



North Warwickshire
Borough Council

North Warwickshire Borough Council

North Warwickshire Strategic Housing Land Availability Assessment 2016

Volume B: Appendices to the Main Report

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**APPENDIX 1: COPY OF COVENTRY AND
WARWICKSHIRE JOINT METHOD
STATEMENT – MAY 2015**

Coventry and Warwickshire Joint Method Statement

Strategic Housing Land Availability Assessment

May 2015



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1. INTRODUCTION

1.1. The National Planning Policy Framework (NPPF) requires local planning authorities to *'prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period'*. In March 2014 the Government published its Planning Practice Guidance (PPG). This includes a section on Housing and Economic Land Availability Assessments. This can be found at the following web link:

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-landavailability-assessment/>

1.2. The Government recommends a “joined-up and robust” approach to undertaking assessments, including working with other authorities across a Housing Market Area and with key stakeholders such as housing market panels where these exist. Stakeholders, such as local property agents, developers and house builders, town and parish councils, neighbourhood planning groups, and business representatives can all provide expertise and knowledge to help local planning authorities take a view on the deliverability and develop-ability of sites, and how market conditions may affect viability. Detail about how these stakeholders will be involved in the SHLAA process is provided later in this section.

1.3. This methodology statement has been prepared by all planning authorities in Coventry and Warwickshire. The Coventry and Warwickshire Housing Market Area is well established and the strategic housing needs of the area identified with a Joint Strategic Housing Market Assessment (SHMA) in 2013 and supporting Annex in 2014. In November 2014 the C&W Economic Prosperity Board agreed that a Joint SHLAA Methodology should be agreed by the C&W authorities in order to facilitate the provision of housing to meet the needs of the HMA and assist each authority in meeting its obligations under the duty to co-operate.

1.4. This methodology statement represents an agreed methodology that each authority will go through in the production of the SHLAA's that support plan making in each authority area.

Objectives of each SHLAA

1.5. The guidance states that the SHLAA should identify a future supply of land which is suitable, available and achievable over the Plan Period as an important step in the preparation of Local Plans. Specifically it should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.6. The guidance explains that the aim of a SHLAA is to identify as many sites with housing potential in and around as many settlements as possible in the study area. As a minimum it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the date of its adoption, and ideally for longer than the whole 15 year period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan. The methodology outlined in this document has been constructed to achieve these aims.

Relationship to Site Allocations and Planning Applications

1.7. The SHLAA is primarily an evidence source to inform plan making. The findings will identify the choices available to meet need and demand for housing and provide a basis for making decisions about how to shape places in the future. The assessment will also identify whether any actions are required, including the provision of infrastructure and mitigation measures, to ensure sites become deliverable and estimate the timescale for sites coming forward. It provides councils and communities with information to enable them to choose which sites they may wish to allocate in the Local Plans or Neighbourhood Plans. It is recognised that Local Planning Authorities will need to undertake further detailed work to determine whether or not a site is appropriate to be allocated through the plan-making process.

1.8. Thus, the SHLAA is about whether a site *could* be developed; not whether it *should* be developed. That is determined through a planning application or through the plan-making process. Whether a particular site is developed will also depend on the details of the actual scheme being proposed. This would be determined through the planning application process.

Consultation

1.9. As identified above, it is important that stakeholders are engaged to provide expertise and local knowledge that will inform the assessment process and have an opportunity to comment upon the SHLAA methodology before work is undertaken and conclusions reached. This joint SHLAA methodology has been subject to stakeholder consultation, including a 'methodology event' held on 12th March 2015.

1.10. The purpose of the event was to engage with all stakeholders in the SHLAA process to discuss and develop this methodology, before it is implemented by all Coventry and Warwickshire Local Planning Authorities.

1.11. Lists of organisations that commented on the methodology and/or attended the event are included at Appendix 3. This final version of the methodology has been amended, following the comments received.

1.12. Because the SHLAA forms part of the technical evidence and does not allocate sites for development, it is not considered necessary to consult on the final SHLAA reports. Rather, communities and stakeholders will have the opportunity to comment on sites as part of any consultation on the actual Local Plan itself.

SHLAA Panel

1.13. The guidance recommends establishing a panel of stakeholders to provide expert opinion as part of the assessment of sites. The aim of the Panel would be to allow for the knowledge and expertise of each stakeholder to inform the assessment of sites at Stage 2 and/or provide general information about the strength of the local housing market in particular areas.

1.14. The Local Planning Authorities are supportive of establishing a panel of stakeholders but are concerned that holding panel meetings may not be an effective way of gathering information from a wide range of stakeholders about large numbers of sites within any given Local Authority area. These concerns were also expressed by attendees of the methodology workshop.

1.15. Panel meetings are therefore not included as an essential element of the methodology. However, Local Planning Authorities will commit to a fact checking exercise to confirm whether their assessments of suitability, availability and achievability are factually correct. It may be necessary for Local Planning Authorities to gather separate evidence on the deliverability of sites and the housing market.

1.16. Whilst it will be for each individual Local Planning Authority to determine the specific composition of the stakeholders to consult as part of the fact checking exercise, ideally it should include the site promoter and representatives of the following organisations:

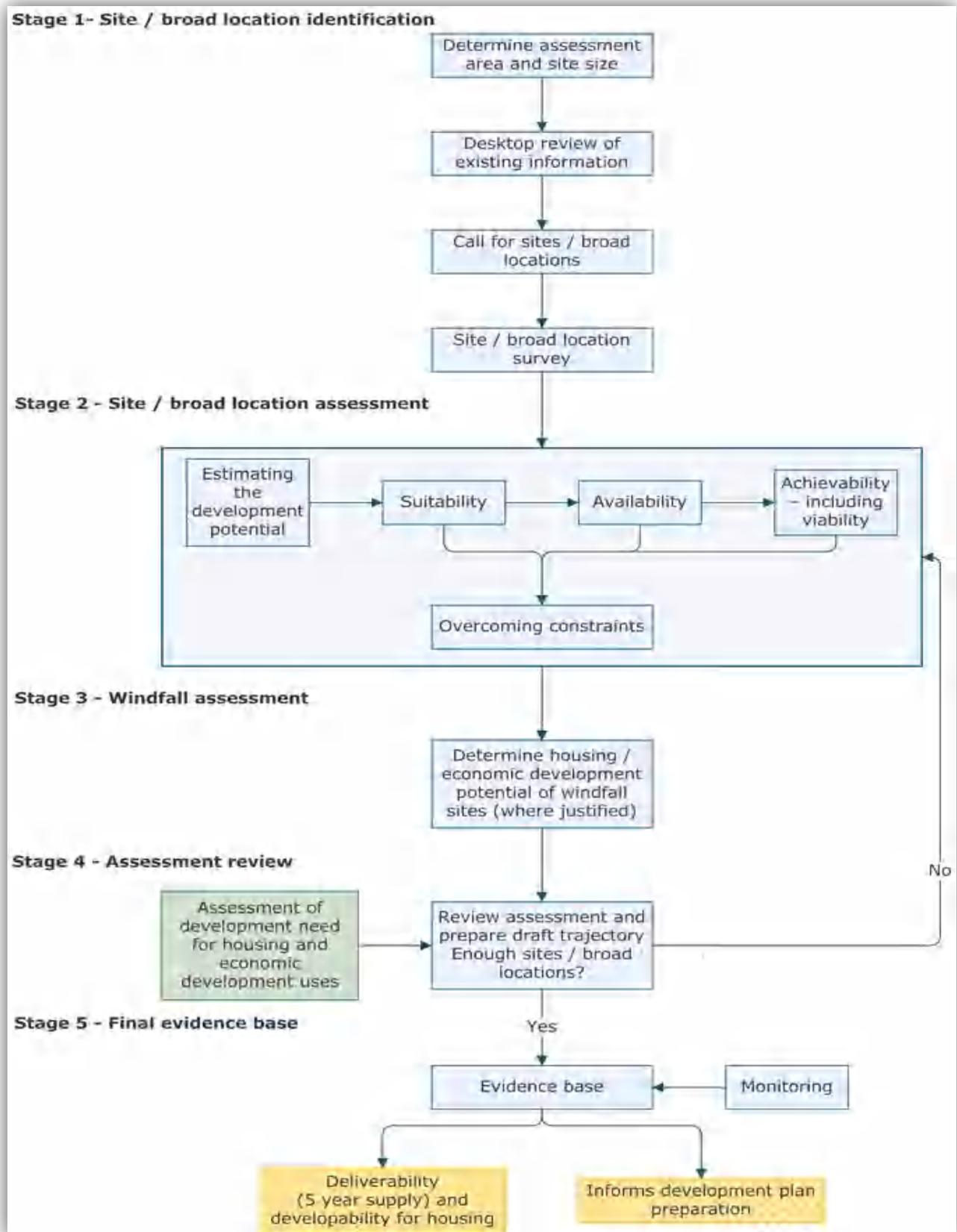
- Parish Councils/Warwickshire Association of Local Councils (WALC);
- LPA planning officers
- Warwickshire County Council (including highways and planning)
- National Bodies (e.g. Homes & Community Agency, Environment Agency, CPRE, HBF)
- Agents, developers and housebuilders
- Estate agents
- Registered Social Landlords
- Coventry and Warwickshire Local Economic Partnership

It is important to get a broad range of views. Where a Local Planning Authority decides to hold panel meetings, it is important that the Panel can operate effectively, efficiently and transparently. Membership of the Panel will require a significant commitment from those involved. Example terms of Reference are attached at Appendix 2.

1.17. Details of the responses to fact checking exercises and panel meetings, where held, will be recorded and published on the respective Council's website to accompany the final SHLAA Report.

2. METHODOLOGY

2.1. The following flow chart, contained within the PPG reflects the structure of the methodology:



3. STAGE 1: SITE IDENTIFICATION

3.1. Each SHLAA report will clearly identify the study area and provide a justification for the extent of that study area. As a starting point this will cover the relevant local authority area to ensure the application of local knowledge is maximised through the assessment process.

3.2. Two broad methods for identifying sites will be employed as outlined below:

- Desktop review;
- Call for sites;

3.3. For the purposes of SHLAA work, a potential housing site can include land or buildings (for demolition or conversion) including buildings still in use. Housing is defined as accommodation that provides a permanent home. This can include institutional establishments, such as student accommodation or care homes, where the accommodation is not self-contained but provides a permanent residence for occupiers.

Desktop Review

3.4. The PPG is clear that plan makers should not simply rely on sites that they have been informed about but actively identify sites that may have a part to play in meeting the development needs of an area, through the desktop review process.

3.5. The desktop review will therefore identify sites using a selection of data sources, as outlined in the table below. Firstly, sites that are already in the planning process will be identified. This will include sites with residential planning permission but also land currently allocated or permitted for non-residential uses that are no longer required in that use. The portfolio of public sector land that is available in the study area will be interrogated to identify sites that can be considered surplus to requirements.

Table 1: Site identification data sources:

Sites	Source of information
Sites with outstanding planning permission	Housing Monitoring Data
Land allocated (or with pp) for non-residential uses that is no longer required in that use	Review of technical evidence base eg. Employment Land Review Planning application records
Sites the subject of a planning refusal or lapsed permission	Planning application records
Vacant & Derelict land & buildings	Officer knowledge and surveys Empty Property Register House Condition Survey Valuation Office database Estate Agents commercial databases NLUD Survey Aerial photography Ordnance Survey Maps
Surplus and likely to become surplus public sector land	LAA Survey of public sector bodies Register of Surplus Public Sector Land
Opportunities in establishes uses e.g. underutilised facilities, mixed use development, car parks or garage sites.	Officer knowledge Aerial photography Ordnance Survey Maps

	Planning application records Site surveys
Potential redevelopment or redesign of existing residential area	Officer knowledge Aerial photography Ordnance Survey Maps Planning application records Site surveys
Potential urban extensions	Officer knowledge Aerial photography Ordnance Survey Maps Planning application records Site surveys
Sites adjoining larger rural settlements	Officer knowledge Aerial photography Ordnance Survey Maps Planning application records Site surveys

3.6. There will also be a process of proactive identification of potential sites which have not been promoted by a third party. Further sites will be identified in locations that, in broad terms, represent sustainable locations for growth that may therefore be suitable. This will primarily include urban areas and larger villages in the rural area. Natural and manmade landmarks, such as field boundaries, roads, hedgerows and property boundaries will be used to identify sites within or immediately adjacent to such settlements. The sustainability of locations will vary according to local circumstances.

3.7. It should be noted that this definition of sustainable location applies only the identification of sites; the SHLAA process will involve a more detailed assessment of each site that must be undertaken before conclusions about the extent to which a site represents sustainable development can be reached.

