



**RUGBY BOROUGH
HOUSING AND ECONOMIC
LAND AVAILABILITY
ASSESSMENT
ADDENDUM
OCTOBER 2025**

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Document overview

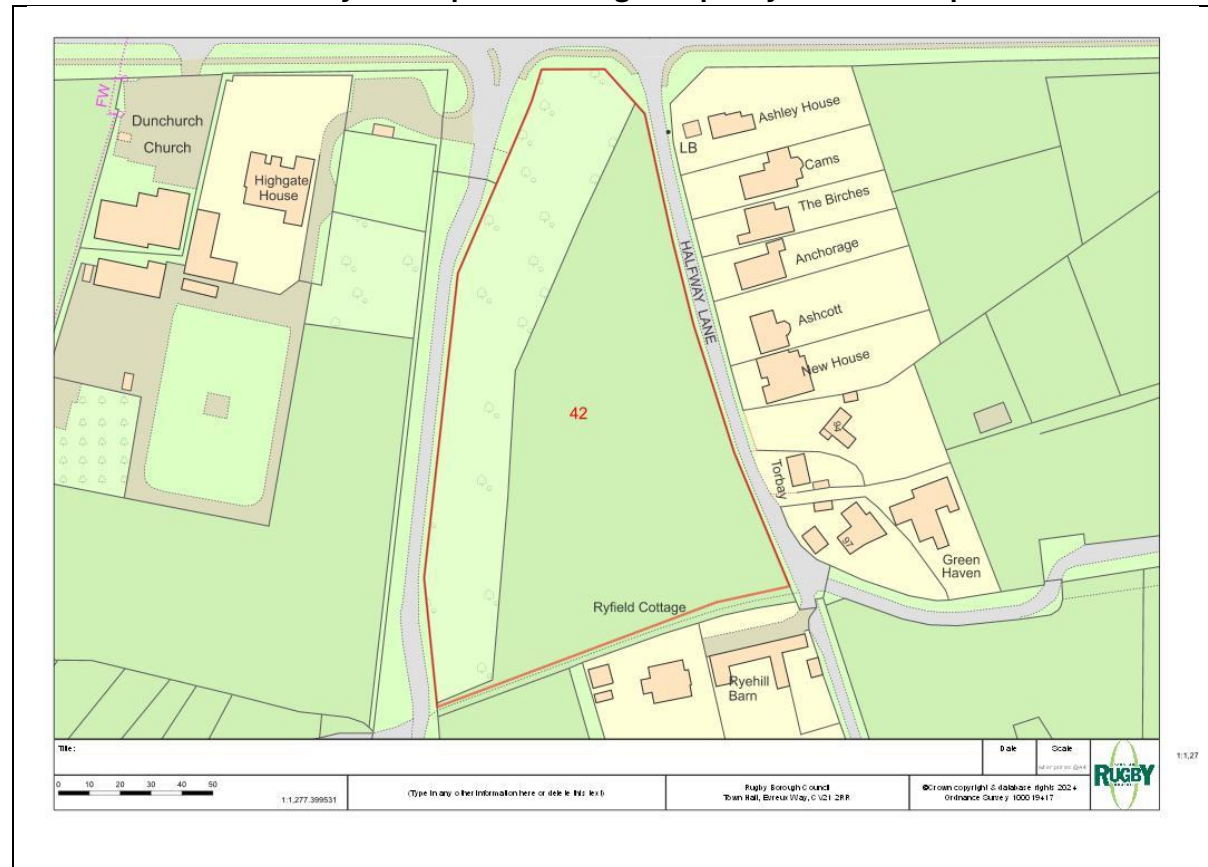
- 1.1.** This addendum has been created to supplement the Housing and Economic Land Availability Assessment (HELAA) which was produced by Rugby Borough Council in March 2025.
- 1.2.** The addendum includes 11 additional potential residential/employment development allocation sites plus four potential Gypsy and Traveller pitch sites. These sites were either submitted by promoters after the original Call for Sites or have subsequently been modified since the HELAA was produced.
- 1.3.** It also contains revised proforma for five sites included within the March HELAA report which have been updated or corrected following comments received during the Preferred Option Consultation held in March-May 2025, or where additional information has been reviewed.

Additional sites

Site reference: 42

Rye Hill, Rugby (site A)

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



Basic

Parish	Dunchurch	Ward	Dunsmore Ward
Current use	Agricultural - grazing	Gross site area	1.49
Net site area	1.12	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	c.20 dwellings
Green Belt/LGS	No	Agricultural Land Classification	Grade 3

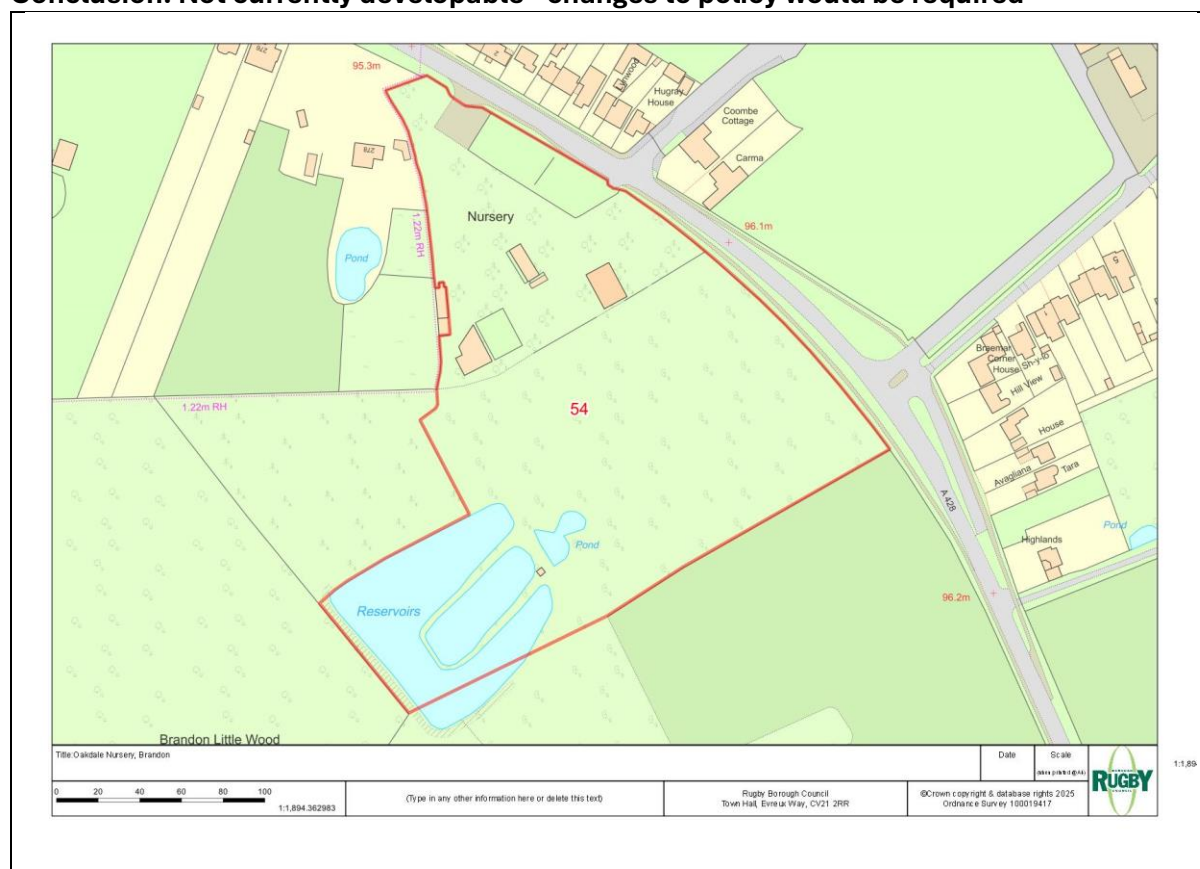
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Removed from settlement boundary and relatively isolated location but other residential developments adjacent to the east and proximate to future SW Rugby development. Wooded area within site boundary which will be retained in site design. Outer Impact Risk Zone for two SSSIs. Sensitive area between South West Rugby urban extension and Dunchurch village, potential coalescence risk.
Discounted?	False

Site reference: 54

Oakdale Nursery, Brandon (revised site boundary)

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



Basic

Parish	Brandon and Bretford	Ward	Wolston and the Lawfords
Current use	Agricultural	Gross site area	10.5
Net site area	3.65	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	43 dwellings
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

