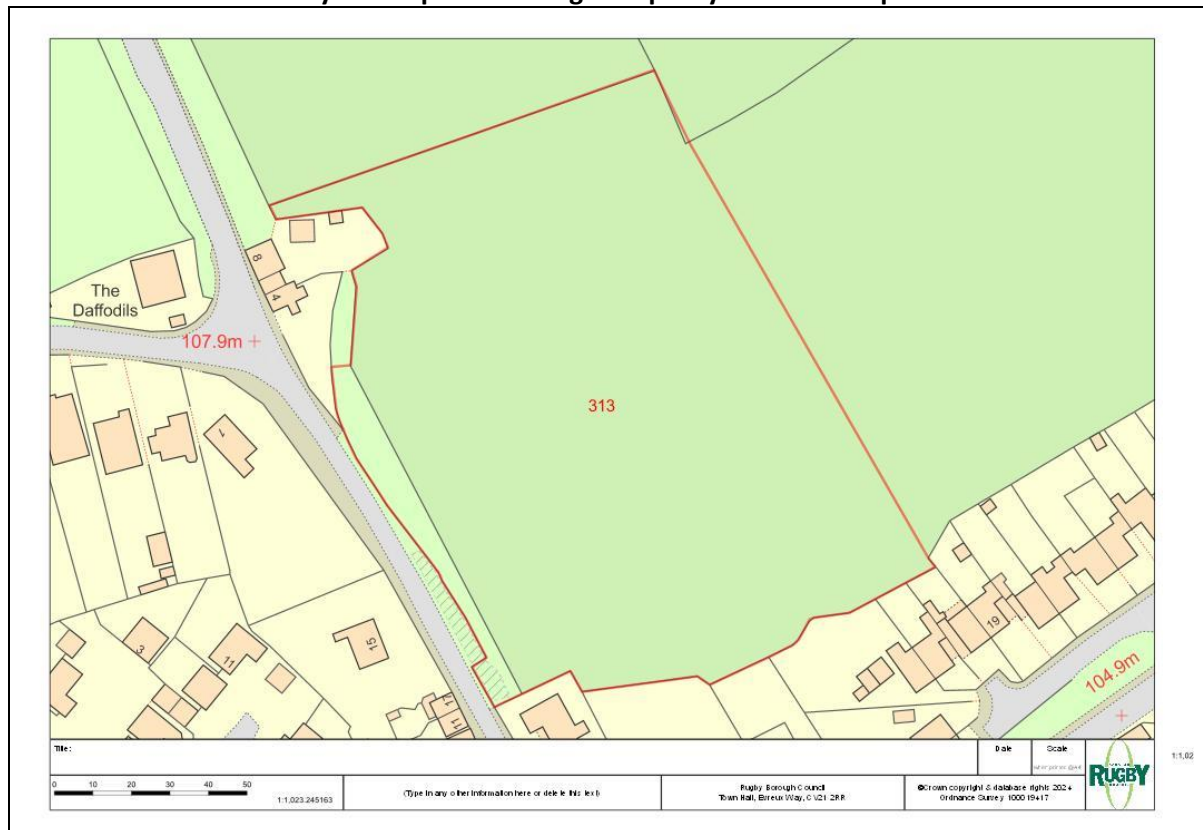
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjoins settlement boundary. Smaller site created following rejection of larger site CFS 137.
Discounted?	False
Justification for discounting	

Site reference: 313

SC - Land north of Shilton, Bedworth

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Shilton and Barnacle	Ward	Wolvey and Shilton Ward
Current use	Agriculture	Gross site area	1.6
Net site area	1.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	45
Green Belt/LGS	99%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Adjoins settlement boundary. Smaller cut created following concerns about impact of larger land parcel CFS 56 on character of village due to scale. Promoted for residential. Adjoining development boundary.
Discounted?	False
Justification for discounting	

Conclusion: Not currently developable - changes to policy would be required.