3.8. In the event that sufficient land is not identified through the SHLAA process it may be necessary to identify sites in less sustainable locations, adjacent to smaller settlements or further away from larger settlements. If it becomes apparent that this is necessary following the completion of stage 4, the identification of sites will be revisited and specifically explained within each SHLAA report.

Call for Sites Register

3.9. The Call for Sites is an opportunity for landowners, site promoters and interested parties to submit land for consideration through the SHLAA. Sites should be submitted to the relevant Local Planning Authority (LPA) using the Call for Sites Pro-forma (see Appendix 1).

3.10. Each LPA will keep a register or list of Call for Sites submissions, which will be made publically available on their website. The register will be kept 'open' and should be updated with new submissions as soon as reasonably practical. This will enable the LPA and interested parties to know what land is potentially available for development at any time. Any new sites submitted would be assessed through the annual SHLAA Review (see Section 6) although a cut-off date would apply each year to enable the assessment work to be undertaken.

3.11. Information submitted through the Call for Sites will be taken at face value and will be assessed whether or not a site is located in the indicative sustainable locations. Sites may be submitted without the consent of the landowner. It should be noted that inclusion of a site in the Call for Sites Register is in no way an indication that the LPA considers that development may be

acceptable. The Register is simply a record of land that has been submitted for further consideration.

Sites to be excluded at Stage 1

3.12. The guidance is clear that the SHLAA should identify as many sites as possible and sites should not be excluded from the assessment simply because of current policy designations. Indeed, an important part of the assessment is to consider if and how any constraints could be overcome. Whilst a 'policy-off' approach will be taken to the identification of sites, physical characteristics and constraints will be taken into account. The following principles will dictate how sites are identified and which land is excluded at this stage:

- Sites capable of accommodating fewer than 5 dwellings will not be identified. For practical reasons it is considered appropriate to use the threshold suggested by the PPG. Small sites, which can be difficult to identify, could still come forward for development as windfall sites;
- Sites that are entirely within flood zone 3 will not be identified. Where the flood zone is present upon part of a site the site may still be included for assessment. Professional judgement will be applied in each case;
- Sites that would entirely comprise of, or include, garden land will not be identified but will be included in the assessment if submitted as part of the call for sites.
- Sites currently protected for an existing use, such as employment or open space, unless there is evidence to indicate that the site is surplus to requirements. Such a site will be assessed if submitted as part of the call for sites.

The Survey of Identified Sites

3.13. Following identification, relevant information on all the sites will be included in a database and sites will be mapped on at a scale appropriate to the site being displayed. Each site will be given a unique site reference that will enable it to be easily identified in the SHLAA Report and on the SHLAA maps. Because of the joint approach, it may be appropriate for the reference to include a 'LPA identifier', particularly if sites are adjacent to district boundaries.

3.14. The NPPF sets out the information the site survey should gather. In order to achieve this, sites will be surveyed through the following process:

- review of the information in the SHLAA forms submitted by landowners/agents;
- review of planning history for each site;
- review of the geographical information system to identify constraints and issues;
- aerial photography and other mapping information;
- discussions with landowners/agents where necessary to clarify data submitted.

3.15. This information is brought together and recorded for each site to identify the information set out in table 3 overleaf. Recording site details such as location type, land type and SHLAA history provides an opportunity to capture information not required as part of the assessment, but that is important as part of the audit trail in understanding the types of sites that are being considered. It also reflects the policy-off approach.

3.16. One benefit of the co-ordinated approach is that it will enable the consistent assessment of sites across the Coventry and Warwickshire sub-region. This will be particularly helpful when

assessing sites close to local authority boundaries that may better relate to settlements in neighbouring Districts.

Table 2: Site survey information

Site Reference	Unique site identification
Source	How has the site been identified: call for sites, desk-top review, previous versions of the SHLAA
Site Name	Unique name of site
Site Address	Postal address if existing site or may be same as site name
Site Size	In hectares with mapping to show location and boundaries
Settlement	Name of the settlement in which site is located
Parish	Parish within which (majority) of site is located in
Easting & Northing	Unique Ordnance Survey grid reference measured at centre of site
Gross Site Area	Total area of the site in hectares
Net Developable Area	Area of the site considered for built development
Site Description	Brief description of the site, its context, land cover and land use
Location Type	i.e. Green Belt / Urban / Rural Non-Green Belt / Open Countryside
Land Type	i.e. greenfield / brownfield / residential garden land / mixed
Land Use	Use of the site and the character of the surrounding area
SHLAA History	Has the site been considered previously and what was the outcome
Development progress	Where relevant. E.g. ground works completed, number of units started/completed.

4. STAGE 2: SITE/BROAD LOCATION ASSESSMENT

Site Assessment

4.1. The Planning Practice Guidance requires the assessment of sites according to their suitability for housing, availability for development and the achievability of the development. This process will be undertaken in order with the suitability of a site assessed first, followed by availability. Given the more detailed nature of the test for the achievability of sites, only sites that have been identified as suitable and available will be assessed under this heading.

4.2. Where constraints have been identified under each criterion in the assessment, the action/mitigation that would be required to overcome the constraint will be considered. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development. For many criteria, the existence of a constraint that is considered able to be overcome would be assessed as 'amber'. For other criteria, a 'red' assessment may be more appropriate. However, it is important to stress that the existence of a 'red' assessment will not automatically render the site as undeliverable.

4.3. The purpose of the 'red-amber-green' assessment is to highlight where issues that have the potential to constrain development exist. The conclusions provide the opportunity for a professional judgement to be made, taking the assessment in the round, as to whether the existence of any particular constraint is of such a significance that renders the site undeliverable or undevelopable. The assessment is based on available information so it is inevitable that the assessment of a particular site may change as part of the SHLAA review as new mitigation information becomes available.

4.4. Details of the suitability, availability and achievability criteria are set out below. As well as scoring each site against the criteria, a commentary will be included to record the reasons for the scoring and to provide a summary for each section based on professional judgement.

Assessing Suitability

4.5. In assessing a site's suitability for housing, the following considerations will be taken into account:

- existing permissions or allocations
- contribution towards sustainable and mixed communities
- policy designations, such as Green Belt, open space or employment allocations
- protected areas of acknowledged importance eg SSSI's and Scheduled Ancient Monuments
- the potential impact upon nearby features including landscape features, nature and heritage conservation;
- physical problems or limitations, such as access, infrastructure, flood risk, contamination
- environmental conditions which would be experienced by prospective residents
- any adverse impacts of development on nearby land uses
- the consequences of the loss of existing uses on the site

4.6. Local Planning Authorities will make use of their existing evidence base in considering the criteria. The assessment will be completed when the site has been considered against all of the criteria listed below and scored accordingly.

4.7. The overall suitability conclusion will be developed through the consideration of these criteria and the application of professional judgement. The benefit of assessing sites in this way is that it simply and transparently highlights areas where issues may exist. It will not be the case that the suitability of the site will be determined by totalling up the number of criteria that have not been passed and applying a threshold. Each site will be considered individually and as outlined above, where there are solutions available to address identified constraints, these will also be considered.

In some cases it may be necessary for the criteria listed below to be amended to reflect locally specific circumstances. Where this is necessary the amendment will be clearly highlighted and explained.

Table 3 & 4: Suitability Criteria

Table 3: Major planning considerations

Criteria	Comment	Assessment
Area of Outstanding Natural Beauty	The NPPF requires great weight to be given to conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Conservation Areas	Development should seek to enhance the significance of Conservation Areas and make a positive contribution.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
European / National Wildlife Site / Protected Species	The NPPF affords significant protection to these important wildlife habitats including RAMSAR, NNR, SAC, SSSA, SSSI and Ancient Woodland. Development that causes harm to the geological and conservation interests on such sites will not be permitted. Particular species and their habitats are also protected by law (e.g. bats).	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Flood Risk	The NPPF sets out a sequential approach to development with the aim to steer development away from areas of highest risk (Zone 3). Surface water flooding could also act as a constraint on development. Information provided from the Environment Agency and Strategic Flood Risk Assessment (SFRA).	Site at risk of surface water flooding = RED Part of site at risk of flooding (e.g. Zone 2 or 3) = AMBER Site not at risk of flooding = GREEN
Heritage Assets	The NPPF seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm or loss to Scheduled Monuments, Registered Historic Parks and Gardens, and Listed Buildings should be exceptional or wholly exceptional.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Local Wildlife Site	In addition to nationally important sites, Warwickshire County Council has identified sites of local wildlife value. Development should not significantly affect the biodiversity value of these sites.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Local Geological Sites	The NPPF seeks to protect and enhance geological conservation interests. Local Geological Sites are geological or geomorphological sites in a county considered worthy of protection. Development	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN

	should not significantly affect the biodiversity value of these sites.	
Major Infrastructure	Is the site affected by major infrastructure (e.g. the route of High Speed 2, HSE Pipelines, Pylons etc)?	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Minerals and Waste	Development should not affect sites allocated or safeguarded for minerals extraction or waste management in the Minerals and Waste Local Plan.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN

Table 4: Other planning considerations

	Criteria	Comment	Assessment
Accessibility & Transport	Access to Site	Is there satisfactory access to the site from the road network that is likely to meet highway standards?	No access to site = RED Major works required = AMBER Minor works required = GREEN
	Accessibility to Local Facilities	Is the site within reasonable walking distance of local services and facilities (i.e.. convenience shop, primary school, doctor's surgery, public house)?	No facilities reasonably accessible = RED Some facilities reasonably accessible = AMBER All facilities reasonably accessible = GREEN
	Public Transport	Is the site accessible to public transport services i.e. (400m/5mins walk to bus or 800m/10mins walk to rail)?	Accessible to neither bus or rail = RED Accessible to bus or rail = AMBER Accessible to bus and rail = GREEN
	Relationship to Highway Network	Is the site well located in respect of the main road network and vehicle movements?	Poor = RED Improvements likely = AMBER Well related = GREEN
	Public Rights of Way	Does a Public Right of Way (PRoW) have a potential impact on the development of the site?	PRoW crosses the site = RED PRoW on site boundary = AMBER Site not affected by PRoW = GREEN
Built Environment & Heritage	Coalescence	Does the site form an important contribution to defining and maintaining the separate identity of the settlement?	Significant contribution = RED Some contribution = AMBER Minor / No contribution = GREEN
	Integration with Settlement	Does the site relate well to the existing built form / character of the settlement? NB: landscaping can help to mitigate impacts.	Sensitive site = RED Mitigation achievable through good design= AMBER Site / development integrates well = GREEN
	Neighbouring Amenity	Would development of the site significantly impact upon the amenity of neighbouring occupiers (e.g. overlooking etc)?	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
	Neighbouring Land Uses	Is the site affected by neighbouring uses (e.g. incompatible use)?	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
	Non-designated Heritage Asset	The NPPF seeks to conserve heritage assets in a manner appropriate to their significance, including non-designated features of historic and cultural importance.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN

	Criteria	Comment	Assessment
Land & Landscape	Landscape Sensitivity	The Sensitivity of the landscape is its ability to accommodate a certain type of change or development.	High & high-medium sensitivity = RED Medium & Medium-Low sensitivity = AMBER Low sensitivity = GREEN
	Agricultural Land Classification	Is the site classified as being the best and most versatile agricultural land? (1 = excellent; 2 = very good; 3a = good; 3b = moderate; 4 = poor; 5 = very poor)	Grade 1 or 2 = RED Grade 3a or partly Grade 1 or 2 = AMBER Grade 3b, 4 or 5 / not relevant = GREEN
	Contaminated Land	Is the site likely to be affected by contaminated land (e.g. petrol filling stations, industrial land etc) Detailed site assessment may be required to establish whether actual contamination exists irrespective of this analysis.	Contamination previously identified = RED Potentially contaminated = AMBER Less likely to be contaminated = GREEN
Site Characteristics	Tree Preservation Orders (TPO)	Trees provide amenity value and are an important feature of the townscape and landscape and should be retained.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
	Natural Features	Are there natural features to the site that may have ecological value or may affect the design and layout? E.g. Watercourses, ponds, hedgerows etc.	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
	Pollution	Is the site likely to be affected by either noise or air pollution including AQMAs?	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
	Site Assembly	Could the site form part of a larger site that is suitable for development? Would development of this site restrain other development?	Prevent development = RED Mitigated by design = AMBER No = Green
	Site Topography & Shape	Do the topography/levels of the site or its shape constrain development?	Significant impact = RED Some impact = AMBER Minor / No impact = GREEN
Suitability Conclusion			

Assessing Availability

4.8. A site is available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. A site should ideally be controlled by a housing developer who has expressed an intention to develop or by a landowner who has expressed the intention to sell. Where problems with availability are identified, an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

4.9. Once again, the availability conclusion will be based upon professional judgement and the extent to which any identified constraints can be addressed.