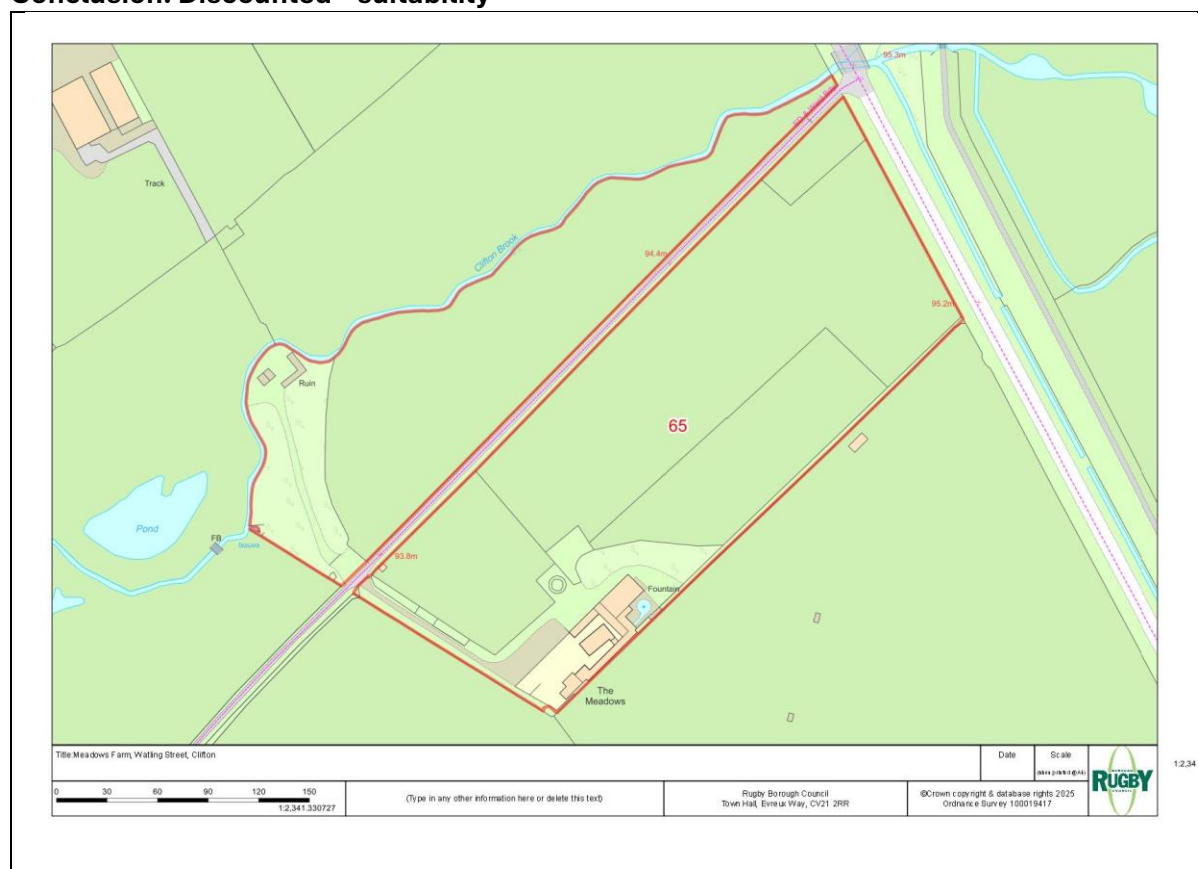
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site with some landscape sensitivity. Within SSSI Impact Risk Zones for 100+ homes, contains reservoir to west and abuts Brandon Little Wood ancient woodland site. Site does not adjoin Binley Woods or Brandon settlement boundaries, but close to edge of Binley Woods and primary school. Potential ecological constraints which would need careful mitigation. Grade II Listed Building within 400m within Brandon Little Wood.
Discounted?	False

Site reference: 65

Meadows Farm, Watling Street, Clifton upon Dunsmore

Conclusion: Discounted – suitability



Basic

Parish	Clifton upon Dunsmore	Ward	Clifton, Newton and Churchover
Current use	Agricultural / commercial	Gross site area	8.0
Net site area	3.2	Proposed use	Employment
Potential yield (employment, sqm)	29,920	Potential yield (residential)	
Green Belt/LGS	No	Agricultural Land Classification	Grade 3, 4 and Urban

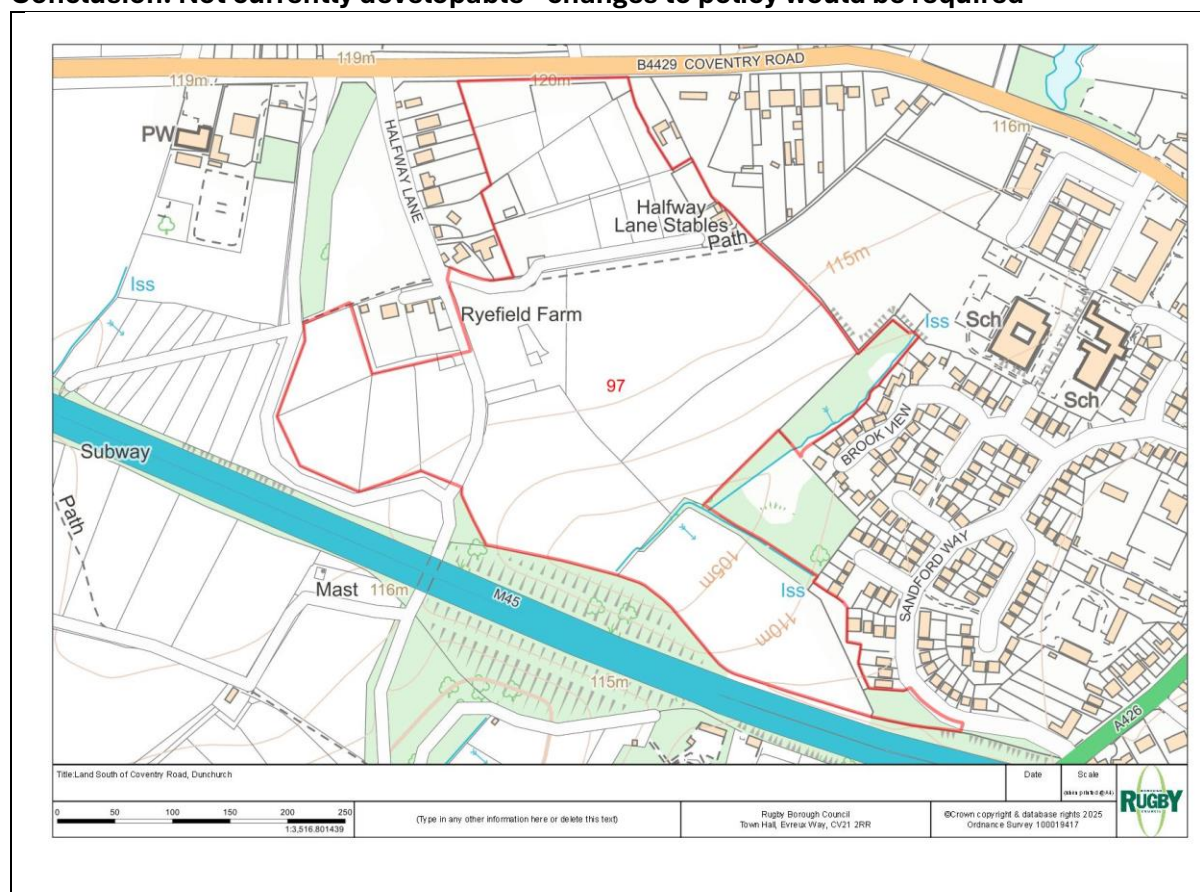
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Smaller cut of Site 130. Would need to take access from A5. Northwestern boundary alongside Clifton Brook lies within FZ2. Located within the outer Impact Risk Zone for Cave's Inn Pits SSSI and abuts the Hillmorton Radio Station Local Wildlife Site. Site is in open countryside location and not adjacent to existing built development or employment sites although DIRFT close.
Discounted?	True (retained within site 130)
Justification for discount	Unsuitable location – remote from urban edge and existing employment land

Site reference: 97

Land South of Coventry Road, Dunchurch

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



Basic

Parish	Dunchurch	Ward	Dunsmore
Current use	Agricultural	Gross site area	15.82
Net site area	15.07	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	360 dwellings
Green Belt/LGS	No	Agricultural Land Classification	Grade 3

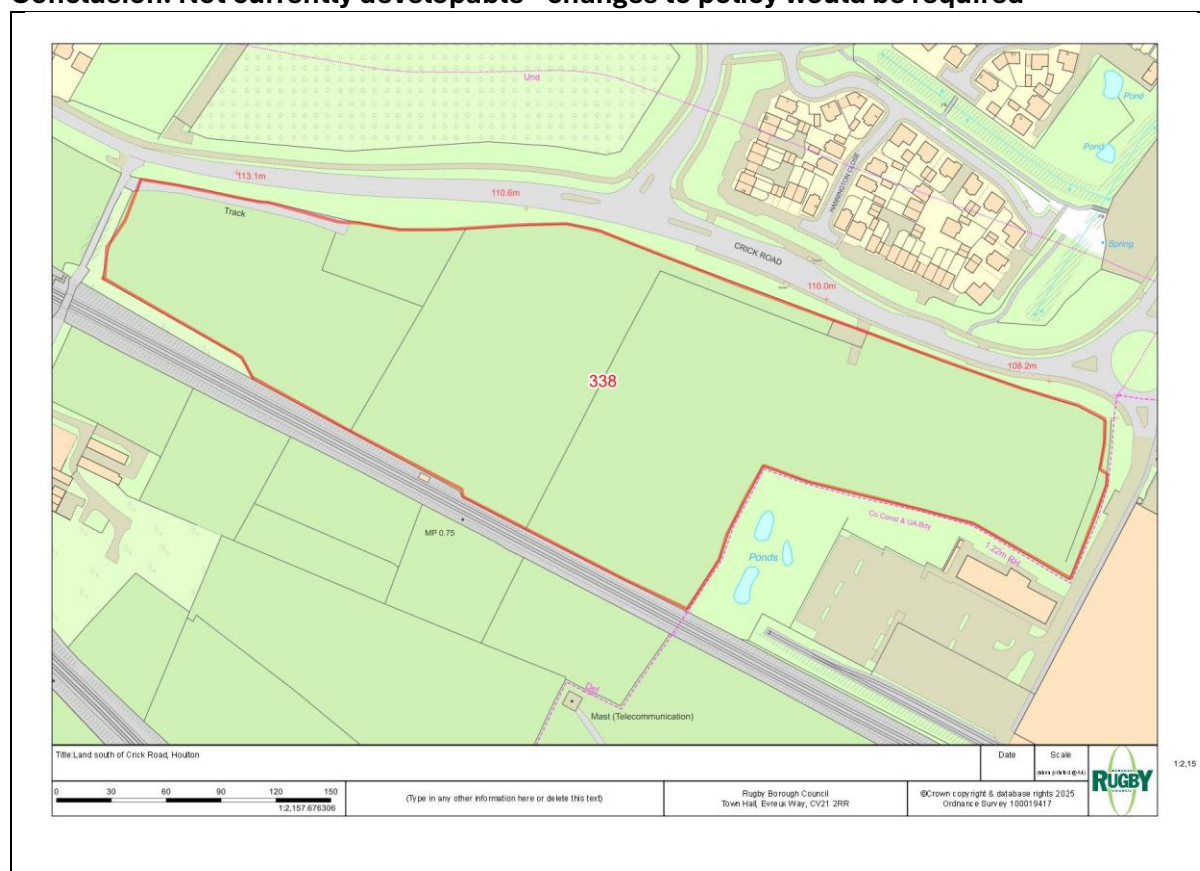
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Deciduous woodland area abuts the site which may require buffer area or impact mitigation. Further ecological assessments may be necessary. Site lies within 300m of Draycote Water LWS. Possible heritage constraints as Grade II Listed Building Lavender Furlong lies 50m from the site. The site is not in the Green Belt. Lack of capacity at nearby schools may be a constraint. Sensitive area between South West Rugby urban extension and Dunchurch village, potential coalescence risk.
Discounted?	False