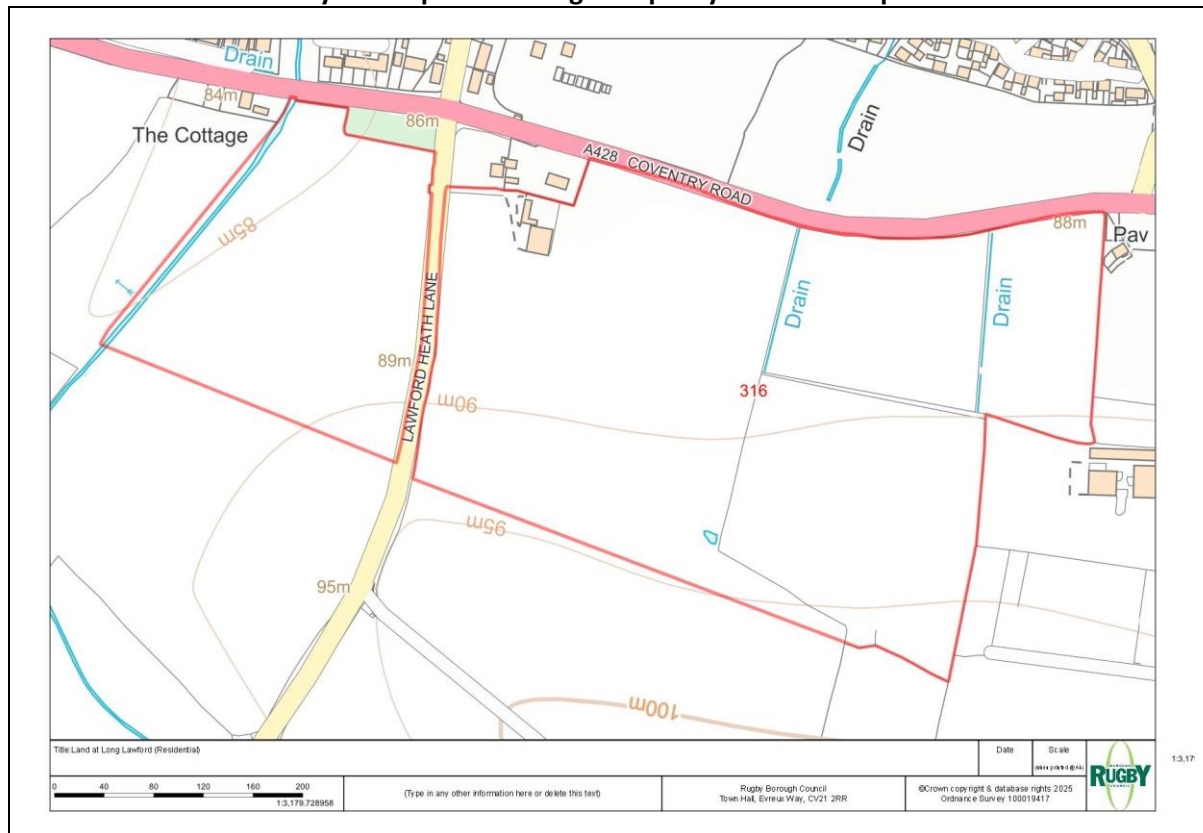
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Would combine sites 30 and 82. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 316

Land at Long Lawford (Residential)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Long Lawford	Ward	Wolston and the Lawfords Ward
Current use	See sites within	Gross site area	19.8
Net site area	25.0	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	400
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