Table 5: Availability criteria

Criteria	Comment	Assessment
Current Use	Is the site currently in use? Is the whole of the site in use? Would any existing users / tenants need to be relocated? Occupied sites may affect the likelihood or the timescales of development particularly in the short-term.	In active use / occupied = RED Agricultural use / Vacant / Under-used = AMBER Derelict / Undeveloped = GREEN
Intentions	Is there an intention by the landowner to sell/develop and is there a developer in place to bring the site forward for development?	No intention to develop / intentions unknown = RED Site promoted = AMBER Developer in place = GREEN
Legal	Are there any outstanding legal issues (e.g. multiple land ownerships, ransom strips) that may affect the site coming forward for development in the short-term?	Yes = RED Unknown = AMBER No = GREEN
Ownership	Has the landowner been identified?	Unknown = RED Known but no contact = AMBER Known = GREEN

Estimating the Housing Potential of each Site

4.10. The housing potential of a site will only be identified if it is found to be suitable and available.

4.11. The information available to inform the housing potential of each site is likely to vary. In the case of sites currently in the planning system, there is likely to be a layout scheme or a proposed number of dwellings and this will inform the housing potential assumed. Similarly, the estimates presented by those promoting sites will also be considered. For some authorities it may be appropriate to apply an appropriate net density based on existing or emerging plan policies on densities. For all other sites, housing monitoring data will be used to identify the net densities previously achieved in different locations within the study area and the extent to which these densities can be applied to the identified sites considered. The table below outlines the densities each authority will assume, based on the content of housing monitoring data available at the time this methodology was written:

Table 6: Indicative density assumptions for estimating housing potential

Local Authority Area	Indicative Density Assumptions
North Warwickshire	Net density of 30 dph on all sites except in town centres where the figure is 50 dph.
Nuneaton and Bedworth	For existing urban areas – a net density of 30 to 50 dwellings per hectare is applied to a net developable area of up to 75% depending on site size. For greenfield sites outside urban areas – a net density of 35 to 40 dwellings per hectare is applied to a net developable area of 65%.
Rugby	A net density of 33 dwellings per hectare is applied to a net developable area of 77%. A lower net developable area will be assumed for very large sites (e.g. those above 50ha) given the need for infrastructure and potential mix use.
Warwick	Large strategic greenfield sites (e.g over 200 dwellings): net density of 30-40 is assumed (based on 50% developable area). Other greenfield sites: net density of 30-40 is assumed (based on 67% developable area). Urban brownfield sites: assessed on site by site basis, but generally in range of net density of 40-50dph (generally based on 67%

	developable area, but % may vary depending on circumstances).
Stratford on Avon	A net density of 30 dwellings per hectare is applied to a net developable area of 67%.
Coventry	Within the existing urban area a density of 30, 35, 45 or 55dph will be applied to sites that are considered suitable for houses or a mix of houses and apartments. The exact density will depend on site size and characteristics. Sites within or adjacent to designated centres that are considered most suited to apartments will be considered at 200dph. All greenfield sites are considered at 30dph as a starting point. All density assumptions are based on net developable area. For further information please see the Councils density Assessment work which supports its SHLAA.

4.12. Density assumptions will be regularly reviewed to take account of the most recent monitoring data. In all cases, the extent to which the specific location, topography or setting of a site will restrain layout and density will be considered and adjustments made accordingly.

4.13. In each case, the individual Planning Authorities will outline the evidence that has been used to inform the estimation of housing potential, including a detailed explanation of the housing monitoring data used and how it has been manipulated to reach an approximate density. This reflects the variation in density patterns that are evident across the HMA.

Assessing Achievability, including viability timescales for delivery

4.14. As stated above, the achievability of a site will only be assessed where it has been concluded that it is suitable and available.

4.15. A site is considered achievable for development where there is a reasonable prospect that residential development will be achieved on the site at a particular point in time. Assessing achievability is essentially a judgement about the economic viability of the site, the availability of infrastructure and the ability of the developer to complete the development within a specific time period. Factors to be taken into account include development costs, the housing market, the ability to overcome constraints and issues of phasing.

Viability

4.16. The SHLAA will provide a starting point for the consideration of the viability of a site that will inevitably be informed by more detailed consideration and evidence as a site is progressed through the plan making process. Individual viability assessments for each site will not be carried out. If there are obvious constraints present on a site that will have implications for the viability of development, such as contamination as an example, these will be recorded at this stage. In the absence of such constraints it will be assumed that all sites can be made financially viable through the plan making process. Where a landowner can demonstrate unviability, the Local Authorities can be flexible in requiring planning obligations, such as affordable housing, to allow a site to become viable.

4.17. It will be necessary for each authority to cross reference the findings of the SHLAA process with other aspects of the technical evidence base, including Local Plan Viability Assessments and Community Infrastructure Work. That will lead to a more site specific assessment of viability.

Timescales for delivery

4.18. Assessing the timescale and rate of development should use the information on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites, as recommended by the guidance.

4.19. As required by the guidance, each site will be assigned a reasonable expected timescale for delivery: 1-5 years, 6-10 years, 11-15 years, or 16 years or beyond from the base date of the SHLAA (2014). These timescales depend on the information known about each site in relation to its suitability and availability for housing at the time of the assessment.

4.20. Assumptions will also need to be made about build out rates and lead in times, reflecting trends and previous performance in local authority area. In general terms, if there are no known constraints to development and the site is owned or controlled by a landowner / developer who is in the process of bringing the site forward for development or intends to take the site forward for development immediately, this site will fall into the 0-5 year timescale. If a site is complex, is in multiple ownership, has constraints to development or there is no clear immediate intent to develop, this site is assigned a later timescale e.g. 6-10 years or 11-15 years. If a site is expected to come forward for housing within the plan period but there are severe constraints to delivery or intention to develop is not clear it will assumed that these are longer term sites.

4.21. Each Local Authority will outline the methodology and assumptions used to estimate delivery timelines in their individual reports.

Table 7: Achievability Criteria

Criteria	Comment	Assessment
Local Market Analysis	Is there demand within the local market for the site to sell? What competition is there for prospective purchasers?	Likely poor market conditions = RED Likely marginal market conditions = AMBER Likely good market conditions = GREEN
Site History	Does the planning history provide any information as to the likely development of the site? (NB: the presence of planning permission does not automatically mean site will be developed)	Permission refused / No permission = RED Permission expired = AMBER Extant permission = GREEN
Viability	Is development currently considered economically viable?	Not viable = RED Issues likely to be overcome = AMBER Viable = GREEN
Achievability Conclusion Including an assessment of type of scheme likely to come forward (e.g. flatted, mixed-use)		
1- 5 Years		6 – 10 Years
		11 – 15 Years
		16+ Years

Assessing Deliverability

4.22. Taking the suitability, availability and achievability assessments together, an overall conclusion will then be reached about the deliverability of the site.

4.23. The final SHLAA report will include a list of deliverable and developable sites as well as a list of sites currently deemed undeliverable. Not only will this enable a transparent presentation of the findings but assist with the annual review process and enable the SHLAA to be updated to reflect any change in the deliverability status of the sites

5. STAGE 3: WINDFALL ASSESSMENT

5.1. Windfall sites are those which have not been specifically identified in the SHLAA due to the Local Authorities not being aware of them until a planning application is submitted. As defined in NPPF (Annex 2: Glossary) they are *“sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available”*. All sites assessed as part of the SHLAA process are considered to be identified sites and so are not windfall sites.

5.2. Windfall sites may be justified by the Local Authority as part of the housing land supply if *“they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”* (NPPF, paragraph 48).

5.3. There is limited guidance on how to assess windfalls in the PPG. A starting point for the estimation of windfall development has to be a review of monitoring data to identify windfall sites that have historically been developed in each area. It must also include an estimation for the quantity of small sites, excluded from the SHLAA process at Stage 1, that are likely to come forward for development during the plan period. Local Planning Authorities will ensure that there is no ‘double counting’ of data.

5.4. Guidance is available in the former SHLAA Practice Guidance (CLG, July 2007) and is not inconsistent with the Guidance. It says that any windfall allowance should be based on an estimate of the amount of housing that could be delivered in an area on land that has not been identified through the SHLAA process. It is therefore possible to calculate the average annual completion rate from each likely source of windfall site and come to an informed view as to:

- whether the annual rate is likely to increase or decrease;
- whether the pattern of redevelopment is likely to remain the same, grow or decline;
- whether current market conditions are likely to stay the same, worsen or improve.

5.5. The Windfall Assessment is specific to each Local Authority area. Local evidence base will be used to undertake this work and decide the extent to which windfall development should be considered in the SHLAA process. A full explanation of the assessment and justification of resulting conclusions will be outlined by each authority.

6. STAGE 4: REVIEW OF THE ASSESSMENT

Assessing the potential supply of housing land

6.1. The assessment of the suitability, availability and achievability of each site will result in a collection of deliverable and developable sites that have been assigned to specific time periods.

6.2. If the Assessment concludes that there are insufficient deliverable and developable sites to meet the needs identified in evidence, even after all reasonable constraints have been explored and where appropriate mitigation measures identified, there are two options for addressing the shortfall:

- identify broad locations for housing growth for the longer term;
- consider the potential for a part of an Authority's local housing requirement to be met within a neighbouring authority through the Duty to Cooperate.

6.3. Each SHLAA would be reviewed annually as part of the preparation of each Council's Authority Monitoring Report (AMR) to update information about specific sites, in particular the deliverability conclusions. For example, if it was demonstrated that identified constraints had been overcome a site may go from being undeliverable to being considered deliverable (or vice-versa). It is not the intention that the SHLAA would be comprehensively reviewed every year.

Identifying and Assessing the Housing Potential of Broad Locations for longer term growth

6.4. Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.

6.5. According to Government guidance, broad locations include areas within and adjoining settlements or areas outside settlements. Areas within settlements could include, for example, areas where housing development is or could be encouraged or small extensions to settlements. Outside settlements, broad locations could include major urban extensions, growth points, growth areas or new settlements.

6.6. At the outset of a broad location assessment, stage 1 will be revisited and sites and broad locations not previously identified, because of their location, will be identified. The methodology outlined above will then be repeated in order for a full assessment of the broad location to be undertaken.

Consider the potential for need to be met within an adjoining area

6.7. The adoption of this Joint Methodology across C&W will provide a consistent and effective approach to land availability assessment that will facilitate cross boundary working to resolve capacity issues through the duty to co-operate process.

7. STAGE 5: FINAL EVIDENCE BASE

Assessment Outputs

7.1. The following outputs are produced from the assessment:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development in 5 year blocks; and
- where practical, a list of those sites assessed in other SHLAAs that are located adjacent to settlements in a particular local authority area.

7.2. The assessment will be published on the Local Authority's website.

Strategic Housing Land Availability Assessment (SHLAA)

Call for Sites Pro-forma

- Please complete this form if you would like to suggest proposals for future land use and development within X District on sites capable of delivering 5 or more homes.
- The sites will be assessed as part of the SHLAA and used in the preparation of the X Plan which can be viewed at Y.
- Please complete a separate form for each site. Complete each section clearly and legibly to the best of your knowledge. If you require more space please use section 6. You are also welcome to attach any relevant additional information.
- You must attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.
- In submitting a site you consent for your name and postal address to be made publicly available.

1. Your Details (please provide details)

Title				Name			
Organisation (if relevant)				Representing (if relevant)			
Address							
Post Code				Telephone			
Email							

2. Site Location (please provide details)

Site Name	
Site Address (Inc. postcode if	

Appendix 1: Sample Call for Sites Pro Forma

known)			
OS Grid Ref: Easting		OS Grid Ref: Northing	
Total Site Area (Hectares)		Area of Site Suitable for Development	
<p>Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land parcels where the site is under multiple land ownership (see Section 3).</p>			

3. Site Ownership (please tick as appropriate and/or provide details)

Do you own the site? (please tick)	Yes – sole owner <input type="checkbox"/>	Yes – part owner <input type="checkbox"/>	Yes – acting on behalf of the owner/s <input type="checkbox"/>	No <input type="checkbox"/>
If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners	DRAFT			
Have you notified the landowner / other landowners that you have submitted this site?	Yes <input type="checkbox"/>		No <input type="checkbox"/>	

4. Site Constraints (on site or on the boundary) (please tick as appropriate and/or provide details)

Current / Previous Use					
Adjacent Land Uses					
Planning History					
Existing Infrastructure	Electricity <input type="checkbox"/>	Gas <input type="checkbox"/>	Mains Sewerage <input type="checkbox"/>	Mains Water <input type="checkbox"/>	Telecoms <input type="checkbox"/>

Appendix 1: Sample Call for Sites Pro Forma

Access from the Highway	Yes (classified road) <input type="checkbox"/>	Yes (unclassified road) <input type="checkbox"/>	No <input type="checkbox"/>
Highway Works			
Ransom Strips			
Legal Issues			
Existing Occupiers			
Public Access / Rights of Way			
Wildlife Designations (wildlife site, protected species)			
Heritage Designations (e.g. listed buildings)			
Agricultural Land Classification			
Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses)			
Physical Constraints (e.g. flooding, potential land contamination)			
Infrastructure Constraints (e.g. pylons, gas mains)			

Appendix 1: Sample Call for Sites Pro Forma

Other Known Issues / Constraints	
Interventions to Overcome Constraints?	