Site reference: 338

Land south of Crick Road, Houlton

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



Basic

Parish	No parish	Ward	Hillmorton
Current use	Agricultural – occasional grazing	Gross site area	6.24
Net site area	4.68	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	250 dwellings
Green Belt/LGS	No	Agricultural Land Classification	Grade 4

Conclusions

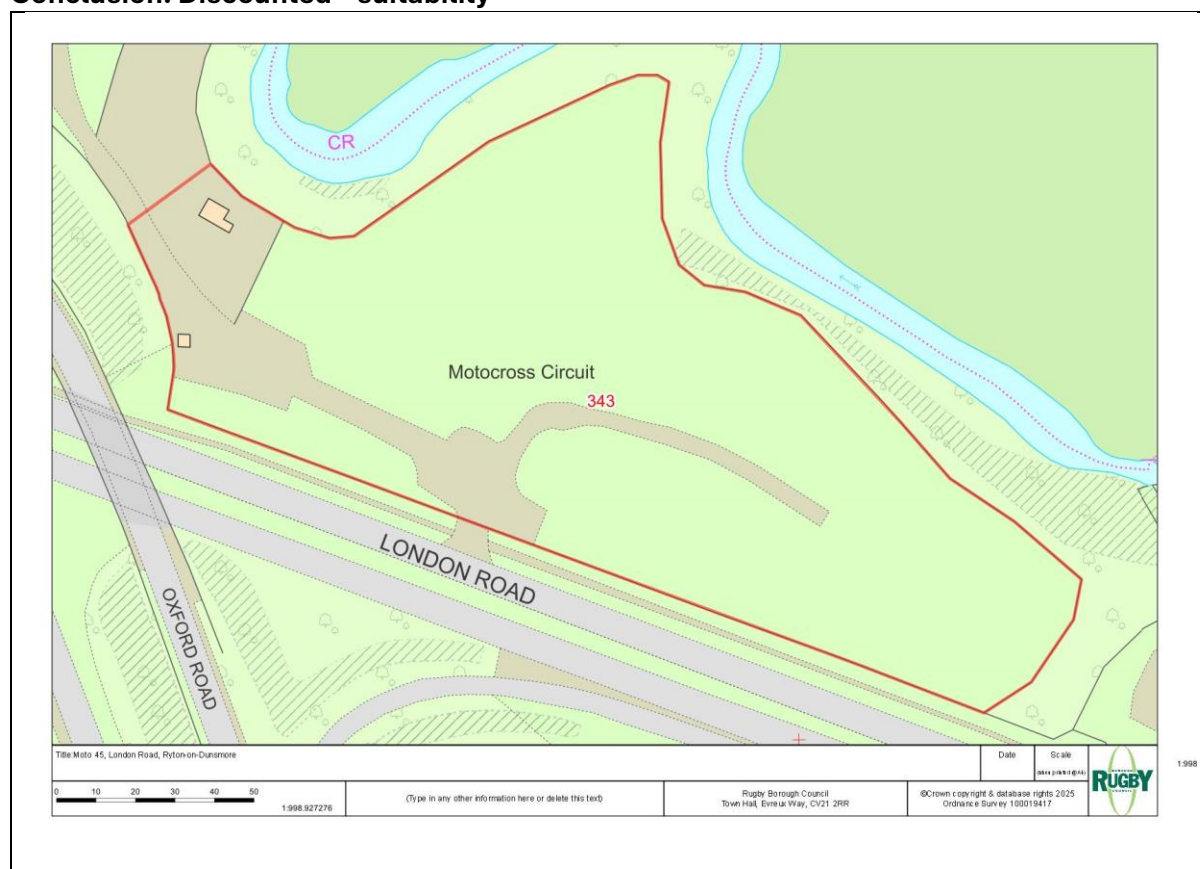
Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Outline planning permission (R17/0022) in place for employment site as part of the Houlton development masterplan. Identified as an employment allocation within the current Local Plan 2019. Submitted to Call for Sites for residential use. Proportion of the site at high risk of surface water flooding. Proximity to proposed Rugby Parkway railway station, railway line abuts one side of the site. Royal Oak Gravel Pit & Cutting Geological Site within 200 metres from site boundary. No other designated heritage or ecological assets in immediate proximity. Some habitat of medium to high distinctiveness (semi-improved neutral grassland and marshy grassland) on site.
Discounted?	False

Justification for discounting	
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Site reference: 343

Moto 45, London Road, Ryton-on-Dunsmore

Conclusion: Discounted – suitability



Basic

Parish	Ryton-on-Dunsmore	Ward	Dunsmore
Current use	Commercial	Gross site area	1.76
Net site area	0.7	Proposed use	Employment
Potential yield (employment, sqm)	2,800sqm	Potential yield (residential)	N/A
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

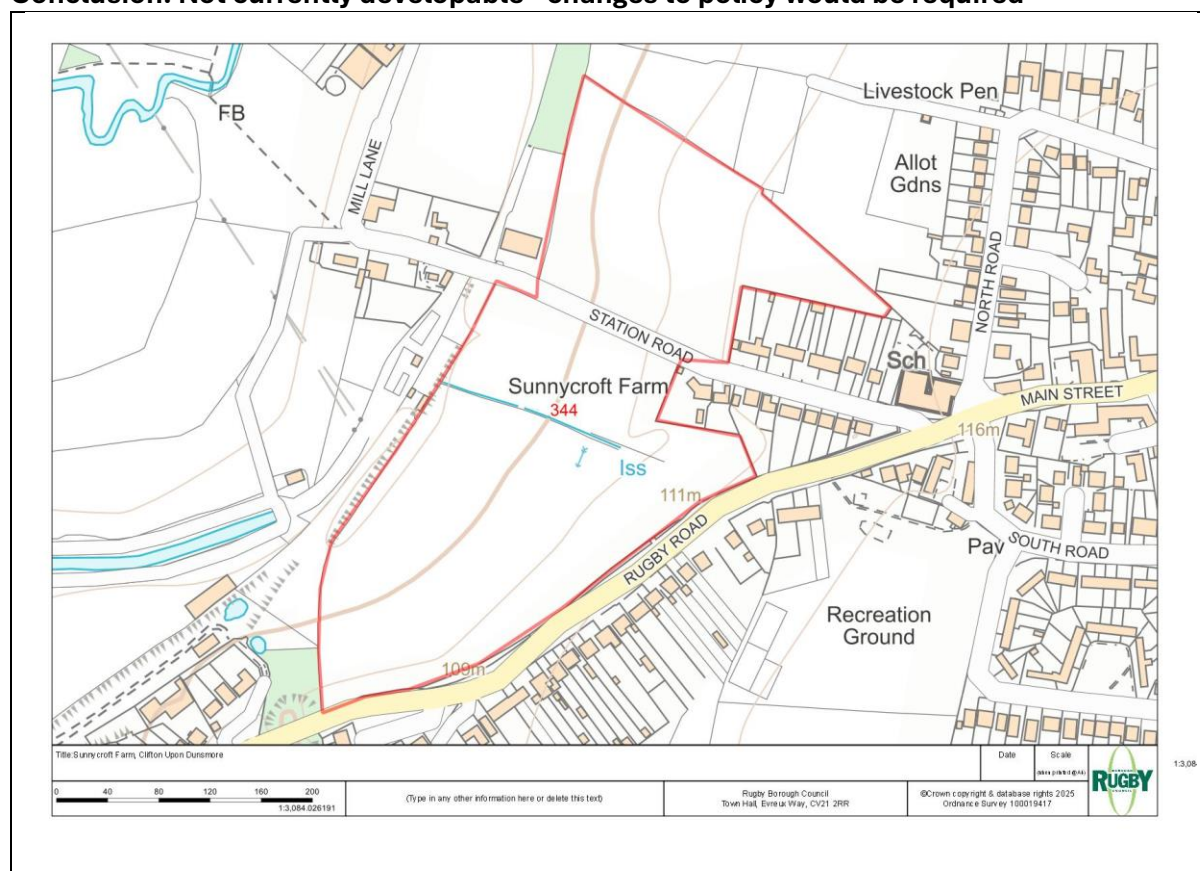
Conclusions

Available	Yes
Achievable	Not evaluated
Suitable	No
Suitability commentary	Previously developed site with access to major roads and nearby employment centres at Ryton-on-Dunsmore and Coventry Investment Zone but removed from settlement edge. Outer Impact Risk Zone for Brandon Marsh SSSI. River Avon runs to the north of the site, containing River Avon and Tributaries Local Wildlife Site. Part of the site lies in Flood Zone 2. Unclear if current access is suitable for employment use concern about ability to create safe access given 50mph dual carriageway. Green Belt site.
Discounted?	True
Justification for discounting	Medium flood risk, Green Belt and proximity to LWS, lack of access for non-car modes and access concerns for employment use.