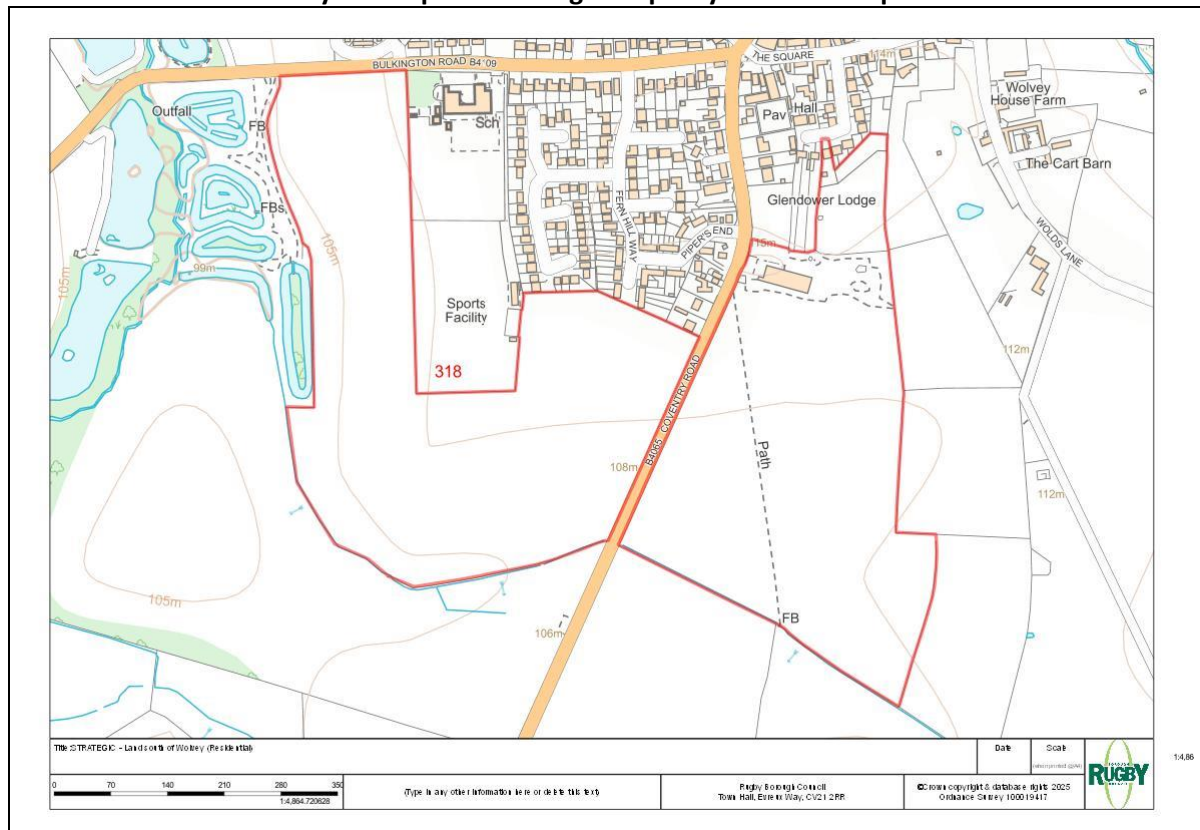
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site option created by combining sites 4, 43 and 23. Further assessment required - location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 318

STRATEGIC - Land south of Wolvey (Residential)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wolvey	Ward	Wolvey and Shilton Ward
Current use	See sites within	Gross site area	27.2
Net site area	26.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	520
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