5. Proposal Details (please tick as appropriate and/or provide details)

Description of Proposed Development					
Proposed Land Use (please tick)	Residential <input type="checkbox"/>	Employment <input type="checkbox"/>	Retail <input type="checkbox"/>	Mixed <input type="checkbox"/>	Other <input type="checkbox"/>
Site Capacity / Density (i.e. no. of homes / floor space)			Details of Mixed / Other Land Use		
Potential for Development	For sale / marketed for Development <input type="checkbox"/>	Negotiations with a Developer <input type="checkbox"/>	In control of a Developer <input type="checkbox"/>	Ready for Release by Site Owner <input type="checkbox"/>	
Availability for Development	Short-term (within 5 yrs) <input type="checkbox"/>	Medium-term (6-10 yrs) <input type="checkbox"/>	Long-term (11-15 yrs) <input type="checkbox"/>	Beyond Plan Period (16+ yrs) <input type="checkbox"/>	
Development Timescale / Phasing (Inc. build rates)					

6. Continuation Section

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Signature

In submitting a site you consent for your name, postal address and site details to be made publicly available and for a representative of the Council to access the site (if necessary) to undertake a site assessment with or

Appendix 1: Sample Call for Sites Pro Forma

without prior notification.

Your details will also be added to the Council's Planning Policy database and you may receive notifications of forthcoming public consultations and stages of plan preparation. You can request that your details are removed from the database at any time.

Name	
Signature	
Date	

DRAFT

SHLAA Panel Terms of Reference

Please note – these Terms will be altered to reflect the relevant Coventry and Warwickshire authority undertaking a SHLAA.

Purpose of the SHLAA Panel

1.1 The purpose of the Strategic Land Availability Assessment (SHLAA) Panel is to assist in the preparation of the SHLAA that forms part of the evidence base for the relevant [Coventry and Warwickshire Authority's] Local Plan.

1.2 The SHLAA Panel will act as an independent body, appointed by the [relevant Coventry and Warwickshire Authority] that is representative of key stakeholders in the district, for the sole purpose of the preparation of the SHLAA.

1.3 The objectives of the SHLAA Panel are as follows:

1. To provide advice and opinions on the deliverability and developability of identified sites in an efficient and timely manner; and,
2. To add value to the SHLAA process through the skills, expertise and knowledge of each of the Panel's members.

Scope of the SHLAA Panel

1.4 The methodology of the SHLAA is set out in the C&W Joint SHLAA Methodology, which interprets the Government's standard methodology for undertaking SHLAA's, as required by the National Planning Policy Framework and National Planning Guidance.

1.5 The scope of the SHLAA Panel is as follows:

1. To consider and give advice and opinions on the findings of the initial assessment undertaken by [the relevant Coventry and Warwickshire Authority] of the suitability of potential development sites within the study area;
2. To consider and give advice on the availability of the potential development sites by indicating by what five year period for development (if any) the site should be included;
3. To assess the achievability of the potential sites for development which are being assessed for the purpose of the SHLAA.

1.6 In considering the developability of the sites, each Panel member will have regard to any relevant published documents and draw from their own experience. Panel members will not be expected to advise on areas beyond their experience.

Membership of the SHLAA Panel

1.7 Membership of the SHLAA Panel will be on a voluntary/unpaid basis. [The relevant Coventry and Warwickshire Authority] will not be liable for any expenses incurred by Panel Members during the SHLAA process.

Appendix 2: SHLAA Panel Terms of Reference

1.8 Key stakeholders who will be invited to sit on the Panel are listed in the Project Plan. Where there are numerous stakeholders, a representative may be appointed. If a stakeholder is unable to attend, a nominated substitute will be accepted. The names and contact details of Panel members will be recorded and published in the SHLAA report.

1.9 A representative of [the relevant Coventry and Warwickshire Authority] will chair all meetings and will hold the casting vote in any decisions made. [The relevant Coventry and Warwickshire Authority] will aim for a consensus on the result amongst relevant Panel members. Members will be asked to respect the views and opinions of other members and act at all times in a professional and courteous manner.

1.10 Meetings will be held during normal office hours [the relevant Coventry and Warwickshire Authority] offices. Notes of meetings will be taken and minutes recorded which will be published and made available following publication of the SHLAA report itself.

1.11 Interest in the development of one or more potential sites will not preclude membership on the Panel. However, members of the Panel will be expected to indicate where potential conflicts of interest might arise with regard to sites that are being considered and shall take no part in the deliberations concerning such sites. This does not preclude providing information as to the deliverability (e.g. suitability, availability and achievability) of a particular site.

Operation of the SHLAA Panel

1.12 The SHLAA report will be prepared on behalf of [the relevant Coventry and Warwickshire Authority]. Copyright will rest with [the relevant Coventry and Warwickshire Authority]. The SHLAA database will remain the property of [the relevant Coventry and Warwickshire Authority], which will be responsible for any amendments to the SHLAA database as a result of the Panels assessments. [the relevant Coventry and Warwickshire Authority] will also be responsible for the regular updating and monitoring of the SHLAA.

1.13 The SHLAA Panel will provide advice and guidance in respect of the deliverability and developability of sites. [the relevant Coventry and Warwickshire Authority] reserves the right to amend any assessment of sites between the preparation of the draft report and the publication of the final SHLAA report.

1.14 Panel members will be provided with all necessary information, which may include unpublished information. They will be required to keep this information confidential until publication of the SHLAA report.

Agreement

1.15 Agreement of these Terms of References includes acknowledging the purposes of the SHLAA to assist with the preparation of the [the relevant Coventry and Warwickshire Authority] Local Plan in a timely manner. Contravention of the Terms of Reference may lead to dismissal from the SHLAA Panel.

Appendix 3 List of Attendees at Workshop Event and Organisations Making Written Responses

List of Attendees at Work Shop Event

Organisation	Name
Coventry City Council	Mark Andrews
Nuneaton and Bedworth Borough Council	Gemma Yardley
North Warwickshire Borough Council	Mike Dittman
Rugby Borough Council	Sarah Fisher
Rugby Borough Council	Matthew Stanczyszyn
Warwick District Council	Dave Barber
Stratford-on-Avon District Council	Mohammed Azram
Allesley Parish Council, Coventry	Diane Weir
Allesley Parish Council, Coventry	Ian Farrar
Amec Foster Wheeler Environment & Infrastructure UK Limited	Julian Austin
Arthur Griffiths and Mumford	Richard Mumford
Barton Wilmore for Taylor Wimpey Strategic Land	Russell Crowe
Bellway Homes	Micheal Donohoe
Benfield Homes	Clive Benfield
Bluemark Projects	Nigel Bates
Cala Homes	R Bellamy
Cala Homes	Mark Gay
Campaign to Protect Rural England	Peter Langley
Catesby Property Group	David Morris
Coventry and Warwickshire LEP	Chris Wightman
D & P Holt Ltd	Peter Holt
Framptons	Greg Mitchell
Godfrey Payton	Jim Jacobs
Godfrey Payton	Rupert Rayson
Godfrey-Payton	James Morton
Harris Lamb	Simon Hawley

Appendix 2: SHLAA Panel Terms of Reference

Organisation	Name
Indigo Planning	Ben Frodsham
Johnson Bros (Coventry) Ltd	Graham Johnson
Keresley Parish Council, Coventry	Walter Milner
Loveitts	David Robinson
LSI Ltd representing Johnson Bros Coventry Ltd	Sylvia Martin
Marrons	Jane Gardner
North Warwickshire Area Committee of Parish & Town Councils	Alan Vaughton
Pegasus Planning Group	Neil Cox
Philpot Properties Ltd	Tony Philpot
Richborough Estates Ltd	Mike Jones
Strutt and Parker	Piers Beeton
Sworders	Rachel Padfield
Tetlow King Planning	Jonathan Adams
Vagdia Holmes	Neville Webb
Warwickshire County Council	Janet Neale
Wilbraham Associates	Patrick Reid
WM Housing Group	Lee Wheeler

List of Organisations Making Written Responses

Organisation	Name
William Davis Ltd	John Coleman
English Heritage	Rohan Torkildsen
Highways Agency	Lisa Maric
R John Craddock Associates	John Craddock
Homes and Communities Agency	Lindsey Richards
Turley for David Wilson Homes	Kathryn Young
Natural England	Lisa Boden
RPS Planning & Development	Cameron Austin-Fell
Nathaniel Lichfield & Partners for CALA Homes	Mark Gay
David Lock Associates for Lafarge Tarmac	Kate Skingley

Appendix 2: SHLAA Panel Terms of Reference

Sworders	Rachel Padfield
Worcestershire County Council	Simon Williams
Pegasus Planning for: <ul style="list-style-type: none">• Persimmon Homes / South Midlands• Gallagher Estates Ltd	Neil Cox
Cherwell District Council	Adrian Colwell

APPENDIX 2: SITE ASSESSMENT CRITERIA NOTE

NOTES

Job Name: North Warwickshire SHLAA
Job No: 36442
Note No: 1
Date: 21 March 2016
Subject: SHLAA Assessment Criteria Note

Item	Subject
1.	<p><u>'SUITABILITY CRITERIA'</u></p> <p><i>Note: <u>Underlined</u> criteria are considered 'major planning considerations' within the Council's methodology. If the site achieves a low score against any underlined criteria, the site's overall suitability score will be capped accordingly (as described in further detail below).</i></p> <p><u>Flood Risk</u></p> <ul style="list-style-type: none"> ▪ Within Flood Zone 1 5 ▪ 10% - 50% of site area is within Flood Zone 2 4 ▪ Over 50% of site area is within Flood Zone 2 3 ▪ 10% - 25% of site area is within Flood Zone 3 2 ▪ 25% - 50% of site area is within Flood Zone 3 1 ▪ Over 50% of site area is within Flood Zone 3 0 <p><u>Agricultural Land Classification</u></p> <ul style="list-style-type: none"> ▪ Within Grade 3 Agricultural Land 5 ▪ 10% - 50% of site area is within Grade 2 Agricultural Land 4 ▪ Over 50% of site area is within Grade 2 Agricultural Land 3 ▪ 10% - 25% of site area is within Grade 1 Agricultural Land 2 ▪ 25% - 50% of site area is within Grade 1 Agricultural Land 1 ▪ Over 50% of site area is within Grade 1 Agricultural Land 0 <p><u>Heritage Assets (Listed Building, Registered Parks and Gardens or Scheduled Monuments)</u></p> <ul style="list-style-type: none"> ▪ None of the above designations on site 5 ▪ Site is partially is affected by these designations 3 ▪ Site is fully affected by these designations 0 <p><u>European/National Wildlife Sites/ Protected Species (SSSI, SPA, SAC, RAMSAR and Ancient Woodland)</u></p> <ul style="list-style-type: none"> ▪ None of the above designations on site 5 ▪ Site is partially affected by these designations 3 ▪ Site is fully affected by these designations 0



NOTES

<u>Local Wildlife Site or Potential Local Wildlife Site</u>	
▪ The site is not affected by these designations	5
▪ Site is partially affected by these designations	3
▪ Site is fully affected by these designations	0
<u>Major Infrastructure – High Speed 2</u>	
▪ Site is not within this designation	5
▪ Site is partially affected by this designation	3
▪ Site is fully affected by this designation	0
<u>Public Transport</u>	
▪ Bus stop within 400m of the site boundary and railway station within 800m of the site boundary	5
▪ Bus stop within 400m of the site boundary or railway station within 800m of the site boundary	3
▪ No bus stops within 400m of the site boundary or railway station within 800m of the site boundary	0
<u>Access to Local Facilities</u>	
▪ Site is within or adjacent to a designated Market Town ¹	5
▪ Site is within or adjacent to a designated Local Service Centre ²	4
▪ Site is within or adjacent to a designated other settlement within a development boundary ³	3
▪ Site is within or adjacent to another designated settlement or hamlet ⁴	2
▪ Site does not fall into one of the above four categories	0
<u>Tree Protection Orders</u>	
▪ Site is not affected by these features	5
▪ Site is partially affected by these features	3
▪ Site is fully affected by this designation	0
<u>Air Quality Management Areas</u>	
▪ Site is not affected by this designation	5
▪ Site is partially affected by this designation	3
▪ Site is fully affected by this designation	0

¹ Atherstone with Mancetter, Polesworth with Dordon or Coleshill.

² Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton.

³ Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End.

⁴ Alvecote, Bassetts Pole, Corley and Corley Moor, Freaseley, Furnace End, Middleton, Ridge Lane.



NOTES

	<p>Site Access Score</p> <ul style="list-style-type: none"> ▪ Existing road access is adequate 5 ▪ Existing road access requires upgrading 3 ▪ No existing road access to the site 0 <p>Ground Condition Constraints</p> <ul style="list-style-type: none"> ▪ Treatment not expected to be required (e.g. greenfield sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5 ▪ Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area) 3 ▪ Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment) 0 <p>Neighbouring Land Uses (Bad Neighbour Constraints)</p> <ul style="list-style-type: none"> ▪ Site has no 'bad neighbours' 5 ▪ Site has bad neighbours with potential for mitigation 3 ▪ Site has bad neighbours with no potential for mitigation 0 <p>Overall Score for 'Suitability'</p> <ul style="list-style-type: none"> ▪ Maximum possible unweighted 'suitability' score = 70 (i.e. 14 criteria, each with a maximum potential score of 5) ▪ Sites with a total 'suitability' score of over 50 are given an overall suitability score of (site is suitable and could go to make up part of the five year supply). 3 ▪ Sites with a total 'suitability' score of 30-49 are given an overall suitability score of (site is potentially suitable but faces some constraints and should not be included in the five year supply). 2 ▪ Sites with a total 'suitability' score of under 30 are given an overall suitability score of (site faces significant suitability constraints). 1 ▪ Criteria marked by <u>underlining</u> are particularly important. If a site scores 0 or 1 against any of these criteria, the site can only achieve a maximum overall 'suitability' score of 1. If a site scores 3 against any of these underlined criteria, the site can only achieve a maximum overall 'suitability' score of 2. <p>In exceptional circumstances suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.</p>
2.	<p>'AVAILABILITY' CRITERIA</p> <p>It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, sites will be scored on the basis of available information as follows:</p> <ul style="list-style-type: none"> ▪ Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed), and sites where it is known that pre-application discussions are underway 5 ▪ Vacant land and buildings 4 ▪ Low intensity land uses (e.g. agriculture, informal car parking) 3 ▪ Established single use (e.g. business, sports club, school) 2



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	<ul style="list-style-type: none"> ▪ Established multiple uses (e.g. industrial estate, retail parade) 1 ▪ Thought to be in particularly complex/multiple ownership, or apparently subject to ransom strip 0 <p>Note: Where a site is known to be held by a developer, willing owner or public sector body then it should score 5 even if one of the other conditions is also fulfilled – so, for example, an established business where the site is being promoted for housing by the landowner would score 5.</p> <p>Overall Score for ‘Availability’</p> <ul style="list-style-type: none"> ▪ The above key criterion directly scores the ‘availability’ of each site. ▪ A score of 5 or 4 gives an overall ‘Availability’ score of 3 (site is available and can be included in the 5 year supply). ▪ A score of 3 or 2 gives an overall ‘Availability’ score of 2 (site is potentially available but faces some constraints and should not be included in the 5 year supply). ▪ A score of 1 or 0 gives an overall ‘Availability’ score of 1 (site faces significant availability constraints). ▪ In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.
<p>3. ACHIEVABILITY’ CRITERIA</p> <p>3a. Market/Cost/Delivery Factors</p> <p>Deliverability of the Site</p>	<p>We will score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:</p> <ul style="list-style-type: none"> ▪ Good marketability and/or viability. Site faces few achievability constraints and is likely to be achievable within 5 years 5 ▪ Moderate marketability and/or viability. Site is potentially achievable but faces some constraints and should not be included in the 5 year supply 3 ▪ Poor marketability and/or viability. Site faces significant achievability constraints and is unlikely to be achievable within the first ten years of the study 0 <p>Overall Score for ‘Achievability’</p> <p>The above key criterion directly scores the ‘achievability’ of each site.</p> <p>The ‘achievability’ score can range from 1 to 3</p>
<p>4. OVERALL SCORE AND SITE CATEGORISATION</p>	<p>Each site thus achieves three separate scores, as follows:</p> <ul style="list-style-type: none"> ▪ an overall ‘suitability score’ of 3, 2 or 1; ▪ an overall ‘availability score’ of 3, 2 or 1; and ▪ an overall ‘achievability score’ of 3, 2 or 1. <p>The sites are assigned to an overall Category band (Green, Amber, Red) on the basis of these scores. Our approach to site categorisation is set out in the table below.</p> <p>Sites designated as ‘Green’ are those which are considered to be ‘deliverable’. Sites in this category should be ‘available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan’. Green sites must, therefore, attain high overall scores against each of the suitability and availability criteria, and a moderate or high overall score against the achievability criteria.</p>



NOTES

Sites designated as 'Amber' are those likely to be 'developable' over the next 10 years, but which are not deliverable within the first 5 years. Footnote 12 of the NPPF states: *'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'*. Category 2 sites must, therefore, attain a high overall score against the 'suitability' criteria, and reasonable overall scores against the 'availability' and 'achievability' criteria.

'Red' sites are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. 'Red' sites, therefore, attain low scores against any or all of the 'suitability', 'availability' and 'achievability' criteria.

Summary of Site Categorisation Methodology

	Permutation of Scores	Overall Score (out of 5)		
		Suitability Criteria	Availability Criteria	Achievability Criteria
Green – Deliverable Sites	A	3	3	3
Amber – Developable Sites	A	2	2 – 3	2 - 3
	B	2 – 3	2	2 – 3
	C	2 - 3	2 - 3	2
Red – Not Currently Developable Sites	A	1	1 – 3	1 – 3
	B	1 – 3	1	1 - 3
	C	1 - 3	1 - 3	1

Note: Scores which are highlighted in bold in each row, are definitive in determining the Category band of a site (as long as the site also scores within the defined range for each of the other two criteria)

There are three possible permutations of scores for Amber and Red sites. The three different permutations have been labelled A, B and C.

Thus the table shows that:

- Green sites must achieve high overall scores of 3 against the suitability, availability and achievability criteria;
- Amber sites achieve moderate (but not low) overall scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, or 2 against the availability criteria, or 2 against the achievability criteria – and scores higher than 1 for all criteria - it is designated as Amber; and
- Red sites achieve low scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 1 against the suitability criteria, or 1 against the availability criteria, or 1 against the achievability criteria, it is designated as Red.



APPENDIX 3: SITE ASSESSMENT SUMMARY

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
ANSLEY									
PB193	Land east of Birmingham Road	SLA 147/FD0828	1.46	3	3	3	GREEN	Greenfield land, to the rear of existing properties which is currently in grazing use. Residential development here would represent a logical extension to the settlement.	35
PB245	Land at Village Farm, Birmingham Road	SLA58	1.26	3	3	3	GREEN	Predominately PDL land consisting of some vacant agricultural buildings and unutilised land which could represent an appropriate extension to the north of the settlement.	24
PB132	Land At Arley Lane	PS227	8.36	2	3	3	AMBER	Land south of Ansley. Oakridge Golf Club is located to the south and there is a railway line to the north of the site, which result in the site being removed from the main settlement of Ansley. Development of the site in its entirety would be incongruous with the existing settlement.	163
PB084	Land Adj Village Farm	PS178	1.23	3	3	2	AMBER	Greenfield site at northern entrance to the village. A PROW intersects site and there is a bus stop adjacent to the site. It would be preferable if site PB245 was redeveloped in the first instance.	30
PB010	Ansley Social Club And Land	PS231/ SLA 314	2.03	3	3	2	AMBER	Irregular shaped site which if developed would result in the loss of a social club (albeit the club premises is poorly maintained and there is evidence of declining interest). The frontage of the site on Birmingham Road is in close proximity to a range of services, however the associated land to the rear is situated in between a playing field and a golf club and so if the site was developed in its entirety, the development would infringe into the open countryside.	40
ARLEY									
PB191	Land At Station Road, Arley	SLA 14	2.28	3	3	3	GREEN	Greenfield orchard site in a rural location. Whilst the site is considered suitable for development, development here could result in the coalescence of two areas of the settlement. In addition, highways safety would need to be carefully considered at the intersection of Rectory Road, Station Road and Spring Hill.	44
PB124	Land At Dafferns Wood/Springhill	PS219	10.4	3	3	3	GREEN	Greenfield site in agricultural use. The development of this site could appropriately round off this settlement, subject to local wildlife considerations from the adjoining Daffern's Wood. There is a PROW and low voltage power lines which intersect the site.	203
PB006	Land at Spring Hill/Lamp Lane	PS71	0.43	3	3	3	GREEN	Small-scale greenfield infill site which could round off the settlement. There is a bus stop adjacent to the site on Spring Hill.	13
PB033	Land At New Arley	PS08	45.46	3	3	2	AMBER	Very large greenfield site south of Arley, which is currently in agricultural use and contains various trees and hedgerows. The development of the site its entirety would represent a very large extension to the settlement. PROW intersects part of the site and there are low-voltage overhead lines across the site.	886
PB139	Windmill House	PS40	0.27	2	2	2	AMBER	Site currently contains a large detached house and adjoining garden. The site is adjacent to a railway track and any additional dwelling yield from this site would be limited. Planning permission for the erection of a single dwelling house on the site was refused in January 2008 (App: PAP/2007/0716).	8
PB215	Land at Church Lane	SLA 62	17.07	2	2	3	AMBER	Large greenfield site which is too large to be developed in its entirety and development would have a negative effect on the character of Arley and the openness of the landscape given long distance views from the site.	333
PB123	Land At The Kennels	PS218	0.34	2	3	2	AMBER	Backland site which is accessed via a narrow track. Access to the site is gated, but the site could represent a small extension to the settlement subject to footpath improvements.	10
AUSTREY									
PB112	Land South Of Windmill Lane	PS208	0.89	3	3	3	GREEN	Infill site which would round off the settlement if developed. The site could be suitable for a small scale residential development.	24
PB131	Land At Appleby Hill/Windmill Lane	PS226	10.64	2	3	2	AMBER	PROW intersects site. Residential development on the entirety of the land would impact the character and form of the settlement. Significant access and footpath improvements would also be required.	207
PB053	Land At Headlands, Warton Lane	PS131	1.74	2	3	3	AMBER	Planning permission for 10 dwellings on part of the site allowed at appeal in November (PAP/2014/0302). There is also an existing dwelling on the site. The section of the site already benefiting from planning permission and the existing dwelling have been excluded from the assessment. The site is on road bend and there may be visibility splay/highways concerns if the site is allocated for development. There is also a sewage pumping station and electrical substation located on the bend of the site, which would need to be considered as part of any development proposals on the site.	36
PB206	The Croft Norton Hill	SLA 33	1.52	2	3	2	AMBER	Planning permission for 14 dwellings on part of the site granted (PAP/2014/0157) - this land has been excluded from the assessment. The topography of the site rises towards the north; there is a large height differential between the site and road. Norton Hill is a narrow track and therefore widening of this road would be required in order to facilitate access.	32
PB130	Land Off Appleby Hill	PS225	2.02	2	3	2	AMBER	Logical extension to the existing settlement but the site has poor access. The site may become suitable if land to south-west is also included. There is also significant height variation between site and road (c.2-3m) and no footpath on the site frontage.	39
BADDERSLEY ENSOR									
PB224	Land R/O Church Farm, Baddesley Ensor	SLA 73	2.45	2	3	3	AMBER	Greenfield site which is in good proximity to a range of services and facilities. The site is suitable for development, subject to overcoming site access and topography considerations.	48
PB091	Land Adj Speedwell Lane	PS185	0.69	2	2	2	AMBER	Site in agricultural use and benefits from good defensible boundaries. Site is segregated from Baddesley Ensor via a tree belt and a bridge. Road access from underneath the bridge is constrained and significant upgrading would be required in order for this site to be considered suitable for residential development.	19
PB092	Land At Park Road/Rothmans Hill	PS186	1.28	2	2	2	AMBER	Site in agricultural use which benefits from good defensible boundaries. Site is segregated from the Baddesley Ensor settlement via a tree belt and a bridge. Road access from underneath the bridge is constrained and significant upgrading would be required in order for this site to be considered suitable for residential development.	31
COLESHILL									
PB094	Ex Police Station, Park Road, Coleshill	PS19	0.58	3	3	3	GREEN	Site of a former police station which is available for redevelopment and has the potential to accommodate residential development subject to site clearance.	16
PB095	Ex Leisure Centre Site, Park Road, Coleshill	PS19	0.35	3	3	3	GREEN	Site of the former Coleshill Leisure Centre which has the potential to accommodate residential development subject to site clearance.	11
PB047	Land At Blytheways, Coleshill	PS123	1.3	3	2	2	AMBER	This site comprises large detached residential dwelling and its surrounding garden. Additional residential development in the gardens areas has the potential to round off the settlement	31
PB240	Land At Grimstock Hill	SLA143	1.1	2	3	2	AMBER	Densely wooded area between dual carriageway and new housing. Clearance and access may present issues to development on this land.	26

