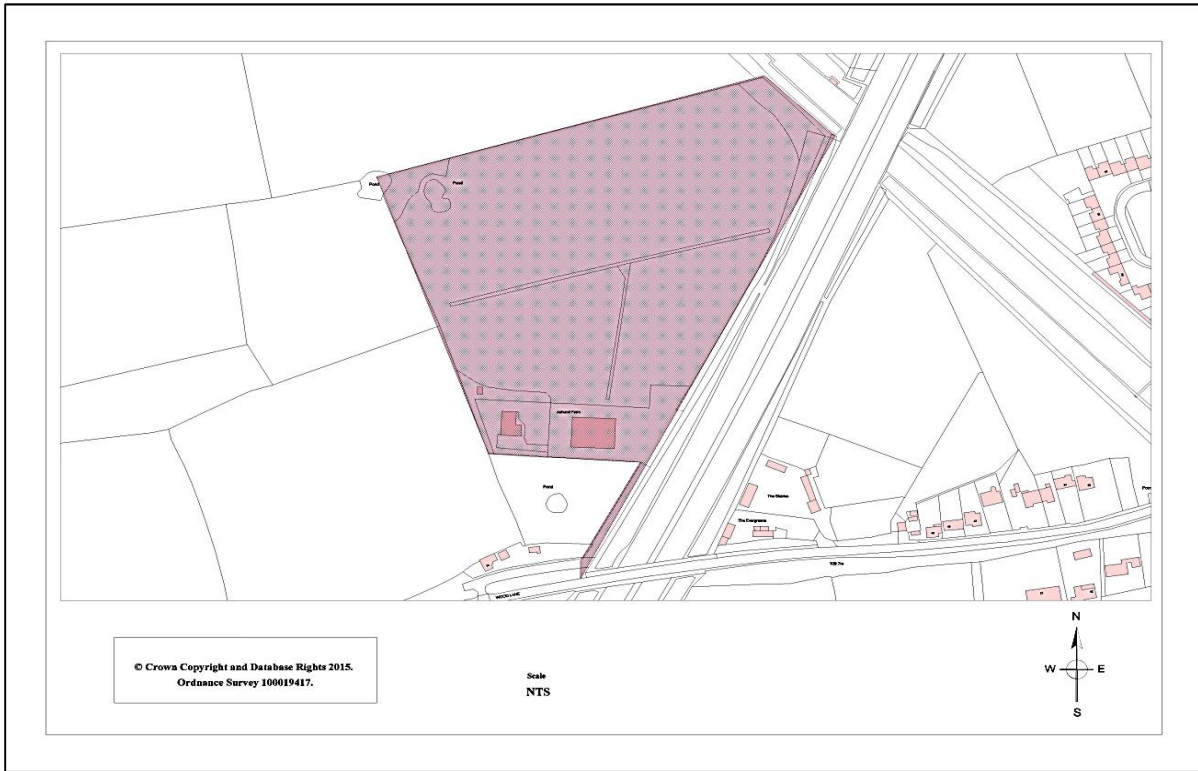


Reference	S14/001
Site	Ashurst Farm, Wood Lane, Shilton, CV7 9LA
Agent	Mr Simon Merchant, Ashurst Farm, Wood Lane, Shilton, CV7 9LA



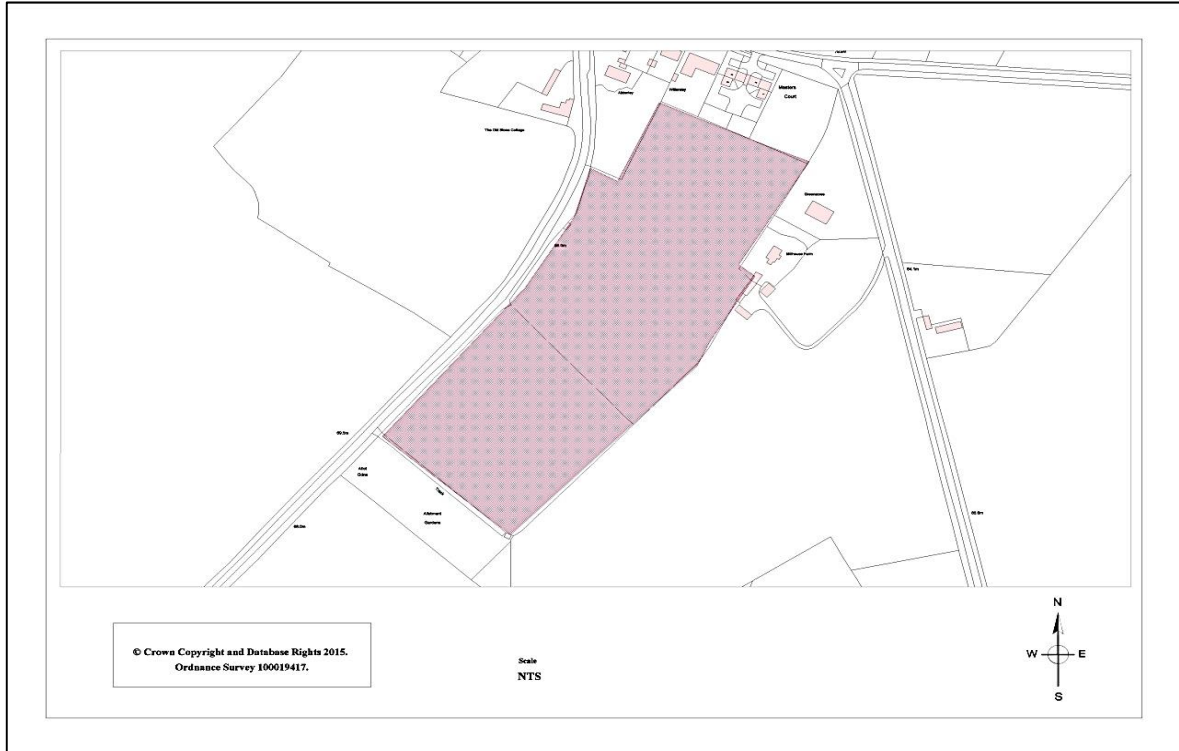
Suitability	Agricultural / grazing land but no other major constraints. Submitted as potential Gypsy and Traveller site. M69 runs adjacent to east of site. Railway line to north-east corner of site. Detached dwelling and barn existing structures. Hedgerows and mature trees on site boundary and small ponds to north-west of site.
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Availability	Site submitted for Gypsy and Traveller site (and considered in separate assessment) so not to be considered available in general SHLAA.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/003
Site	Masters Hill, Long Itchington Road, Birdingbury,
Agent	Mr Malcolm Thomas, Hackwell Cottage, Hackwell St. Napton, CV47 8LY



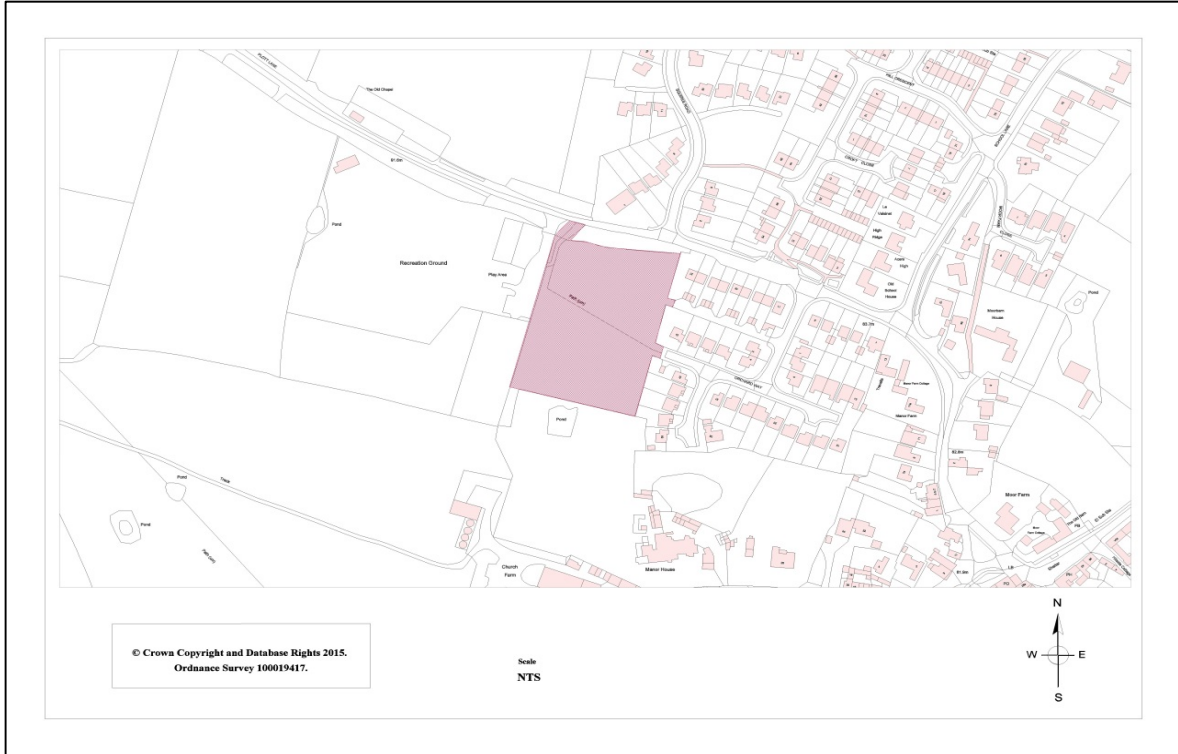
Suitability	<p>Site in open countryside adjoining South edge of Birdingbury village boundary. Relatively large in comparison to existing village size. Mostly open fields with boundary hedges and some trees. Allotments to the Southwest. Site is adjacent to local needs settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use for grazing. Two landowners. Expressed intention to develop but no developer engaged.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/004
Site	Site adjacent to public play area, The Old Orchard, Plott Lane, Stretton on Dunsmore, Rugby, CV23 9HL
Agent	Mr M Marshall, c/o Richard S Baily, Kenilworth, CV8 2ED



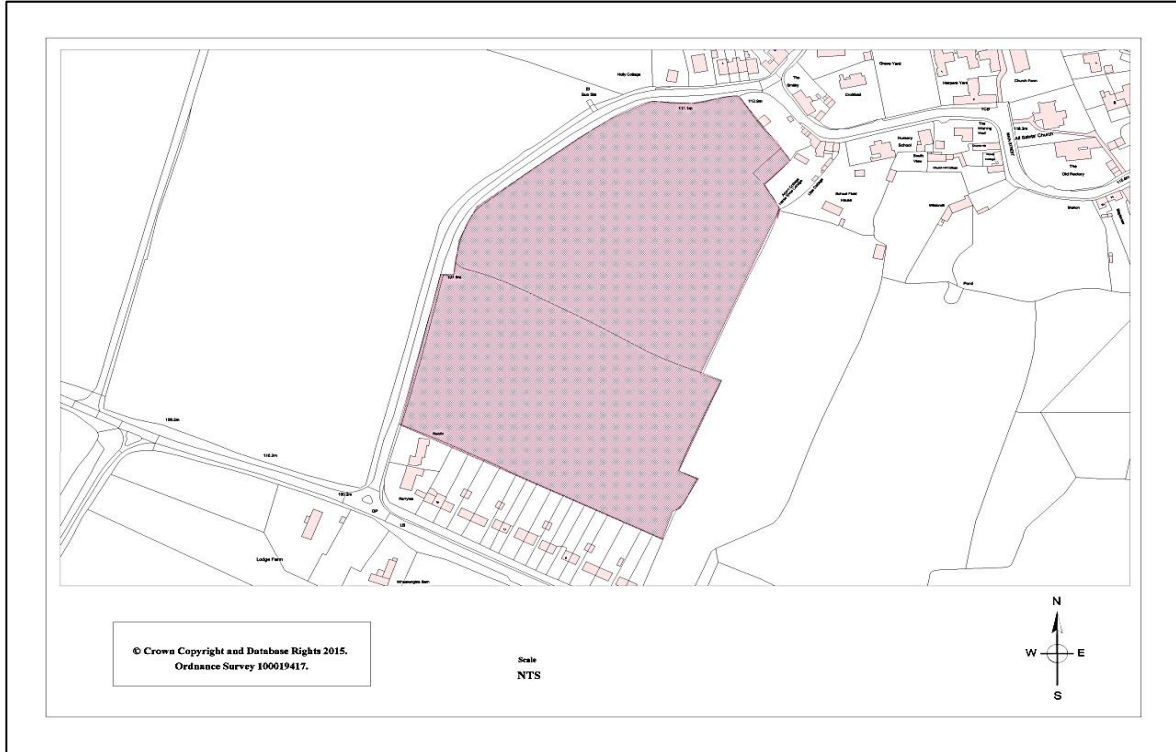
Suitability	Adjacent to village boundary (Stretton on Dunsmore) and residential properties on Orchard Way. Also adjacent to designated open space outside village boundary. Site currently vacant scrub land with mature trees at front and rear of the site. Site currently in Green Belt but potentially suitable location for small scale expansion of existing settlement if release of Green Belt is justified.
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Availability	Vacant use land. No developer in place but if allocated could feasibly be considered as 1-5 year site.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/005
Site	Main Street, Harborough Magna, CV23 0HA
Agent	Mrs Carol Bannerman, The Graylinks, Catthorpe Road, Shawell, LE17, 6AQ



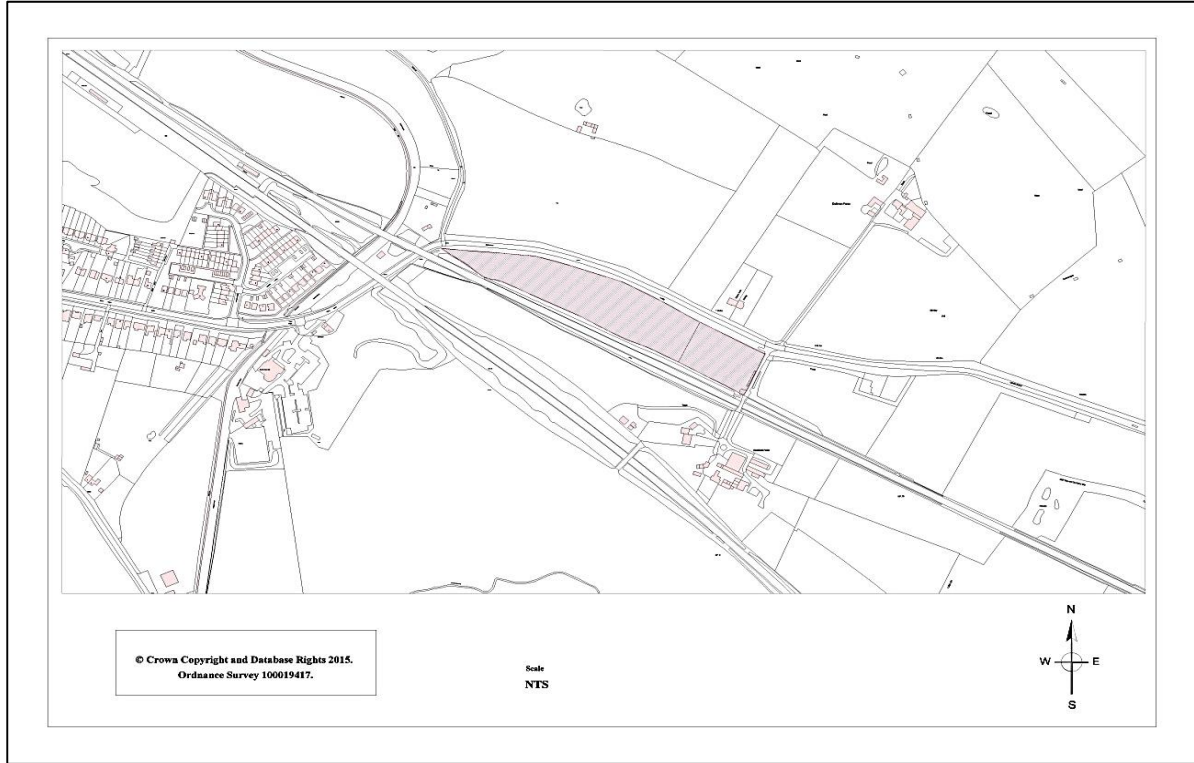
Suitability	<p>Adjacent to village boundary (Harborough Magna). Currently agricultural / grazing land with some trees along site boundary. Site is adjacent to local needs settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/007
Site	Land adjacent to Eastfield Farm, Crick Road, Hillmorton, CV23 0AB
Agent	Mr Stephen Collins, Land adjacent to Eastfield Farm, Crick Road, Hillmorton, CV23 0AB



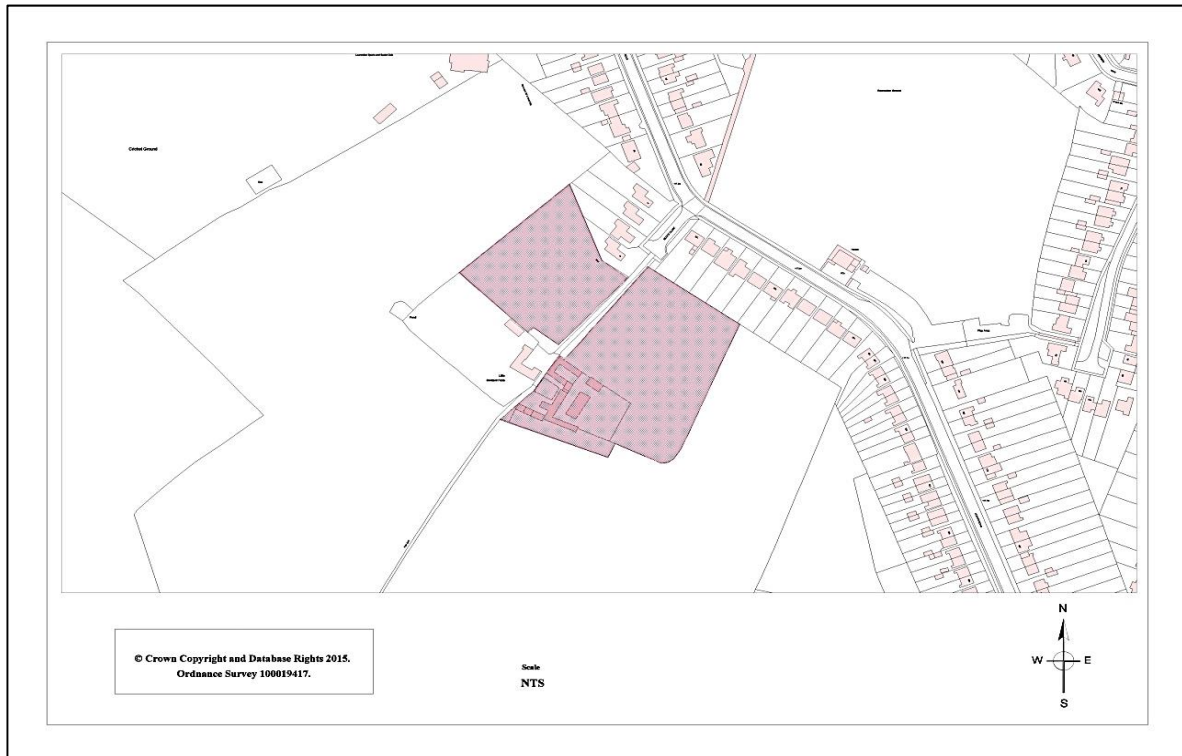
Suitability	Near edge of urban area although separated by canal and buffer of land. Railway track to Southwest of site. Mostly open fields. Proximity of railway line to south of site may make unsuitable in amenity terms with little space to provide for buffer.
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Availability	Site previously earmarked for provision of a station adjacent to Rugby Radio Station SUE. Land could also be required for services to the RRS site. Landowner looking for alternative use as site no longer suitable for grazing. Current uncertainty surrounding RRS use of site suggests site is unavailable for residential development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/008
Site	Land at Cawston Rugby shown edged in red on plan 1. Known as land & buildings adjoining Little Scotland Farm, Scotts Close Rugby, Scotts Close Rugby as registered under title number WK459106, CV22 7QZ
Agent	Mr Malcolm Lewis, 5 White Barn Close, Willoughby, Rugby, CV23 8BG



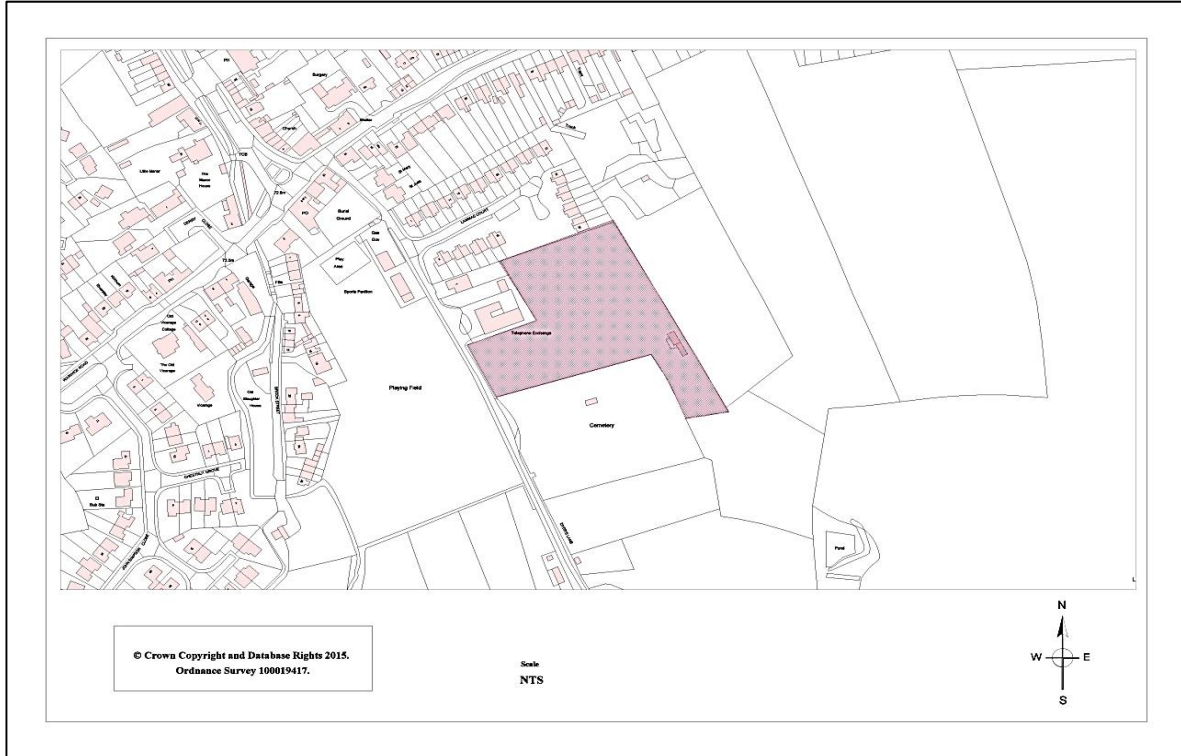
Suitability	Site located in countryside on Southwest edge of urban area. Two sites split by a driveway (leading to farm) which has row of TPO trees. Main highway access onto Scott's Close cul-de-sac, which leads onto Alwyn Road.
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Availability	Site currently contains derelict buildings. Site is part of a larger development site and under an option agreement.
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Achievability	No constraints to development identified. Previously considered part of the South West Broad Location.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/009
Site	Dyer's Lane, Wolston
Agent	Mr Jonathan Stephens, West Lodge, Oxford Road, Princethorpe, Rugby, CV23 9QE



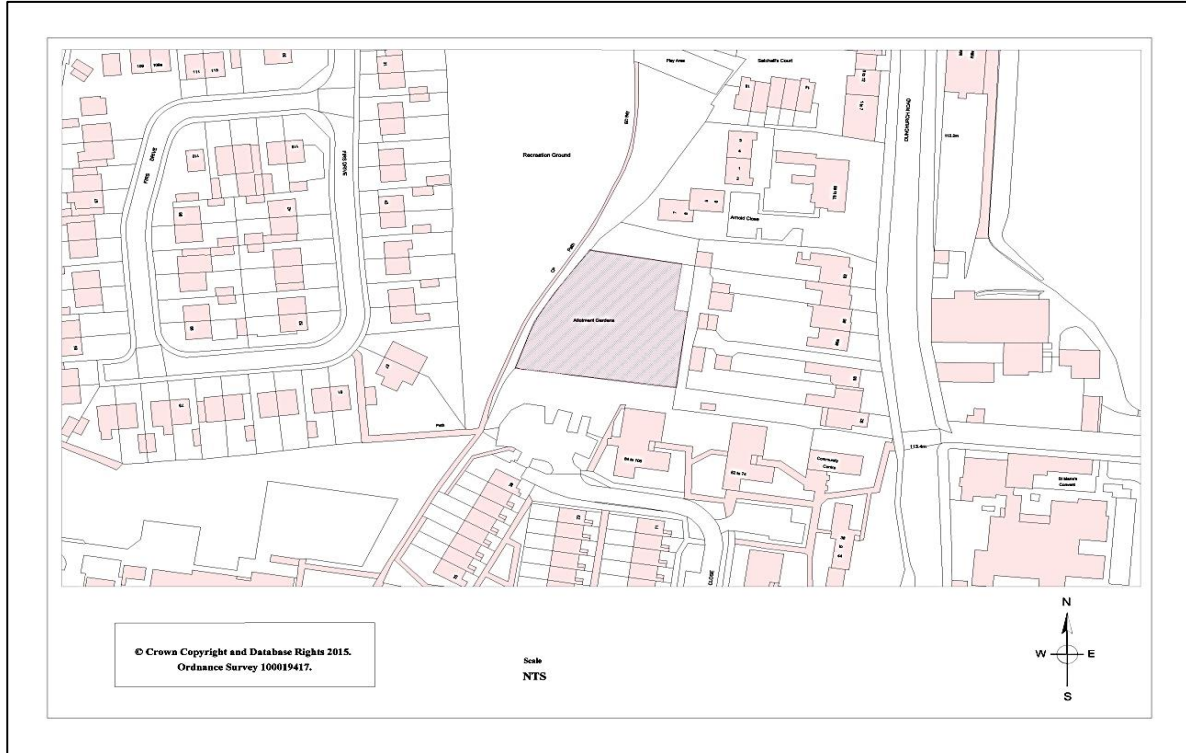
Suitability	Adjacent to village boundary (Wolston) and residential properties on Lammas Court. Also adjacent to designated open space (playing field west of Dyers Lane and cemetery to south of site) outside village boundary. Currently grazing land with established hedgerows on boundary of site.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner expressed intention to develop. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/010
Site	Land to Rear of 84-90 Dunchurch Road, Rugby, Warwickshire, CV22 6DW
Agent	Mrs G Parkes, 66 Stratford Road, Shirley, Solihull, B90 3LP



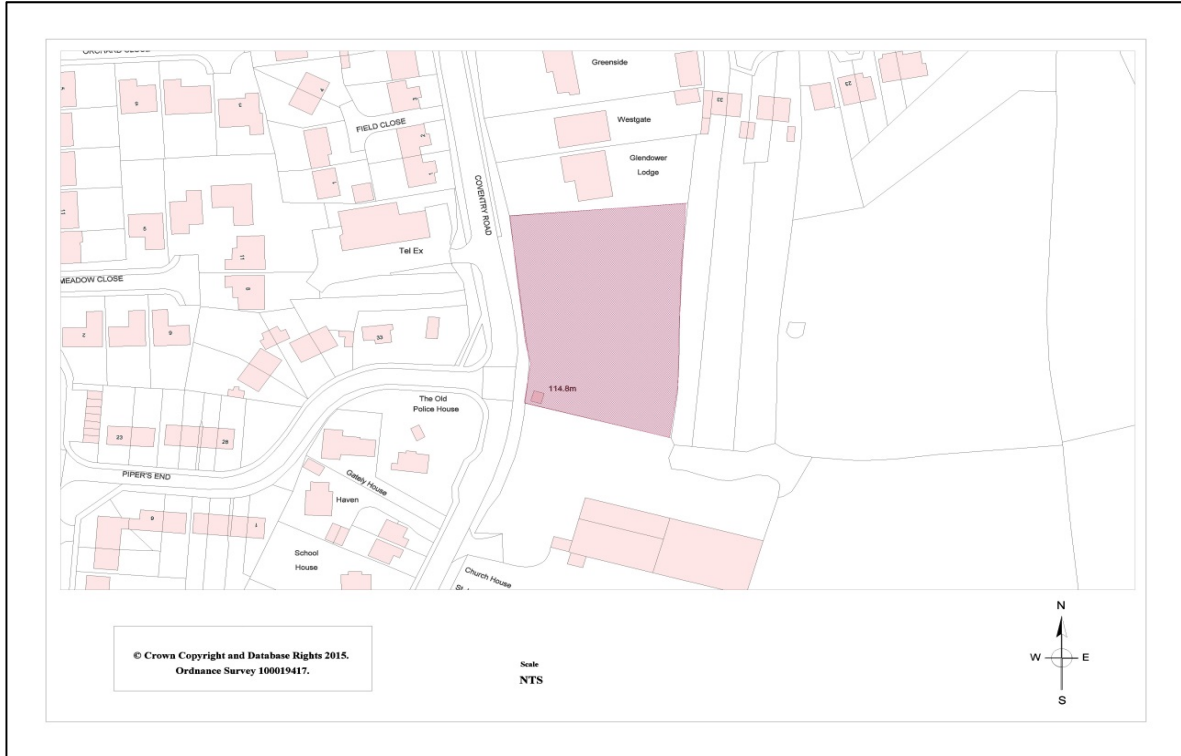
Suitability	Incorrectly designated as open space in previous Local Plan however has residential garden use. Trees and grassland on site. Existing residential properties to the East and South.
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Availability	Site currently used as residential garden land. Sole landowner identified and expressed intention.
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Achievability	No previous planning applications.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/011
Site	Land at Coventry Road, Wolvey, Warwickshire
Agent	Mr Peter Wilkinson, 10 Salisbury Road, Leicester, LE1 7QR