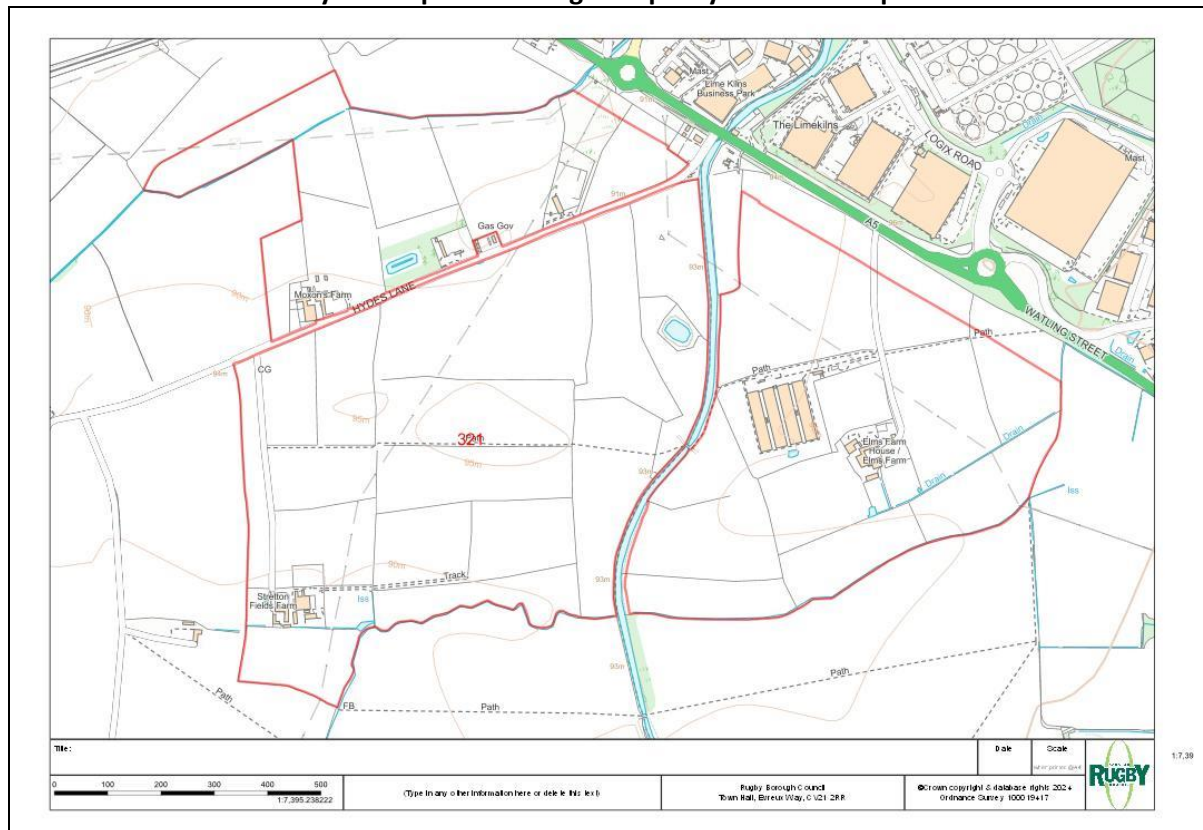
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site option created by combining sites 96 and 104. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 321

STRATEGIC - Land south of A5 (Residential or Employment)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Stretton Baskerville	Ward	Wolvey and Shilton Ward
Current use	See sites within	Gross site area	115.5
Net site area	72.1	Proposed use	Residential or Employment
Potential yield (employment, sqm)	252420	Potential yield (residential)	1514
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

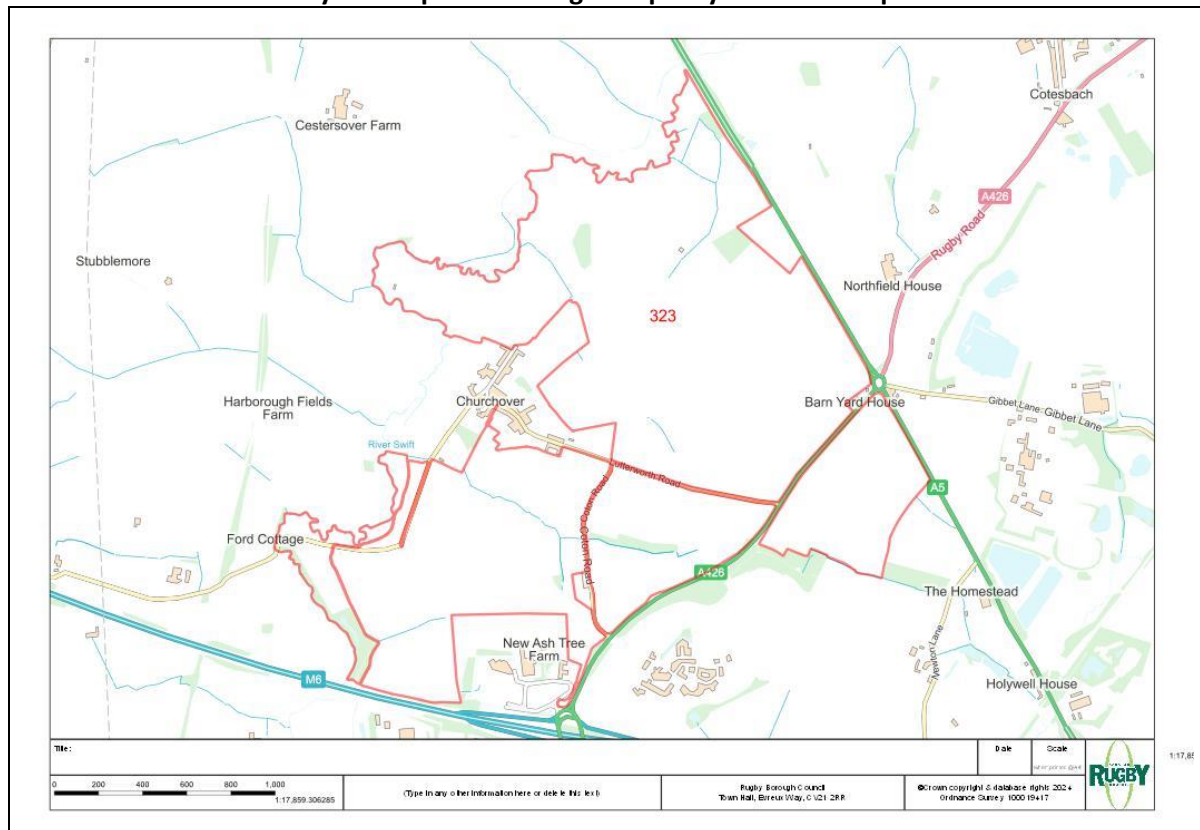
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site option created by amalgamating sites 60, 98, 139 and 289. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 323