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
CURDWORTH									
PB087	Land At Kingsbury Road	PS179C	1.07	3	3	3	GREEN	Greenfield site with good defensible boundaries on the edge of Curdworth. The site is adjacent to residential dwellings and a pub car park and would make a logical extension to the settlement.	26
PB110	Land East Of Curdworth	PS207	8.11	3	3	3	GREEN	Logical edge of settlement which could be suitable for development subject to adequate noise mitigation from the motorway to the east. Low voltage power cables and a PROW intersects the site.	158
PB115	Land West Of Wishaw Lane	PS210	28.48	2	3	3	AMBER	Large greenfield site in currently in agricultural use. Whilst the site is close to facilities and services in Curdworth, the site is possibly too large to be developed in its entirety . PROW intersects site.	555
PB085	Land At Kingsbury Road	PS179A	1.01	2	2	3	AMBER	Small, well contained site which is currently in agricultural use. The site is slightly removed from the main settlement of Curdworth. The site is also less than 100m away from a sewerage plant.	24
PB222	Land At Junction 9, M42	SLA 70	7.64	3	2	3	AMBER	Greenfield with good defensible boundaries bounded by industrial uses and the motorway. The development of this site would round off the settlement but the site is perhaps more suited to employment purposes.	149
PB241	Land North Of Curdworth	SLA144 (Amended)	68.75	3	2	3	AMBER	Large greenfield site in agricultural use. Whilst the site is close to facilities and services in Curdworth, the site is too large to be developed in its entirety and development would have a negative effect on the character of the settlement. There is a pylon, associated overhead lines and water bodies on the site. There are also a number of PROWs intersecting the site.	1341
PB086	Land At Kingsbury Road	PS179B	1.27	2	3	3	AMBER	Small, well contained infill site between a guest house and residential dwelling. The site is slightly removed from the main settlement of Curdworth.	30
PB237	EBIKE EMTP Centre, Fairview Industrial Estate	SLA 99	0.7	2	2	1	RED	Brownfield industrial site in active industrial use, surrounded by industrial uses.	19
PB003	Hams Hall, Station B	PS109/SLA 202	20.09	1	3	2	RED	Large brownfield site which is surrounded by industrial uses. The site would be better suited to employment uses.	392
EAST DORDON									
PB020	Land At Laurel Ave/Common Lane	FD0320/ SLA 66A	1.05	3	3	3	GREEN	Greenfield site which would represent a logical residential extension.	25
PB190	Former School, Grendon	SLA 138	1.88	3	3	3	GREEN	Area of hardstanding and remains of some cleared buildings. Site is fenced off, inaccessible to the public and would represent a logical rounding of the settlement, subject to highways considerations.	40
PB250	Land At Dordon (Revised)	SLA89	38.07	3	3	3	GREEN	Large greenfield site which has the potential to create a logical extension east of the settlement. A PROW intersects the site.	742
PB013	Land West Of Dordon	SLA 107	75.94	2	3	3	AMBER	Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.	1481
PB014	Land Off Spon Lane	SLA 69 (1A)	1.17	3	2	3	AMBER	Small scale residential opportunity site, which is now surrounded by built development following the construction of new dwellings north of the site. Residential development on this land will round off the settlement.	28
PB054	Glenfield, Dunns Lane	PS137	0.31	2	2	3	AMBER	Residential dwelling and associated land which is slightly removed from the main settlement. There is no footpath outside of the site entrance.	9
PB220	Dairy House Farm, Grendon	SLA 69(2)	48.25	2	2	3	AMBER	Large greenfield site, containing a small section of woodland north of Grendon. The site is bound by a railway line to the north and there is PROW which intersects the site.	941
PB029	Land At St Helena/Dunns Lane	POL20	42.15	2	2	3	AMBER	Large greenfield site containing a large area of woodland, which is currently segregated from existing build up development. Nonetheless subject to access enhancements and highways upgrades, the development of this site has the potential to create a sustainable extension, if site PB250 east of the site comes forward for development in the first instance.	822
PB083	Spring Farm, Watling Street	PS177	11.36	2	2	2	AMBER	Predominately greenfield site in agricultural use with some associated agricultural buildings. The site has good defensible boundaries and could be appropriate for residential development, subject to local wildlife and TPO considerations.	222
PB154	Land Off Watling Street, Grendon	PS84A	25.82	2	2	3	AMBER	Large greenfield site with good defensible boundaries and direct access to A5 Watling Street. Mature trees, flood risk and landscape impact would need to be carefully considered as part of any development proposals for the site.	503
PB248	Land East Of Gypsy Lane	SLA80	17.35	2	3	3	AMBER	Large greenfield site which surrounds an active petrol station, shop and car sales garage on A5 Watling Street. Permire Brook and a tree boundary intersects the site, which would need to be carefully considered as part of any development proposals.	338
PB251	Orchard Site	SLA89(4) / FD0883/2	38.88	2	3	3	AMBER	Large site to west of Dordon, which is heavily wooded, although could present a logical extension to the settlement. There are a number of PROW intersecting the site.	758
PB019	Land Adj Manor Close, Baddesley	SLA 151(3)/FD0314/2	0.8	3	2	3	AMBER	Access via Manor Close would require the felling of trees. Any development of this site is likely to be linear in nature and could impact on long distance views as the site has no defensible boundaries to the north-west.	22
PB176	Land West Of Birch Coppice - Hodgetts	SLA 108	3.61	2	2	3	AMBER	Greenfield site adjacent to commercial uses and allotments. The site would be better suited to employment uses rather than residential development.	70
PB198	Land West Of St Nicholas Estate	SLA 151(2) /FD0314/1	1.53	2	2	3	AMBER	Isolated site with poor road access and connectivity and therefore is currently unsuitable for residential development.	32
PB235	Land Adj 9 Carts Lane	SLA 86/ PS07	0.39	2	3	2	AMBER	Small infill site with extremely poor accessibility off a narrow lane. The site is covered with trees and vegetation.	12
PB243	Land At Dunns Lane, Dordon	PS60/SLA 165	2.13	2	2	2	AMBER	Isolated site with poor road access and connectivity and therefore is currently unsuitable for residential development without site PB250 is developed in the first instance or significant highways access improvements.	41
PB068	Land At The Common, Dordon	PS163	1.93	2	2	1	RED	Large greenfield site situated between the M42 motorway to the east and Dordon to the west. Development of this site has the potential to create a sustainable urban extension which has its own identity. Residential development on this site would need to come forward as part of a comprehensively designed and masterplanned scheme, which carefully considers the noise impacts of the adjoining motorway and the topography of the land rises which towards the north-east.	41
PB155	Land Off Penmire Close, Grendon	PS84B	6.21	3	2	1	RED	Greenfield site which has relatively open boundaries. The site would need to come forward with adjoining land to enable adequate access to the site.	121
PB046	Land At Greenacres, Watling Street	PS122	0.59	1	2	2	RED	Site is currently in residential use and has the potential to yield limited additional dwellings. The site lies within an area of flood risk.	16
PB234	Watling Street, Grendon	SLA 85	1.02	1	2	3	RED	Part greenfield/part previously developed site which is currently in use as agricultural storage area. The site lies within an area of flood risk.	24

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
PB119	Land Off The Crescent	PS214	8.4	2	3	1	RED	Greenfield site which contains a water body towards the north-west of the site. The site cannot be accessed without third party land or the demolition of an adjoining property.	164
FILLONGLEY									
PB037	Land At Coventry Road	PS106 (AMENDED)	2.09	3	3	3	GREEN	Greenfield site with good defensible boundaries which appears suitable for residential development. Site is adjacent to Fillongley Village Hall.	41
PB236	Land At Cov/Nuneaton Road, Fillongley	SLA 91	7.11	2	3	3	AMBER	Edge of settlement greenfield site with good defensible boundaries. Low voltage power lines, a PRoW and a water course which runs through the site. The development of this site in its entirety would represent a disproportionate extension to the existing settlement.	139
GRENDON & ATHERSTONE									
PB015	Britannia Mill, Coleshill Rd, Atherstone	-	0.41	2	3	2	AMBER	Vacant/dilapidated red brick building and associated land. Potentially suitable for redevelopment, although possible viability issue. May need some remediation works and to consider impact on heritage assets	12
PB183	Land At Westwood Road/Herring Road	SLA 120/PS03/FD0843	0.8	2	3	3	AMBER	Greenfield land containing trees and vegetation south of modern residential development . The site is generally suitable and achievable and would form a logical continuation of housing along Herring Road. A buffer from the train line to the north-east of the site would be required.	22
PB093	Site At Nuneaton Road, Mancetter	PS187/ SLA 264	8.73	2	3	3	AMBER	Large greenfield site south-east of Atherstone, with strong defensible boundaries. Area of trees/woodland within the site. A buffer from the train line to the south-west of the site would be required.	170
PB225	Land Adj Ath Station And South Merevale Road	SLA 75	4.86	3	2	2	AMBER	Narrow but logical development site in close walking distance to Atherstone railway station. The majority of the site is in use as an allotment, but a smaller section of the site which in use as a livery could be considered suitable for residential purposes.	95
PB230	Site 1 Land North A5/ Whittington Lane, Atherstone	SLA 83 (1)	2.33	3	2	3	AMBER	Small greenfield site with good defensible boundaries from the railway line to the north and canal to the south. There is a significant decline in levels between the site and its access from Holly Lane. It is unlikely that adequate visibility splays can be achieved from the site access on Holly Lane owing to the railway bridge north of the site.	45
PB232	Site 3 North A5/Whittington Lane	SLA 83(3)	0.98	3	2	3	AMBER	Small greenfield site with good defensible boundaries from the railway line to the north and canal to the south. There is a significant decline in levels between the site and its access from Holly Lane. The site could be appropriate for redevelopment subject to highways safety and visibility considerations.	26
PB118	Land North Of A5, Whittington Farm	PS213	113.69	2	1	1	RED	Extremely large site in agricultural use with a railway line and canal which intersect the site. Development of this site has the potential to create a sustainable urban extension which has its own identity, but may contribute to the coalescence of Grendon and Atherstone. Residential development on this site would need to come forward as part of a comprehensively designed and master planned scheme, which considers flood risk and heritage assets.	2217
PB172	Durnos Nurseries	SLA 100	3.59	1	2	2	RED	Durnos Nurseries site which is located in an area of flood risk.	70
PB226	Land East Of Sheepy Road, Atherstone	SLA 76	15.43	1	2	3	RED	Whilst this site would usually represent a logical northward extension to settlement in a desirable location, the site is located within an area of flood risk.	301
PB227	Land East Of Holly Lane, Atherstone	SLA 77	11.27	1	2	3	RED	Greenfield land which is located within an area of flood risk.	220
PB228	Land West Of Holly Lane, Atherstone	SLA 78	24.66	1	2	3	RED	Predominantly open fields in proximity to Aldi distribution centre for Aldi and some modern residential development. The site is located within an area of flood risk.	481
PB231	Site 2 North A5/ Whittington Lane, Atherstone	SLA 83 (2)	2.77	3	1	2	RED	Site with excellent defensible boundaries which is currently used for a range of agricultural and residential uses. Site appears to be in multiple ownership.	54
PB233	Site 4 North A5/Whittington Lane, Atherstone	SLA 83(4)	12.17	2	1	2	RED	Predominantly greenfield site with excellent defensible boundaries. The western section of the site the comprises a woodland, boat lake and other commercial uses, but the eastern section of the site could be considered suitable for residential development, subject to the consideration of potential noise mitigation required as a result of the adjoining railway line to the north of the site. Ownership considerations means that the site is unlikely to be deliverable in the short term.	237
HARTSHILL									
PB007	24-26 Atherstone Road	-	0.29	3	3	3	GREEN	Buildings and hardstanding associated with existing business. Does not appear to be operational.	9
PB137	Land RO 145 Coleshill Road	PS30/SLA2/ SLA 122	1.79	3	3	3	GREEN	Overgrown and unused land which has the potential to enhance the street scene, subject to TPO considerations.	38
PB186	Land At Moorwood Lane	SLA 124	2.9	3	3	3	GREEN	Large greenfield site; largely unused. Formerly in industrial use; now reclaimed by nature.	57
PB187	Land Adj 14 Elm Way, Hartshill	SLA 125	0.33	3	3	3	GREEN	Steeply sloping greenfield site, largely overgrown and unused.	10
PB051	Land At Ansley Common	PS127	3.05	2	2	3	AMBER	Greenfield agricultural land adjacent to a dismantled railway which could be suitable for residential development, subject to the provision of suitable access (PB137 and/or PB186 are likely to need to come forward in the first instance). A PROW crosses the site.	59
PB055	Land At Plough Hill Road	PS139	6.84	3	2	2	AMBER	Large greenfield site on western edge of Hartshill. Access from west of site is narrow and, however there may also be potential for access from the north using additional land.	133
PB162	Land At Oldbury Road, Hartshill	PS90	8.15	2	2	3	AMBER	The site is partially in use as a livery. The highly undulating topography of this site, as well as the narrow access to the site would need to be carefully considered should this site be released for development.	159
PB212	Land At Hartshill Quarry	SLA 52	26.46	2	1	2	RED	Irregular shaped greenfield site containing areas of woodland, which is in agricultural land and recreational use (Windmill Sports and Social Club).	516
PB034	Land At Coleshill Road/Pipers Lane	PS101	13.22	2	2	1	RED	Large greenfield site, which is contains an area of woodland to the east of the site. The site is removed from the existing settlement.	258
PB223	Land At Moorwood Lane	SLA 71	10.66	2	2	1	RED	The site comprises a dense woodland with areas of hardstanding. A PROW intersects the site.	207