Site reference: 344

Sunnycroft Farm, Clifton upon Dunsmore

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



Basic

Parish	Clifton-upon-Dunsmore	Ward	Clifton, Newton and Churchover
Current use	Agricultural	Gross site area	8.94
Net site area	4.45	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	120-150
Green Belt/LGS	No	Agricultural Land Classification	Grade 3

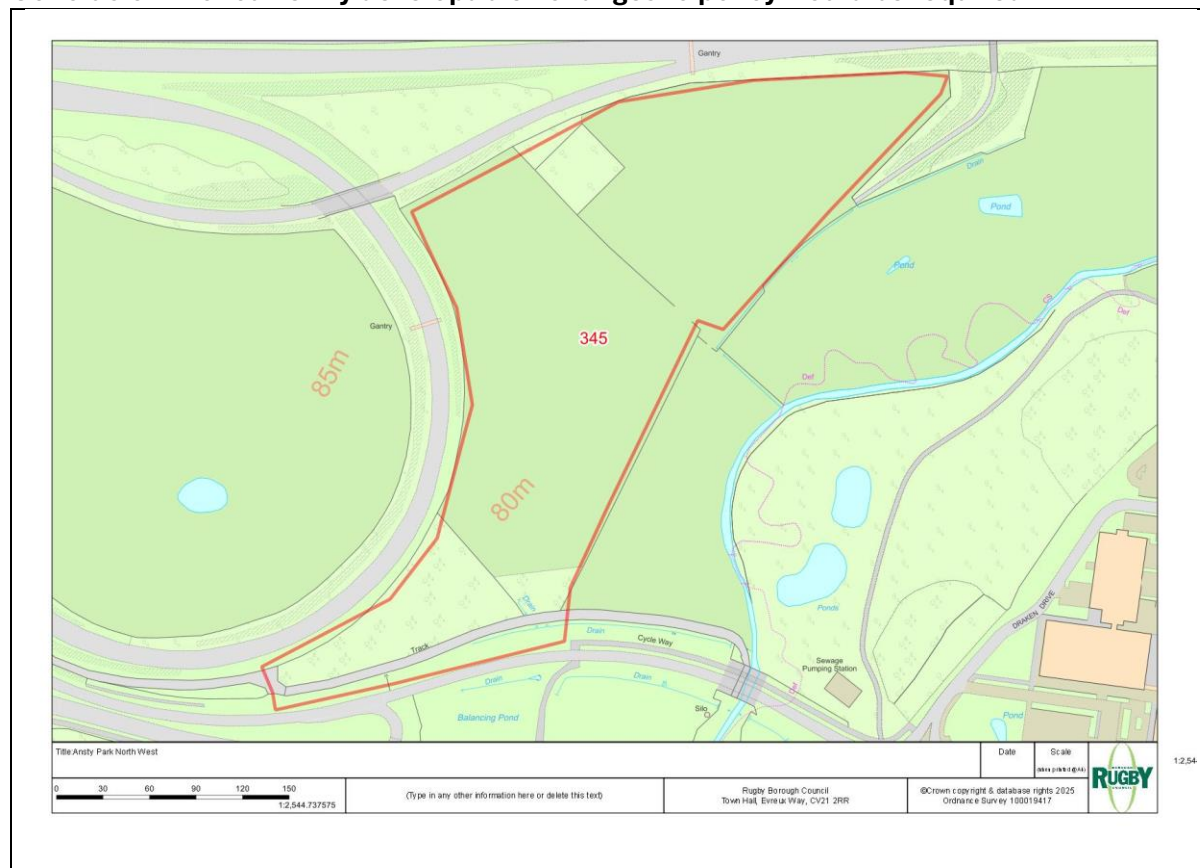
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Western boundary of the site is at high risk of surface water flooding. Clifton Disused Railway Wildlife Site runs along site boundary, and the site lies within the outer Impact Risk Zone of the Cave's Inn Pits SSSI. Proximity to Clifton Conservation area and multiple designated heritage assets. Sloping site between Clifton upon Dunsmore and Rugby raises landscape and coalescence concerns.
Discounted?	FALSE
Justification for discounting	

Site reference: 345

Ansty Park North West

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



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Agricultural	Gross site area	6.76
Net site area	2.70	Proposed use	Employment
Potential yield (employment, sqm)	15,210sqm	Potential yield (residential)	
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2

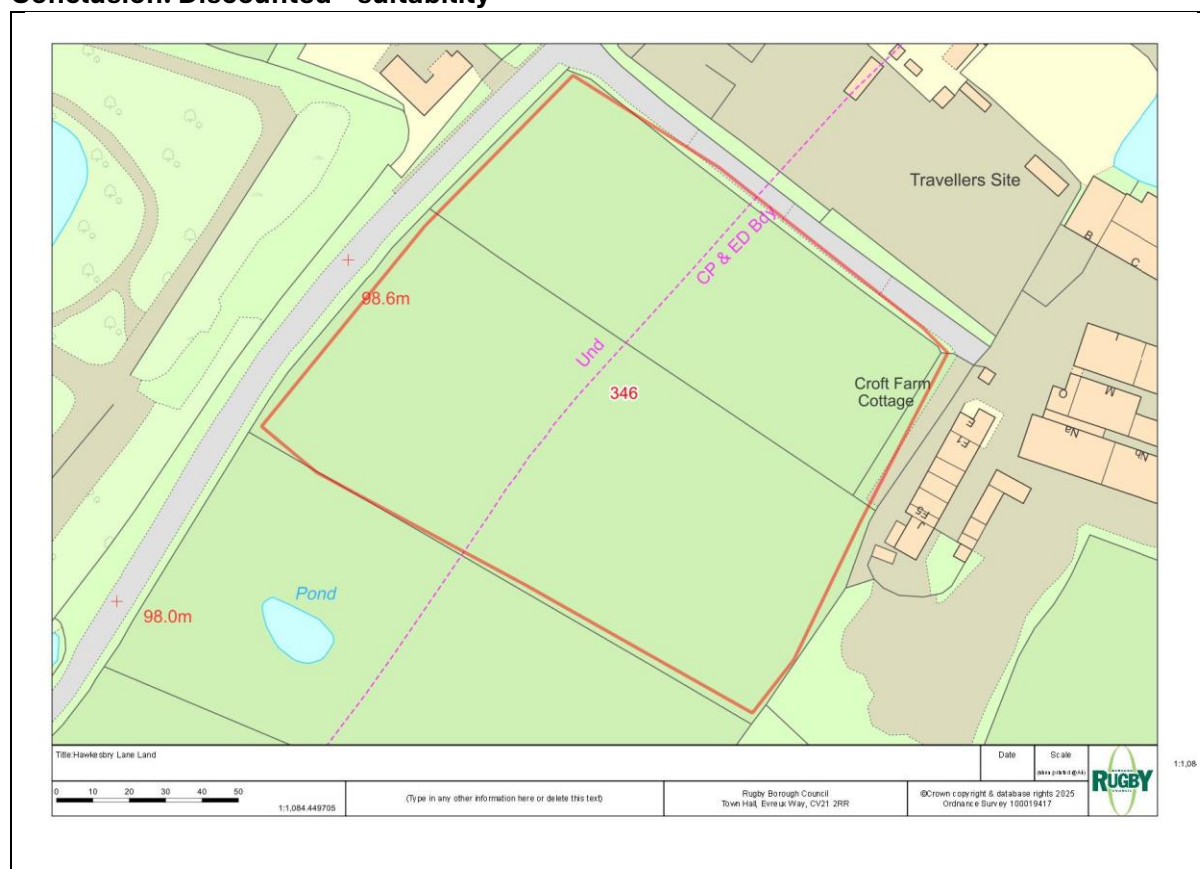
Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Classified as Best and Most Versatile agricultural land. Green Belt site. Proximity to Hill Park Wood and Ansty Park Ponds Local Wildlife Sites. Removed from edge of existing employment site though surrounded by road infrastructure. Site lies within the outer Impact Risk Zones for Combe Pool SSSI. FZ3 surrounds the site boundary to the east.
Discounted?	False
Justification for discounting	

Site reference: 346

Hawkesbury Lane Land

Conclusion: Discounted – suitability



Basic

Parish	Shilton and Barnacle (CP border bisects site)	Ward	Wolvey and Shilton
Current use	Agricultural	Gross site area	1.21
Net site area	0.48	Proposed use	Employment
Potential yield (employment, sqm)	2,400	Potential yield (residential)	
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