STRATEGIC - land at Churchover (Residential or Employment)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Churchover, Harborough Magna, Monks Kirby	Ward	Clifton, Newton and Churchover Ward, Revel and Binley Woods Ward
Current use	See sites within	Gross site area	366.8
Net site area	288.9	Proposed use	Residential or Employment
Potential yield (employment, sqm)	490000	Potential yield (residential)	5366
Green Belt/LGS	0%	Agricultural Land Classification	Grade 2 / Grade 3 / Grade 4

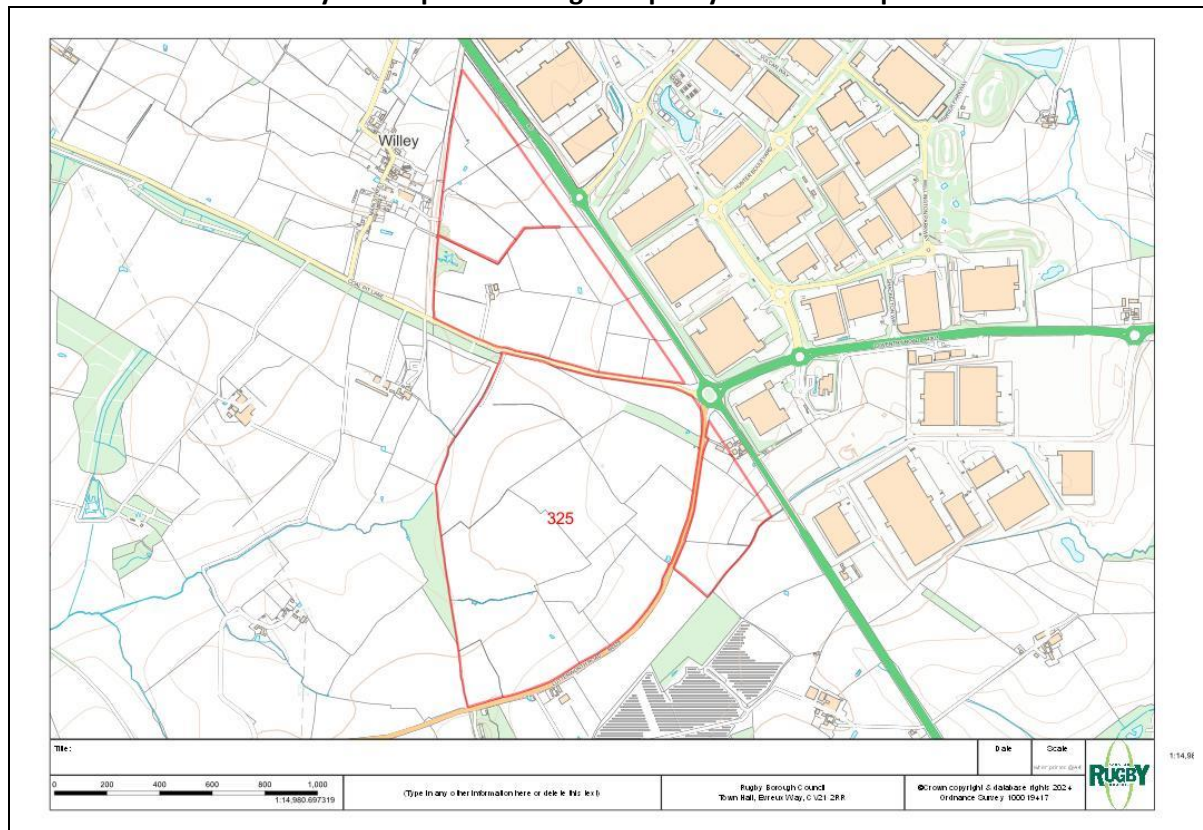
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site option created by combining sites 132 and 142. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 325