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
KINGSBURY									
PB105	Land At Islington Cottage	PS202	0.26	3	3	3	GREEN	A small site which would require the demolition of an existing dwelling or third party land to achieve access. The redevelopment of site is unlikely to generate a large yield and therefore is possibly unachievable.	8
PB113	Land Off Brick Kiln Lane	PS209	7.91	3	3	3	GREEN	A logical, albeit disproportionate greenfield site east of Hurley, which has the potential to accommodate additional residential development.	154
PB205	Land Off Tamworth Road, Wood End	SLA 31	0.26	3	3	3	GREEN	Site is constrained by residential to the north and heavy industry to the south. The heavy industry is likely to reduce the attractiveness to the market.	8
PB201	Land At Knowle Hill, Hurley	SLA 20	4.12	3	3	3	GREEN	A logical greenfield site west of Hurley, which is surrounded by development on three sides, and has the potential to accommodate residential uses.	81
PB022	115 Tamworth Road And Land Behind	FD0846 / PS63	0.94	2	2	2	AMBER	Assumed open land behind house - no formal access. Could be suitable for a small backland infill scheme subject to access.	25
PB024	Land off Rush Lane	-	6.82	3	3	2	AMBER	Greenfield infill site with residential to the north and heavy industry to the south. The heavy industry is a bad neighbour and may reduce the attractiveness of the site to the market. A PROW intersects the site.	133
PB196	Land At Wood End	SLA 15	15.55	3	2	2	AMBER	Greenfield site, which although may could be suitable for development, the development of the land in its entirety could impact on the character of Wood End.	303
PB188	Forest Edge, Edge Hill, Wood End	SLA 13	2.78	2	2	2	AMBER	Paddock land with detached homes on either sides The site is surrounded by woodland and is slightly removed from the main settlement.	54
PB062	Land At Pumping Station, Hurley	PS154	0.36	2	2	3	AMBER	Greenfield site containing various trees surrounding a pumping station. The site is slightly segregated from the existing settlement and development on this site could impact upon the openness of the countryside.	11
PB157	Land At Holly Farm, Hurley	PS85B	7.32	2	2	3	AMBER	Greenfield site which is partly used as an allotment. This large site is considered to be on the "wrong side" of Knowle Hill and may impact on the openness of the countryside if the site was to be developed in its entirety.	143
PB159	Land Off Tamworth Road (West) Wood End	PS87A	24.6	3	2	2	AMBER	Site appears to be disproportionately large for small settlement.	480
PB160	Land At Tamworth Road (East), Wood End	PS87B	18.53	3	2	2	AMBER	Greenfield site which contains a small area of woodland. The site appears to be disproportionately large for the settlement.	362
PB177	Land Rear Of Boulters Lane Wood End	SLA 11 (part)/ SLA 327	0.67	2	2	2	AMBER	Site is currently in use as Spline Gorges and therefore is unavailable for residential development. The site could be appropriate for residential uses however.	18
PB101	Spline Guage, Picaddily	PS197	0.82	3	3	2	AMBER	The site is in use as Spline Gauges metal works and therefore unavailable for residential development in the short term. The site could be appropriate for residential uses however.	22
PB207	Land Adj Ralph Crescent	SLA 40	16.97	1	2	2	RED	Irregular shaped greenfield site containing a pylon and overhead lines. The site is bounded by a river to the west and is in an area of high flood risk.	331
PB158	Land At Heanley Lane, Hurley	PS86	57.9	1	2	2	RED	This would represent a disproportionately large development for a small settlement.	1129
PB138	Land At Tamworth Road, Kingsbury	PS32/FD0837/SLA 10	7.91	1	2	2	RED	Greenfield site containing a pylon and overhead power lines. Although site is adjacent to existing residential development south of the site, access to this site is constrained. The site is partially in Flood Zone 3.	154
PB238	Land At Tamworth Road	SLA10 (Revised site July 13)	5.62	1	2	2	RED	Predominantly greenfield site south of M42 which represents a bad neighbour. Access would require third party land/ PB138 to come forward in the first instance, which itself has its own access own access constraints. The site is partially in Flood Zone 3.	110
NEWTON REGIS									
PB174	Manor/Baddons Farm, Newton Regis	SLA 103	1.38	3	3	3	GREEN	Dilapidated agricultural buildings located close to centre of village which appears to be vacant. The site is suitable for agricultural use subject to heritage impact considerations.	33
PB173	Land Seckington Lane/ Main Street	SLA 102	0.27	3	3	3	GREEN	Small development parcel which could round off the settlement if developed. There is a section of trees on site and an overhead line running across a small section of the site.	8
PB175	Ro Henneys Pond, Newton Regis	SLA 104	0.78	3	3	2	AMBER	Open land with PROW intersecting the site. It would be preferable if the land to the south of the site was also included if used for residential purposes to allow for adequate access.	21
PB016	Land Adj Hames Lane, Newton Regis	SLA 105	2.98	3	2	1	RED	Greenfield site currently in agricultural use. The site would be too large for the settlement if developed in its entirety and may impact upon the character of settlement.	58
NORTH-EAST LITTLE PACKING									
PB069	Land Off Stonebridge Road	PS165	12.92	1	2	1	RED	Isolated greenfield site currently in pastoral use. The site is does not adjoin any existing settlement and therefore residential development on this site would be incompatible with its surroundings. This is not a sustainable site for residential development as there are no surrounding services/amenities.	252
PB109	Brick Hill Farm	PS206	4.81	1	3	1	RED	Isolated greenfield site containing a single vacant house surrounded by M42 and M6 motorways, A446 and large roundabouts. The site is does not adjoin any existing settlement and therefore residential development on this site would be incompatible with its surroundings. There would be significant highways safety and residential amenity concerns should this site be developed for residential uses.	94

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
POLESWORTH AND WARTON									
PB021	Land East Of Woodpack Farm	FD0505/ SLA 57	1.54	3	3	3	GREEN	Greenfield site on eastern edge of Polesworth, which would represent a logical development opportunity if developed for housing.	32
PB039	Former Polesworth Learning Centre	PS111	0.59	3	3	3	GREEN	Former site of the Polesworth Learning Centre which has now closed. The site could be suitable for residential uses.	16
PB082	Land At Austrey Road/Curlew Close	-	0.8	3	3	3	GREEN	Small scale greenfield site which if developed, could represent an appropriately sized residential development for Warton.	24
PB181	Land At Station Rd, Polesworth	SLA 118(2)	34.97	3	2	2	AMBER	Large site on wrong side of railway relative to the existing settlement.	682
PB032	Orton Road	PS01/SLA 28	1.91	3	2	2	AMBER	Greenfield site south of Orton Road and therefore perhaps on the "wrong side" of the settlement. The impact upon the character of the settlement would need to be thoughtfully considered, should this site be released for development.	40
PB038	Land Off Little Warton Road, Warton	PS110	1.3	2	2	2	AMBER	Backland greenfield site, which if developed could round off the settlement, subject to appropriate access.	31
PB058	Land At Station Road Farm	PS145	1.22	2	2	2	AMBER	Site currently used for grazing and stabling of horses and other agricultural uses. The site is segregated from the main settlement Polesworth by a railway line.	29
PB088	Land At Church Road	PS182	0.71	3	2	3	AMBER	Greenfield site on the western edge of the village, which forms part of a larger parcel of agricultural land. The site could be suitable for development subject to the installation of appropriate defensible boundaries to the north-west of the site.	19
PB090	Land At Austrey Road	PS184	4.38	3	2	3	AMBER	Logical rounding off site which could be suitable for residential development subject to access upgrades.	85
PB147	Land At Orton Road, Warton	PS78	2.51	3	2	3	AMBER	Arable land on western edge of Warton which is suitable for residential development.	49
PB146	Land Adj Nethersole Primary School	PS77	3.37	1	3	1	RED	Greenfield site adjacent to river and within flood zone. The site cannot be accessed without the demolition of a property on High Street north of the site.	66
PB180	Land At Station Rd, Polesworth	SLA 118(1)	22.5	1	2	1	RED	Large site on wrong side of railway relative to the existing settlement. The site is adjacent to a river to the north of the site and is partly in Flood Zone 3.	439
SHUSTOKE									
PB117	Old Recreation And Allotment, Coleshill Road	PS212	1.38	3	3	3	GREEN	A small-scale development site which is would represent a suitable and logical extension to the settlement.	33
PB170	Land Adj Green Farm, Shustoke	PS99	1.84	2	2	3	AMBER	The development of this site would represent a logical rounding to this settlement. Access is available via Back Lane and The Green, however these roads would require upgrading if proposed for residential development.	39
PB247	Land South Of Coleshill Road	SLA79 (Amended)	0.68	2	1	2	RED	The deliverability of this site is constrained as the site is likely to be in multiple ownership. Access within the site would also require the demolition of a house/ existing business.	19
SHUTTINGTON									
PB202	Manor Farm Buildings, Shuttington	SLA 22	1.46	3	2	3	AMBER	A small-scale development site which is would represent a suitable and logical extension to the settlement.	35
PB126	The Piggeries, Church Lane	PS221	0.95	2	3	2	AMBER	Logical extension to the settlement, which could be suitable for residential development subject to access upgrades.	26
PB192	Ro/ 2 Church Lane, Shuttington	SLA 142	0.27	2	2	2	AMBER	Residential development at this site is constrained by the large height differential between the site and Main Road to the east.	8
PB168	Land Off Shuttington Lane	PS96	0.43	2	2	1	RED	Development of this site is unachievable due to inadequate road access to the site.	13
PB135	Land At Alvecote Lane	PS230A	1.44	1	3	2	RED	Greenfield site surrounding a water body. The development of this site for residential uses would extend an already linear settlement and would substantially increase the size of Alvecote. The site is also unsuitable for development due to lying within an area of flood risk.	35
SUTTON COLDFIELD									
PB106	Land At Lindridge Road	PS203	6.71	2	3	1	RED	The site is isolated from surrounding development and faces significant noise constraints due to the adjoining motorway. The site is unsuitable for development.	131
WATER ORTON									
PB102	Land South Of Birmingham Road	PS198	7.23	3	3	3	GREEN	Greenfield edge of settlement site surrounding some existing residential development, which could be suitable for residential development.	141
PB179	Land Off Plank Lane/ Adjoining B'Ham Rd, W/O	SLA 116	9.59	3	3	3	GREEN	Logical infill site which is in close proximity to a range of local services and facilities. Any development on this site would require thoughtful planning to minimise the loss of mature trees PROW intersects site	187
PB049	Land At Marsh Lane	PS124 (Amended)	1.79	2	3	3	AMBER	Residential development on this site would represent a logical extension to the settlement. Site is adjacent to railway line and partly lies within an area of flood risk.	38
PB148	Land At Birmingham Road, Water Orton	PS79	4.78	3	1	2	RED	Site is in active commercial/retail for a range of uses including a garden nursery and an animal centre for vulnerable adults and therefore is unavailable for development. Planning permission for a farm shop and agricultural barn has recently been granted on the site.	93
PB048	Land At Marsh Lane	PS124 (Amended)	2.13	1	3	3	RED	Residential development on this site would represent a logical extension to the settlement if PB049 is developed in the first instance. Site is adjacent to railway line and lies within an area of flood risk.	42
PB096	Land Adj B4117 & A446	PS192	1.84	2	3	1	RED	Whilst this is a well contained site with good defensible boundaries, there is a pylon on the site which removes a significant proportion of the site for development. The site is bounded by the M42/M6 Toll motorway to the west and railway line to the north which would have a significant impact on residential amenity should this site be developed for residential uses. The site is also segregated from the main settlement.	39