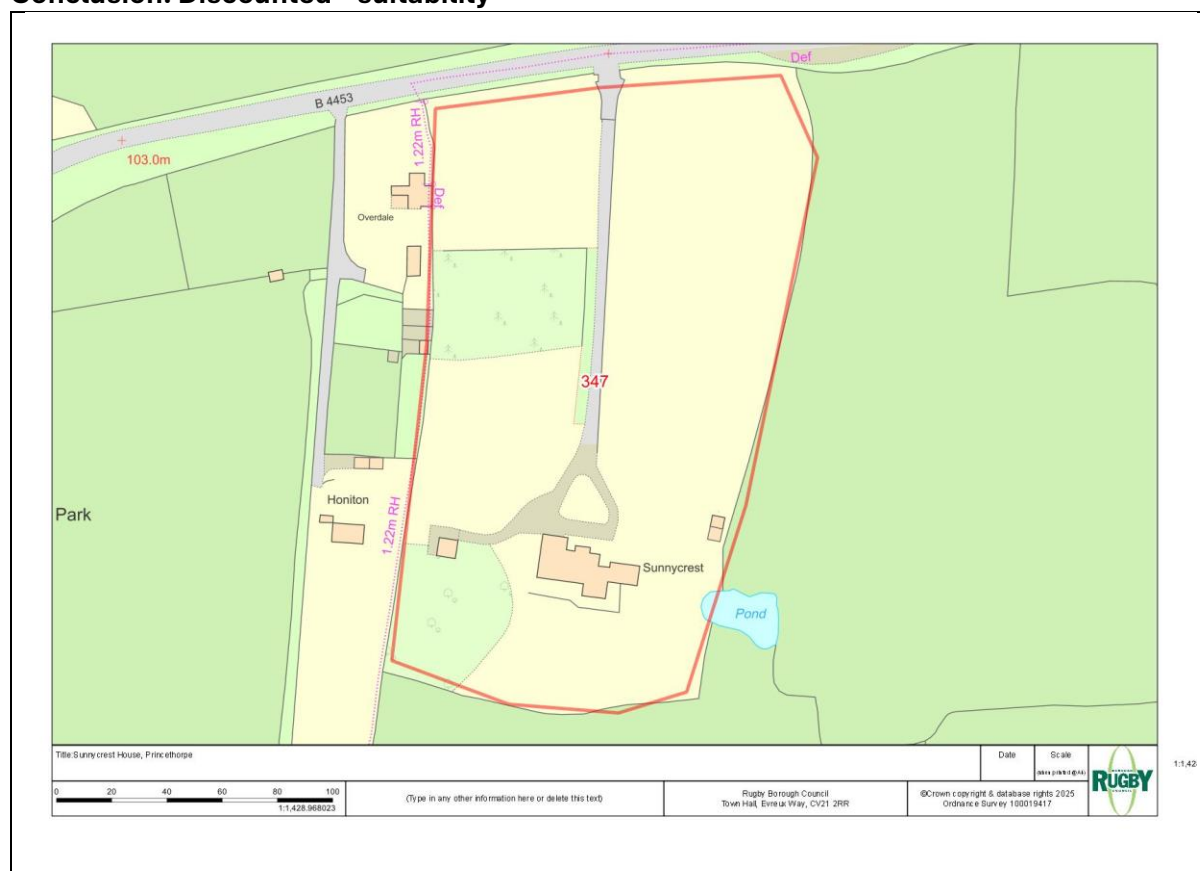
Available	Yes
Achievable	Yes
Suitable	No
Suitability commentary	Green Belt site. RBC boundary runs through the centre of the site. The remainder lies in Nuneaton and Bedworth and has been submitted to that LPA's Call for Sites. Impacts of employment development on neighbouring Travellers Site would need to be considered. Two Grade II Listed Buildings within proximity potentially requiring heritage impact consideration. Lentons Lane Tip Local Wildlife Site and the Coventry B Supergrid are within 500 metres of the site boundary and the site lies within outer SSSI Impact Risk Zone. Site does not adjoin settlement boundaries or existing employment sites.

Discounted	True
Justification for discounting	Green Belt land, availability complications due to borough boundary bisecting site, adjacent to residential Travellers Site. Sustainability – remote from settlement boundaries.

Site reference: 347

Sunnycrest House, Princethorpe

Conclusion: Discounted – suitability



Basic

Parish	Frankton	Ward	Dunsmore
Current use	Residential	Gross site area	2.8
Net site area	2.1	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	80 dwellings
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

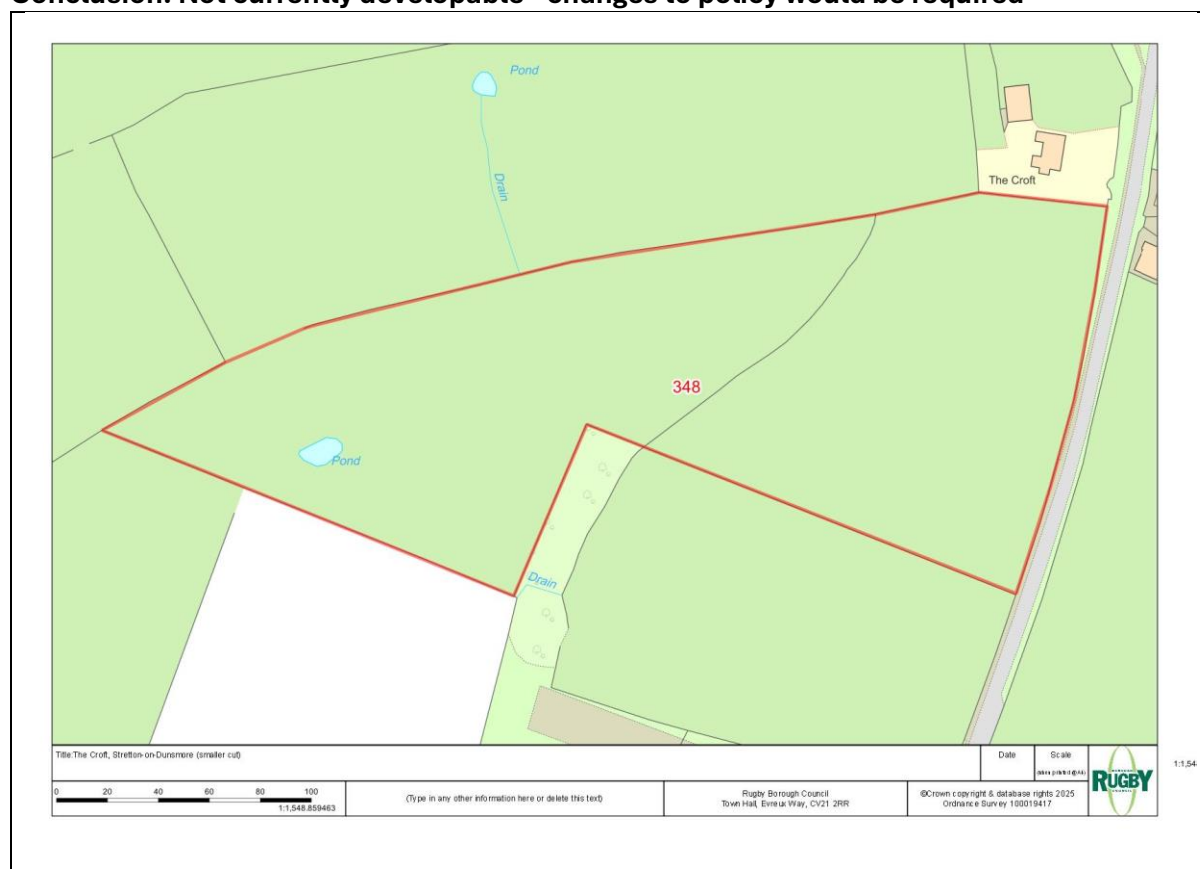
Conclusions

Available	Yes
Achievable	Yes
Suitable	No
Suitability commentary	Green Belt site. Several Local Wildlife Sites within 1km of the site and lies within outer Impact Risk Zones of Ryton Wood SSSI. Potential for landscape sensitivity due to lack of development in surrounding area. Likely unsustainable location due to separation from settlement and lack of proximate facilities. Grade II listed buildings in surrounding area but relatively distant, site unlikely to form part of setting.
Discounted?	True
Justification for discounting	Unsustainable location due to significant separation from settlements and facilities

Site reference: 348

The Croft, Stretton upon Dunsmore

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



Basic

Parish	Ryton on Dunsmore	Ward	Dunsmore
Current use	Agricultural	Gross site area	3.57
Net site area	2.68	Proposed use	Residential
Potential yield (employment, sqm)		Potential yield (residential)	c.70 dwellings
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Site lies within outer Impact Risk Zones for Brandon Marsh and Ryton Wood SSSIs and is close to River Avon and Tributaries Local Wildlife Site. Slightly removed from settlement boundary but offering feasible non-car access options to key amenities such as primary school. Underground gas pipeline to north west (outside of site).
Discounted?	False
Justification for discounting	

Gypsy and Traveller Sites

Bryant's Bungalow, Brandon Lane

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



Basic

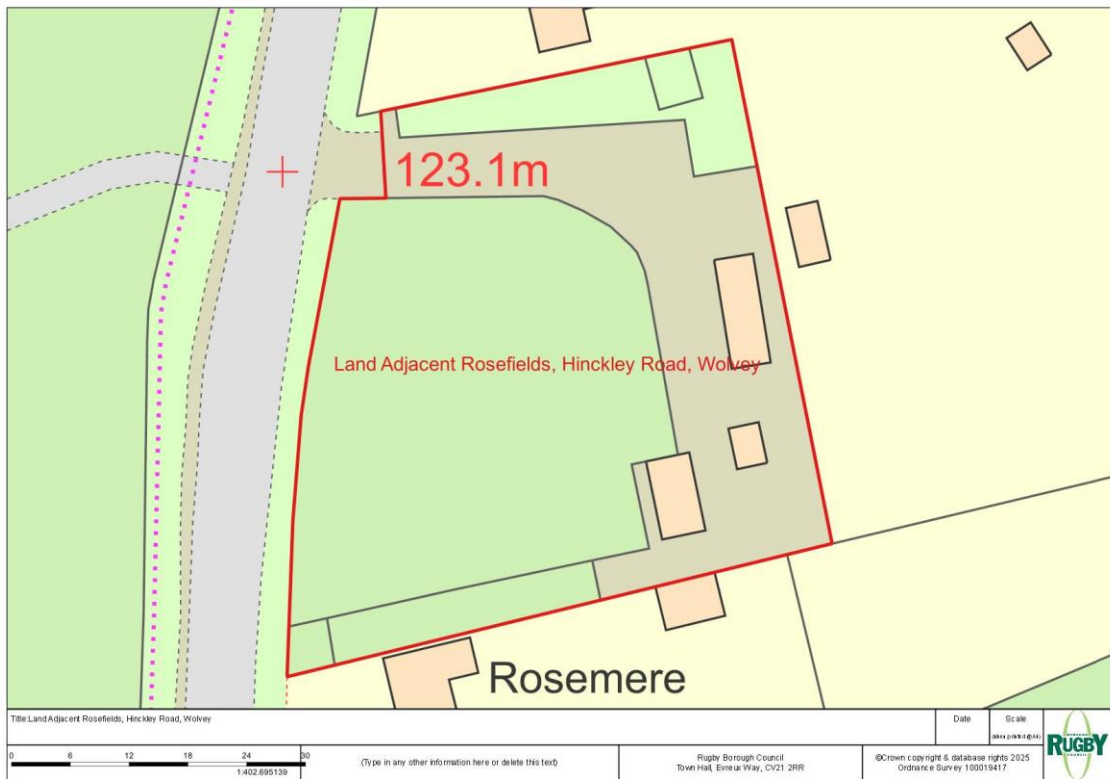
Parish	Brandon and Bretford	Ward	Wolston and the Lawfords Ward
Current use	Travellers site	Gross site area	1.80
Net site area	1.60	Proposed use	Travellers site
Potential yield (employment, sqm)		Potential yield (residential)	10 pitches
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Reservoir located to the north with potential residual flood risk. Site borders FZ2 and FZ3 to the south but site area itself is at low risk of fluvial or surface water flooding. Grade II listed heritage asset 500m away but unlikely to cause impact. Proximity to River Avon and Tributaries Local Wildlife Sites and location within Impact Risk Zones for Brandon Marsh SSSIs. Detached from settlement but reasonable access to services in Ryton, Binley Woods, Wolston or within Coventry.
Discounted?	False