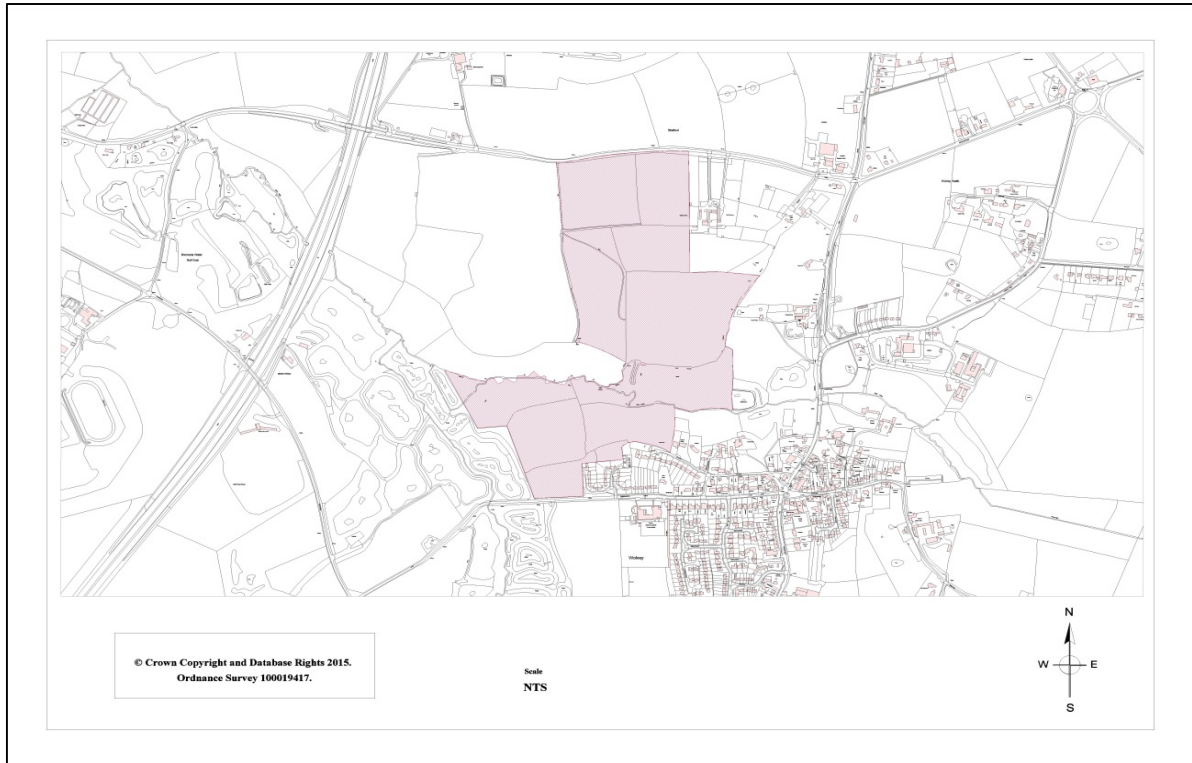
Suitability	Adjacent to village boundary (Wolvey) and residential properties on Coventry Road and Piper's End. Currently grazing land with established hedgerows on boundary of site and mature trees on eastern boundary.
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Availability	Site under option to a developer (Call for Sites submitted by Landmark Planning on behalf of landowner).
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/012
Site	Shelford Lodge Farm,
Agent	Mr James Chase, 14 Stoke Road, Hinckley, LE10 0EA



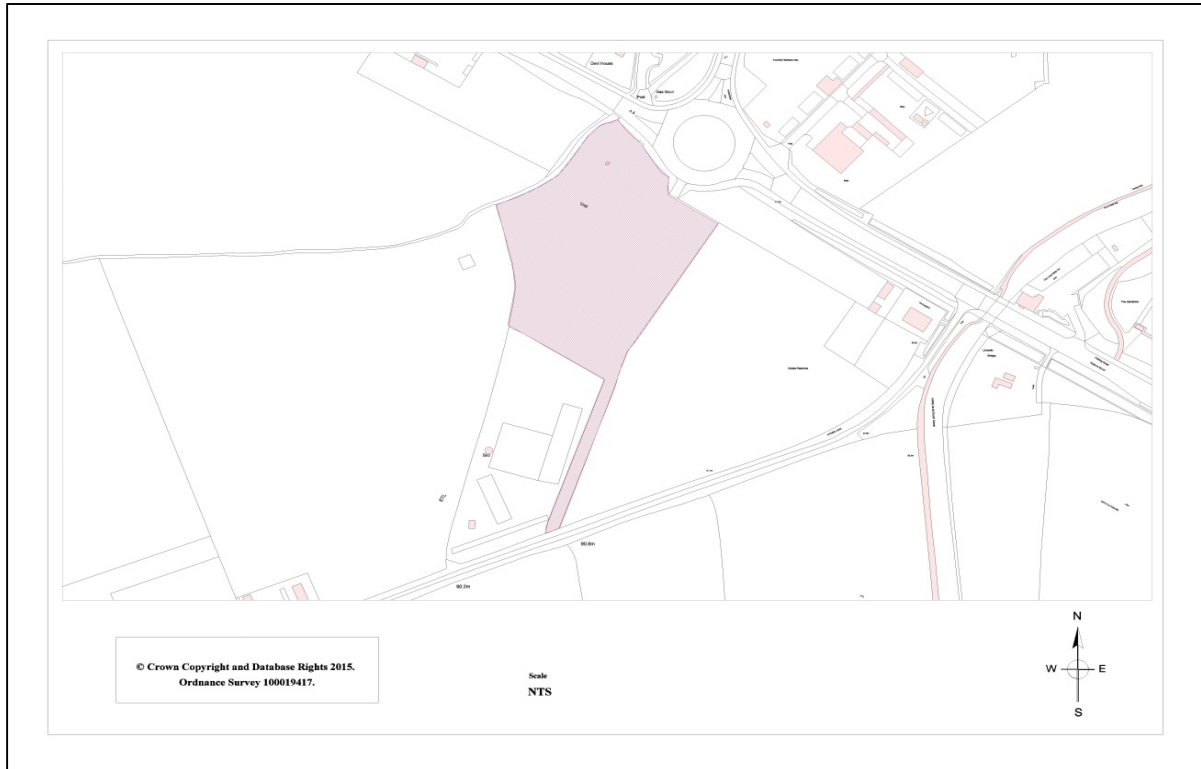
Suitability	<p>Large site(s) / area of land to North and West of village of Wolvey. Currently agricultural land bisected by River Anker - areas of flood zone 2 and 3 are present running East to West across the centre of the site. Hedgerows and trees along existing field boundaries.</p> <p>Southern part of site adjacent to settlement boundary may be more suitable for residential development in terms of access to local services than area of site extending further away from settlement. Potential capacity will reflect this.</p>
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Availability	Agricultural land including some farm buildings. No developer in place. Multiple land ownership but agreement on development of site.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/015
Site	Land on the north side of Hydes Lane, Stretton Baskerville, LE10 3EG
Agent	Mr Steven Edge, 23 Haselbury Corner, CV10 7GE



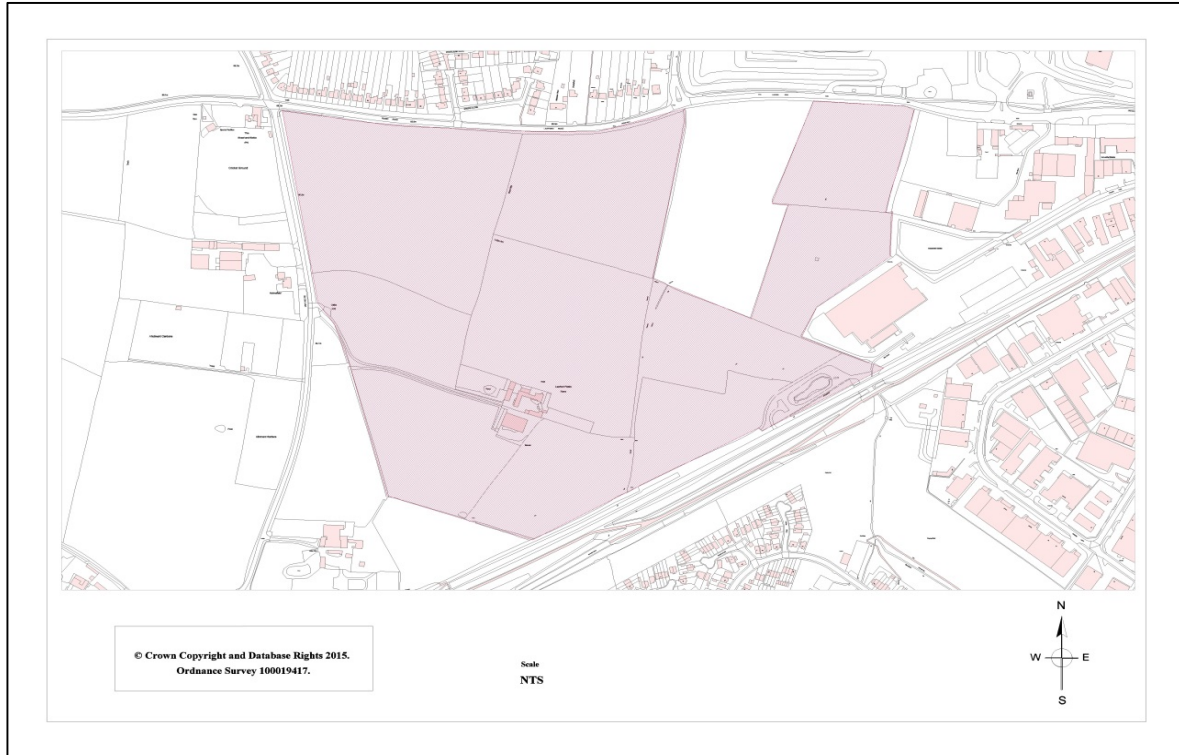
Suitability	Scrub land / poor quality grazing land. Submitted as potential Gypsy and Traveller site. A5 borders site to the North. Small area of Flood Zone 2 and 3 to West of site along Sketchley Brook.
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Availability	Site submitted for Gypsy and Traveller site (and considered in separate assessment) so not to be considered available in general SHLAA.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/016
Site	Lawford Fields Farm, Bilton Lane, Long Lawford, CV23 9DU
Agent	Mr D.C Willis, 3 Flourish Place, Hillmorton, Rugby, CV21 4LD



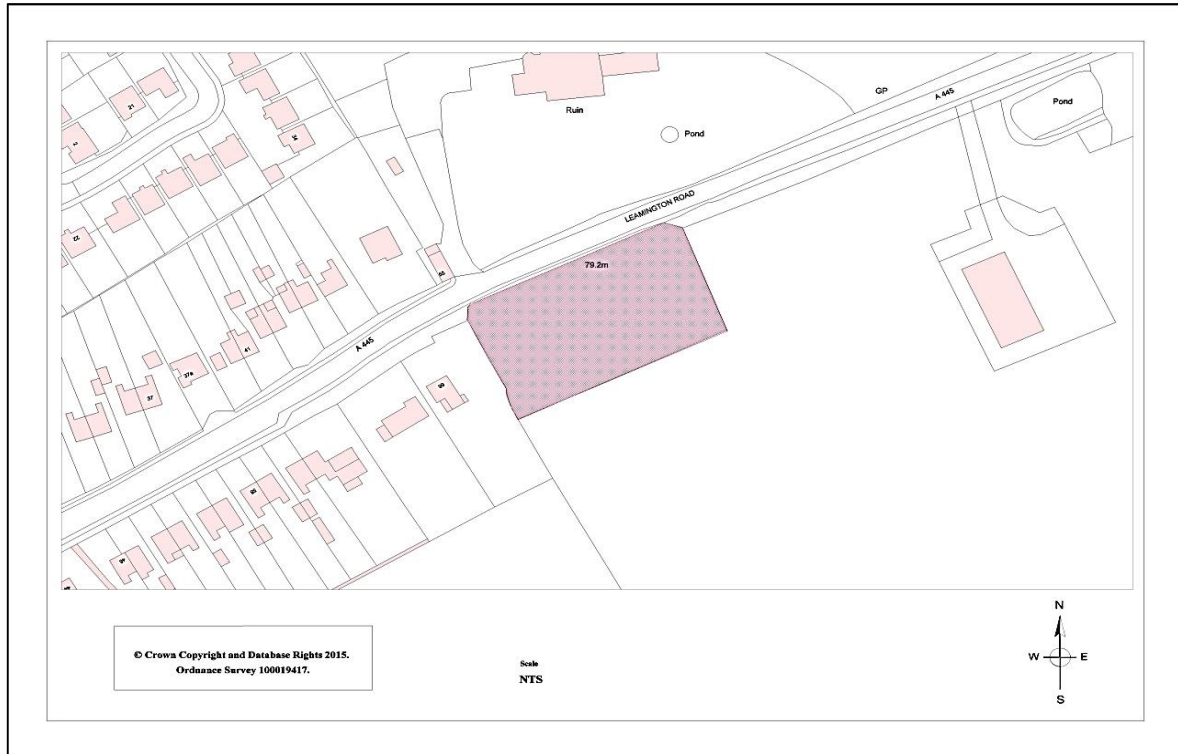
Suitability	Very large greenfield site in the Green Belt but adjacent to Rugby urban area, bounded by A4071 to South and East, industrial land (Paynes Lane) to the East and Long Lawford village boundary to the North. Good quality agricultural land with some trees and hedgerows across site. Development could lead to coalescence of Rugby urban area with Long Lawford.
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Availability	Agricultural land including farm buildings. Landowner expressed intention to develop but no developer in place. No other significant availability constraints identified.
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Achievability	Site in Green Belt. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/017
Site	Land on South side of Leamington Road opposite British Legion Club, Ryton on Dunsmore
Agent	Mr Victor Hastings, 161 Stevrance Road, Hitchin, Hearts, SG14 9DX



Suitability	<p>Adjacent to village boundary (Ryton on Dunsmore) and residential properties to West along Leamington Road. Currently grazing / scrub land with hedgerow on boundary of site and only a few trees present. Access could be problematic from A445 Leamington Rd from traffic coming off A45 junction.</p>
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Availability	<p>No developer in place but no other availability constraints identified.</p>
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Achievability	<p>No significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/018
Site	Land off Glenfern Gardens, off Oxford Road, Ryton on Dunsmore
Agent	Swift Valley Partnership, Leire House, Main Street, Leire, Lutterworth, LE17 5EU



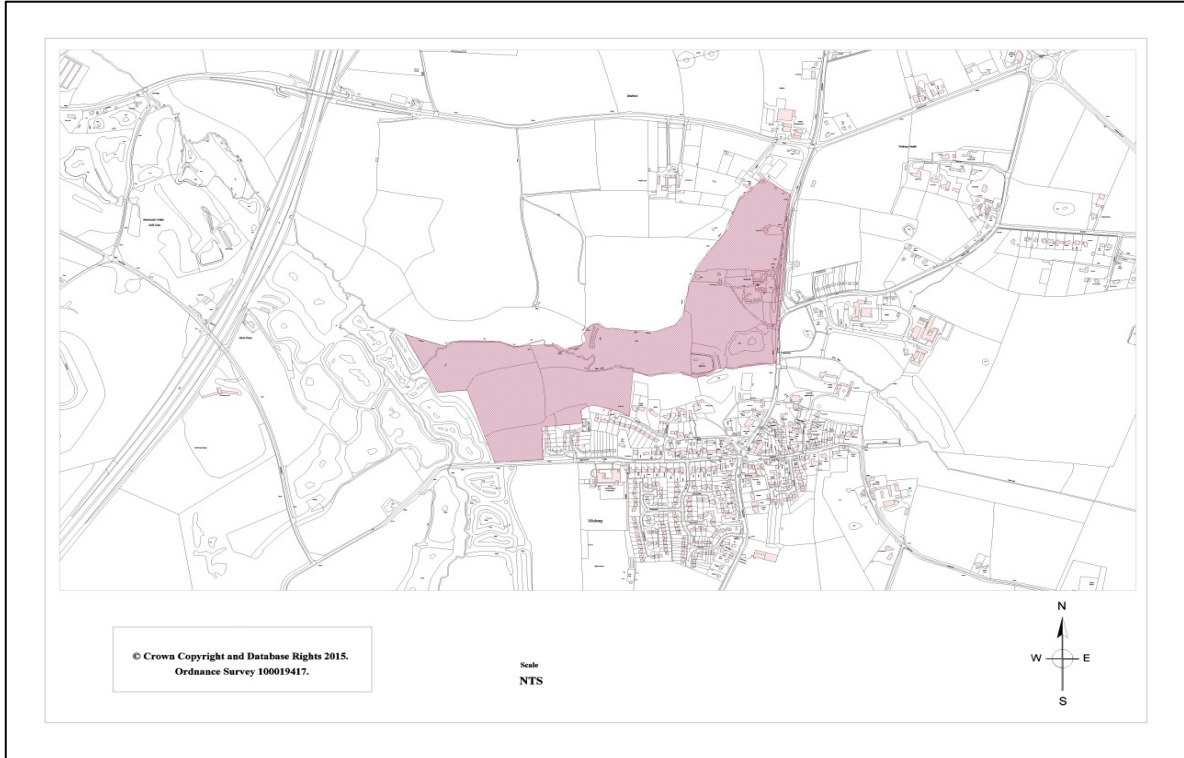
Suitability	A423 borders site to the East, with Prologis Ryton employment site beyond. Number of trees along boundaries including buffer between site and A423. Despite some piecemeal development to north and south, site is not adjacent to any settlement boundary and is therefore poorly located for residential development as well as likely to be adversely impacted by proximity of large employment site(s) to residential development. Therefore considered to be not suitable.
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Availability	No developer in place but no other availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/019
Site	Land off Bulkington Road, Bulkington Road, Wolvey, Warwickshire
Agent	Mr David Prowse, Meridian East, Meridian Business Park, Leicester, LE19 1W2



Suitability	<p>Site comprises 'Parcel A' (part of overall S14_012 and S14_013 site). Adjacent to village boundary (Wolvey) and residential properties to East on Bulkington Road and Hall Lane. Large fishing ponds / lakes to West of site. Flood Zones 2 and 3 to the North of this parcel.</p>
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Availability	<p>Site still in negotiation between (multiple) landowners and developer (Persimmon Homes). No other significant availability constraints identified.</p>
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Achievability	<p>Site not submitted in previous SHLAA. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/020
Site	Land at Cawston Rugby shown edged in red on plan 1. Known as land & buildings adjoining Little Scotland Farm, Scotts Close Rugby, Scotts Close Rugby as registered under title number WK459106, CV22 7QZ
Agent	Mrs Rosemary Skidmore, Beasley Trust Beneficiary, 2 Hillary Road, Rugby, CV22 6EU



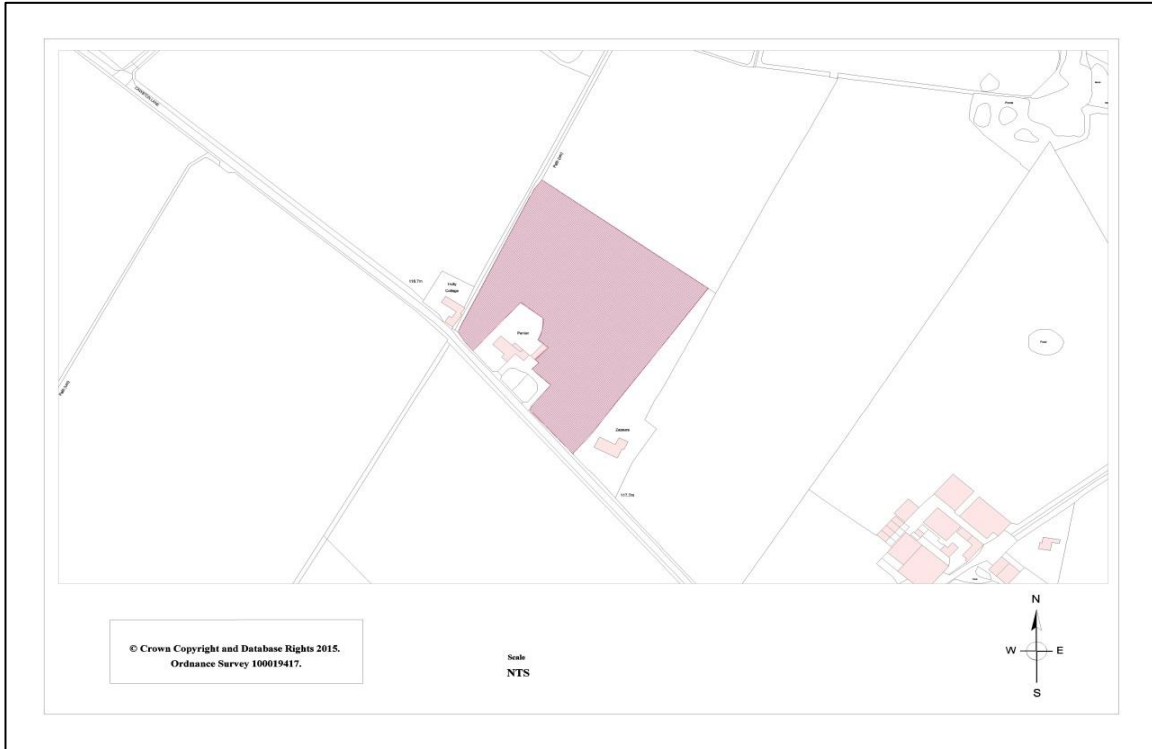
Suitability	See also S14/008. Site in countryside on Southwest edge of urban area. Two sites split by a driveway (leading to farm) which has row of TPO trees. Main highway access onto Scot's Close cul-de-sac, which leads onto Alwyn Road.
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Availability	Site currently contains derelict buildings. Site is part of a larger development site and under an option agreement.
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Achievability	No constraints to development identified. Previously considered part of the South West Broad Location.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	X

Reference	S14/021		
Site	Penlan, Cawston Lane, Dunchurch, Rugby, CV22 7RX		
Agent	Mr A.E. Cox, 2 Becks Lane, Stockton, Southam, CV47 8JJ		



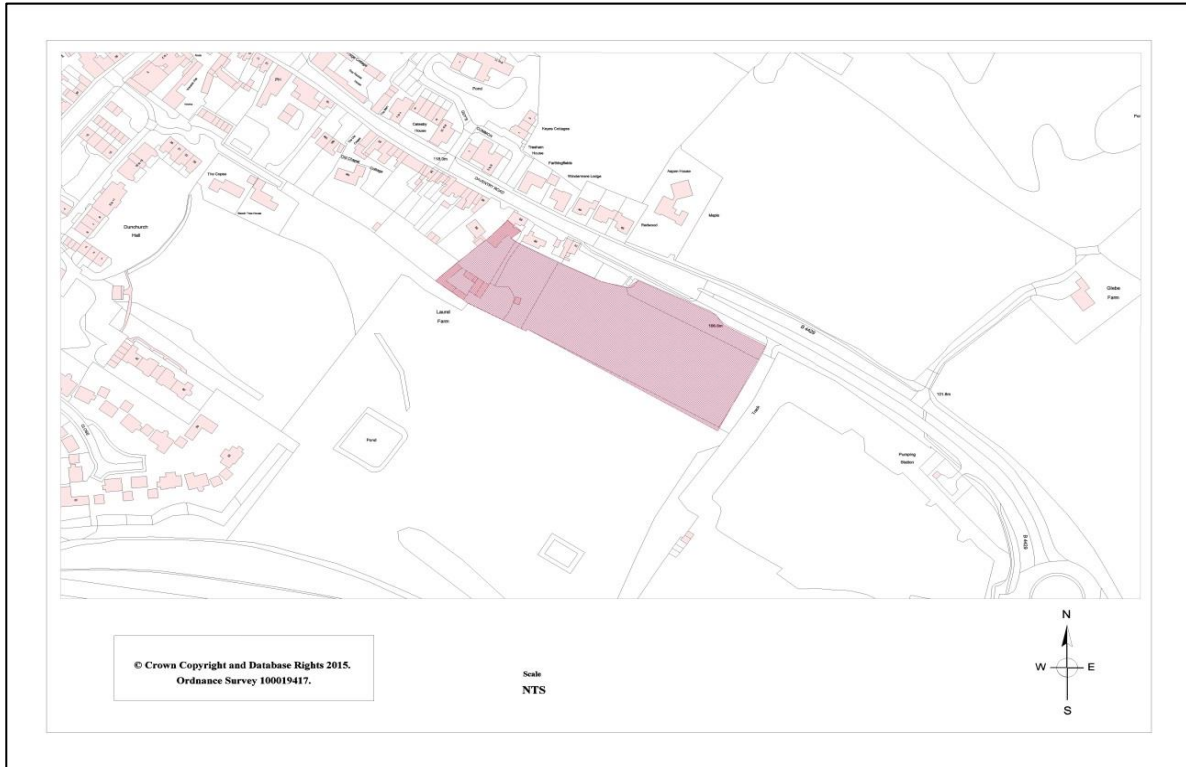
Suitability	Grassland field in Countryside location. Adjacent existing residential property but isolated from urban area. Grade 2 agricultural land. Cawston Lane is narrow.
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Availability	Site currently used as residential garden land. Sole landowner identified and expressed intention. Site is also part of larger potential development site.
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Achievability	Previously considered part of the South West Broad Location.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/023
Site	58 Daventry Road, Dunchurch, CV22 6NS
Agent	Mr Barry Sanders, 58 Daventry Road, Dunchurch, Rugby, CV22 6NS



Suitability	Greenfield site in countryside. Edge of Dunchurch settlement boundary. Grade 2 agricultural land. Site within area of high landscape sensitivity and designated Local Wildlife Site so likely mitigation required.
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Availability	Currently in use as a meadow / grazing land. No developer engaged but intention to see development expressed.
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Achievability	Site likely to be achievable in isolation, however site is in same local market area as proposed strategic residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/024
Site	Restaurant and garage Site, A45, 424 London Road, Stretton-on-Dunsmore, Rugby
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



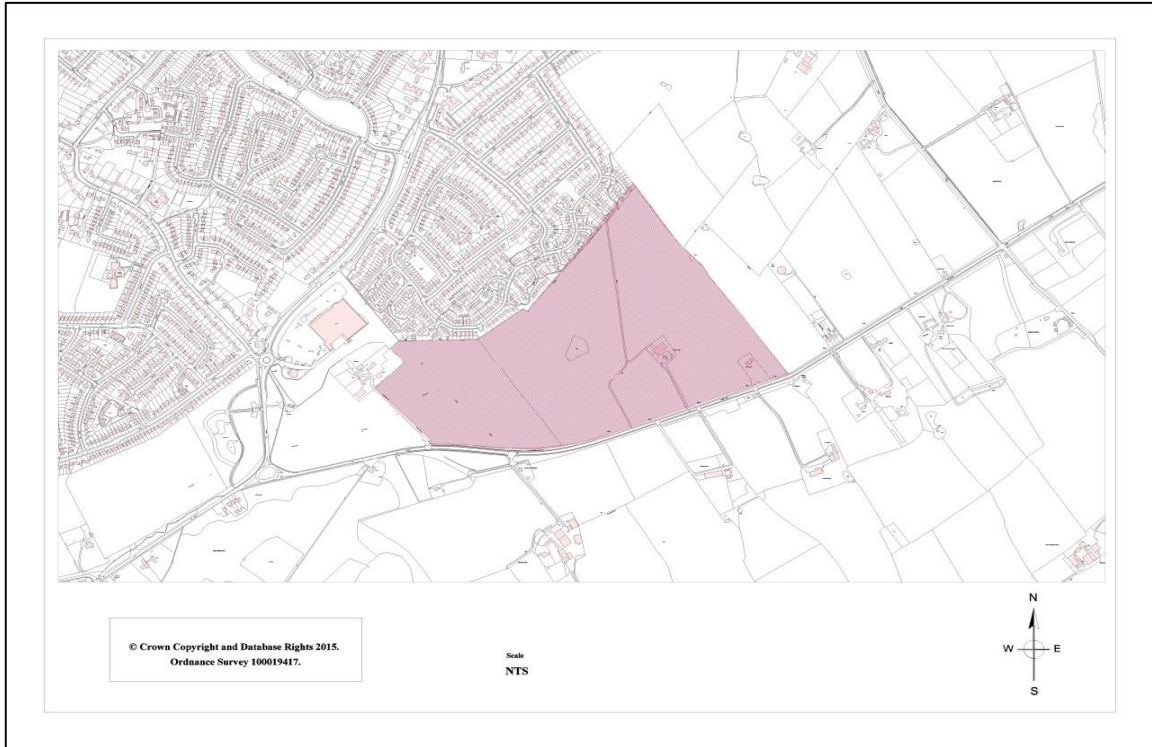
Suitability	A45 borders site to the south. Derelict restaurant building on site and car park, as well as adjacent vacant petrol station site. Hedgerows along some boundaries. Site is not adjacent to any settlement boundary and is therefore poorly located for residential development as well as likely to be adversely impacted by proximity to A45 and likelihood of noise pollution. Therefore considered to be not suitable.
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Availability	Derelict brownfield site. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/025
Site	Land at Ashlawn Road West, Ashlawn Road, Rugby, CV22 6HU
Agent	Mr M Smith, 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY



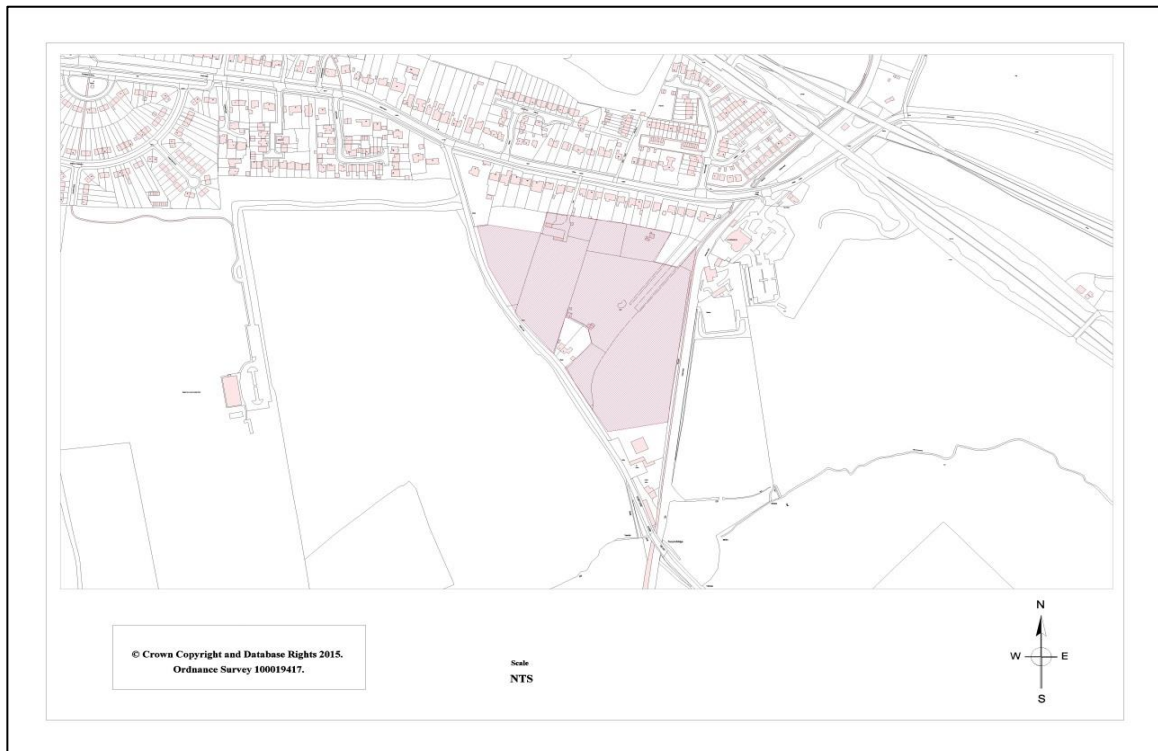
Suitability	Large site of agricultural land on southern edge of urban area. Space infills area between existing residential properties on Norton Leys to the North and Ashlawn Road to the South. Existing farmhouse and agricultural buildings in middle of site.
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Availability	Developer controlled and subject of a planning application for residential scheme.
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Achievability	Previously considered part of the South West Broad Location. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/026
Site	Hillmorton Triangle, Rugby, land to the south of the A428 (Crick Road), East & North of B4038 Kilsby Lane, and West of the Oxford Canal
Agent	Mr Tom Genway, Royal Oak Business Centre, 4 Lanchester Way, Daventry, Northants, NN11 8PH



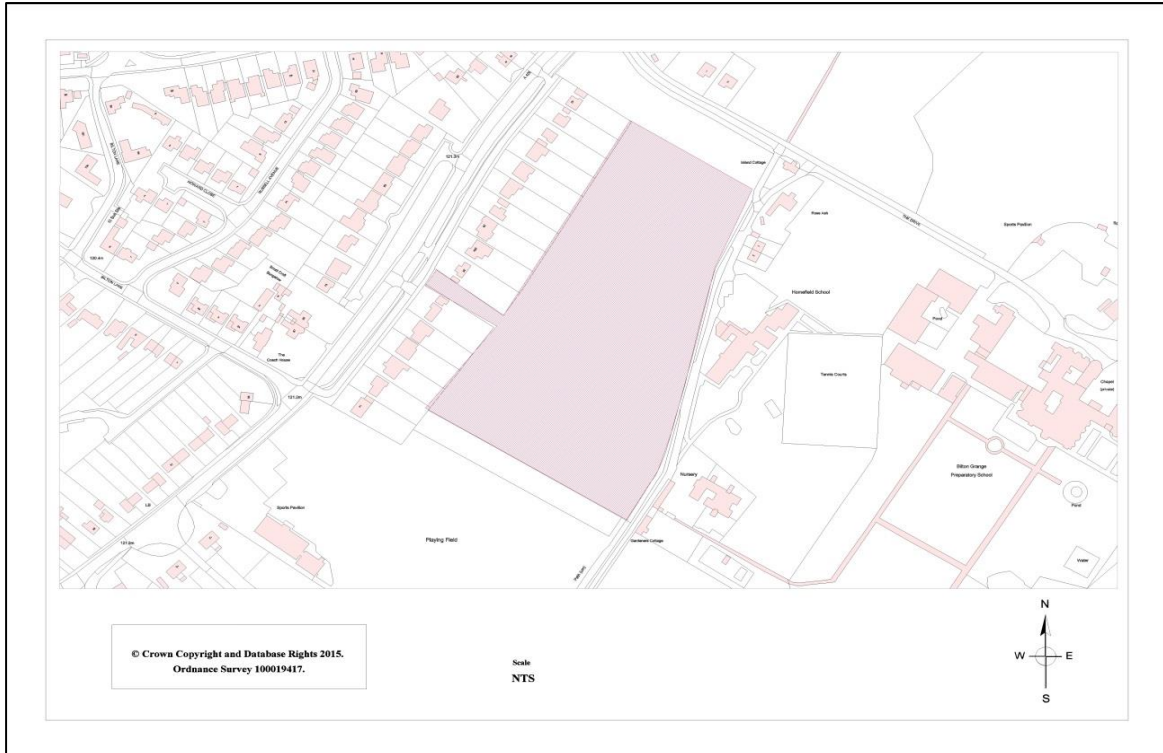
Suitability	Greenfield site in countryside - see also S14/067. Land to rear of Crick Road properties located on the Southeast edge of the urban area. Accessible via Kilsby Lane. Some development on part of site, possibly outbuildings belonging to Crick Road properties. Gradient of land declines steadily to the South. Local Wildlife site adjacent eastern boundary along canal.
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Availability	Currently in agricultural use for grazing. No developer engaged but intention to develop this submission as 'phase 1' which is land (c.3ha) to south east part of site under two ownerships.
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Achievability	No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/027
Site	Homefield, Rugby Road, Bilton Grange, Dunchurch, Bilton Grange School, Rugby Road, Dunchurch, CV22 6QU
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



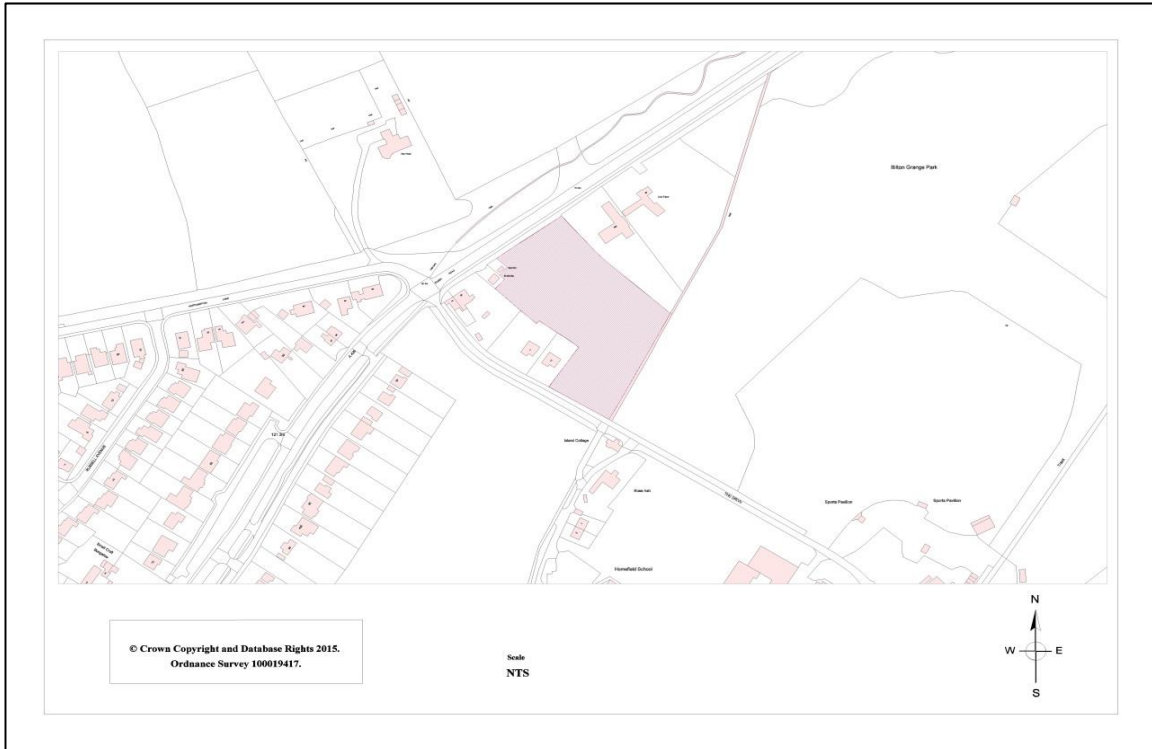
Suitability	<p>Site behind existing residential properties within Dunchurch boundary. Site accessible between residential properties although fairly narrow. Site is adjacent to registered Park and Garden (Bilton Grange) and on edge of conservation area. TPOs around edge of site. Listed buildings and structures also nearby to the East and North.</p>
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Availability	<p>Site has planning permission for residential and landowner has expressed intention to develop.</p>
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Achievability	<p>Site currently has planning permission. No other achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/028
Site	The Lion Field, Bilton Grange, Dunchurch, Bilton Grange School, Rugby Road, Dunchurch, CV22 6QU
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



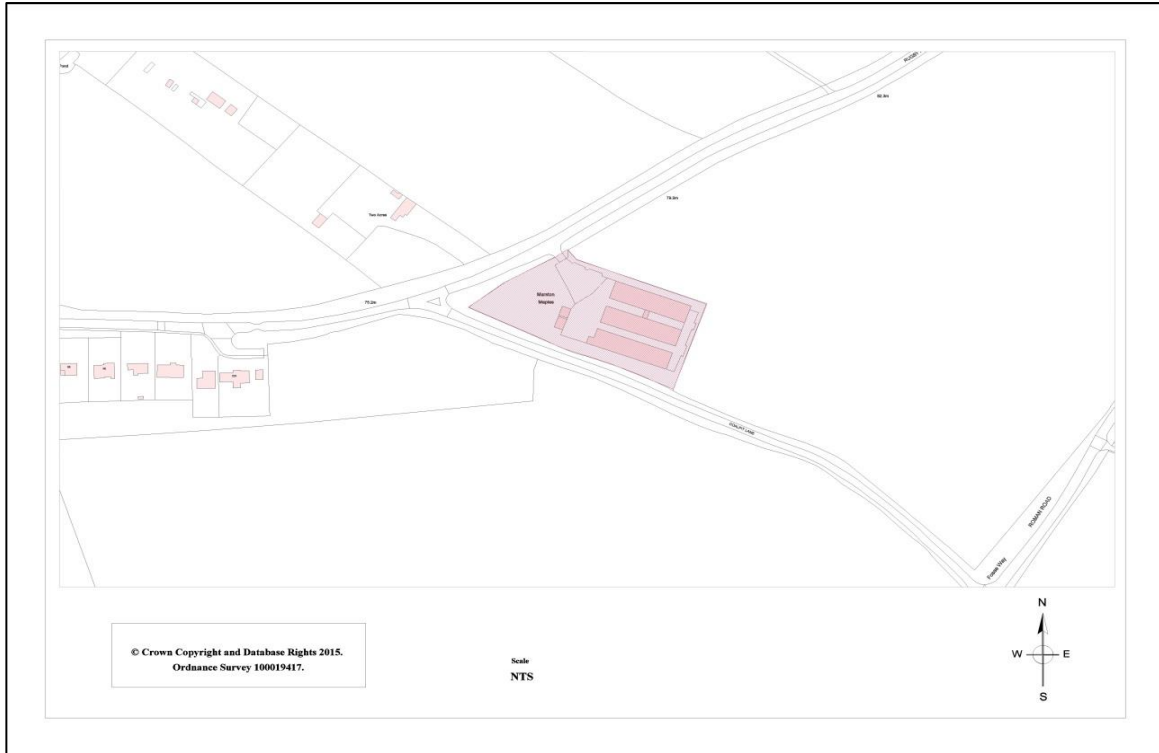
Suitability	<p>Site near to but not adjacent to Dunchurch village boundary. No current access from Rugby Road. Adjacent to registered park and garden. Listed building adjacent to site. Grade 2 agricultural land.</p>
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Availability	<p>Site currently in grazing/meadow use. Landowner expressed intention but is yet to engage a developer.</p>
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Achievability	<p>Site likely to be achievable in insolation, however site is in same local market area as proposed residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achevability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/029
Site	Marston Maples, Marston Maples, Rugby Road, Wolston, CV8 3F2
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



Suitability	Site just across road from village boundary (Wolston). Green Belt site currently site occupied by agricultural barns. Existing boundaries contain mix of hedgerow and mature trees.
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Availability	Agricultural land including buildings. Landowner expressed intention to develop but no developer engaged. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/030
Site	Priory Road, Poultry Site, Priory Road, Wolston, Coventry, CV8 3FX
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



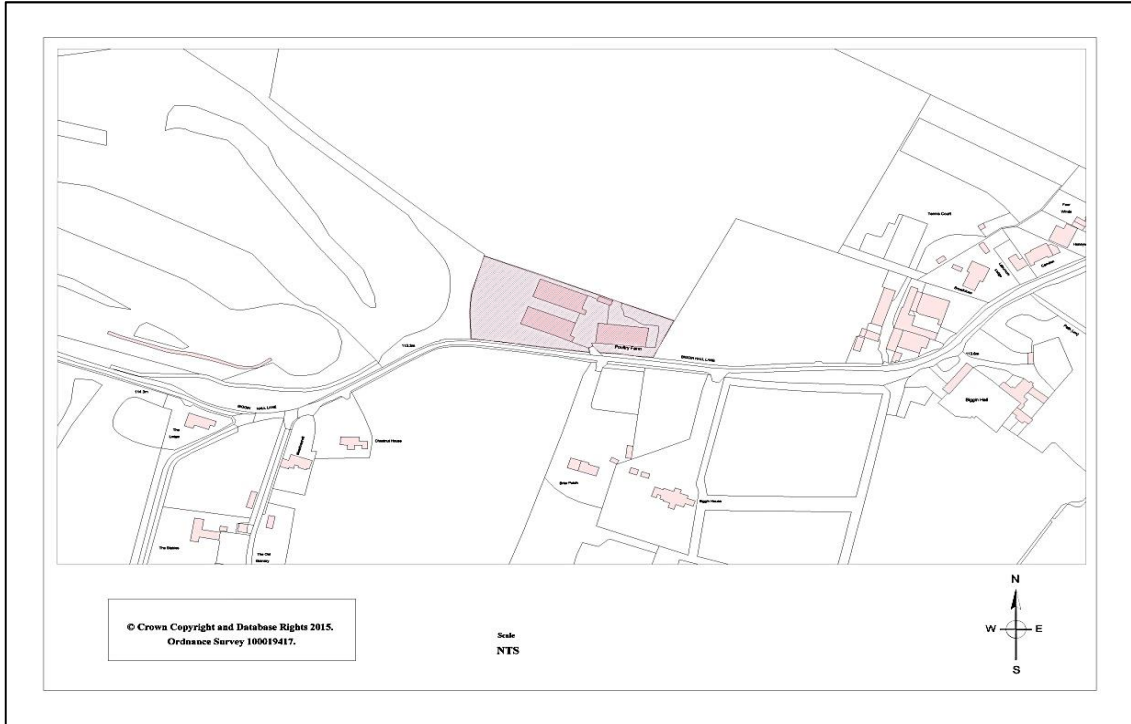
Suitability	<p>Site not adjacent but close to village boundary (Wolston). Green Belt site currently occupied by operating agricultural (poultry) barns. Site boundaries contain mix of hedgerow and mature trees. Railway line to North of site. River Avon and Flood Zones 2 and 3 beyond railway line to the North. Very poor access as Priory Road is narrow lane and no-through road, which makes site unsuitable for residential development.</p>
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Availability	<p>Agricultural land including buildings. Landowner expressed intention to develop but no developer engaged. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/031
Site	Thurlaston Poultry Site, Biggin Hall Lane, Thurlaston, CV23 9LD
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



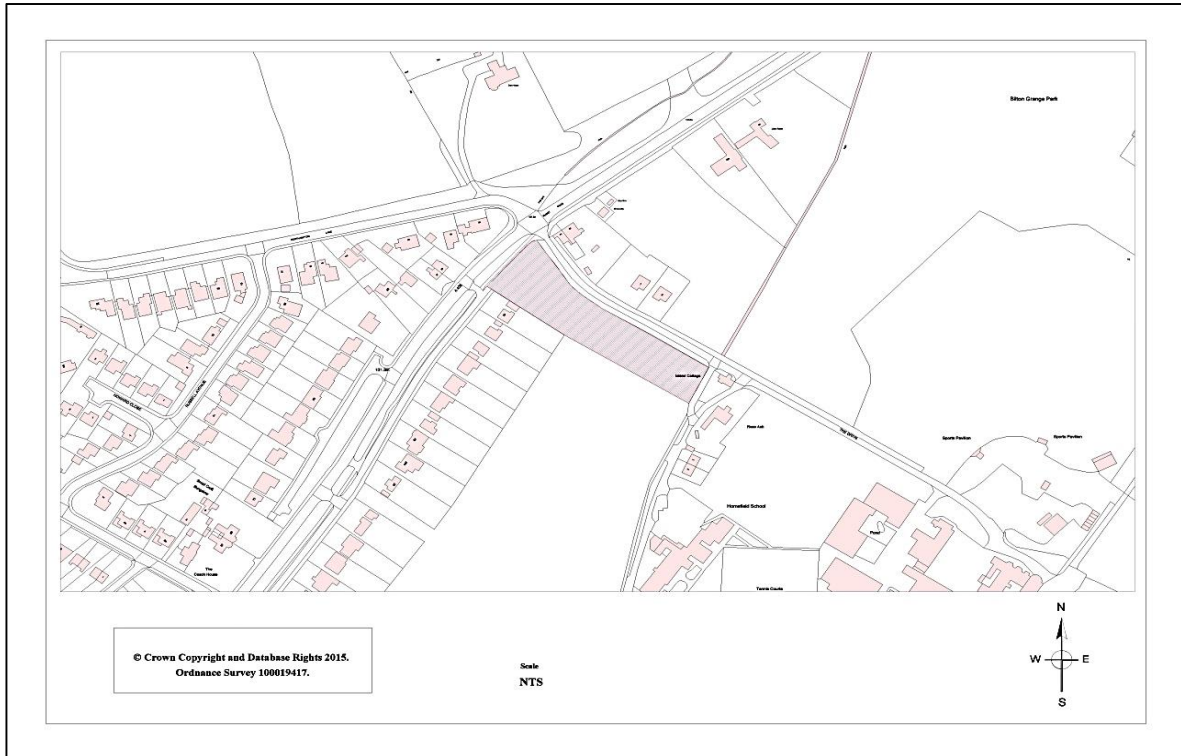
Suitability	Countryside location near to Thurlaston village. Existing agricultural buildings on site. Golf course to West. Location on edge of high sensitivity landscape area. Very narrow access road to site and isolated location in terms of access to local services makes site unsuitable for residential development scheme.
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Availability	Site currently contains agricultural buildings. No developer engaged by the landowner has expressed an intention for residential use.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/032
Site	Land adjacent to the drive, Bilton Grange, Dunchurch, Bilton Grange School, Dunchurch, Rugby, CV22 6QU
Agent	Miss Rachel Padfield, The Gatehouse, Hadham Hall, Little Hadham, Ware, SG11 2EB



Suitability	Site adjacent to Dunchurch village boundary. Adjacent to registered park and garden. TPO in corner of the site and line of TPOs along North boundary. Grade 2 agricultural land.
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Availability	Site currently in grazing/meadow use. Landowner expressed intention but is yet to engage a developer.
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Achievability	Site likely to be achievable in insolation, however site is in same local market area as proposed residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/033
Site	Land to the rear of Wolds Lane, Land to the rear of Hawthorns, Wolds Lane, Wolvey, LE1D 3LL
Agent	Mrs Sally Stroman, 18a Regent Place, Rugby, CV21 2PN



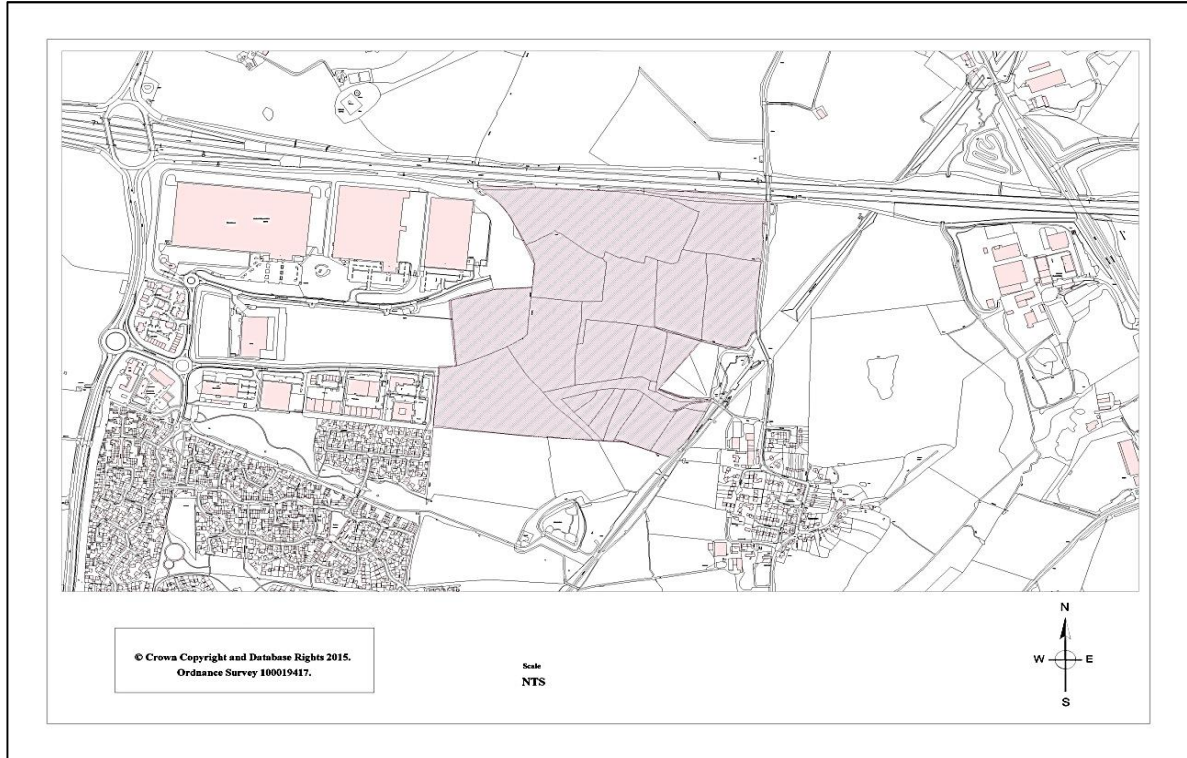
Suitability	Small greenfield site on edge of village boundary in Green Belt. Grade 3 agricultural land and site bordered by hedgerow with open agricultural land to the South and East.
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Availability	Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/034
Site	Coton Park East, Rugby
Agent	Ms Hanna Staton, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH



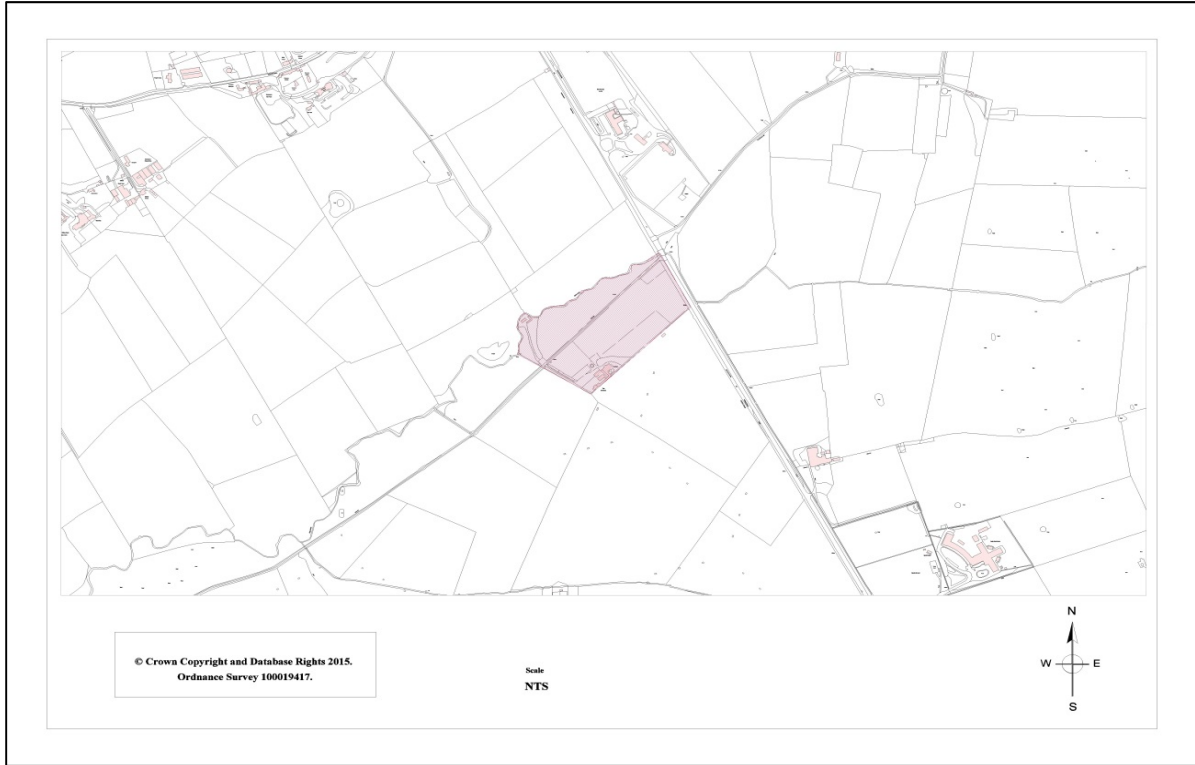
Suitability	<p>Large site in countryside on northeast edge of urban area adjacent to settlement boundary. Strategic employment site to the west. M6 Motorway to the North. Site on grade 2 agricultural land and in high landscape sensitivity location.</p>
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Availability	<p>Site currently in agricultural use. Part of site developer owned and developer engaged for remainder of land ownership.</p>
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Achievability	<p>Site considered in previous SHLAA as a broad location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/035
Site	The Meadows, Watling Street, Clifton upon Dunsmore, CV23 0AG
Agent	Mr Richard Palmer, The Triforium, 17 Warwick Street, Rugby, Warwickshire, CV21 3DH



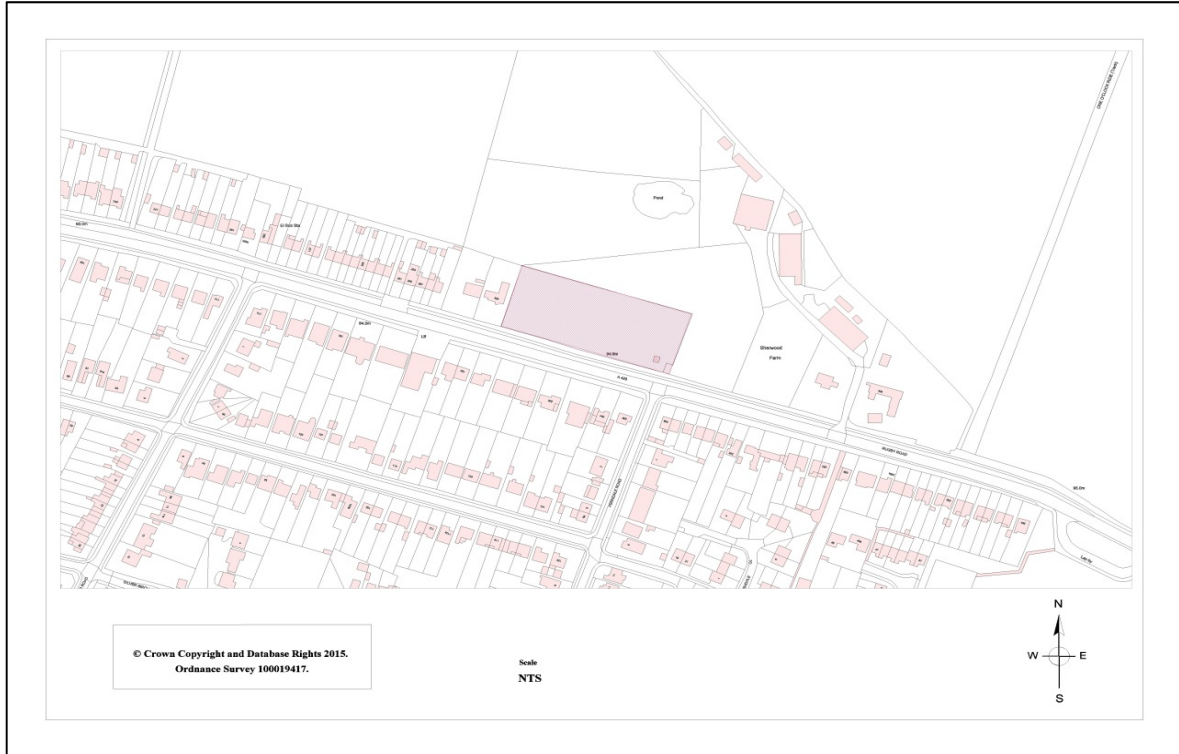
Suitability	Greenfield site in countryside location. Adjacent to A5. Brook runs to North of site. Existing buildings on part of site. Some parts of site, and adjacent to site, within Flood Zone 3. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Site currently contains stables and a residential property. Landowner expressed intention but not engaged developer.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/036
Site	Land off Rugby Road, Rugby Road, Binley Woods, CV3 2BD
Agent	Mrs M Simpson-Gallego, Pegasus Group, Lioncourt Homes, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH



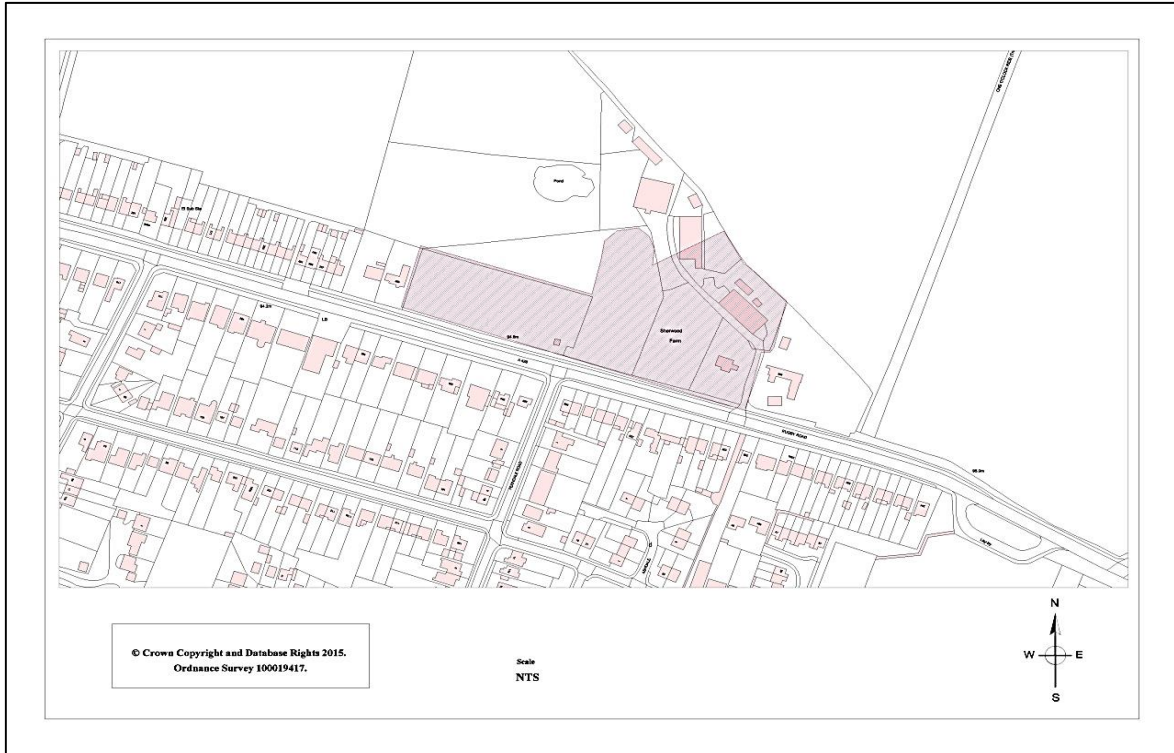
Suitability	Site adjacent to village boundary (Binley Woods) and residential properties to the West along Rugby Road. A428 borders site to the South with mature tree buffer. Currently grazing land. Could be part of larger residential proposal - see S14/038
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Availability	Vacant / grazing land. Site under option to a developer.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/037
Site	Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD (0.5ha)
Agent	Mrs M Simpson-Gallego, Pegasus Group, Lioncourt Homes, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH



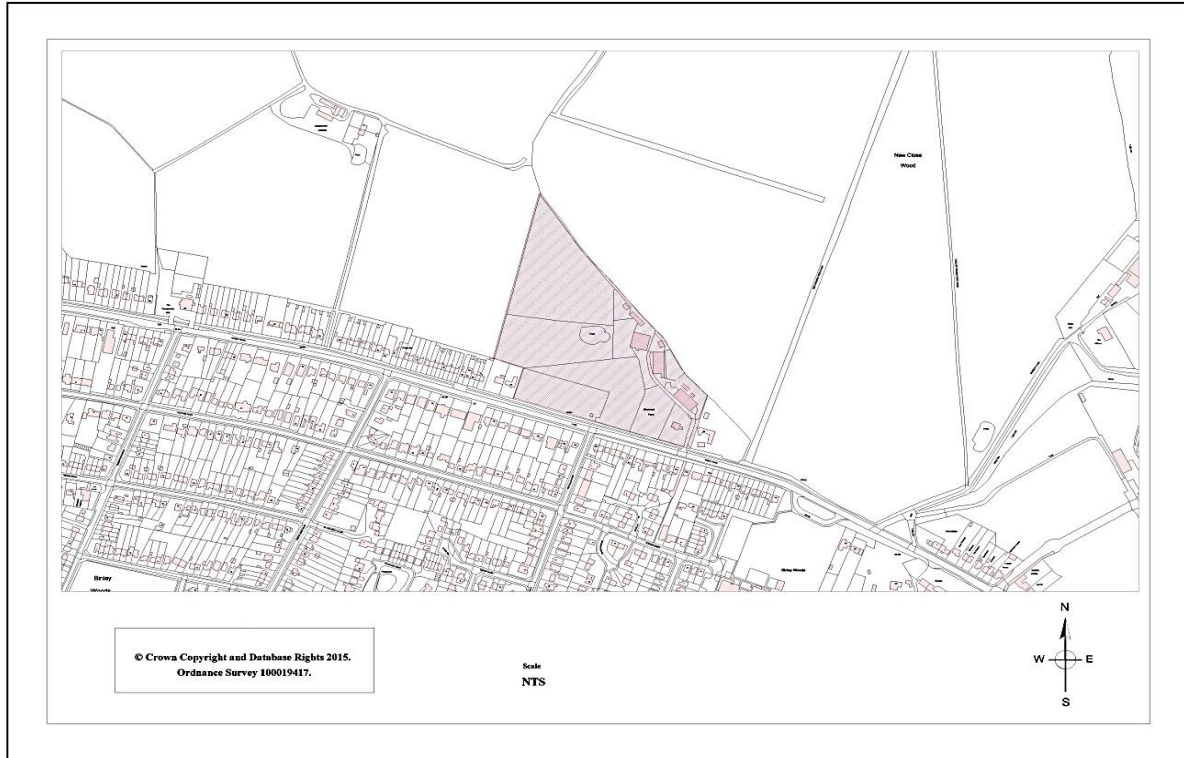
Suitability	<p>Site adjacent to village boundary (Binley Woods) and residential properties to the West along Rugby Rd and South of site. A428 borders site to the South with mature tree buffer.</p> <p>Currently grazing land with area of ancient woodland (New Close Wood) to North / Northeast of site, including part adjacent. Existing agricultural buildings also adjacent to site. Could be part of larger residential proposal - see S14/038</p>
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Availability	<p>Site under option to a developer. Currently used as agricultural land including buildings.</p>
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Achievability	<p>Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/038
Site	Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD (4.64ha)
Agent	Mrs M Simpson-Gallego, Pegasus Group, Lioncourt Homes, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH



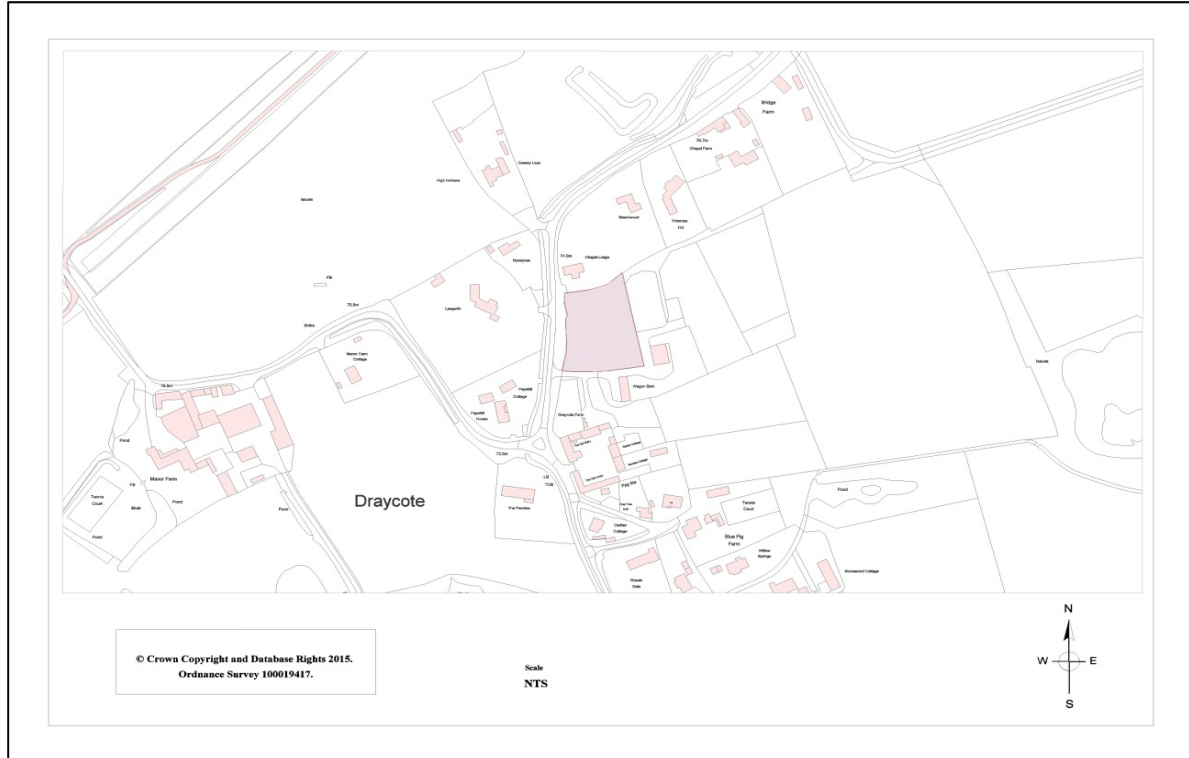
Suitability	Site adjacent to village boundary (Binley Woods) and residential properties to the West along Rugby Rd and South of site. A428 borders site to the South with mature tree buffer. Currently grazing land with adjacent area of ancient woodland (New Close Wood) to North / Northeast of site. Existing agricultural buildings included within site would be demolished for new development. Pond also on site to be retained in proposed development.
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Availability	Site under option to a developer. Currently used as agricultural land including farm buildings.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/039
Site	Draycote Farm, Draycote, Rugby, CV23 9RB
Agent	Mr James Walker, The Old Dairy, Draycote Farm, Draycote, Rugby, CV23 9RB



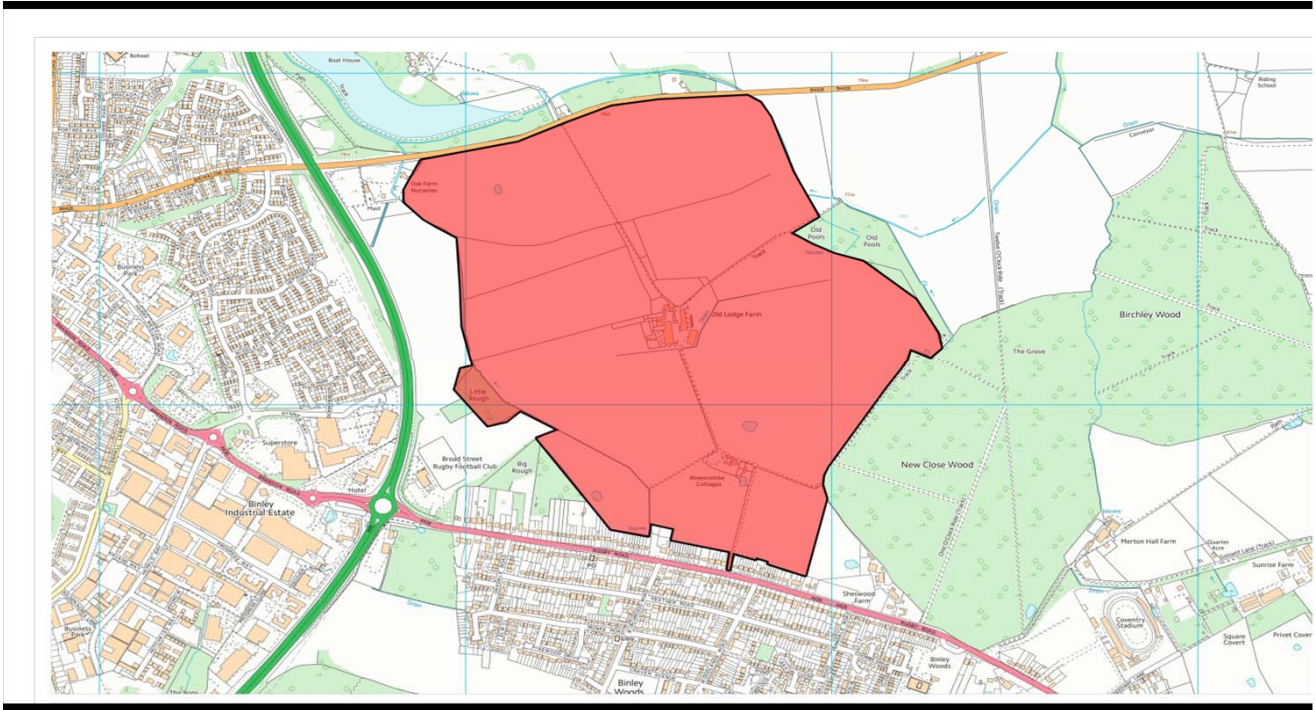
Suitability	<p>Site is in designated countryside, although within village of Draycote which has no settlement boundary. TPO just outside Northern edge of site. Just outside Flood Zone 3. Isolated site for residential development in terms of access to local services therefore considered to be not suitable.</p>
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Availability	<p>Site currently derelict. Landowner expressed intention but not engaged developer. No other significant availability constraints identified.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/040
Site	Old Lodge Farm Estate, Rugby Road, Binley Woods, CV3 2AB
Agent	Miss Kathy Else, RPS Planning and Development, Highfield House, 5 Ridgewat, Quinton Business Park, Birmingham, B32 1AF



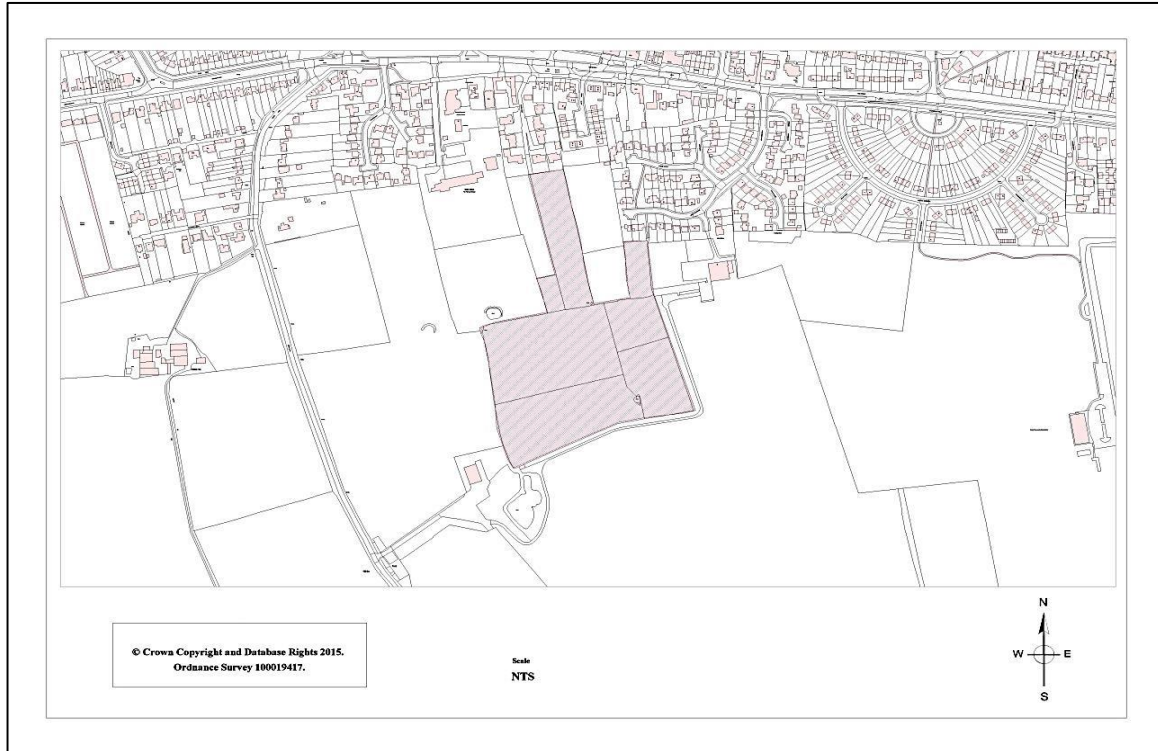
Suitability	Very large greenfield site adjacent to ancient woodland / local wildlife site in Birchley Wood and New Close Wood to the east of the site. Site is to the north of Binley Woods settlement, to the east of A46 and Coventry urban area, and to the south of Coombe Country Park. Site contains Old Lodge Farm listed buildings and areas of Flood Zones 2 and 3 to north of site where streams feed Coombe Pool. Access to site through existing village settlement, particularly considering scale of site, likely to be problematic and could hinder suitability / achievability.
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Availability	Agricultural land including farm buildings. Multiple (in Trust) land ownership but developer engaged.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified at this stage subject to achievability of infrastructure provision
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/041
Site	Land at Florin Place, Hillmorton
Agent	Mr John Hall, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX



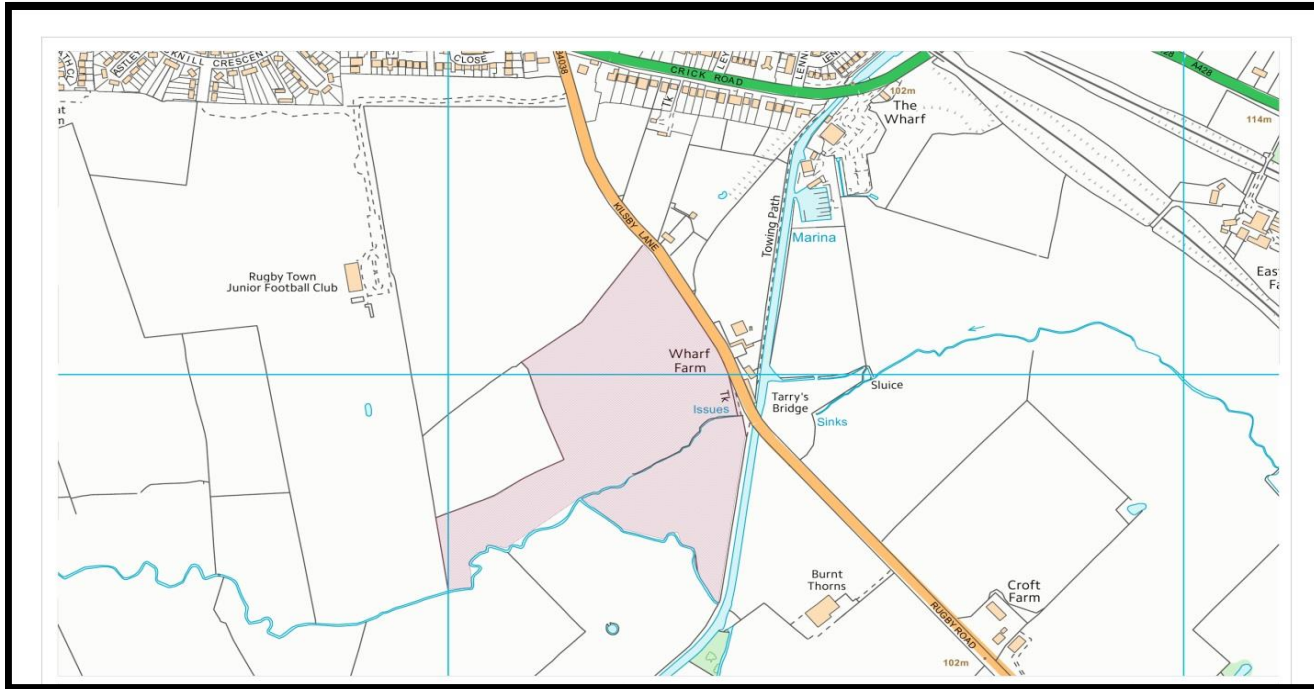
Suitability	Site is in countryside on southern edge of urban area. Site appears inaccessible from highway network without access works that may need to cross other parcels of land (likely to be from Moat Farm Dive). Predominantly grade 2 agricultural land and area of high landscape sensitivity across site.
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Availability	Site currently in agricultural use. Landowner expressed intention but is yet to engage a developer. Access across land in other ownership may present availability constraint.
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Achievability	No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/042
Site	Land at Kilsby Lane, Hillmorton, Rugby, CV21 4PN
Agent	Mr Jeff Paybody, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX



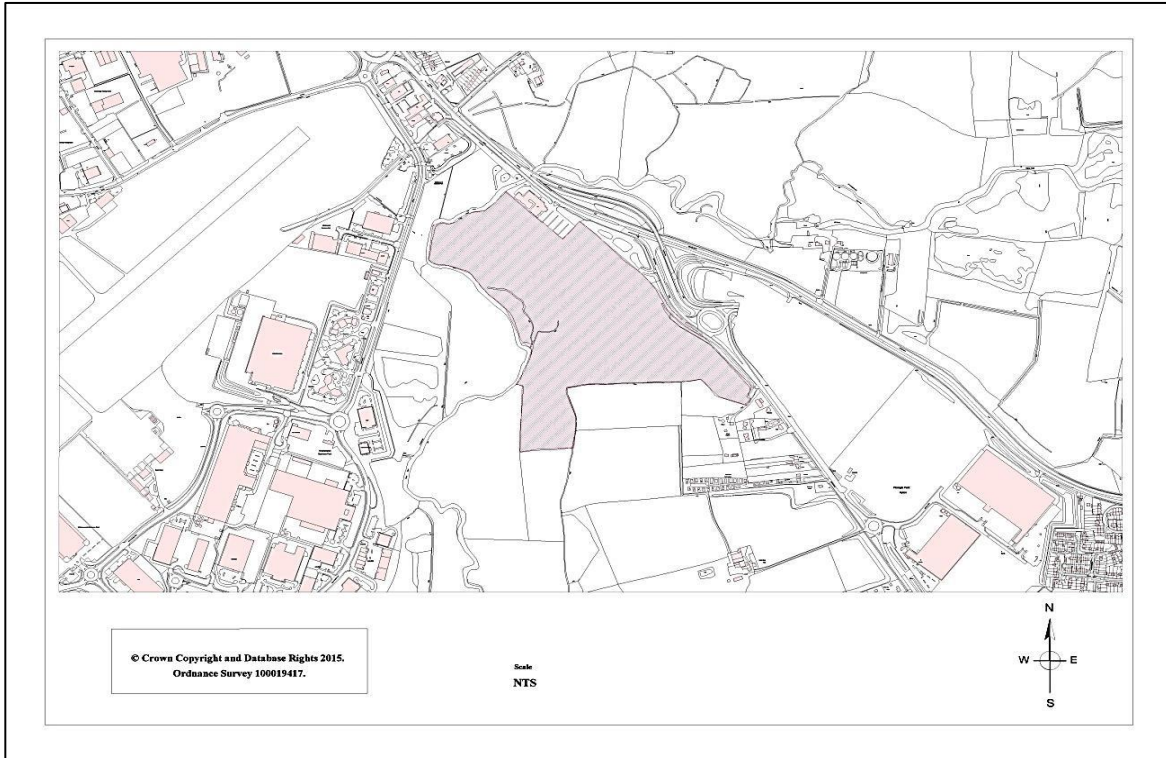
Suitability	<p>Site in countryside off Kilsby Lane. Site crossed by Rains Brook and area of flood zones 2 and 3. Southern part of site crosses Rugby Borough boundary into Daventry District. Local wildlife sites along canal to east of site and immediately adjacent to west of site.</p>
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Availability	<p>Site currently in agricultural use. Landowner expressed intention but is yet to engage a developer.</p>
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Achievability	<p>No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/043
Site	Oxford Road, Ryton on Dunsmore
Agent	Mr John Hall, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX



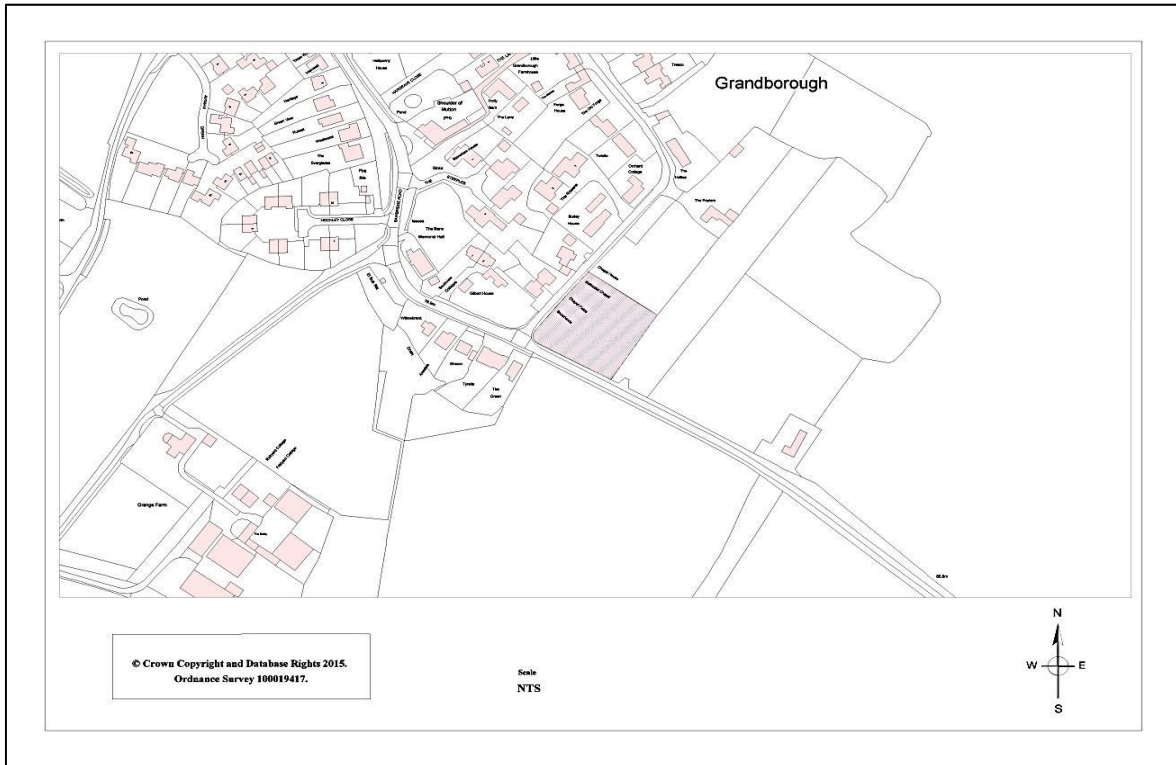
Suitability	<p>Very large greenfield site in Green Belt comprising agricultural land. Hotel and A45 to north of site. A423 and strategic employment site (Prologis Ryton) to the East. River Avon runs to West of site and Flood Zones 2 and 3 cover large part of Western side of site. Hedgerows and some mature trees across the site. Scale of development proposed would require provision of local services</p>
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Availability	<p>Agricultural land but not occupied by buildings. No developer in place but intention to develop expressed. No other significant availability constraints identified.</p>
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Achievability	<p>Site not submitted in previous SHLAA. No other significant achievability constraints identified subject to delivery of infrastructure.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/044		
Site	Sawbridge Road, Grandborough		
Agent	Mr J C Watson, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX		



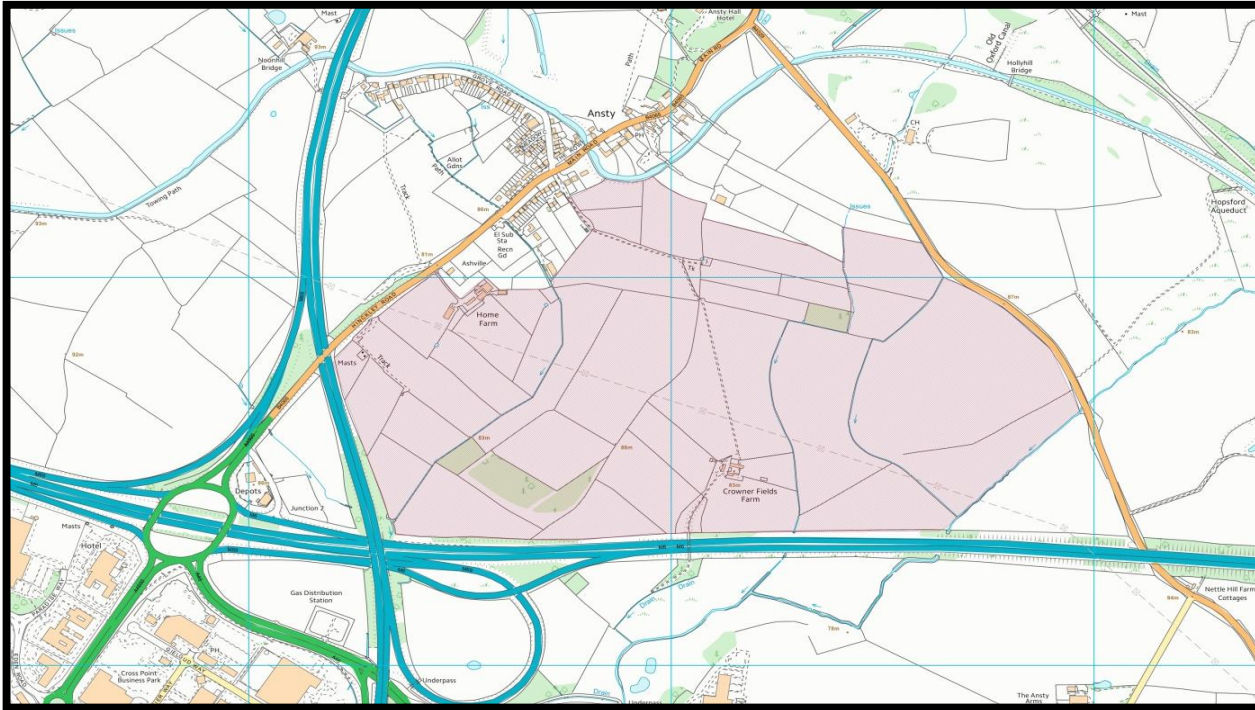
Suitability	<p>Greenfield site in countryside location on southeast edge of Grandborough boundary. Site is adjacent to local needs settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability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

Reference	S14/045
Site	Land at Crouner Fields Farm, Brinklow Road, Ansty, Coventry, Warwickshire, CV7 9JA
Agent	Mr Tim Howard, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX



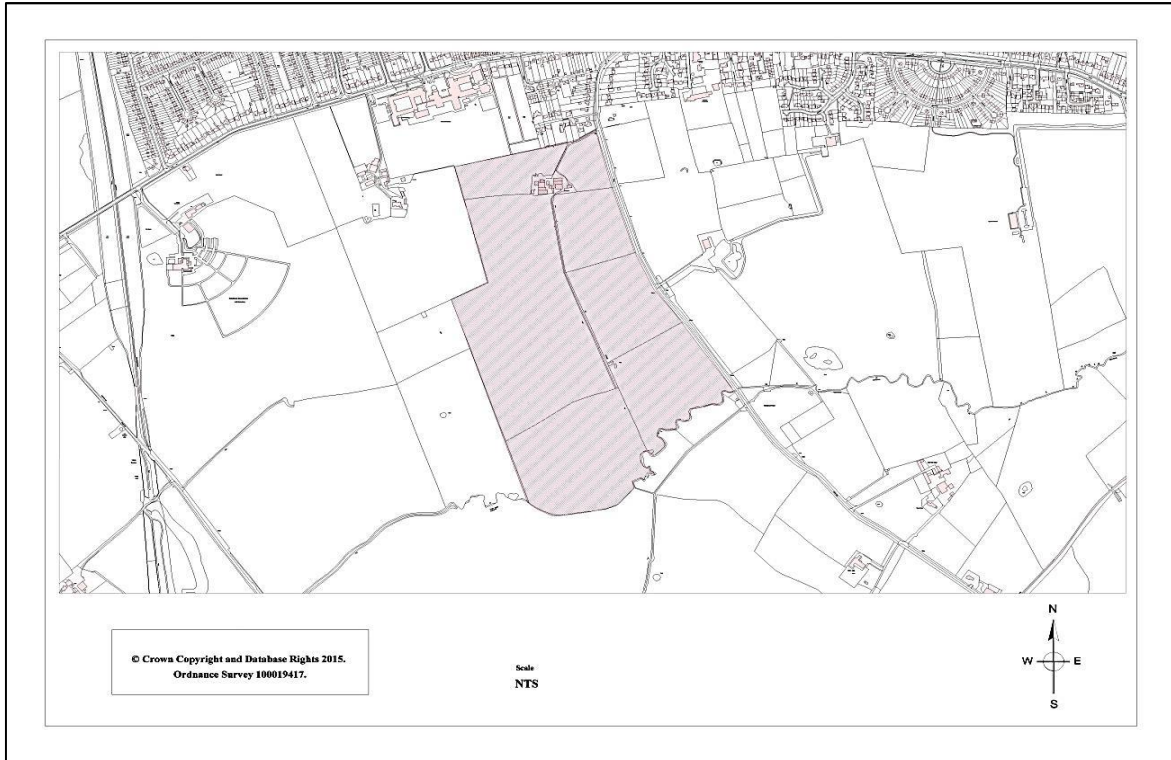
Suitability	Very large greenfield site in Green Belt comprising agricultural land and farm buildings (Crouner Fields Farm). Site bounded by M6 to the South and B4029 to the East. Area of Flood Zones 2 and 3 to the Southeast of site, with zone 2 extending further into centre of site. Site includes local wildlife site to the North. Hedgerows and mature trees across the site, as well as pylons. Ansty village is to northwest of site. Site would be of new settlement size which would require provision of services. Access to site around existing village settlement, particularly considering scale of site, likely to be problematic and could hinder suitability / achievability.
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Availability	Agricultural land including farm buildings. Landowner has expressed intention but no developer in place. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints identified subject to achievability of infrastructure provision.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/046
Site	Waldins Farm, Barby Lane, Rugby, CV22 5QJ
Agent	Mr Jeff Paybody, Howkins and Harrison, 7-11 Albert Street, Rugby, CV21 2RX



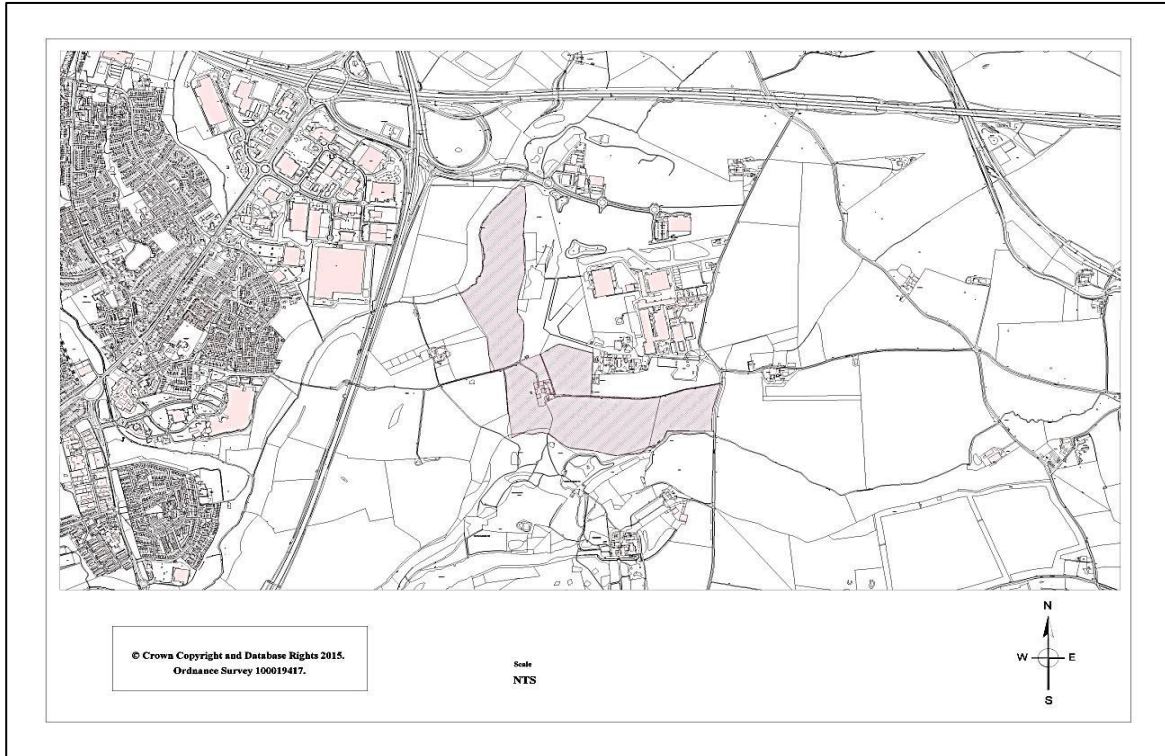
Suitability	<p>Large countryside site consisting of several agricultural fields extending away from southern edge of urban area. Farmhouse and agricultural buildings present. Steady decline in gradient to the south. Part of site grade 2 agricultural land and high landscape sensitivity across centre / north of site.</p>
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Availability	<p>Site currently in agricultural use. Landowner expressed intention but is yet to engage a developer.</p>
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Achievability	<p>No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/047B
Site	Land at Hillfields Farm, Walsgrave, Hillfields Farm, Walsgrave on Sowe, Coventry, CV2 2DS
Agent	Brown & Co, Brown & Co, Grantham Office, Granta Hall, 6 Finkin Street, Grantham, Lincolnshire, NG31 6QZ



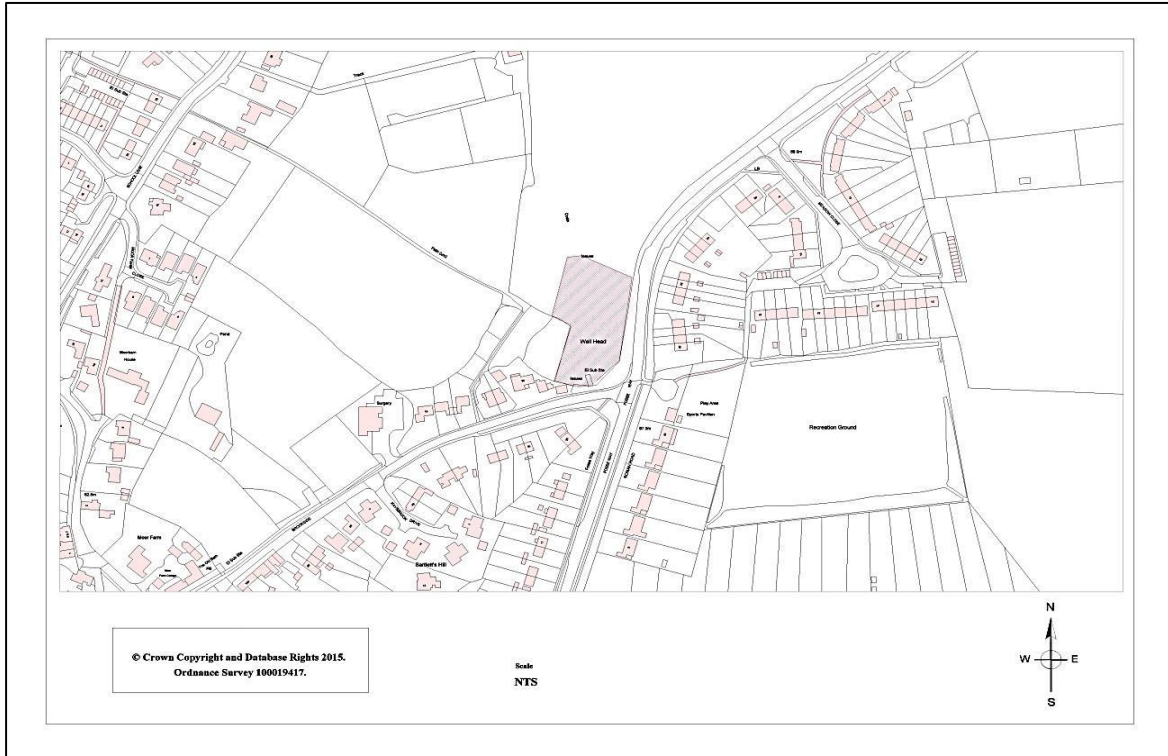
Suitability	<p>Very large greenfield site in Green Belt comprising agricultural land and farm buildings (Hillfields Farm). Site lies to the South and West of strategic employment sites and to the North of Coombe Country Park, including protected open space, local wildlife site and conservation area designation. Hill Park Wood ancient woodland / local wildlife site is adjacent to the Northernmost part of the site. Flood Zones 2 and 3 cross the site at Northwest and Southeast corners. Smile Brook runs to South of site. Site would be of new settlement size which would require provision of services. Access to site from A46 (new junction improvements likely) could be problematic as would cross land in other ownerships and therefore could hinder suitability / achievability.</p>
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Availability	<p>Larger site surrounding Hillfields Farm proposed for residential / mixed-use. Agricultural land including farm buildings. Multiple (in Trust) land ownership. No developer in place but landowners have expressed intention to develop.</p>
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Achievability	<p>Site not submitted in previous SHLAA. No other significant achievability constraints identified at this stage subject to achievability of infrastructure provision</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/049
Site	Land at Stretton on Dunsmore, Land at Junction of Brookside and Fosse Way
Agent	Miss Louise Steele, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



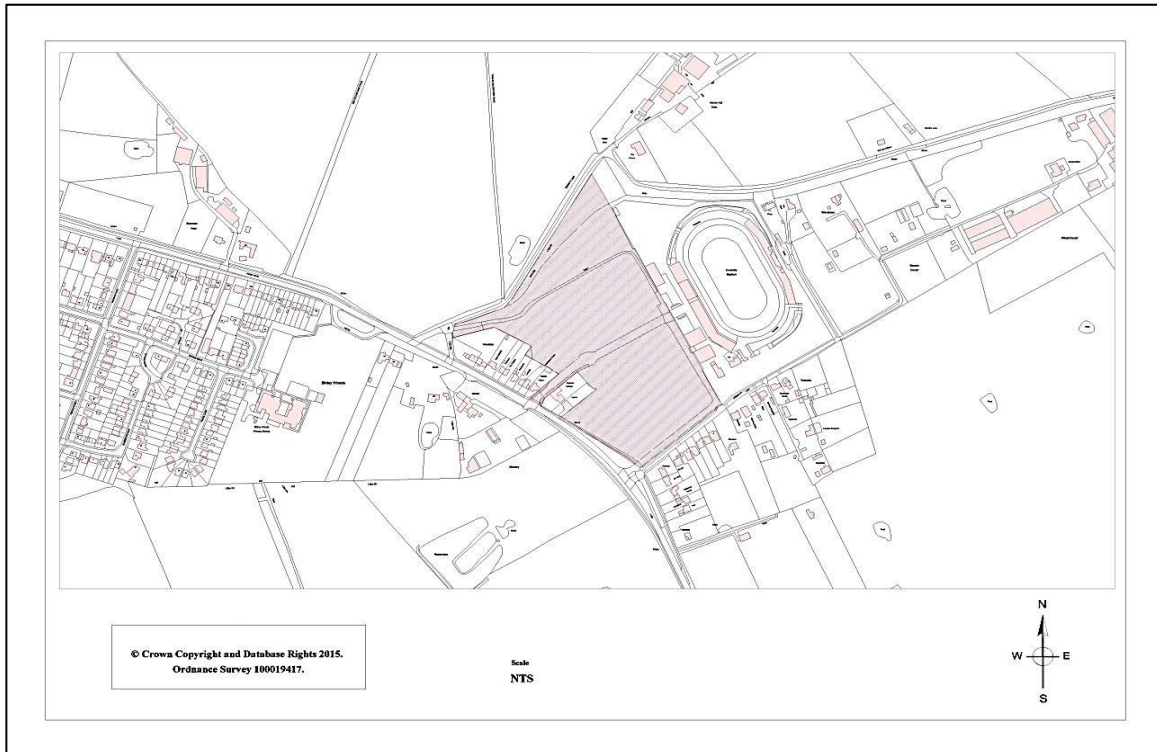
Suitability	Site adjacent to village boundary (Stretton on Dunsmore) and residential properties to South and East along Fosse Way. Site currently poor quality agricultural land with mature trees along boundaries. Site in area of high landscape sensitivity however would relate more to infill between existing residential development.
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Availability	Agricultural land but not occupied by buildings. Site owned by developer and intention to develop.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/050
Site	Site 1, Brandon Stadium, Rugby Road, Binley Woods, CV8 3GJ
Agent	Miss Louise Steele, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



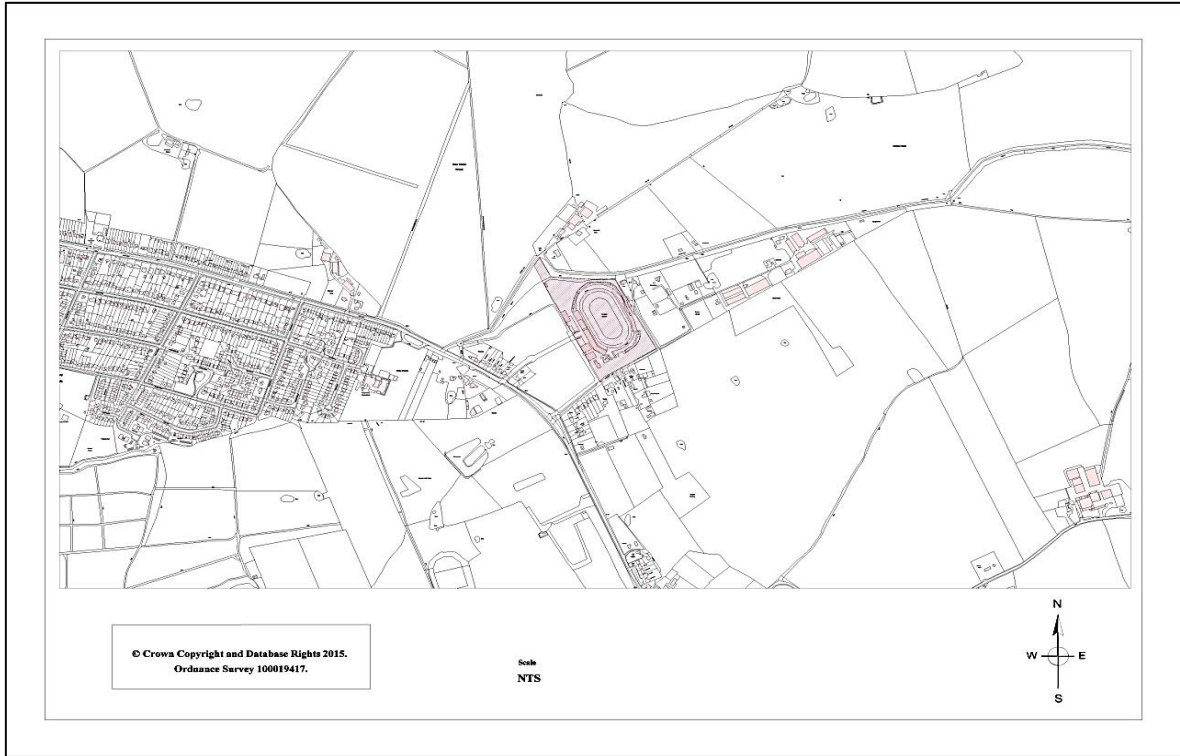
Suitability	Brownfield site - hardstanding used as car park for adjacent Speedway Stadium. Adjacent to ancient woodland to the North and West, stadium to the East, and A428 (and some residential properties) to the South of site. Not immediately adjacent but close to village boundary (Binley Woods).
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Availability	Vacant brownfield land. Site not currently owned by developer and not considered available as currently used as part of venue for Coventry Speedway sports facility.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/051
Site	Site 2, Brandon Stadium, Rugby Road, Binley Woods, CV8 3GJ
Agent	Miss Louise Steele, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



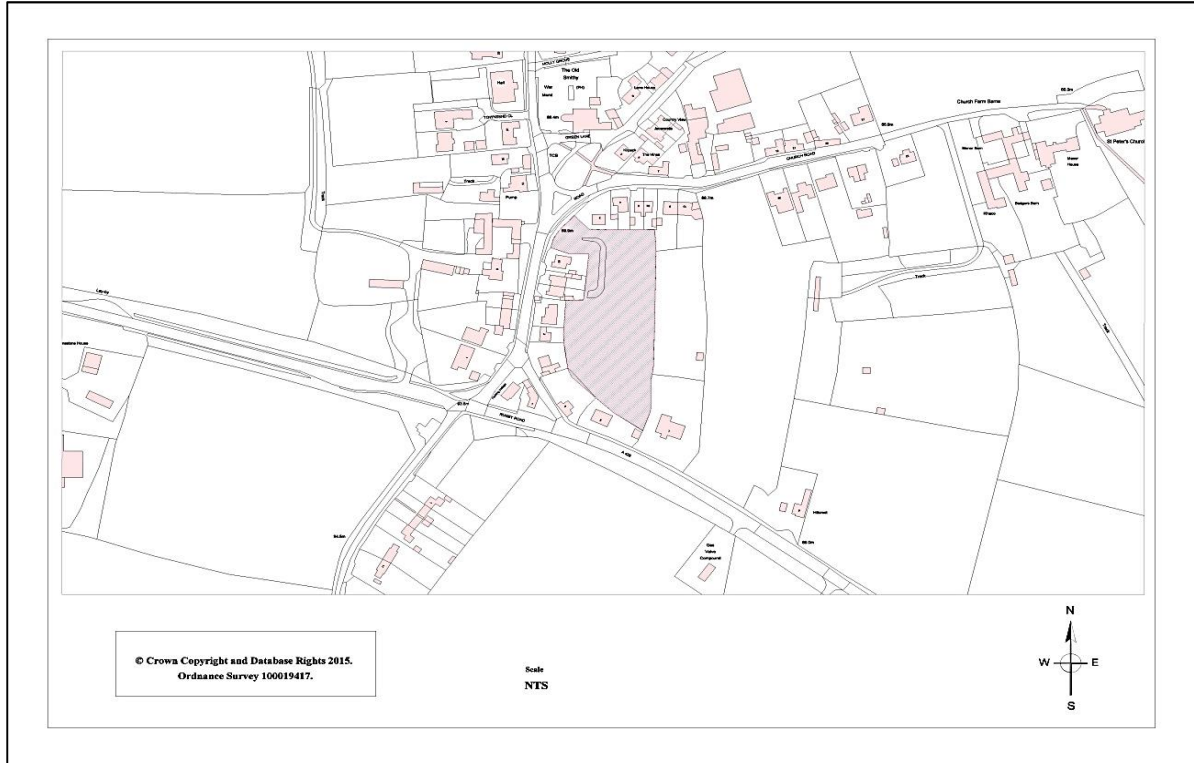
Suitability	Brownfield site - currently occupied by Coventry Speedway Stadium. Adjacent to S14_050 site which acts as car parking for stadium site.
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Availability	Vacant brownfield land. Site not currently owned by developer and not considered available as currently used as venue for Coventry Speedway sports facility.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/053
Site	Field Refs 0124+0118, Land accessed off Church Road, Church Lawford
Agent	Mr Richard Palmer, The Triforium, 17 Warwick Street, Rugby, Warwickshire, CV21 3DH



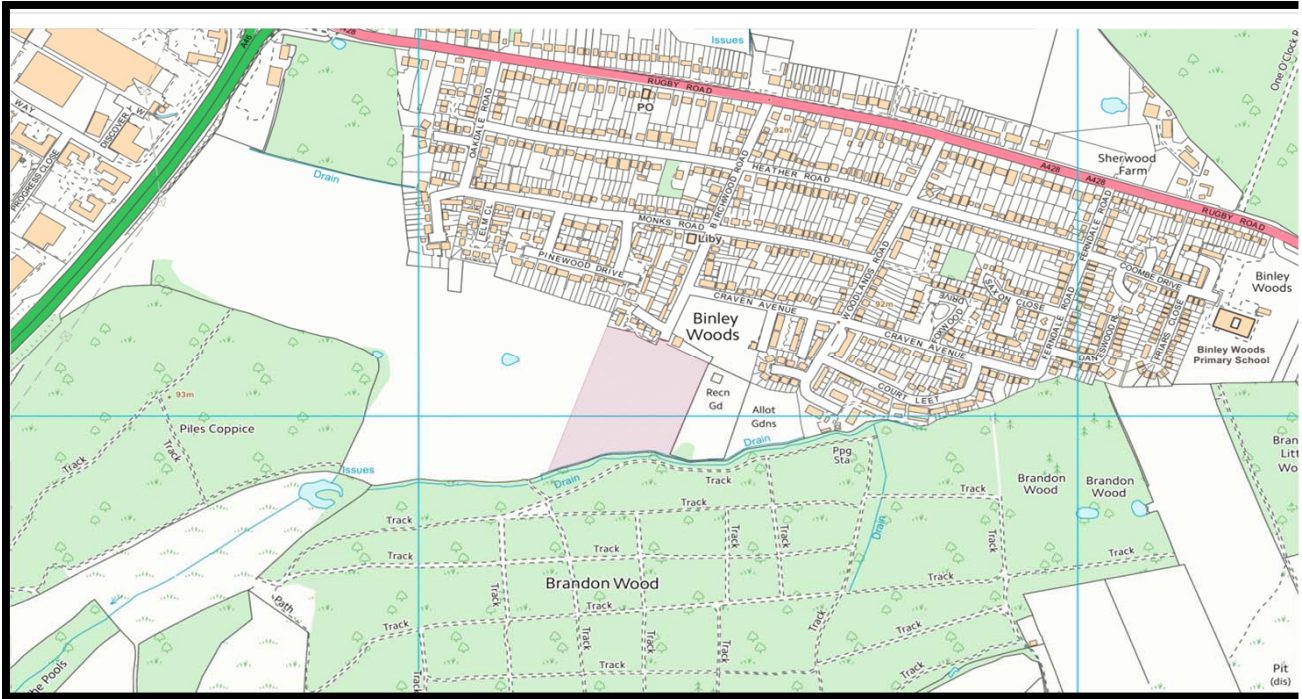
Suitability	Currently grazing land adjacent to village boundary (Church Lawford) and residential properties to North and West of site. A428 to South of site. Hedgerows and some mature trees along site boundaries. Site is adjacent to local needs settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/054
Site	Land at Binley Woods, CV3 2BP
Agent	Mr Richard Palmer, The Triforium, 17 Warwick Street, Rugby, Warwickshire, CV21 3DH



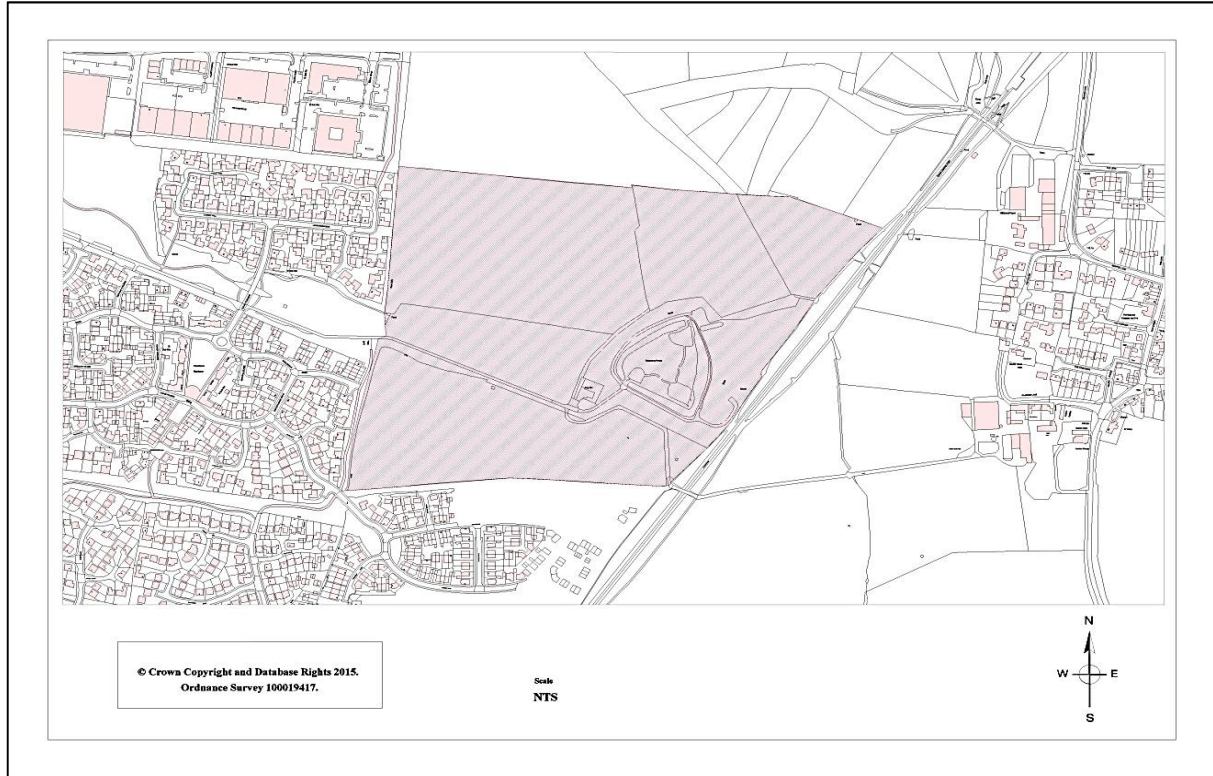
Suitability	Greenfield site in Green Belt comprising of agricultural land. Residential site proposed as part of larger site stretching west to A46 for possible crematorium proposal. Adjacent to village boundary (Binley Woods), Brandon Wood ancient woodland / local wildlife sites to the South. TPOs surrounding boundary but part of adjacent ancient woodland, not actually on site.
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Availability	Agricultural land but not occupied by buildings. No developer in place but intention to develop expressed. Multiple land ownership could cause availability constraint.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/055
Site	Coton Park East, Land to the north of Rugby to the east of the Coton Park development
Agent	Mrs Hanna Staton, Pegasus Group, Lioncourt Homes, 5 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH



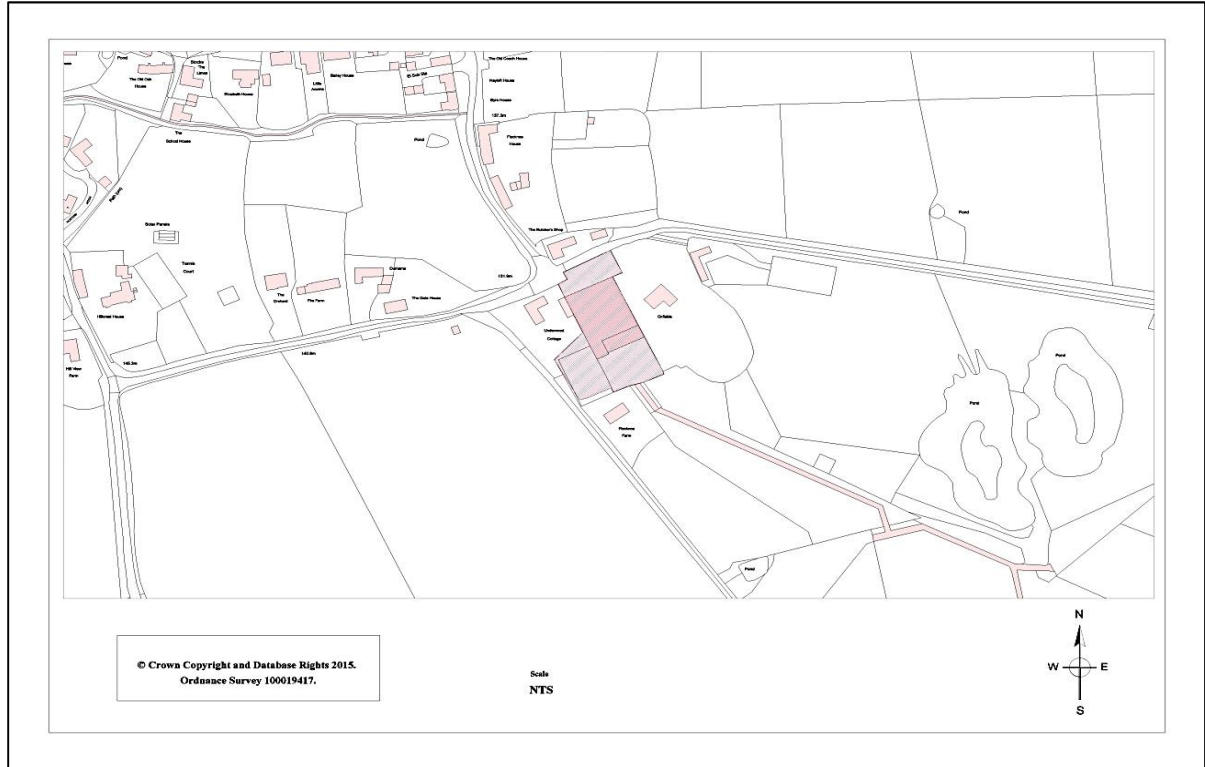
Suitability	Large countryside site on Northeast edge of urban area. Local Wildlife site along Eastern boundary. Forms part of larger site proposal with S14/034.
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Availability	Development of part of the site approved. Remainder of site (including S14/034) has same residential developer engaged.
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Achievability	Part of site (to south and western edge) as submitted now has planning permission for residential scheme.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/057
Site	Flecknoe Stud Farm, Flecknoe, Rugby, CV23 8AU
Agent	Mr and Mrs Murray, Flecknoe Stud Farm, Flecknoe, Rugby, CV23 8AU



