

## Appendix 3 – Not Suitable or Not Available Sites

SITE REFERENCE	SITE NAME/ADDRESS	SUITABILITY OR AVAILABILITY CONCLUSION
S16002	Land adjacent Surgery, Brookside, Stretton on Dunsmore	Not available due to access constraints and ransom strip
S16003	Land off Birchwood Road, Binley Woods	Not suitable due to landscape sensitivity and highways constraints
S16004	Land off Glenfern Gardens, off Oxford Road, Ryton on Dunsmore	Not suitable due to poor access to local services
S16005	Land at Wolvey House Farm, Wolvey	Not suitable due to landscape sensitivity
S16006	Land adjacent to School Street, Church Lawford,	Not suitable due to poor access to local services
S16007	Land to rear of 155-169 Rugby Road, Binley Woods	Not suitable due to landscape sensitivity and TPO constraints
S16010	Land east of Ryton Police College	Not suitable due to pedestrian access constraints to local services
S16011	Land west of A423, Ryton on Dunsmore	Not suitable due to landscape sensitivity and pedestrian access constraints to local services
S16013	Wolvey Fields Farm, Wolvey	Not suitable due to landscape sensitivity
S16015	Grange Farm, Brandon Lane	Not suitable due to poor access to local services and relationship to highway network
S16016	Field Farm Cottage, Thurlaston	Not suitable due to poor access to local services
S16017	Land off Birdingbury Lane, Frankton	Not suitable due to poor access to local services
S16018	Land off Fosse Way, Stretton on Dunsmore	Not suitable due to landscape sensitivity
S16019	Leam Valley Golf Club	Not suitable due to poor access to local services
S16020	Land off Brandon Lane	Not suitable due to poor access to local services and relationship to highway network
S16021	Fields Farm Lane, Marton	Not suitable due to poor access to local services
S16023	The Highlands, Rugby Road, Binley Woods	Not suitable due to poor access to local services
S16024	Eastwood Grove, Hillmorton	Not suitable due to topography of site and TPO constraints
S16025	Land at Ryton Fields Farm / Barbellows Farm, London Road (A45)	Not suitable due to landscape sensitivity
S16026	Land at Mill Road, Rugby	Currently not available subject to demonstrating loss of employment use is acceptable
S16027	Land south of Brownsover Lane, Old Brownsover	Not suitable due to heritage/conservation area impacts
S16028	Land off Sawbridge Road, Grandborough	Not suitable due to poor access to local services
S16029	Home Farm, Broadwell	Not suitable due to poor access to local services
S16030	Land at Hospital Farm, Hayway Lane, Broadwell	Not suitable due to poor access to local services