Land adjacent Rosefields, Hinckley Road, Wolvey

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



Basic

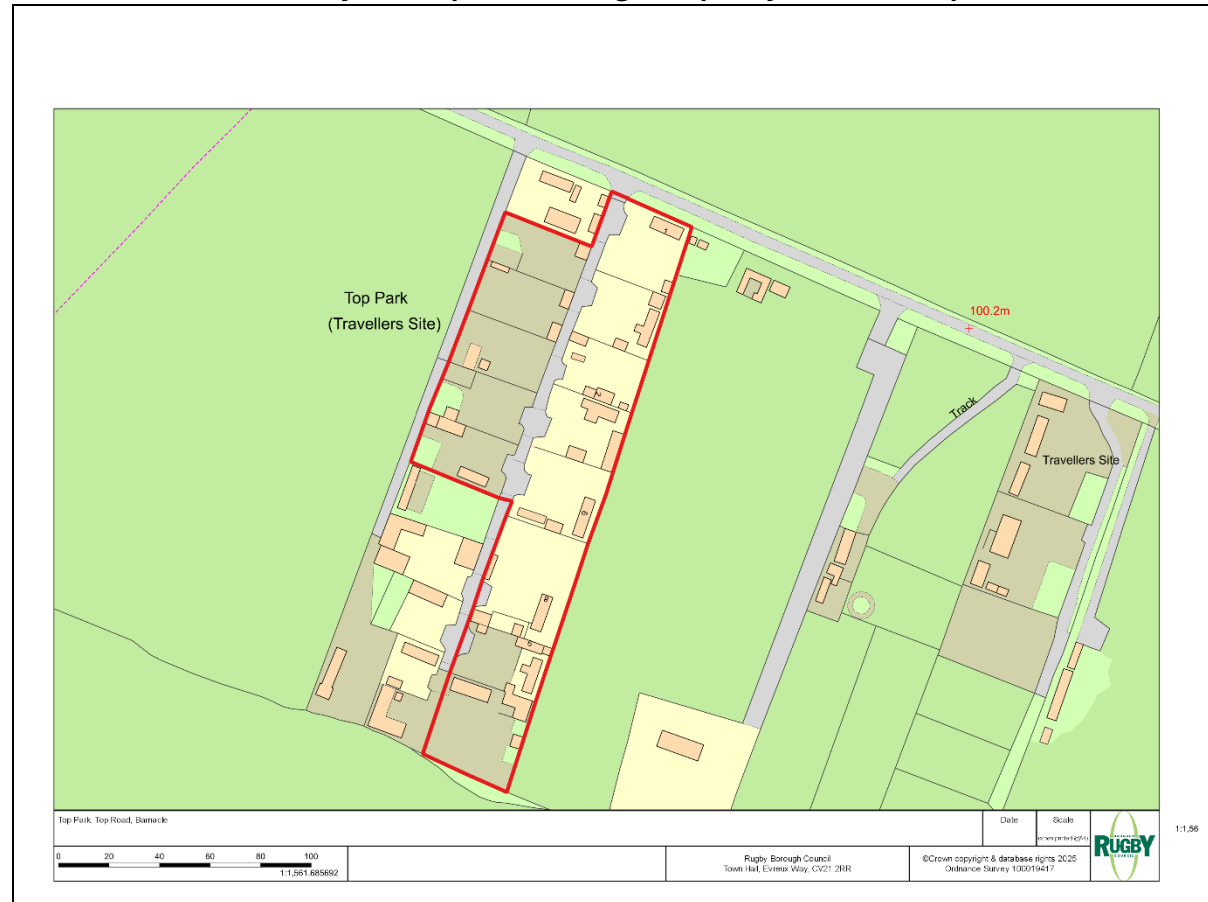
Parish	Wolvey	Ward	Wolvey and Shilton
Current use	Grazing / Traveller site	Gross site area	0.26
Net site area	0.26	Proposed use	Traveller site
Potential yield (employment, sqm)		Potential yield (residential)	1 pitch
Green Belt/LGS	100%	Agricultural Land Classification	Grade 2

Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Low flood risk. No designated heritage assets within 1km. Within 1km of Local Wildlife Site Ash Pole Spinney and located within outer Impact Risk Zones. Grade 2 agricultural land but currently being used for horse grazing with development on either side so unlikely to be used for productive agricultural land. Relative proximity to services in Wolvey and Hinckley. Currently occupied by Traveller pitch under temporary planning permission.
Discounted?	False
Justification for discounting	

Top Park, Top Road, Barnacle

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



Basic

Parish	Shilton and Barnacle	Ward	Wolvey and Shilton
Current use	Traveller site	Gross site area	1.25
Net site area	1.25	Proposed use	Traveller site
Potential yield (employment, sqm)		Potential yield (residential)	20 pitches
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt. Site is already functioning as a Traveller Site under temporary planning permissions. Low fluvial flood risk. Railway Local Wildlife Site is 600m northeast. Relatively remote, detached from existing settlement edge. but some access to services in Bulkington or Bedworth.
Discounted?	False
Justification for discounting	

Wilsher Ranch/Nethergreen, Shilton Lane, Shilton

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



Basic

Parish	Shilton and Barnacle	Ward	Wolvey and Shilton
Current use	Agriculture and residential	Gross site area	1.9
Net site area	1.7	Proposed use	Traveller site
Potential yield (employment, sqm)		Potential yield (residential)	4 pitches
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

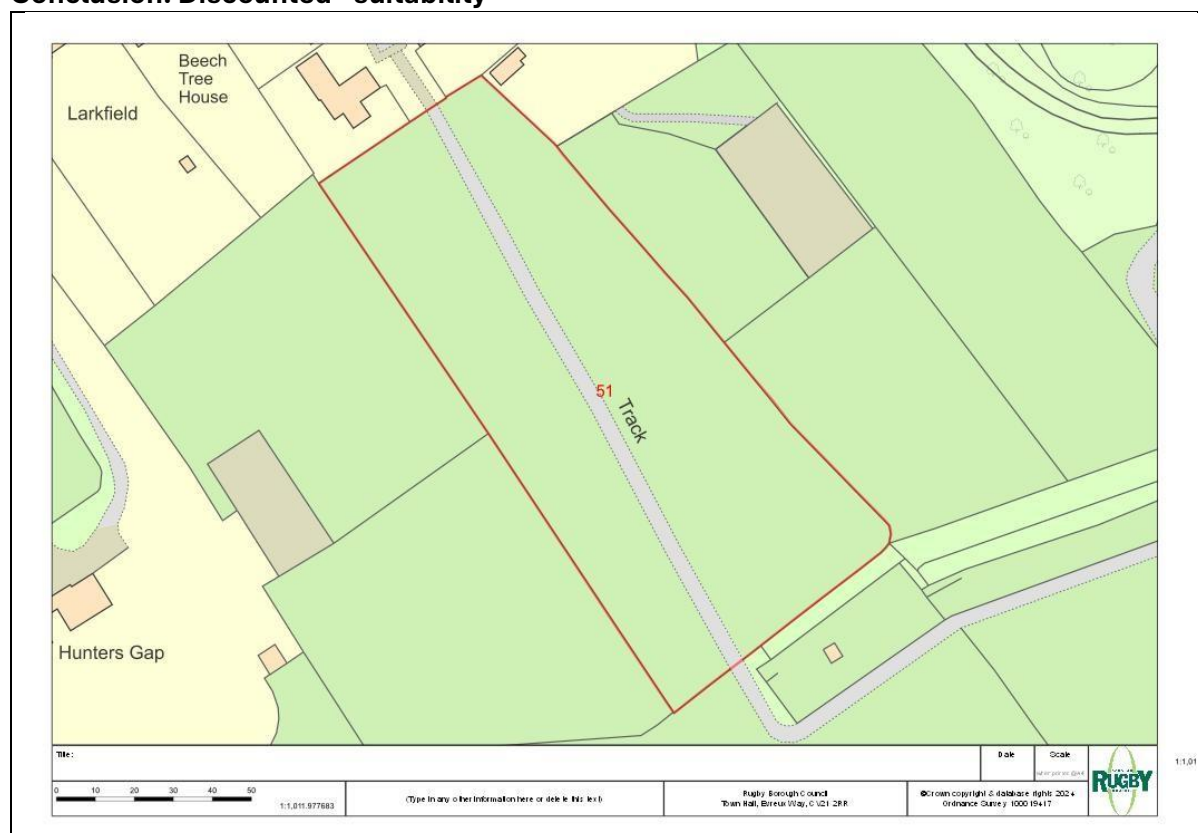
Available	Yes
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site which forms part of a series of development on either side of Shilton Lane albeit not within or adjacent to settlement boundary. Relatively remote location but some access to services in Bulkington or Bedworth. Site lies within the outer Impact Risk Zone of Combe Pool SSSI. Low flood risk.
Discounted?	False
Justification for discounting	