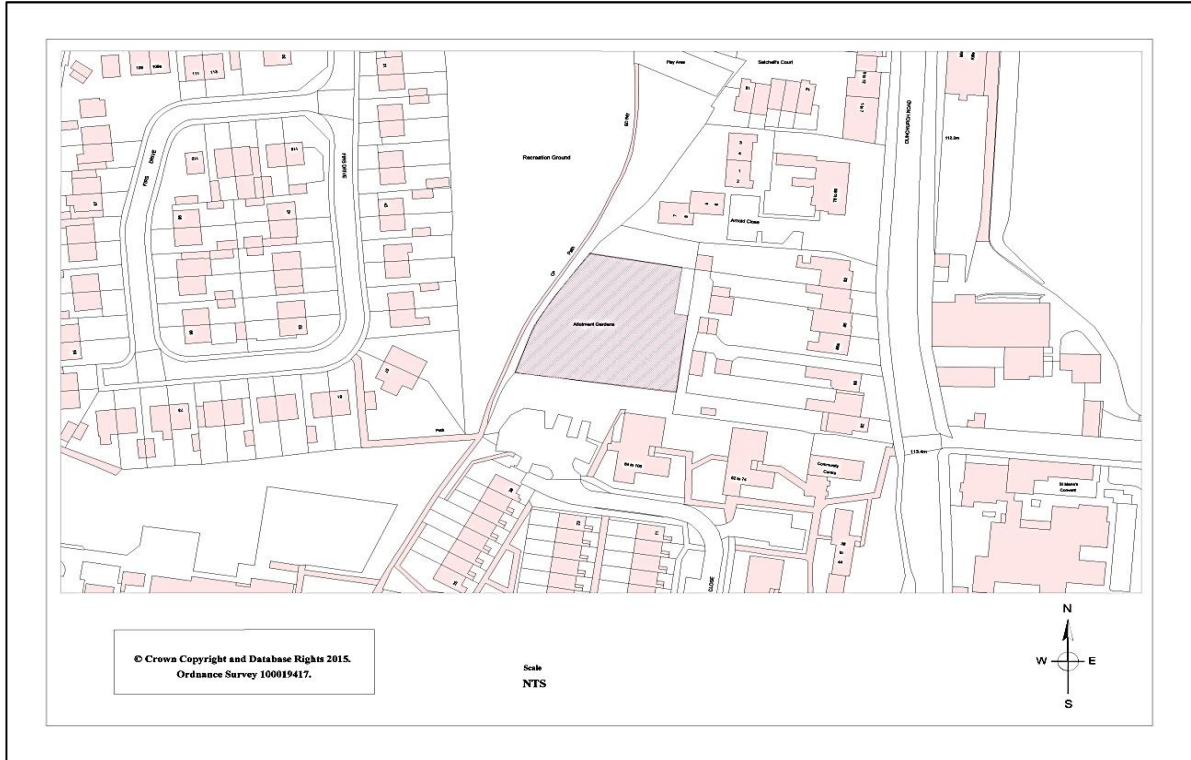
Suitability	<p>Countryside location near to Flecknoe village. Existing buildings on site are agricultural. Isolated site for residential development in terms of access to local services therefore considered to be not suitable.</p>
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Availability	<p>Currently in equestrian use. Landowner has expressed intention but not yet engaged a developer.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/058
Site	Land to Rear of 84-90 Dunchurch Road, Rugby, Warwickshire, CV22 6DW
Agent	Mrs G Parkes, The Tyler-Parkes Partnership Ltd. 66 Stratford Road, Shirley, Solihull, B90 3LP



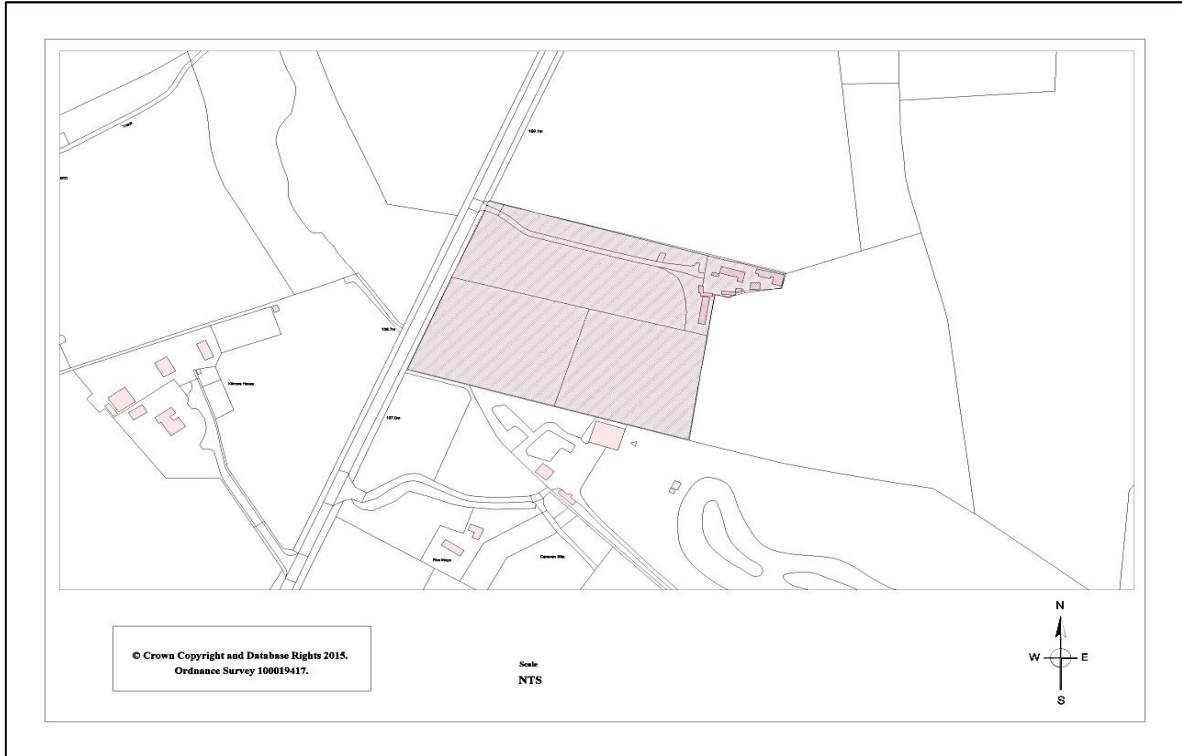
Suitability	See S14/010 - duplicate site submission in single ownership
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Availability	See S14/010 - duplicate site submission in single ownership
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Achievability	See S14/010 - duplicate site submission in single ownership
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/059
Site	Land Adjoining 5 Ways Lakes, 3 Coventry Road, Wolvey, LE11 3HF
Agent	Mr Gareth Dobson, 3 Thomas Buildings, Pwllheli, LL53 5HH



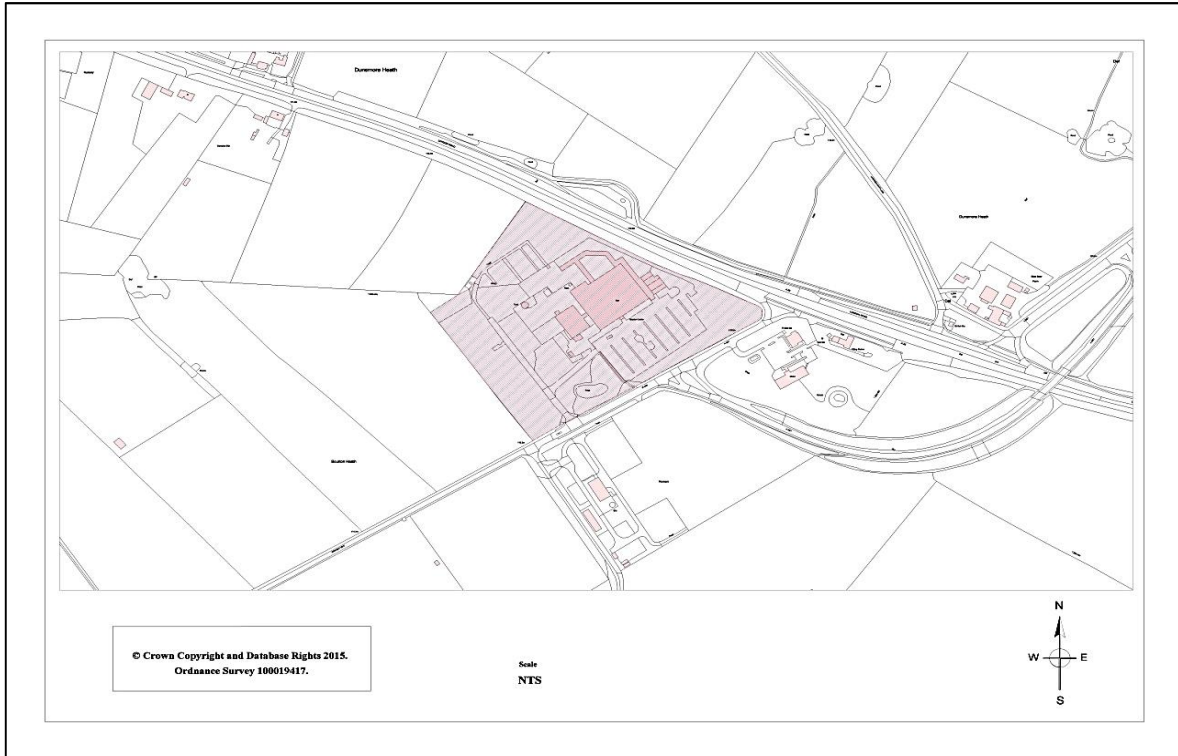
Suitability	Greenfield site in the Green Belt currently used as grazing land. Site bounded by B4065 to the West and open agricultural land beyond. Also agricultural land to the North and East and fishing lakes to the South of site. Site is not adjacent to settlement boundary and is thus somewhat isolated for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land including farm buildings. No developer in place but landowner has expressed intention to develop. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/060
Site	Rugby Garden Centre, Straight Mile, Bourton on Dunsmore, Frankton, Nr Rugby, CV23 9QQ
Agent	Gregory Grey Associates, Victoria House, 18-22 Albert Street, Fleet, GU51 3RJ



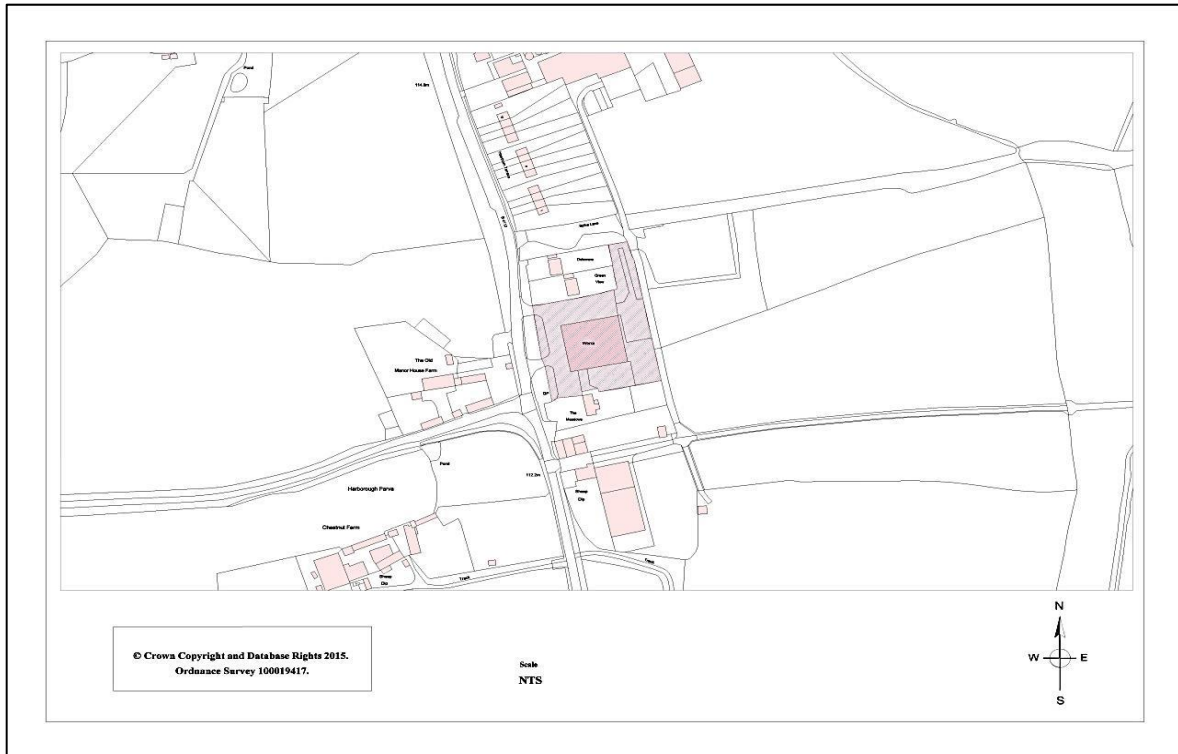
Suitability	Site currently occupied by garden centre with large areas of existing hardstanding for retail unit, storage and car parking. Site bounded by A45 to the North with agricultural land beyond and hotel to the east but otherwise surrounded by agricultural land and isolated in terms of access to local services for a residential scheme. Site therefore considered to be not suitable.
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Availability	Site in use as Garden Centre and landowner has leasehold ownership. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/061
Site	A&M Engineering Co (Rugby) Ltd, Rugby Road, Harborough Magna, CV23 0HL
Agent	Mrs Sally Stroman, 18a Regent Place, Rugby, CV21 2PN



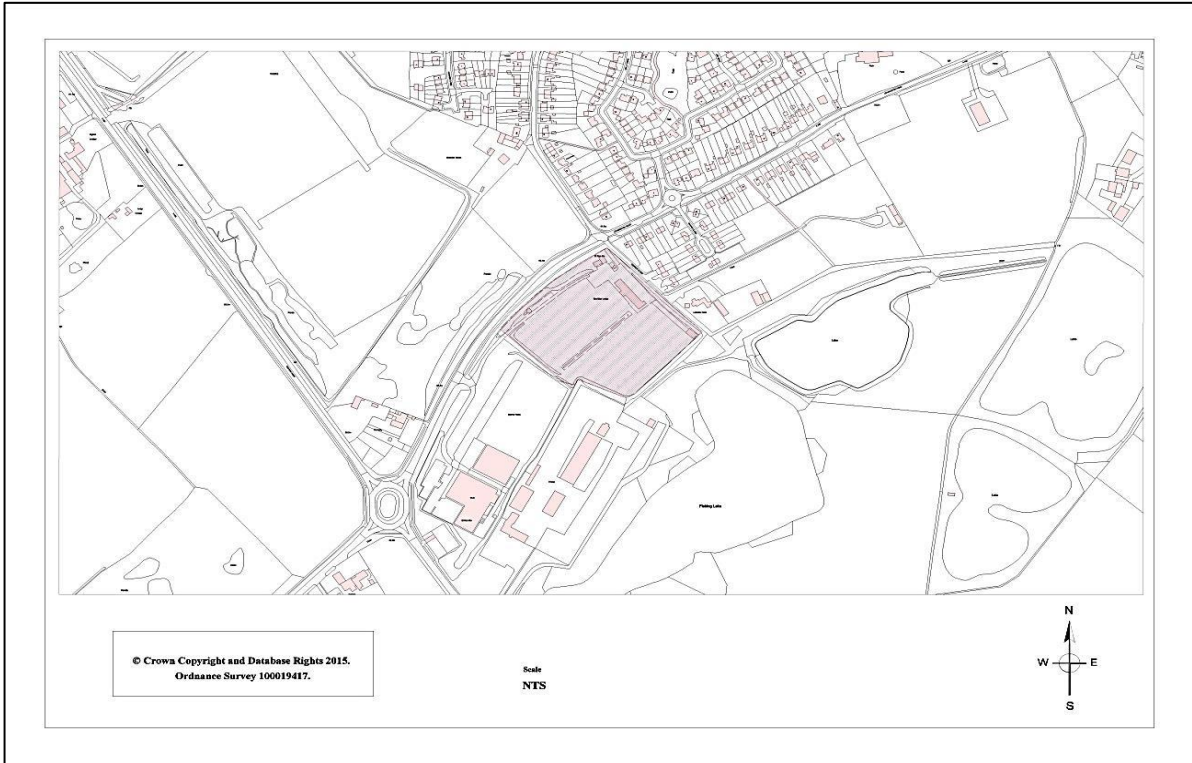
Suitability	<p>Brownfield land currently occupied by small industrial units. Not adjacent to village boundary (Harborough Magna) but nearby and adjacent to residential properties / linear development to the North along Rugby Road. Some trees to rear (East) of site. Site is isolated in terms of access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Site in use for industrial purposes therefore not considered to be available for residential development.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/062
Site	Ryton Training Ground, Leamington Road, Ryton on Dunsmore, CV8 3FL
Agent	Mr Nigel Bates, Bluemark Projects Ltd, Coventry City Football Club, 14 Ensign Business Centre, Coventry, CV4 8JA



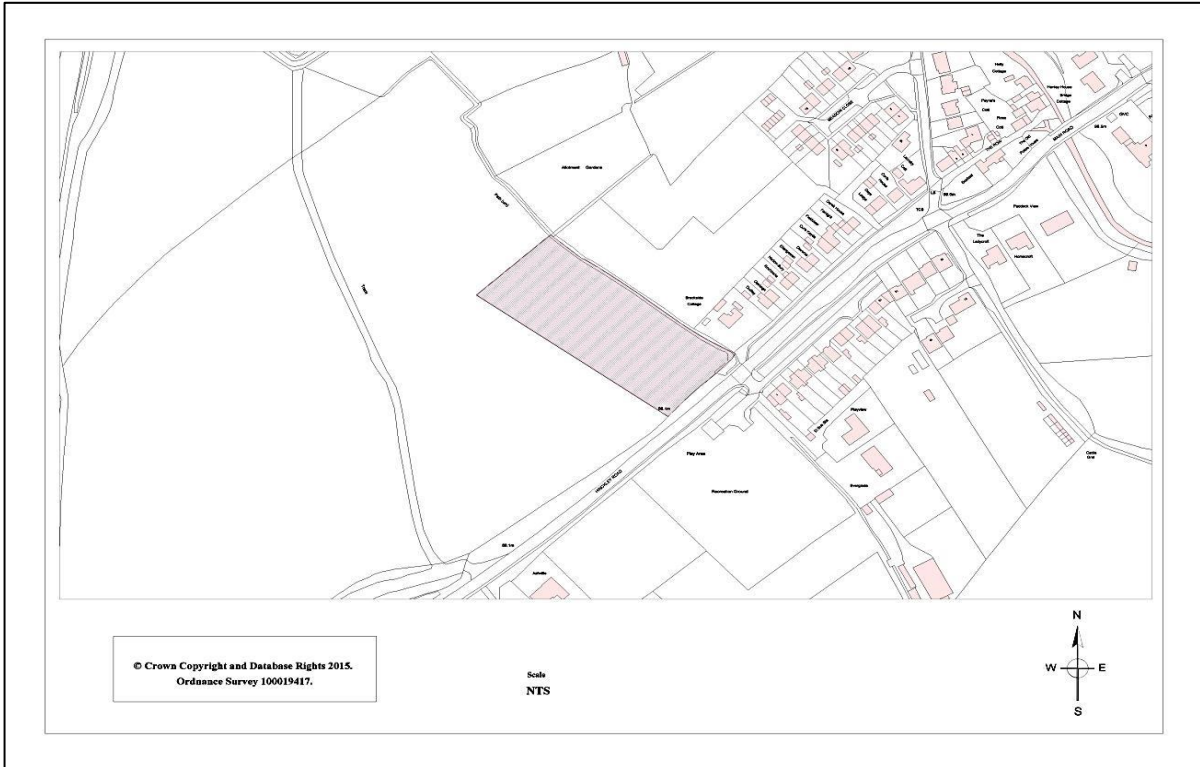
Suitability	Site currently used as sports pitches. Adjacent to village boundary (Ryton on Dunsmore) and residential properties to the North and East, beyond the A445. Bordered by small area of woodland to the West (designated open space) and lakes to the Southeast / East, as well as industrial site immediately adjacent to the South.
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Availability	Site in use for sports / leisure provision and currently designated open space therefore not deemed to be available for residential development.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/063
Site	Hinckley Road, Ansty, Main Road, CV7 9JA
Agent	Mr Stephen Tayton, Brookside Cottage, Main Road, Ansty, CV7 9JA



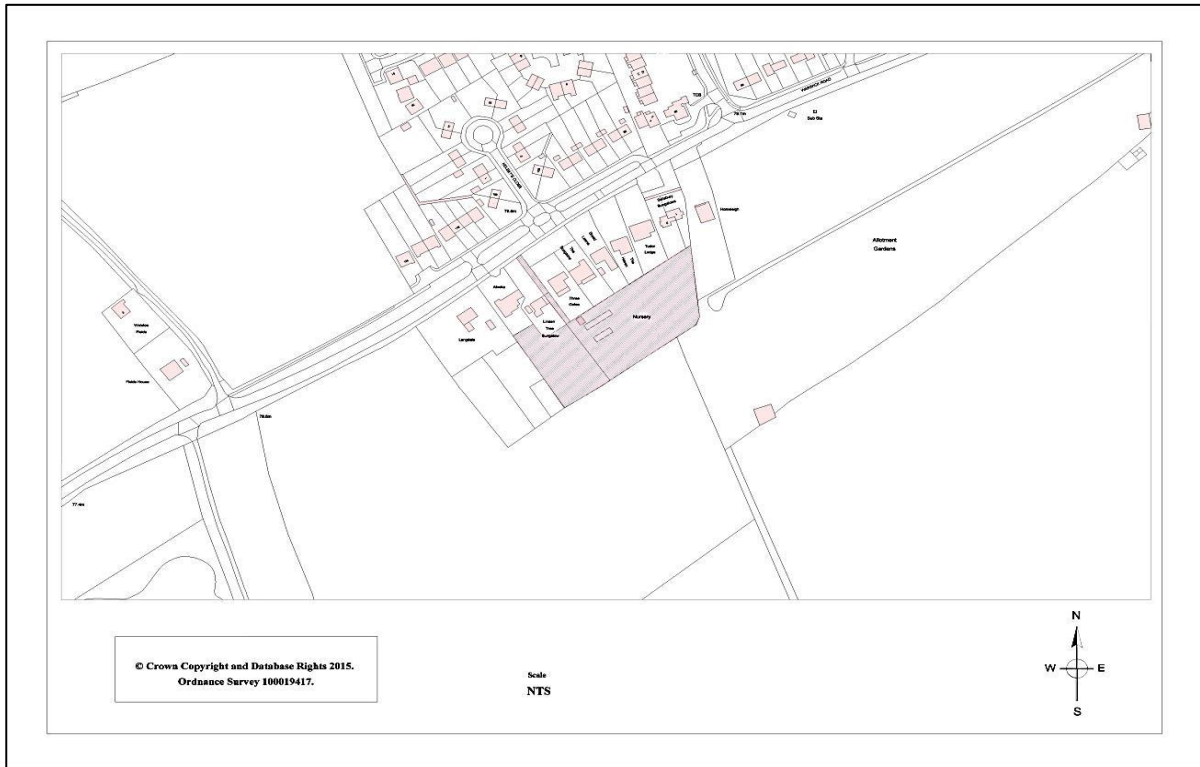
Suitability	Greenfield site in Green Belt currently agricultural land adjacent to village boundary (Ansty) and residential properties to east. Bordered by B4065 to south and open grazing land to the north (and an allotment site) and west. Mature trees along site boundaries to East and South, acting as a buffer between site and B4065. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner has expressed intention to develop. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/064
Site	Linden Tree Bungalow, Warwick Road, Wolston, Warwickshire, CV8 3GZ
Agent	Mr R Holt, Linden Tree Bungalow, Warwick Road, Wolston, CV8 3GZ



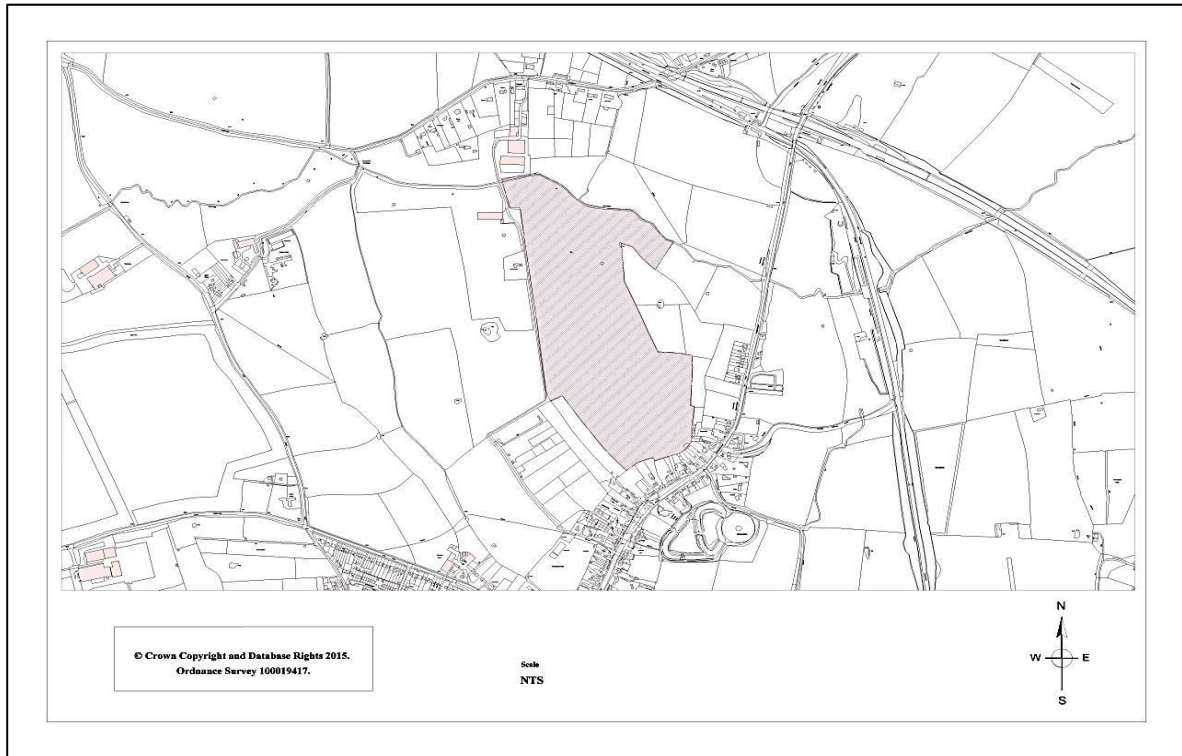
Suitability	Currently garden land with small horticultural buildings and number of mature trees. Adjacent to the village boundary (Wolston) and residential properties to the North on Wolston Lane. Large allotment site borders site to the East and open grazing land to the South and West.
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Availability	Vacant use former horticultural land. No developer in place. No other significant availability constraints identified.
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Achievability	Site not submitted in previous SHLAA. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/065A
Site	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



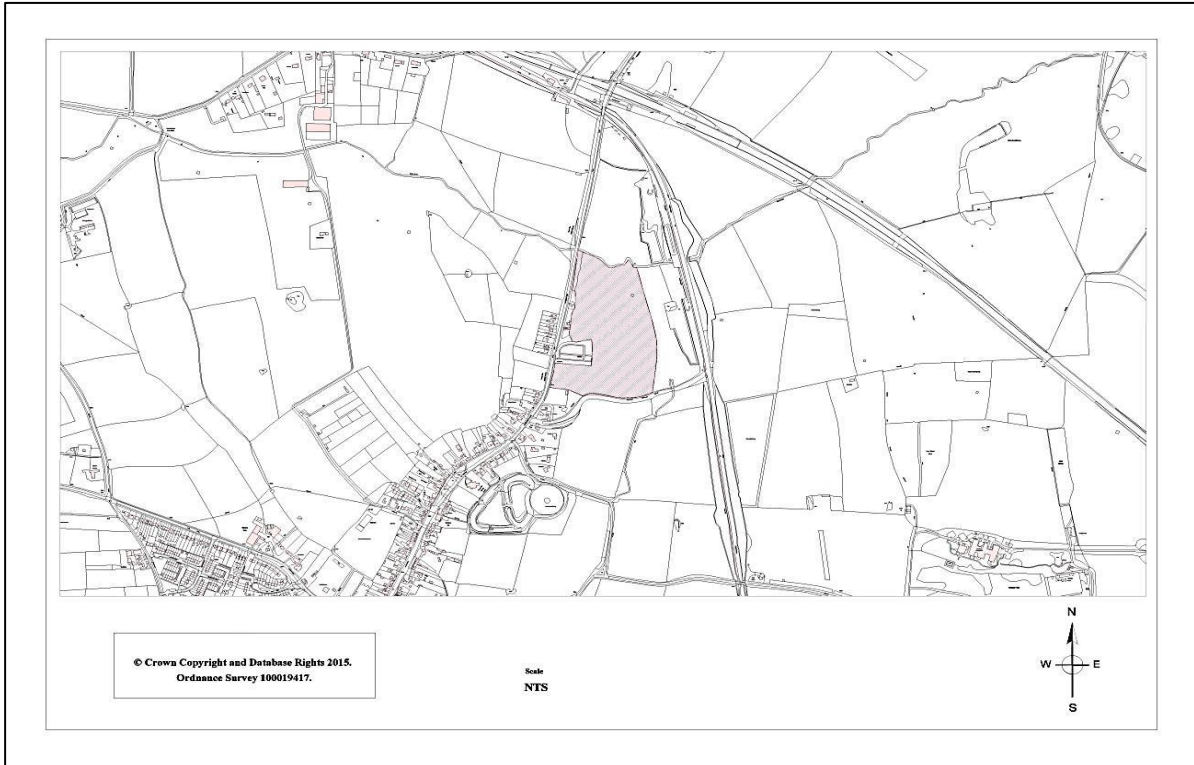
Suitability	Very large greenfield site in Green Belt comprising good quality agricultural land. Adjacent to village boundary (Brinklow). Site bordered to the North by Smite brook and small area of Flood Zones 2 and 3 at Northern end of site. Pylon and lines to North of site and trees and hedgerows border part of site. Adjacent to local wildlife site. Submission indicates not all of site suitable as developable area, with southern edge adjacent to settlement boundary most likely - potential capacity of site will reflect this.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner(s) have expressed intention to develop.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/065B
Site	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts
Agent	Mr Richard Foxon, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