STRATEGIC - Land adjacent Magna Park (Employment)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Monks Kirby, Willey	Ward	Revel and Binley Woods Ward
Current use	See sites within	Gross site area	159.1
Net site area	178.2	Proposed use	Employment
Potential yield (employment, sqm)	513100	Potential yield (residential)	0
Green Belt/LGS	2%	Agricultural Land Classification	Grade 3

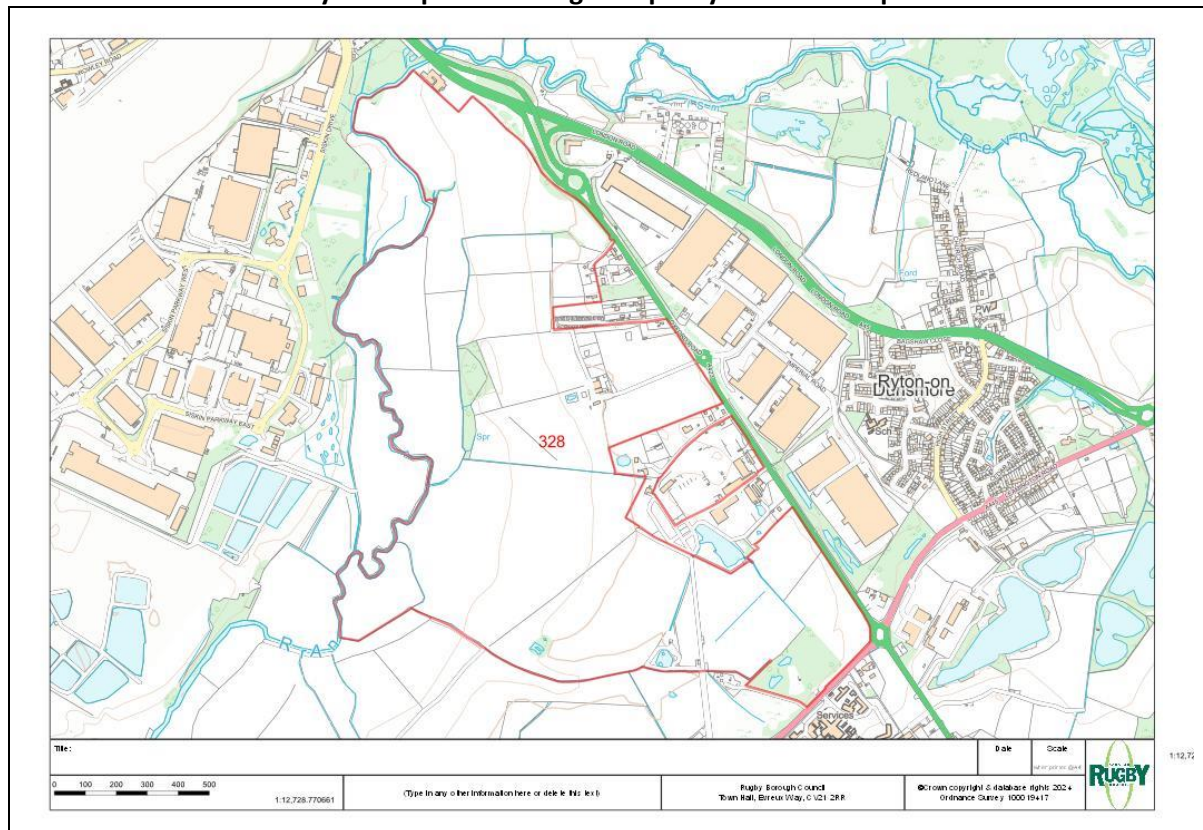
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site option created following amalgamation of sites 35, 36, 57 and 106. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 328