Corrections and revisions

Site reference: 51 CORRECTED

Gorse Farm, 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

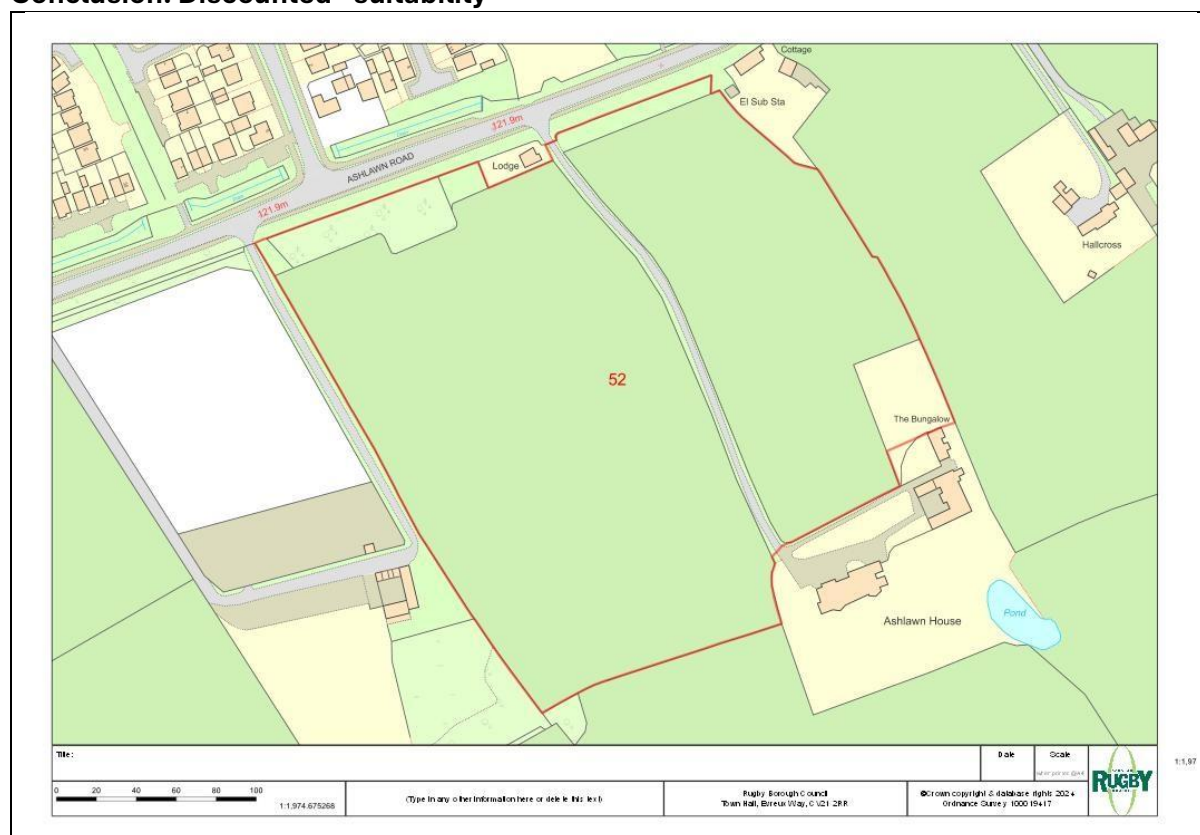
Conclusions

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. Promoter states that the site has good access to new bus service 8/8A. Site is removed from existing settlement - concerns about pattern of development. Rainsbrook Valley – potential landscape sensitivity.		
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 CORRECTED

Ashlawn House, 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

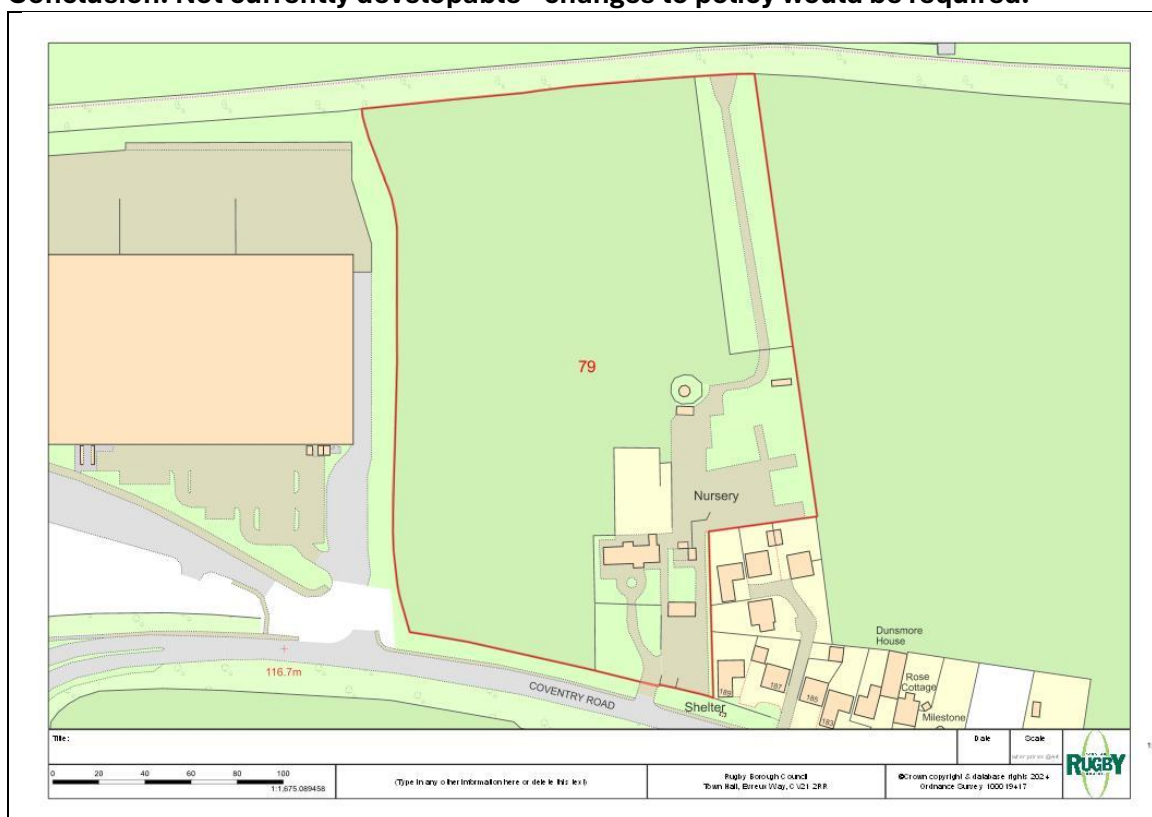
Available	yes - immediately
Achievable	Yes
Suitable	No
Suitability commentary	Partially within potential current Local Plan GI corridor. Line of trees covered by TPO's within and adjacent to western part of site. Site abuts an area of Priority Habitat - Deciduous woodland to its south/west. An appropriate buffer may be required to mitigate any impacts. Locationally inappropriate, causing sustainability concerns despite adjacent site that has extant planning permission for residential. 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. 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. Landscape potential issue given Rainsbrook Valley location.

Discounted?	True
Justification for discounting	Settlement character, piecemeal, incongruous development separate from settlement edge

Site reference: 79 REVIEWED

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

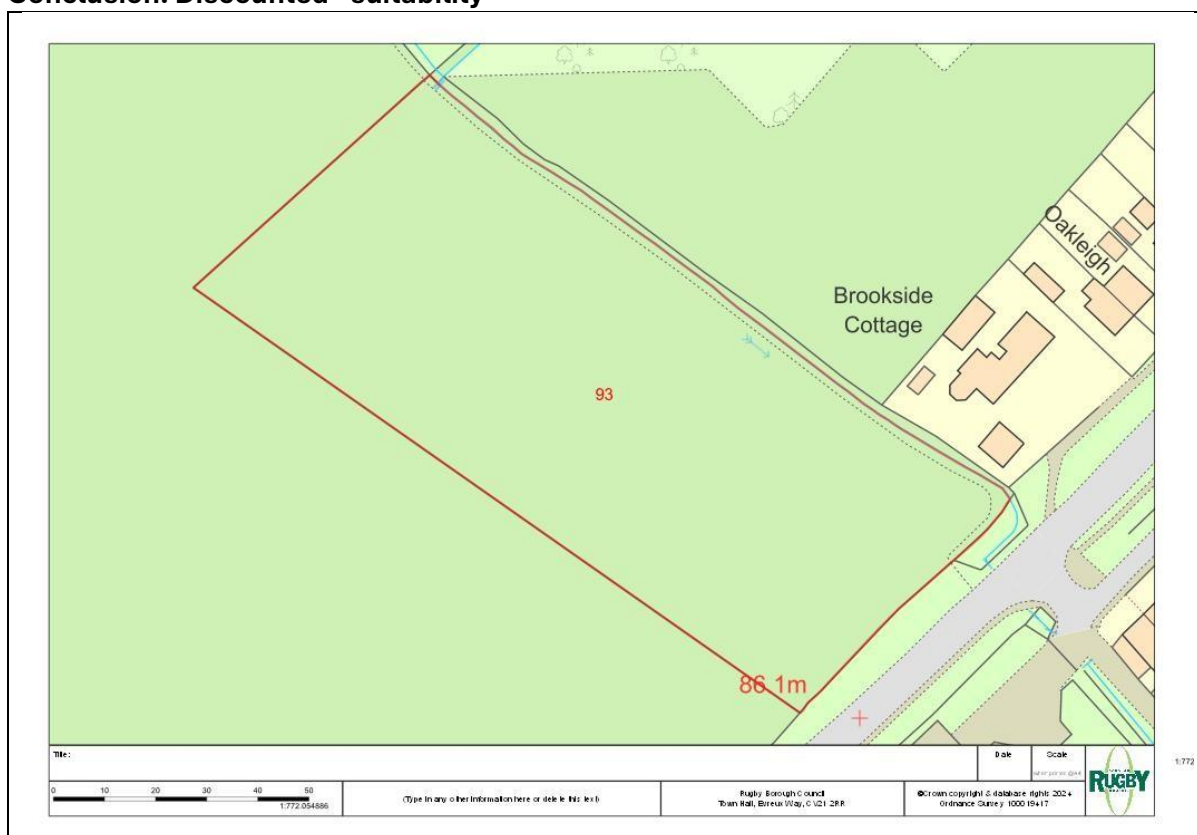
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Site lies adjacent to Rugby SW allocation for employment and would constitute piecemeal development of this area. Site is between South West Rugby and Dunchurch raising coalescence concerns. The land comprises part 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 SSSI 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. April 2019 appeal decision for 4 dwellings on adjacent site at Dunsmore Garage APP/E3715/W/18/3211787. Inspector concluded that site