Suitability	Greenfield site in Green Belt comprising agricultural land and next to village boundary. Area of Flood Zones 2 and 3 across Northern part of the site. Mature trees particularly to the East of the site, Smite brook borders to the North and canal borders to the South. Adjacent to local wildlife site. Site slopes upwards from West to East.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner has expressed intention to develop.
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Achievability	Site not submitted in previous SHLAA. No other significant achievability constraints.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/065C
Site	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



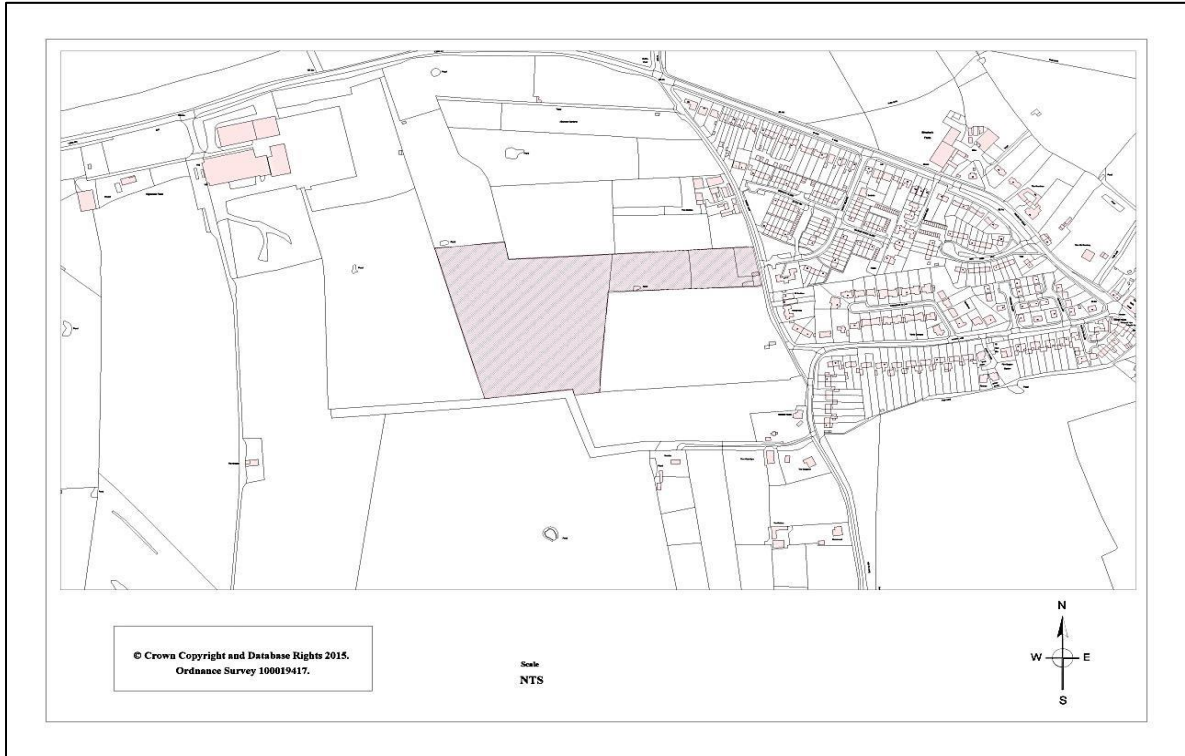
Suitability	Greenfield site in Green Belt comprising good quality agricultural land. Adjacent to village boundary. Site bordered to the North by Smite brook and small area of Flood Zones 2 and 3 at Northern end of site. Pylon and lines to North of site and trees and hedgerows border part of site. Adjacent to local wildlife site and immediately adjacent to Scheduled Ancient Monument. Site is therefore not suitable due to significant adverse impact likely to affect heritage asset.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner has expressed intention to develop.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/065D
Site	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts
Agent	Mr John Holmes, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



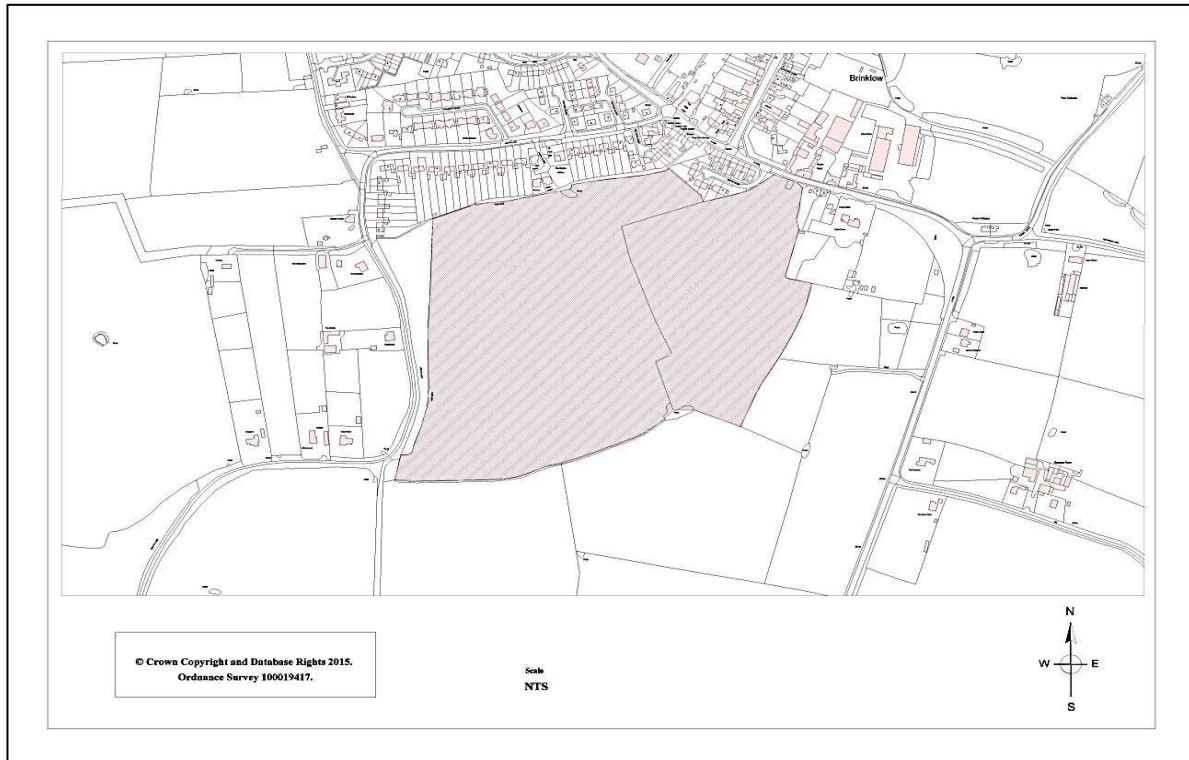
Suitability	Greenfield site in Green Belt adjacent to village boundary comprising good quality agricultural land. Shape of site may constrain some capacity on site with more narrow strip of land immediately adjacent to village boundary where access would be from Green Lane.
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Availability	Agricultural land but not occupied by buildings. No developer in place but landowner has expressed intention to develop.
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Achievability	Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/065E
Site	Land off Heath Lane & Rugby Road, Brinklow, Rugby
Agent	Mr Oliver Taylor, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



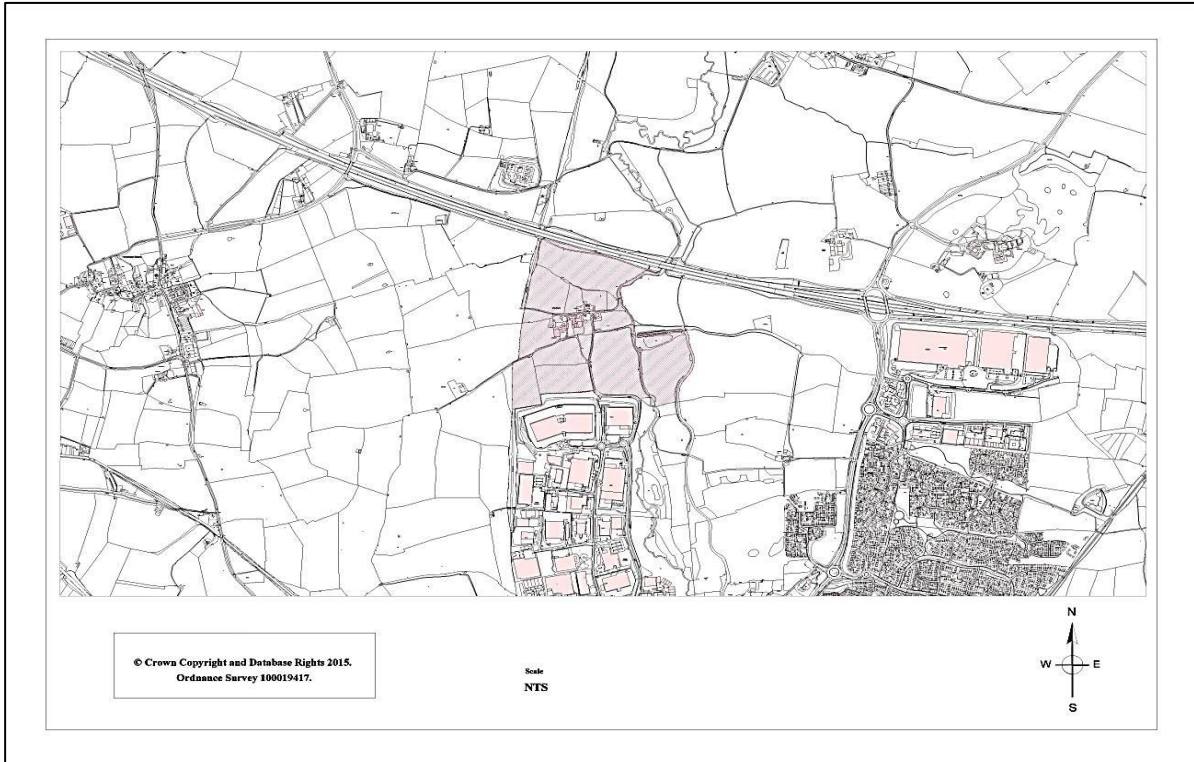
Suitability	<p>Large greenfield site in Green Belt comprising agricultural land. Adjacent to the village boundary (Brinklow) and residential properties to the North on Heath Lane and Brays Close. Bounded by agricultural land to the East, South and West, although several large plot residential properties exist immediately to the West of the site on Heath Lane. Hedgerows and mature trees on site boundaries but little across the site. Small watercourse runs along the southern boundary. Site in area of moderate landscape sensitivity.</p>
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Availability	<p>Agricultural land but not occupied by buildings. No developer in place but landowner(s) have expressed intention to develop.</p>
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Achievability	<p>Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/066
Site	Land at and adjacent to Cosford, Cosford Lane
Agent	Mr Lomas, Unit 9, Wheatcroft Business Park, Nottinghamshire, NG12 4DG



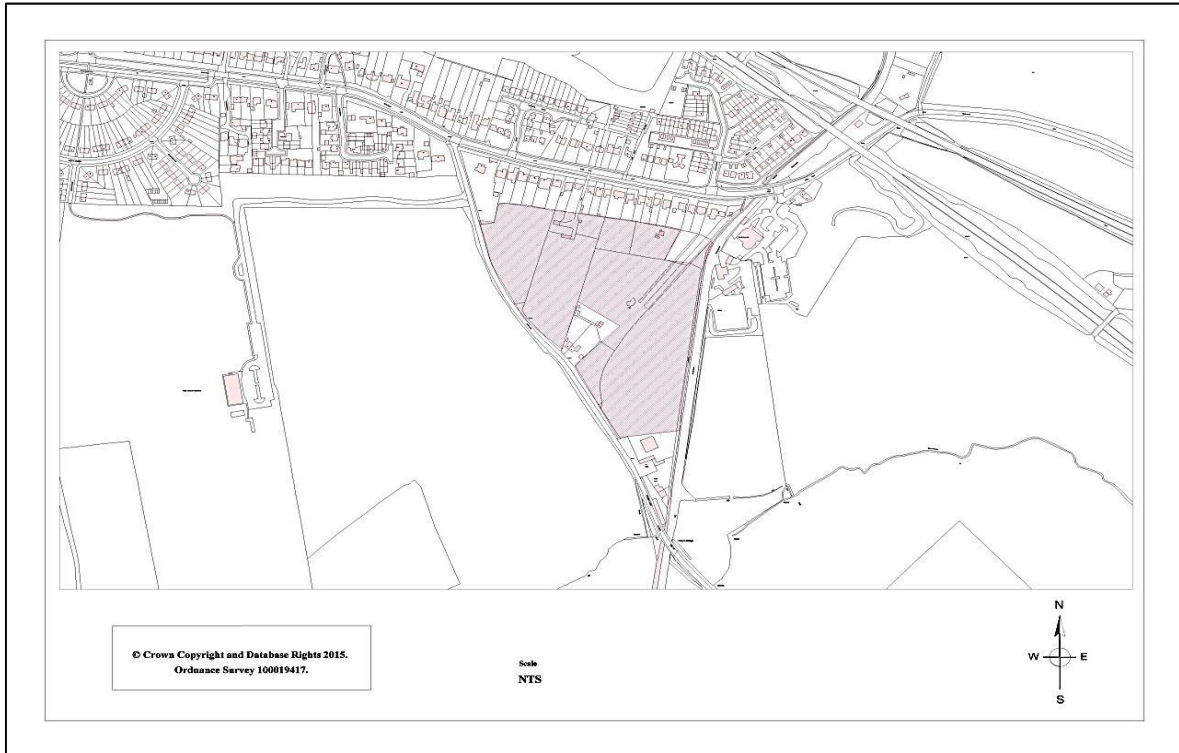
Suitability	Part of site 3a agricultural land. Flood Zone 3 runs through part of site. M6 to the North. HSE pipeline runs through Northern part of site. Scheduled Ancient Monument on site presenting major heritage asset constraint.
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Availability	Currently in mixed use; agricultural and some residential. Landowner has now expressed intention not to develop / proceed. Site not considered available therefore.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/067
Site	Land North of Kilsby Lane, Hillmorton
Agent	Mr Oliver Taylor, Strutt and Parker LLP, 269 Banbury Road, Summertown, Oxford, OX2 7LL



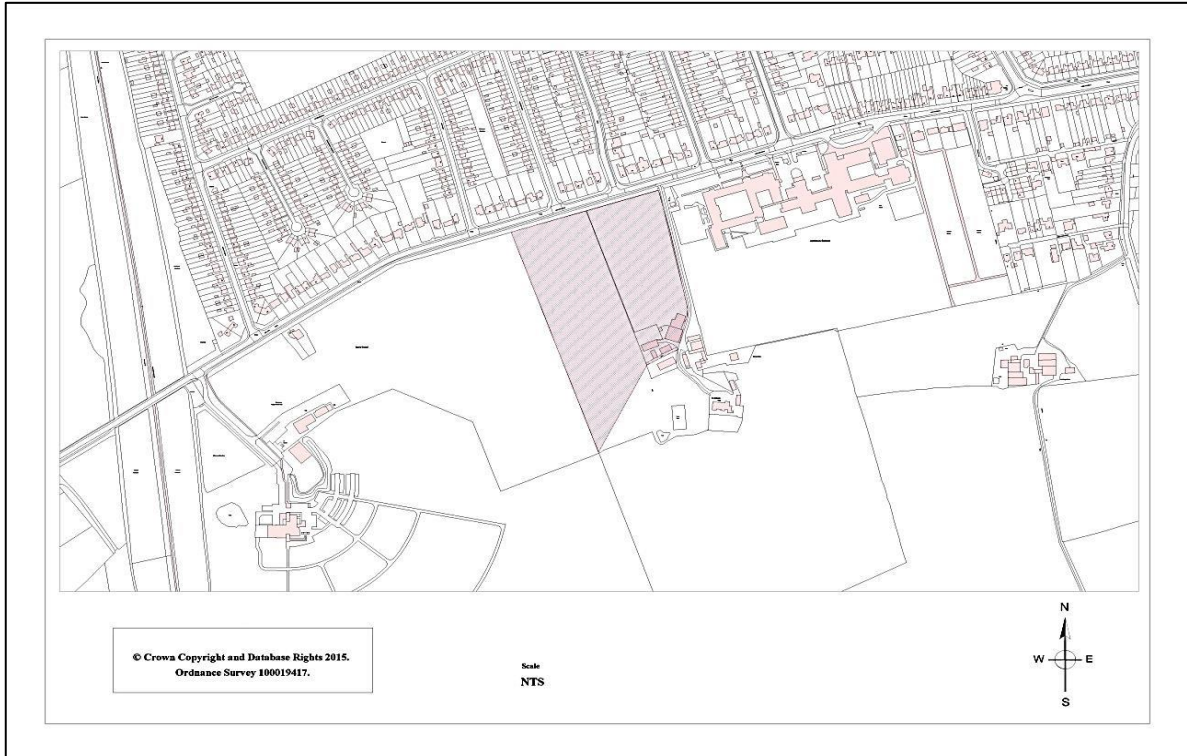
Suitability	Triangular site in countryside (see also S14/026). Fields behind Crick Road properties located on the Southeast edge of the urban area. Accessible via Kilsby Lane. Some development on part of site, possibly outbuildings belonging to Crick Road properties. Gradient of land declines steadily to the South. Local Wildlife site adjacent East boundary along canal.
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Availability	Currently paddock. Landowners have expressed intention but not yet engaged a developer. This submission relates to all landowners across entire site area, whereas S14/026 relates only to south eastern part of site.
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Achievability	No achievability constraints identified in isolation however sites in this area south east of Rugby would be reliant on the delivery of transport improvements to south west of Rugby before being achievable in infrastructure terms as a strategic growth option.
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/068
Site	Land off Ashlawn Road, Hillmorton, Rugby.
Agent	Mr Oliver Taylor, Richborough Estates, 7 Swan Square, 15 Swan Street, Manchester, M4 5JJ



Suitability	<p>Countryside location on south edge of urban area. Site bordered to east by Ashlawn School. Small triangle grade 2 agricultural land at south of site. Open space to west (sports pitches) and school and playing field to the east. Some buildings present at southern corner of site.</p> <p>Area of high landscape sensitivity at southern edge of site.</p>
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Availability	<p>Site subject to a planning application for residential development - approved subject to signed S106 agreement.</p>
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Achievability	<p>Site currently has approval for residential development.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/069
Site	Land West of Newton Lane
Agent	Mr Oliver Taylor, Strutt and Parker LLP, 269 Banbury Road, Summertown, Oxford, OX2 7LL



Suitability	<p>Site in countryside location near to but detached from the Newton settlement boundary. Industrial buildings to the South. Site in area of high landscape sensitivity. Great Central Walk and local wildlife site located adjacent to west of site. Site is adjacent to Local Needs Settlement boundary therefore has poor access to local services and is therefore considered not to be suitable.</p>
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Availability	<p>Site currently in agricultural use. Landowner expressed intention but not engaged a developer.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/070
Site	Land East of Newton Lane and North of The Leys, Newton, Rugby
Agent	Mr Peter Frampton, Strutt and Parker LLP, 269 Banbury Road, Summerton, Oxford, OX2 7LL



Suitability	<p>Greenfield site in countryside location adjacent North boundary of Newton. Bordered by Newton Lane to the west providing access. Site within area of high landscape sensitivity. Site is adjacent to Local Needs Settlement boundary therefore has poor access to local services and is therefore considered not to be suitable.</p>
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Availability	<p>Site currently in agricultural use. Landowner expressed intention and site currently subject to planning application for residential scheme.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/071
Site	The Hollies, Land West of Newton Lane and North of The Hollies, Newton, Rugby,
Agent	Mr Peter Frampton, Strutt and Parker LLP, 269 Banbury Road, Summerton, Oxford, OX2 7LL



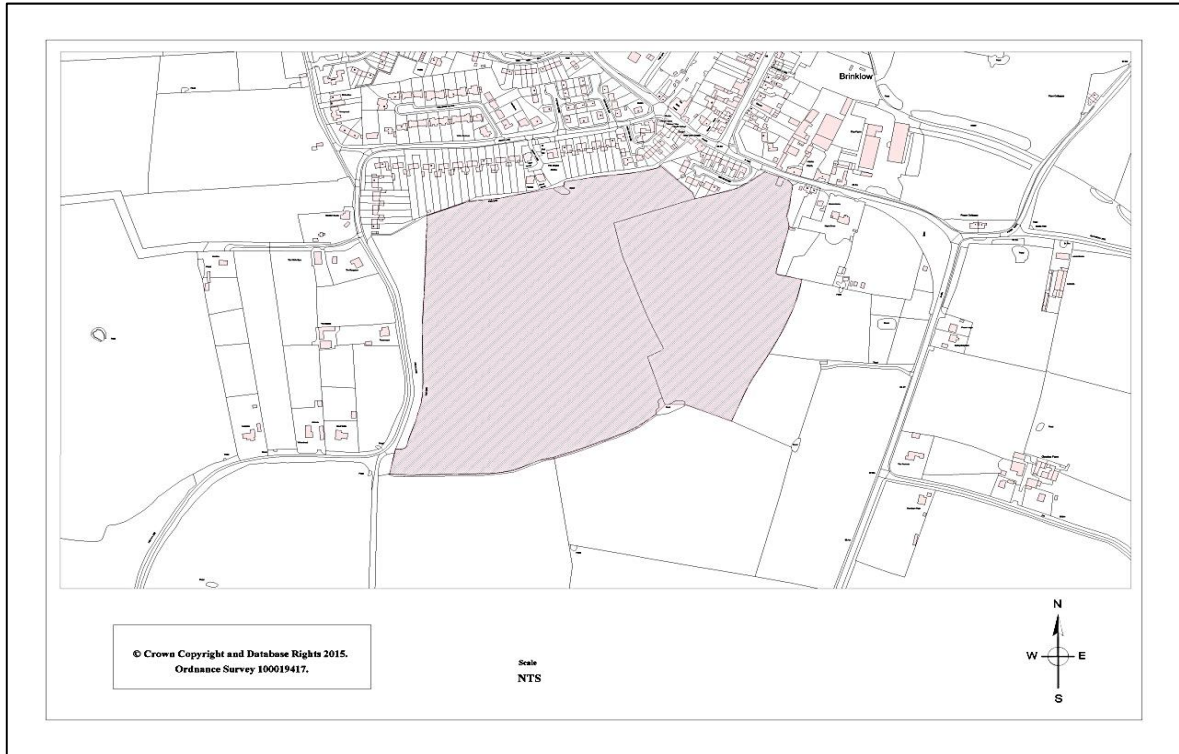
Suitability	Part of site within Newton settlement boundary, the remainder extends outside of the Northern edge. Existing buildings on site in agricultural use. Site is adjacent to (and partly within) Local Needs Settlement boundary therefore has poor access to local services and is therefore considered not to be suitable.
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Availability	Site currently contains a working farm. Landowner expressed intention to develop but not engaged a developer.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/072
Site	Land off Heath Lane & Rugby Road, Brinklow, Rugby
Agent	Mr Richard Foxon, Strutt Partnership, 269 Banbury Road, Oxford, OX2 7LL



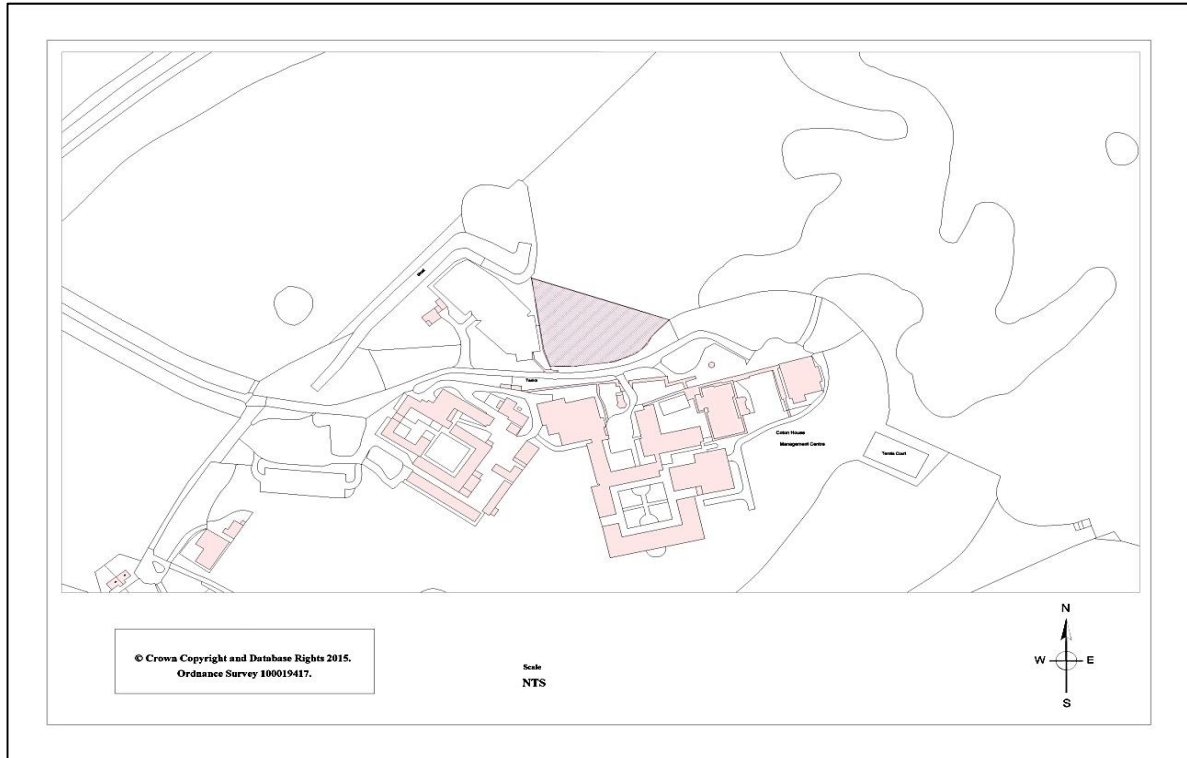
Suitability	See S14/065E - duplicate submission.
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Availability	See S14/065E - duplicate submission.
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Achievability	See S14/065E - duplicate submission.
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/073
Site	Land at Coton House, Rugby (small area)
Agent	Mr P Frampton, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



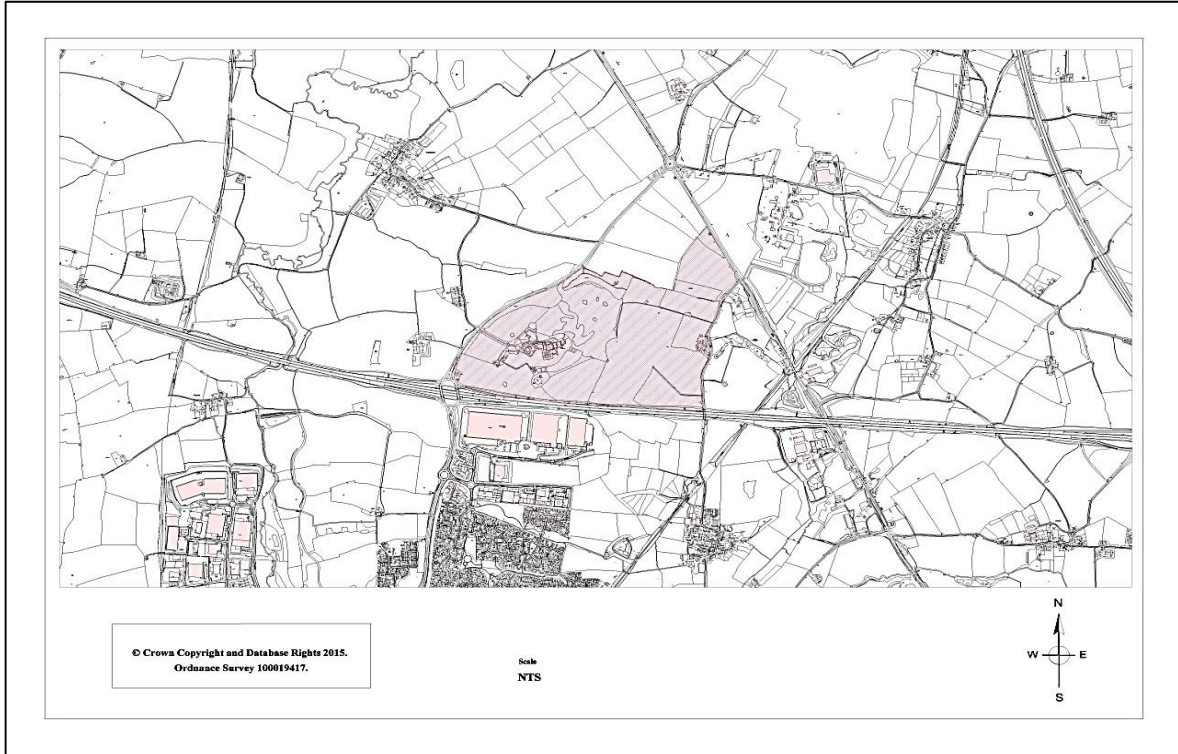
Suitability	<p>Very small site in the countryside within grounds of larger Coton House site. Grade 2 agricultural land. Near to M6 and A426. Listed buildings to the South of the site. Could be suitable for scale of development proposed although impact on heritage assets would need to be considered.</p>
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Availability	<p>Site currently in agricultural use. Site owned by developer and is therefore available for development now.</p>
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Achievability	<p>Site not previously submitted to the SHLAA. No other significant achievability constraints identified.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/074
Site	Coton House and Coton Farm (large area)
Agent	Mr Richard Foxon, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