Land West of Prologis Park (Employment)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore Ward
Current use	See sites within	Gross site area	172.0
Net site area	128.1	Proposed use	Employment
Potential yield (employment, sqm)	350000	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

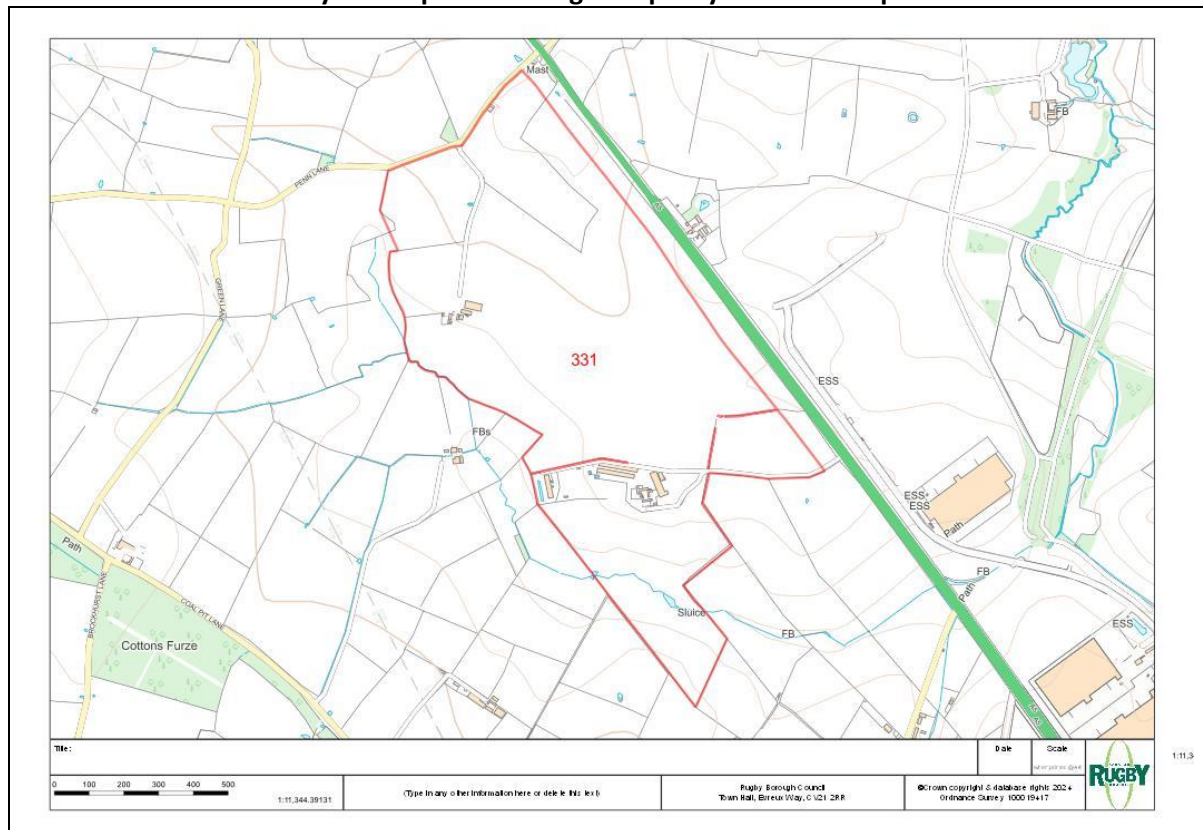
Conclusions

Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site option created by combining sites 50 and 61. Further assessment required in relation to location and infrastructure requirements.
Discounted?	False
Justification for discounting	

Site reference: 331

STRATEGIC - Land at Willey Fields / Tythe Platts Farms (Employment)

Conclusion: Not currently developable - changes to policy would be required.