<b>S16031a</b>	The Stables, Green Lane, Brinklow	Not suitable due to highways constraints
<b>S16031b</b>	The Stables, Green Lane, Brinklow	Not suitable due to highways constraints
<b>S16031c</b>	The Stables, Green Lane, Brinklow	Not suitable due to highways constraints
<b>S16031d</b>	The Stables, Green Lane, Brinklow	Not suitable due to highways constraints
<b>S16036</b>	Land off Lower Street, Willoughby	Not suitable due to poor access to local services
<b>S16037</b>	Former Oakdale Roses Garden Centre, Binley Woods	Not suitable due to landscape sensitivity and impact on coalescence of settlements
<b>S16038</b>	The Orchard, Bilton Grange School, Dunchurch	Currently not available due to open space use and tenancy agreement for sports use
<b>S16039</b>	The Wolvey Campus, Leicester Road, Wolvey	Currently not available subject to demonstrating loss of employment use is acceptable
<b>S16040</b>	Inwood House, Ashlawn Road, Rugby	Not suitable due to poor access to local services
<b>S16041</b>	Garage and Haulage Site adjacent A45, London Road	Not suitable due to poor access to local services
<b>S16042</b>	Land off Station Road, Clifton upon Dunsmore	Not suitable due to likely coalescence of village with urban area.
<b>S16043</b>	Home Farm, Brinklow	Not suitable due to landscape sensitivity and conservation area impacts
<b>S16044</b>	Brandon Stadium, Rugby Road	Currently not available due to sports stadia use and existing lease arrangements
<b>S16047</b>	Land to rear of Hall Grove, Brinklow	Not suitable due to landscape sensitivity and access constraints
<b>S16048</b>	Land off Oxford Road	Not suitable due to poor access to local services
<b>S16049</b>	Land at Grounds Farm, Wolston	Not suitable due to landscape sensitivity
<b>S16050</b>	Land at Bulkington Road, Wolvey	Not suitable due to landscape sensitivity
<b>S16051</b>	Fenley Field, Bilton	Currently not available due to sports pitches use
<b>S16052</b>	Lawford Fields Farm	Not suitable due to landscape sensitivity
<b>S16053</b>	Flecknoe Farm Stud	Not suitable due to poor access to local services
<b>S16054</b>	Land at Dyer's Lane, Wolston	Not suitable due to landscape sensitivity and access constraints
<b>S16055</b>	Land to rear of 32 School Lane, Stretton on Dunsmore	Not suitable due to landscape sensitivity
<b>S16056</b>	Land at Marton Road, Birdingbury	Not suitable due to poor access to local services
<b>S16057</b>	Land north of Daventry Road, Dunchurch	Not suitable due to landscape sensitivity
<b>S16058</b>	Land East of Newton Lane, South of M6	Not suitable due to poor access to local services
<b>S16059</b>	Land at Vicarage Road, Dunchurch	Not suitable due to impact on heritage assets
<b>S16060</b>	Land West of Newton Lane, North of M6	Not suitable due to poor access to local services
<b>S16063</b>	Land east of Coventry Road, Wolvey	Not suitable due to landscape sensitivity
<b>S16068</b>	Land off Fosse Way, Princethorpe	Not suitable due to poor access to local services
<b>S16069</b>	A & M Engineering, Harborough Magna	Not suitable due to poor access to local

		services
<b>S16070</b>	Land off Church Close, Harborough Magna	Not suitable due to poor access to local services
<b>S16072</b>	Land off Ashlawn Road	Currently not available due to legal constraint / covenant
<b>S16073</b>	Fosse Farm, Fosse Way, Stretton on Dunsmore	Not suitable due to poor access to local services and landscape sensitivity
<b>S16074</b>	Land off Heath Lane, Brinklow	Not suitable due to highways constraints
<b>S16075</b>	Land west of Lutterworth Road, Brinklow	Not suitable due to landscape sensitivity
<b>S16077</b>	Old Lodge Farm, Binley Woods	Not suitable due to landscape sensitivity and access constraints
<b>S16093</b>	Land off Brinklow Road, Easenhall	Not suitable due to poor access to local services
<b>S16094</b>	Land south of Ashlawn Road, St Andrews Rugby Club	Currently not available due to sports pitches use
<b>S16095</b>	Land West of Onley Lane	Not suitable due to poor access to local services
<b>S16096</b>	Land South of Bucknill Crescent, Rugby	Not suitable due to local wildlife on part of site and not available due to sports pitch use on other part
<b>S16097</b>	Rugby Golf Course, Clifton Road	Currently not available due to sports use
<b>S16100</b>	2A Fosse Way, Stretton on Dunsmore	Not suitable due to highways constraints and site size
<b>S16101</b>	Smithfield, Rugby Road, Brandon	Not suitable due to poor access to local services and impact on coalescence of settlements
<b>S16102</b>	Land at School Farm, Churchover	Not suitable due to poor access to local services
<b>S16103</b>	Land West of Church Street, Churchover	Not suitable due to poor access to local services
<b>S16104</b>	Mill House, Coventry Road, Dunchurch	Not suitable due to poor access to local services
<b>S16105</b>	Land at corner of Fosse Way and A423 Princethorpe	Not suitable due to poor access to local services
<b>S16106</b>	Land at 11 Watling Street, Rugby	Not suitable due to poor access to local services
<b>S16108</b>	Marston Maples and land east of Priory Road, Wolston	Not suitable due to landscape sensitivity and highways constraints