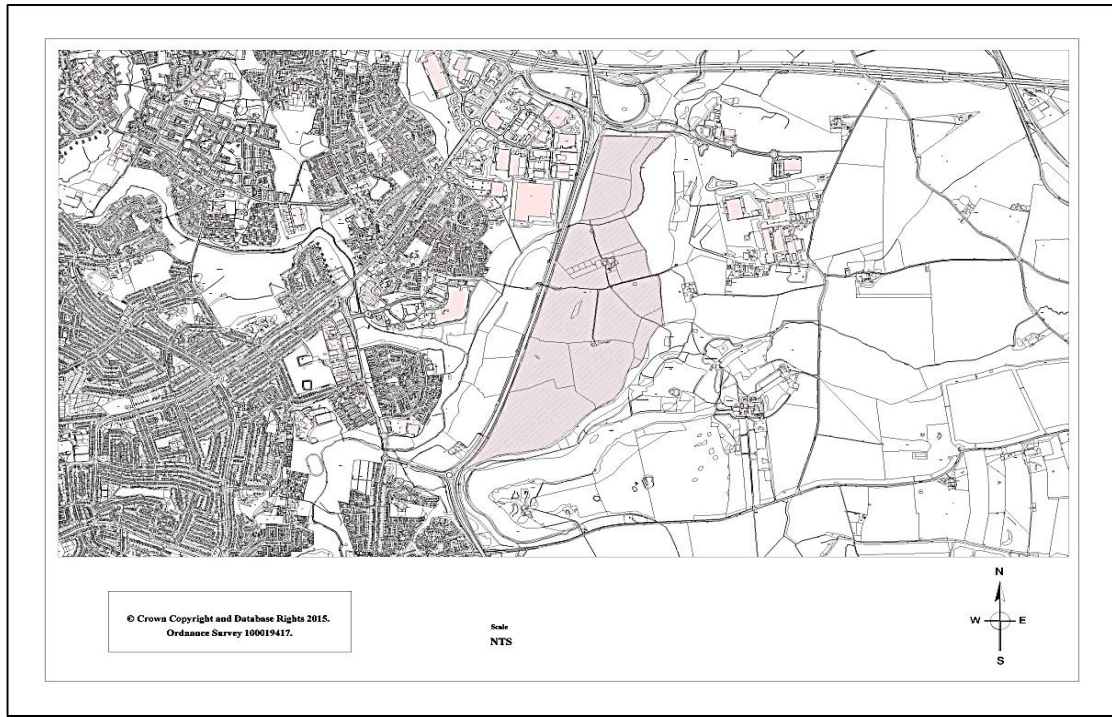
Suitability	<p>Very large site greenfield located in the countryside comprising agricultural land with existing Coton House complex in central part of site. M6 motorway adjacent South boundary and A426 to the West, which site is currently accessed from. A5 to the Northeast. Band of TPOs across part of the site. Listed buildings on site at Coton House. Proposed development of this site to the north and east of Coton House presents a major constraint/impact on the setting of a significant heritage asset and the site is therefore considered not to be suitable.</p>
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Availability	<p>Predominantly agricultural land. Contains a listed building and land around original Coton House that has planning permission for residential development. Majority of site (open agricultural land) however in mix of ownerships.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/075
Site	Land surrounding Walsgrave Hill Farm located east of the A46 and Cross Point Business Park and West of Ansty Park
Agent	Mr Peter Frampton, Fisher German LLP, St Helen's Court, North Street, Ashby de la Zouch, LE65 1HS



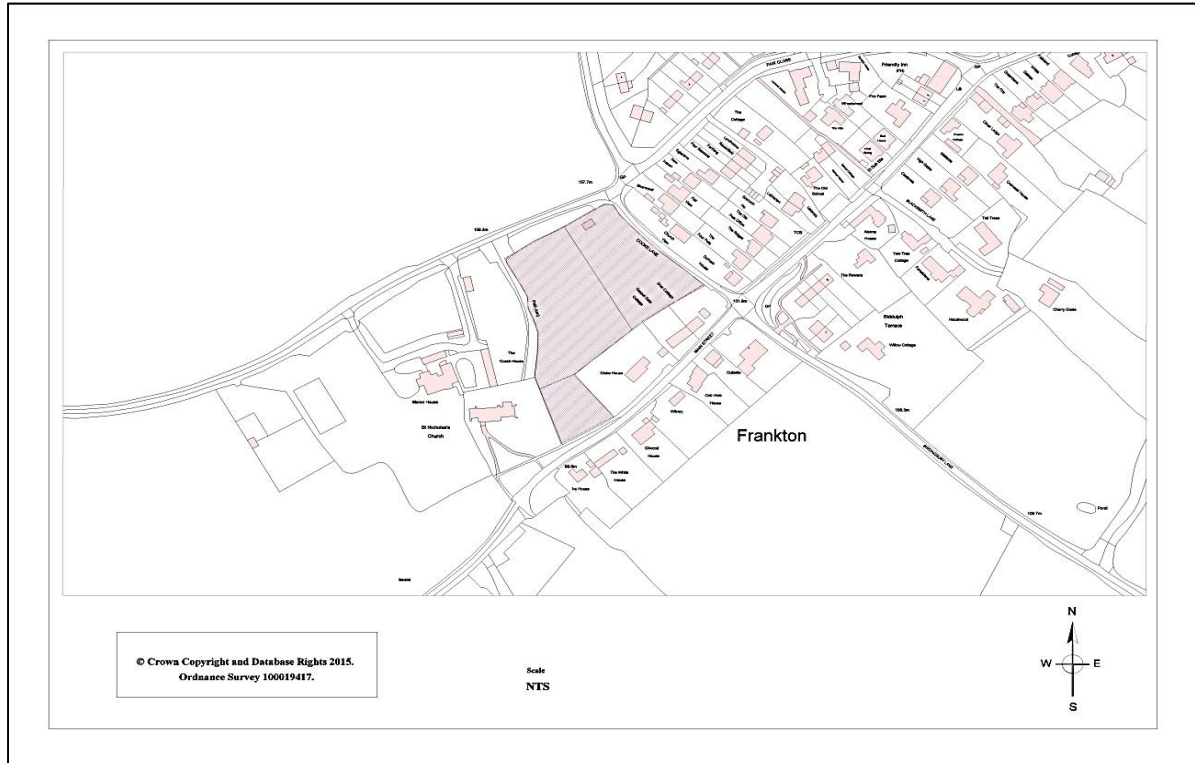
Suitability	<p>Very large greenfield site in Green Belt comprising agricultural land and Walsgrave Hill Farm buildings. Site bounded by A46 along entire western boundary, with strategic employment sites to the East, A46 / M6 J2 roundabout to the North and Coombe Country Park (incorporating conservation area, open space and woodland - including SSSI and TPOs) immediately to the South of the site. Areas of Flood Zones 2 and 3 cross the Northern part of site. Proposed as mixed use strategic site with residential development to the south. Site would be of new settlement scale including provision of local services. New graded junction proposed as part of Highways England RIS1 which would provide new access to site.</p>
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Availability	<p>Agricultural land including farm buildings. Multiple land ownership. Site not owned by developer(s) but in negotiation.</p>
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Achievability	<p>Site rejected in previous SHLAA due to Green Belt location. No other significant achievability constraints identified subject to delivery of infrastructure for scale of site, in particular new proposed junction/access off A46.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
			X

Reference	S14/076
Site	Church Field, land to the West of Cooks Lane and South of Main Street, Frankton, CV23 9PN
Agent	Mr Mark Gay, Berrys, 42 Headlands, Kettering, NN15 7HR



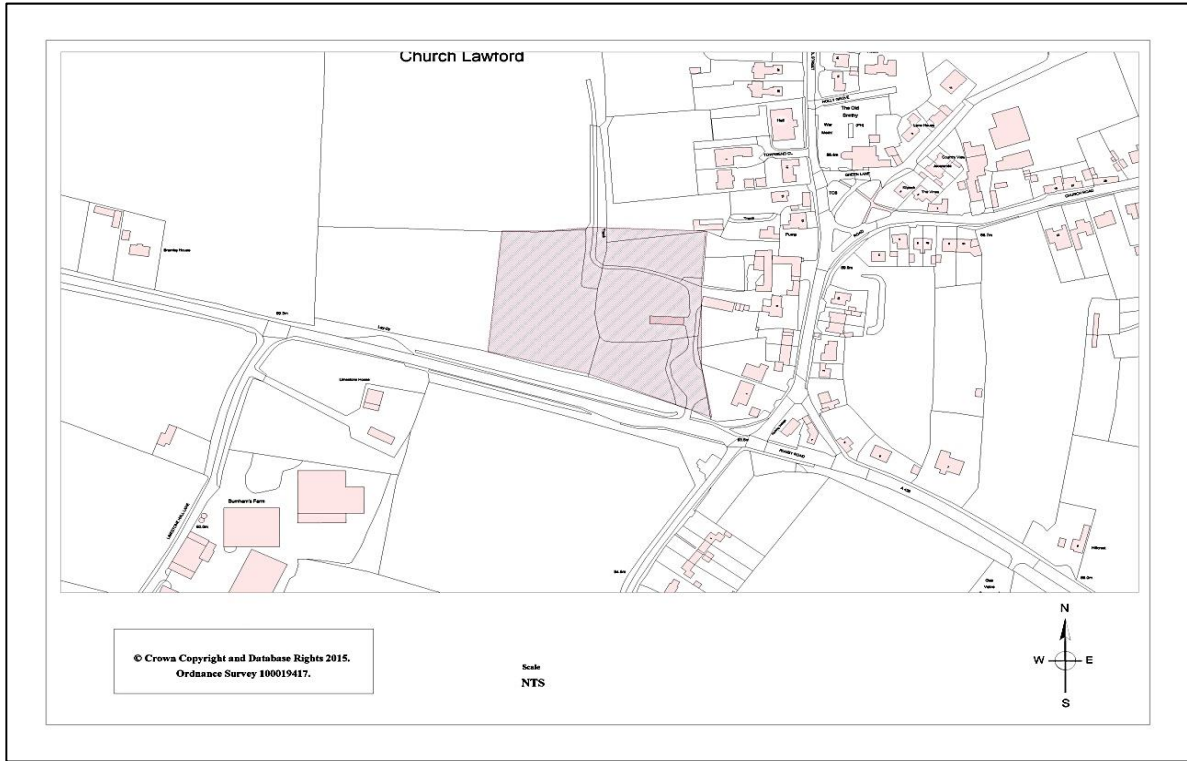
Suitability	Greenfield site in Green Belt currently used as paddock / grazing land which is adjacent to village boundary (Frankton) and residential properties to the East. Church and manor house to the west of site with agricultural land beyond and also to the North. Hedgerows and mature trees along site boundaries. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.
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Availability	Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/077
Site	Land North of (A428) Coventry Road, Church Lawford, Rugby
Agent	Mr William Young, Strutt and Parker LLP, 269 Banbury Road, Summerton, Oxford, OX2 7LL



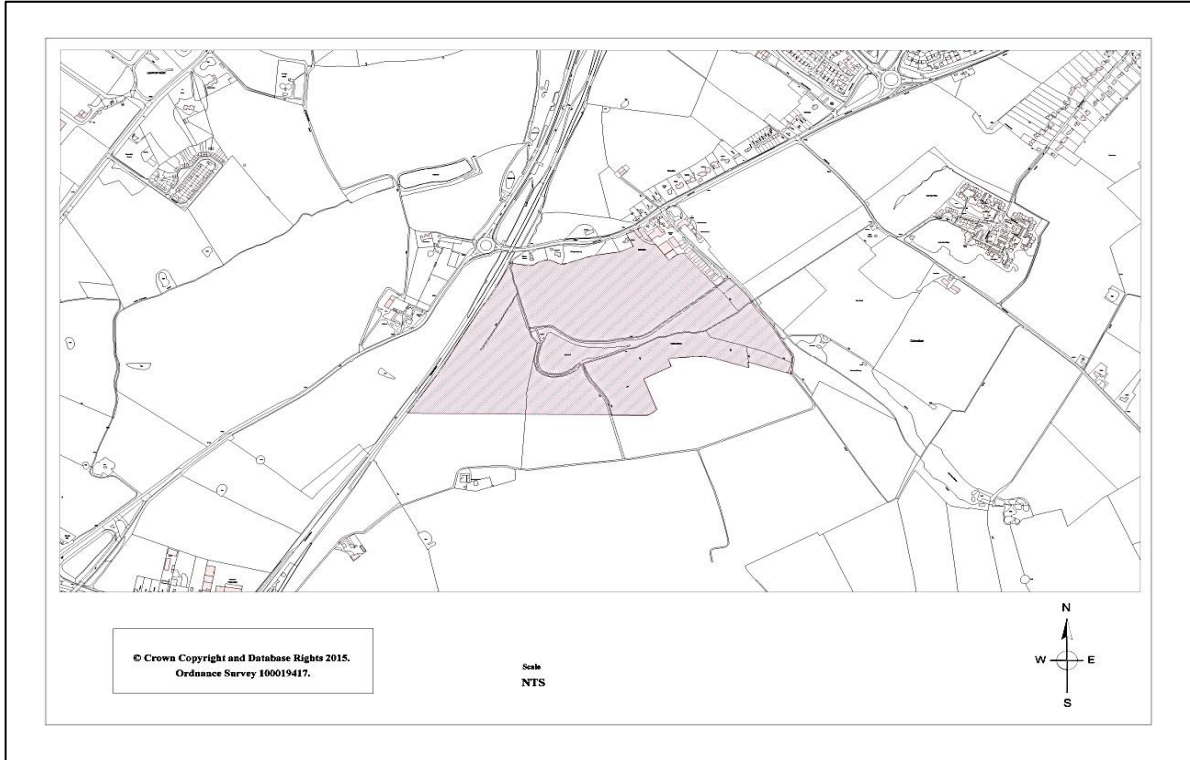
Suitability	<p>Site in Green Belt currently used as paddock / grazing land adjacent to the village boundary (Church Lawford) and residential properties to the East within the village. A428 borders site to the South with agricultural land beyond, and to the North and West of the site. Hedgerows and relatively few mature trees along site boundaries. Site is adjacent to local needs settlement which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.</p>
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Achievability	<p>N/A</p>
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/078
Site	Land South of Coventry Road, Cawston
Agent	Mr Geoff Wilson, Framptons, Oriel House, 142 North Bar, Banbury, OX16 0TH



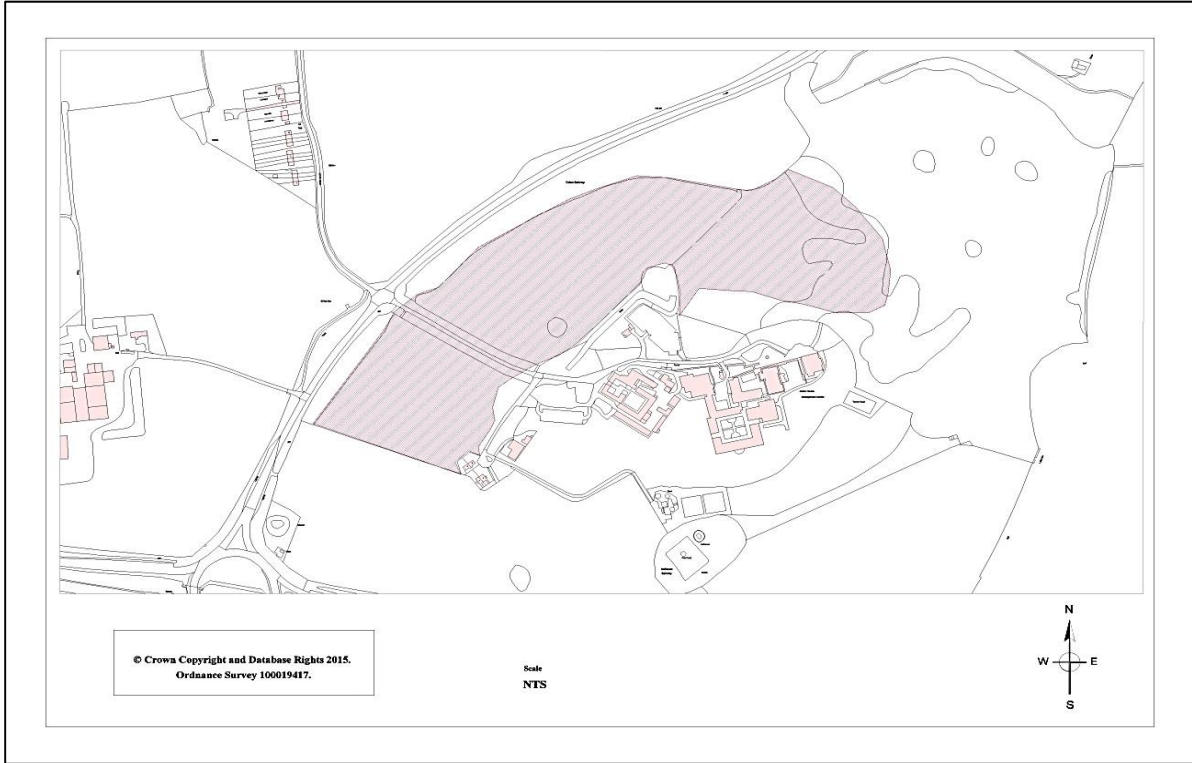
Suitability	Greenfield countryside site southwest of urban area, extended by residential permission ('Cawston Extension') to north of site. Large area of TPO woodland and local wildlife site present to southeast of site. Substantial part of site grade 2 agricultural land. Flood Zone 3 goes across middle of site. Near roundabout junction with Western relief road. This site would form part of phase 1 of larger S14/111 site proposed as strategic mixed use allocation.
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Availability	Land currently in agricultural use. Not owned by developer but expressed intention to develop and under negotiation.
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Achievability	Site not previously submitted to the SHLAA. No other significant achievability constraints identified subject to infrastructure provision
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/079
Site	Coton House, Lutterworth Road, Churchover, Rugby, Warwickshire
Agent	Mr Geoff Wilson, 5 Brooklands, Moons Moat Drive, Redditch, B98 9DW



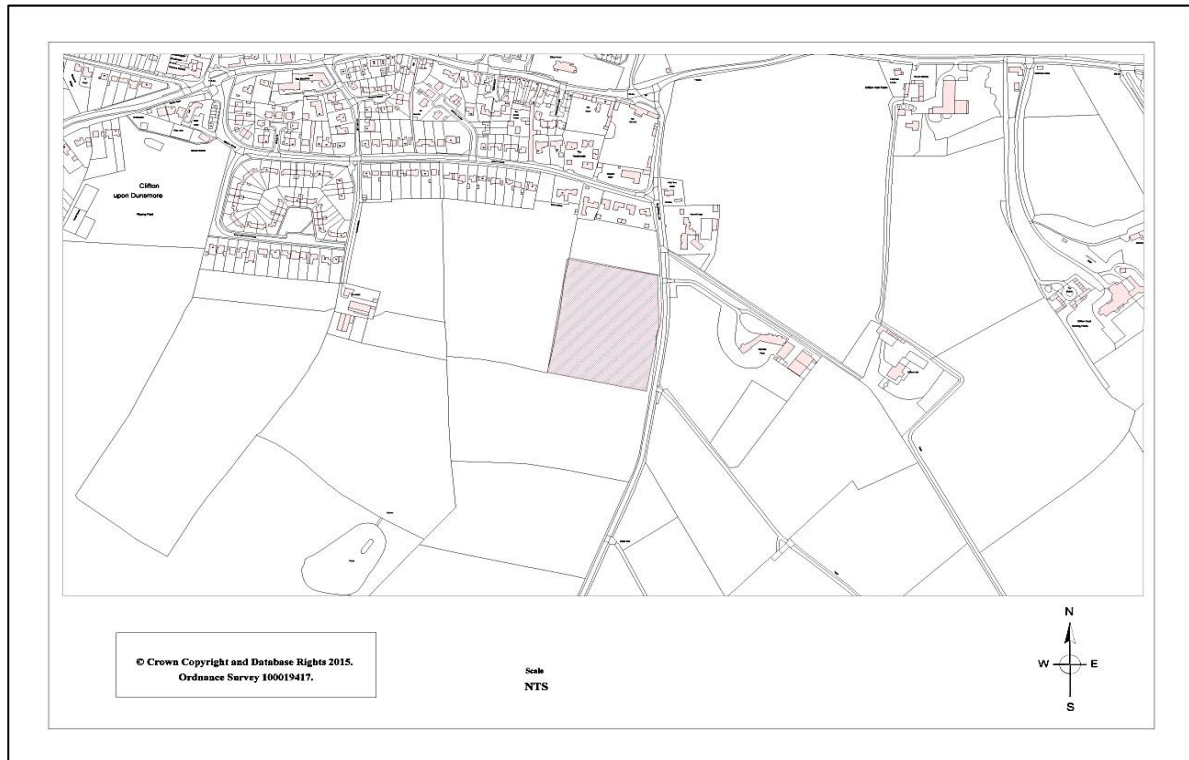
Suitability	Countryside location adjacent A426 and near M6. Forms part of the grounds of Coton House. Band of TPOs across part of the site. Listed buildings nearby to East and existing residential planning permission. Smaller part of larger S14/074 site however site being to the west of Coton House has lesser impact on setting of heritage assets
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Availability	Private estate land. Owned by a developer and is therefore available for development now. No other significant availability constraints identified.
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Achievability	Site not previously submitted to the SHLAA. No other significant achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		

Reference	S14/080
Site	Land off Hillmorton Lane, Clifton on Dunsmore
Agent	Mrs Kirstie Clifton, Fisher German LLP, 40 High Street, Market Harborough, LE16 7NX



Suitability	<p>Greenfield site in countryside location near to but detached from the southern edge of Clifton upon Dunsmore village boundary. Open agricultural land to south and east of site. Within area of moderate landscape sensitivity. Hillmorton Lane adjacent to site to east.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but no developer in place. No other availability constraints.</p>
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Achievability	<p>Site likely to be achievable in insolation, however site is in same local market area as proposed residential schemes on Rugby urban edge and therefore issue of market saturation amongst developers / housebuilders may be a major achievability constraint for this site.</p>
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Deliverability	1-5 Years	6-10 years	11-15 years
		X	

Reference	S14/081
Site	Flecknoe Glebe, Land between Sawbridge and Wolfhampcote
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



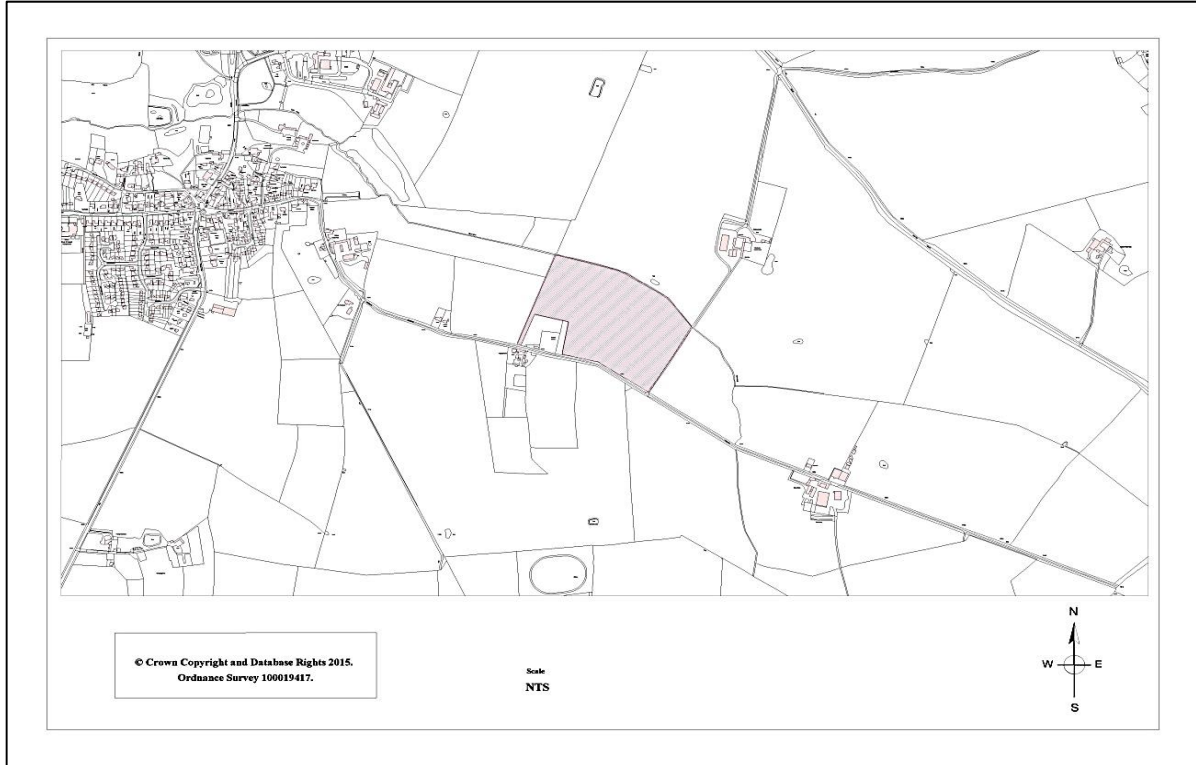
Suitability	<p>Greenfield site located in countryside. Not near to an established settlement. Approximately a third of the site in Flood Zone 3. Situated within area of moderate landscape sensitivity. Site in isolated location which provides poor access to local services for residential development. It is therefore considered to be not suitable.</p>
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Availability	<p>Currently in agricultural use. Landowner expressed an intention but not yet engaged a developer. No other significant availability constraints.</p>
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/082
Site	Wolvey Glebe, Wolvey
Agent	Mr Geoff Wilson, Godfrey Payton Chartered Surveyors, 25 High Street, Warwick, CV34 4BB



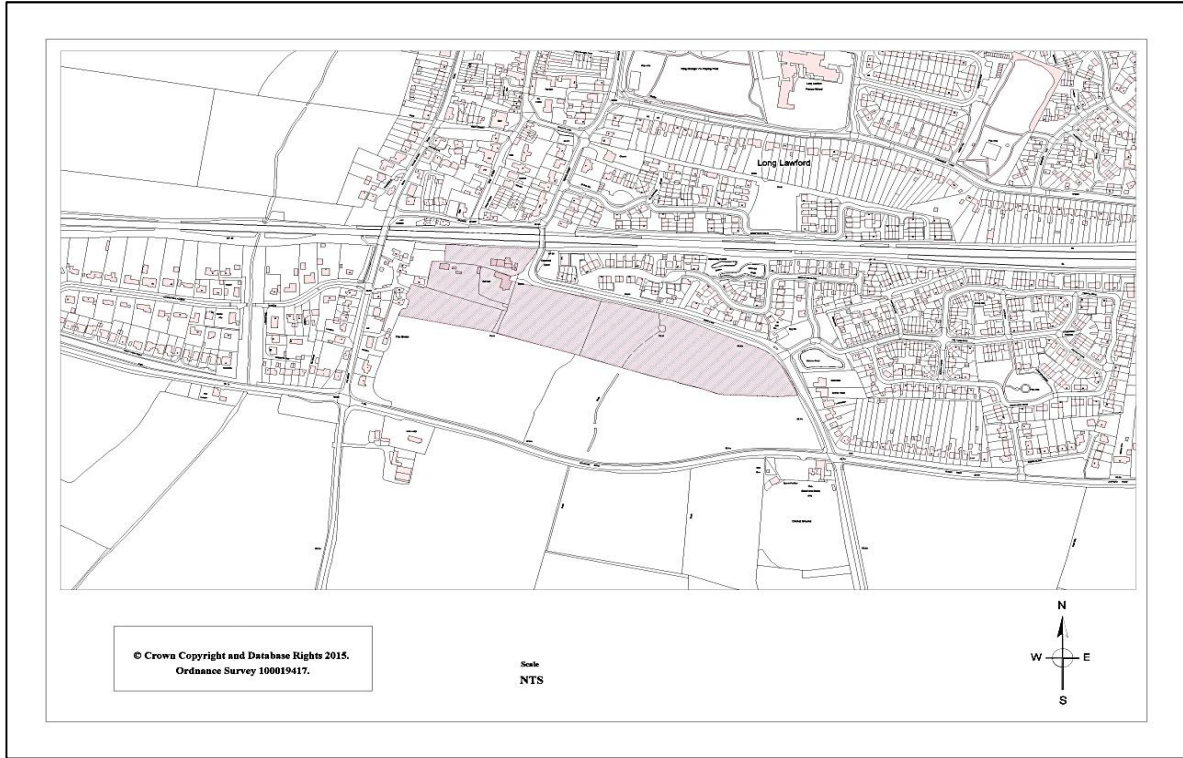
Suitability	Greenfield site in Green Belt comprising good quality agricultural land. Access from Wolds Lane to nearby farm but not directly to site. Site is bordered to the North by River Anker and Flood Zone 2 and 3 on part of site. Site is not adjacent to any settlement boundary and is isolated in terms of access to local services for residential development. It is therefore considered not to be suitable.
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Availability	Agricultural land but not occupied by buildings. No developer in place. No other significant availability constraints identified.
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Achievability	N/A
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Deliverability	1-5 Years	6-10 years	11-15 years

Reference	S14/083
Site	Back Lane South, Land South of Back Lane, Long Lawford
Agent	Mr M Smith, Cornwall Buildings, 45-51 Newhall Street, Birmingham B33QR



Suitability	Greenfield site within Long Lawford settlement boundary. Some TPOs on part of boundary. Local Wildlife Site present which would require mitigation.
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Availability	Site has planning permission for residential subject to signed S106 agreement. Landowner has also expressed intention to develop. No other availability constraints identified.
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Achievability	Site has planning permission for residential subject to signed S106 agreement. No other achievability constraints identified.
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Deliverability	1-5 Years	6-10 years	11-15 years
	X		