	was suitable for residential. Further assessment required to determine locational suitability of site and compatibility with surrounding uses.	
Discounted?	FALSE	
Justification for discounting		

Site reference: 93 REVIEWED

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

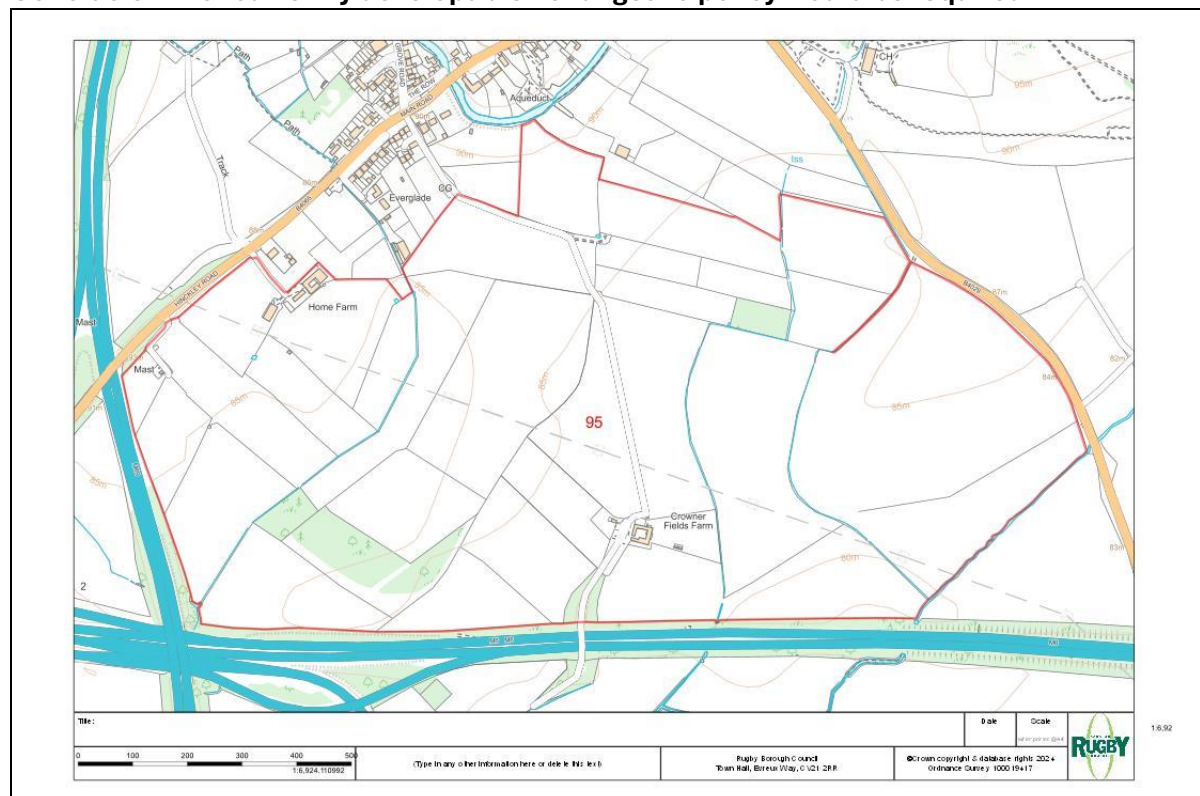
Conclusions

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 – extent of high surface water flood risk area covers approximately 40% of the site. Not sufficiently mitigated in site layouts submitted by promoter and flood area covers access point		

Site reference: 95 CORRECTED

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)	
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

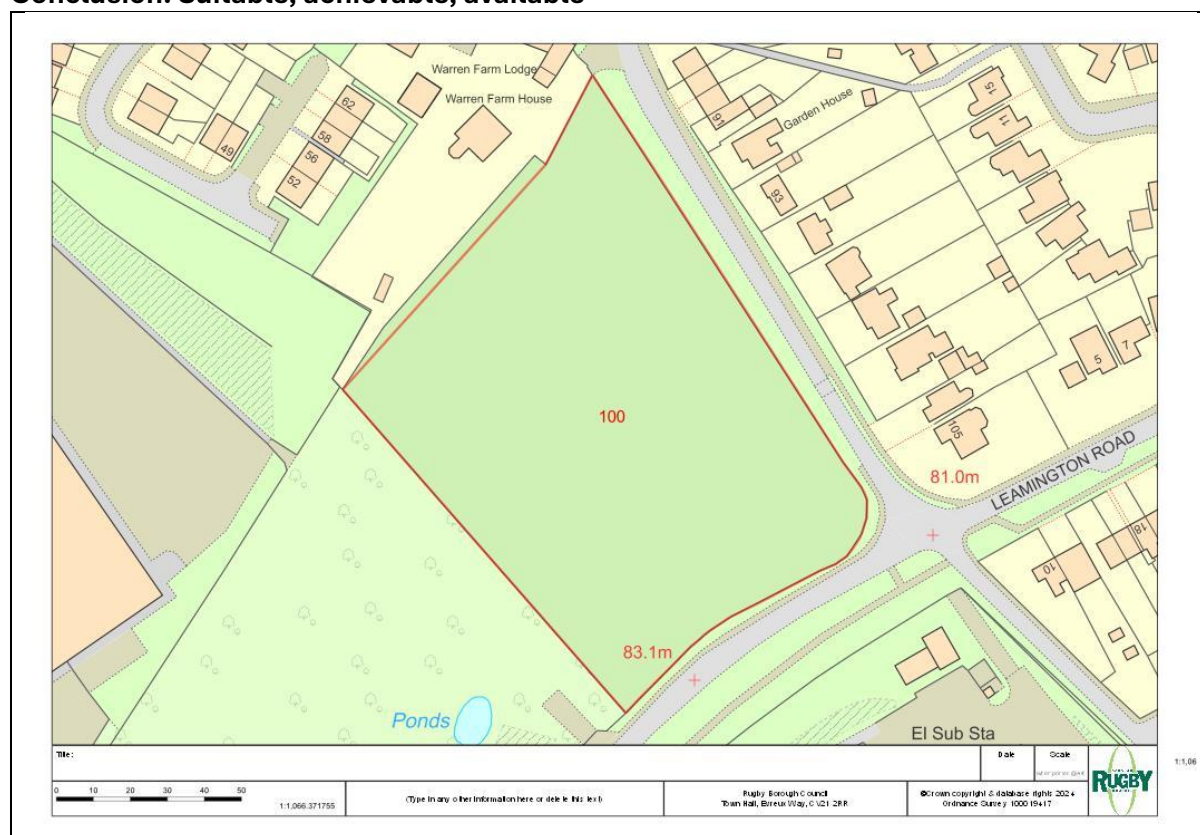
Available	yes - immediately
Achievable	Yes
Suitable	Potentially
Suitability commentary	Green Belt site. Remote from existing settlement edge. Planning permission granted (R23/1027 - Frasers Group) for creation of an employment-led headquarters campus development, composed of head office and distribution/warehouse 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.

	<p>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.</p>	
Discounted?	False	
Justification for discounting		

Site reference: 100 – REVIEWED

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	<p>Site is not within the Green Belt and lies within the 2019 Adopted Local Plan settlement boundary for Ryton-on-Dunsmore.</p> <p>The site is identified in the made Neighbourhood Plan as a safeguarded site for development. It is to be considered for development only where either “A) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of the Leamington Road (Coventry City Training Ground) Site (allocated under Policy H1 in this Plan and Policy DS3 in the Rugby Local Plan) to deliver the anticipated scale of development required. Any assessment as to whether or not the site has failed can only be made after the first five years from the date of Local Plan adoption; or B) It becomes necessary to provide for additional homes in the Parish in accordance with any new development</p>

	<p>plan document that replaces the 2019 Rugby Local Plan or any updated version of this Neighbourhood Plan”</p> <p>Constraints on the site include existing PRow and designation of site as a Local Wildlife Site – although this was not raised as reason for refusal in either the planning application or appeal.</p> <p>The site was previously denied planning permission and dismissed at appeal, but both the LPA and the Inspector found that the principle of development on the site was acceptable.</p>
Discounted?	False
Justification for discounting	