Basic

Parish	Wibtoft, Willey	Ward	Revel and Binley Woods Ward
Current use	See sites within	Gross site area	98.1
Net site area	95.8	Proposed use	Employment
Potential yield (employment, sqm)	372160	Potential yield (residential)	0
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

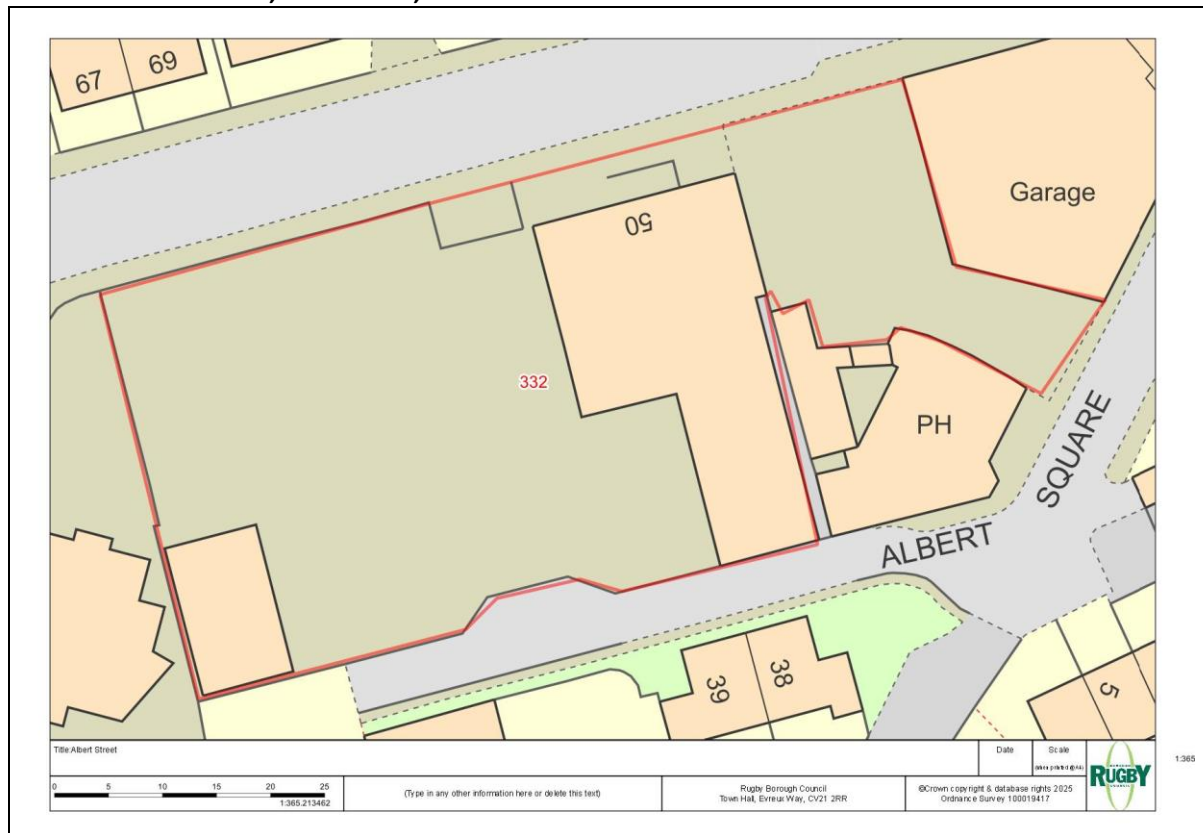
Conclusions

Available	yes - immediately / 6 - 10 years		
Achievable	Yes		
Suitable	Potentially		
Suitability commentary	Site option created by combining sites 7 and 306. Further assessment required in relation to location and infrastructure requirements.		
Discounted?	False		
Justification for discounting			

Site reference: 332

Albert Street, Rugby

Conclusion: Suitable, achievable, available



Basic

Parish	Unparished	Ward	Benn Ward
Current use	Vacant	Gross site area	0.3
Net site area	0.3	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	25
Green Belt/LGS	0%	Agricultural Land Classification	Urban

Conclusions

Available	Yes
Achievable	Yes
Suitable	Yes
Suitability commentary	Revelopment of existing town centre car park. Principle of development acceptable subject to consideration of loss of car parking.
Discounted?	False
Justification for discounting	