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment	Total Theoretical Yield
WEST DORDON									
PB030	Land Off Tamworth Road	POL22	7.21	2	2	3	AMBER	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. The site is bounded by M42 west of the site.	141
PB025	Land off Tamworth Road	Land off Tamworth Road	2.52	3	2	2	AMBER	Land is in recreational use, and therefore the site could be suitable for new housing subject to the relocation of the existing recreational facilities.	49
PB165	Priory Farm, Robeys Lane	PS93	0.95	3	3	2	AMBER	Site comprises of a gated residential dwelling and associated land. The site is slightly removed from the existing settlement.	26
PB064	Land At Robeys Lane	PS158	62.07	2	1	2	RED	Extensive open land east of Tamworth Golf Club. Whilst the site is not immediately surrounded by housing but could potentially be strategic land release. The site contains a car circuit and in agricultural use and therefore likely to be in multiple ownership.	1210
PB031	Land at Green Lane	PS 57	10.23	1	2	3	RED	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. The site comprises good quality agricultural land. Low voltage power cables on site.	199
PB035	Land of Tamworth Road	PS102	48.56	1	2	3	RED	Extensive open land west of M42. Whilst the site is not immediately surrounded by housing but could potentially be strategic land release between edge of existing settlement and the motorway. The site comprises good quality agricultural land.	947
PB171	Land Off Robeys Lane	PSO 50(B)	22.85	1	2	3	RED	Extensive area of land. Would need to come forward in a phased sequence, along with PB035. The site comprises good quality agricultural land and scores poorly in terms of access to public transport.	446

APPENDIX 4: SITE ASSESSMENT BREAKDOWN

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Flood Risk Score	Heritage Asset Score	Established National / European Wildlife Site consideration	Area of Outstanding National Beauty Score	Local Wildlife Site Score	Major Infrastructure Score	Agricultural Land Score	Public Transport Score	Access to Local Facilities Score	Tree Protection Order Score	Air Quality Management Area Score	Site Access Score	Ground Conditions Score	Bad Neighbour Score	Gross Suitability Score	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
ANSLEY																							
PB193	Land east of Birmingham Road	SLA 147/FD0828	1.46	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Greenfield land, to the rear of existing properties which is currently in grazing use. Residential development here would represent a logical extension to the settlement.
PB245	Land at Village Farm, Birmingham Road	SLA58	1.26	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Predominately PDL land consisting of some vacant agricultural buildings and unutilised land which could represent an appropriate extension to the north of the settlement.
PB132	Land At Arley Lane	PS227	8.36	5	5	5	5	3	5	5	3	3	5	5	3	5	3	3	2	3	3	AMBER	Land south of Ansley, Oakridge Golf Club is located to the south and there is a railway line to the north of the site, which result in the site being removed from the main settlement of Ansley. Development of the site in its entirety would be incongruous with the existing settlement.
PB084	Land Adj Village Farm	PS178	1.23	5	5	5	5	5	5	5	3	3	5	5	4	5	3	3	3	3	2	AMBER	Greenfield site at northern entrance to the village. A PROW intersects site and there is a bus stop adjacent to the site. It would be preferable if site PB245 was redeveloped in the first instance.
PB010	Ansley Social Club And Land	PS231/ SLA 314	2.03	5	5	5	5	5	5	5	3	5	5	5	5	5	3	3	3	3	2	AMBER	Irregular shaped site which if developed would result in the loss of a social club (albeit the club premises is poorly maintained and there is evidence of declining interest). The frontage of the site on Birmingham Road is in close proximity to a range of services, however the associated land to the rear is situated in between a playing field and a golf club and so if the site was developed in its entirety, the development would infringe into the open countryside.
ARLEY																							
PB191	Land At Station Road, Arley	SLA 14	2.28	5	5	5	5	5	5	5	3	2	5	5	3	5	5	3	3	3	3	GREEN	Greenfield orchard site in a rural location. Whilst the site is considered suitable for development, development here could result in the coalescence of two areas of the settlement. In addition highways safety would need to be carefully considered at the intersection of Rectory Road, Station Road and Spring Hill.
PB124	Land At Dafferns Wood/Springhill	PS219	10.4	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	3	3	GREEN	Greenfield site in agricultural use. The development of this site could appropriately round off this settlement, subject to local wildlife considerations from the adjoining Daffern's Wood. There is a PROW and low voltage power lines which intersect the site.
PB006	Land at Spring Hill/Lamp Lane	PS71	0.43	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	3	3	GREEN	Small-scale greenfield infill site which could round off the settlement. There is a bus stop adjacent to the site on Spring Hill.
PB033	Land At New Arley	PS08	45.46	5	5	5	5	5	5	5	3	2	5	5	3	5	5	3	3	3	2	AMBER	Very large greenfield site south of Arley, which is currently in agricultural use and contains various trees and hedgerows. The development of the site in its entirety would represent a very large extension to the settlement. PROW intersects part of the site and there are low-voltage overhead lines across the site.
PB139	Windmill House	PS40	0.27	5	5	5	5	5	5	5	3	2	5	5	3	3	3	3	2	2	2	AMBER	Site currently contains a large detached house and adjoining garden. The site is adjacent to a railway track and any additional dwelling yield from this site would be limited. Planning permission for the erection of a single dwelling house on the site was refused in January 2008 (App: PAP/2007/0716).
PB215	Land at Church Lane	SLA 62	17.07	5	5	5	5	5	5	5	3	2	5	5	3	5	3	3	2	2	3	AMBER	Large greenfield site which is too large to be developed in its entirety and development would have a negative effect on the character of Arley and the openness of the landscape given long distance views from the site.
PB123	Land At The Kennels	PS218	0.34	5	5	5	5	5	5	5	3	2	5	5	3	5	3	3	2	3	2	AMBER	Backland site which is accessed via a narrow track. Access to the site is gated, but the site could represent a small extension to the settlement subject to footpath improvements.
AUSTREY																							
PB112	Land South Of Windmill Lane	PS208	0.89	5	5	5	5	5	5	5	3	3	5	5	4	5	5	3	3	3	3	GREEN	Infill site which would round off the settlement if developed. The site could be suitable for a small scale residential development.
PB131	Land At Appleby Hill/Windmill Lane	PS226	10.64	5	5	5	5	5	5	5	3	3	5	5	2	5	5	3	2	3	2	AMBER	PROW intersects site. Residential development on the entirety of the land would impact the character and form of the settlement. Significant access and footpath improvements would also be required.
PB053	Land At Headlands, Warton Lane	PS131	1.74	5	5	5	5	5	5	5	3	3	5	5	3	5	3	3	2	3	3	AMBER	Planning permission for 10 dwellings on part of the site allowed at appeal in November (PAP/2014/0302). There is also an existing dwelling on the site. The section of the site already benefiting from planning permission and the existing dwelling have been excluded from the assessment. The site is on a road bend and there may be visibility/splay/highways concerns if the site is allocated for development. There is also a sewage pumping station and electrical substation located on the bend of the site, which would need to be considered as part of any development proposals on the site.
PB206	The Croft Norton Hill	SLA 33	1.52	5	5	5	5	5	5	5	3	3	5	5	3	5	3	3	2	3	2	AMBER	Planning permission for 14 dwellings on part of the site granted (PAP/2014/0157) - this land has been excluded from the assessment. The topography of the site rises towards the north; there is a large height differential between the site and road. Norton Hill is a narrow track and therefore widening of this road would be required in order to facilitate access.
PB130	Land Off Appleby Hill	PS225	2.02	5	5	5	5	5	5	5	3	3	5	5	2	5	3	3	2	3	2	AMBER	Logical extension to the existing settlement but the site has poor access. The site may become suitable if land to south-west is also included. There is also significant height variation between site and road (c.2-3m) and no footpath on the site frontage.
BADDERSLEY ENSOR																							
PB224	Land R/O Church Farm, Baddesley Ensor	SLA 73	2.45	5	5	5	5	5	5	5	3	5	5	5	0	5	5	3	2	3	3	AMBER	Greenfield site which is in good proximity to a range of services and facilities. The site is suitable for development, subject to overcoming site access and topography considerations.
PB091	Land Adj Speedwell Lane	PS185	0.69	5	5	5	5	5	5	5	3	2	5	5	2	5	3	3	2	2	2	AMBER	Site in agricultural use and benefits from good defensible boundaries. Site is segregated from Baddesley Ensor via a tree belt and a bridge. Road access from underneath the bridge is constrained and significant upgrading would be required in order for this site to be considered suitable for residential development.
PB092	Land At Park Road/Rothmans Hill	PS186	1.28	5	5	5	5	5	5	5	3	2	5	5	2	5	3	3	2	2	2	AMBER	Site in agricultural use which benefits from good defensible boundaries. Site is segregated from the Baddesley Ensor settlement via a tree belt and a bridge. Road access from underneath the bridge is constrained and significant upgrading would be required in order for this site to be considered suitable for residential development.
COLESHILL																							
PB094	Ex Police Station, Park Road, Coleshill	PS19	0.58	5	5	5	5	5	5	5	3	5	5	5	5	5	5	3	3	3	3	GREEN	Site of a former police station which is available for redevelopment and has the potential to accommodate residential development subject to site clearance.
PB095	Ex Leisure Centre Site, Park Road, Coleshill	PS19	0.35	5	5	5	5	5	5	5	3	5	5	5	5	5	5	3	3	3	3	GREEN	Site of the former Coleshill Leisure Centre which has the potential to accommodate residential development subject to site clearance.
PB047	Land At Blytheways, Coleshill	PS123	1.3	5	5	5	5	5	5	5	3	5	5	5	5	5	5	3	3	2	2	AMBER	This site comprises large detached residential dwelling and its surrounding garden. Additional residential development in the gardens areas has the potential to round off the settlement.
PB240	Land At Grimstock Hill	SLA143	1.1	5	5	5	5	5	5	5	3	3	3	5	3	5	5	3	2	3	2	AMBER	Densely wooded area between dual carriageway and new housing. Clearance and access may present issues to development on this land.
CURDWORTH																							
PB087	Land At Kingsbury Road	PS179C	1.07	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	3	3	GREEN	Greenfield site with good defensible boundaries on the edge of Curdworth. The site is adjacent to residential dwellings and a pub car park and would make a logical extension to the settlement.
PB110	Land East Of Curdworth	PS207	8.11	5	5	5	5	5	5	5	3	3	3	5	3	5	3	3	3	3	3	GREEN	Logical edge of settlement which could be suitable for development subject to adequate noise mitigation from the motorway to the east. Low voltage power cables and a PROW intersects the site.
PB115	Land West Of Wishaw Lane	PS210	28.48	5	5	5	5	5	5	5	3	3	5	3	3	5	3	3	2	3	3	AMBER	Large greenfield site in currently in agricultural use. Whilst the site is close to facilities and services in Curdworth, the site is possibly too large to be developed in its entirety. PROW intersects site.
PB085	Land At Kingsbury Road	PS179A	1.01	5	5	5	5	5	5	5	3	3	5	3	5	5	0	3	2	2	3	AMBER	Small, well contained site which is currently in agricultural use. The site is slightly removed from the main settlement of Curdworth. The site is also less than 100m away from a sewerage plant.
PB222	Land At Junction 9, M42	SLA 70	7.64	5	5	5	5	5	5	5	3	3	5	5	5	5	3	3	3	2	3	AMBER	Greenfield with good defensible boundaries bounded by industrial uses and the motorway. The development of this site would round off the settlement but the site is perhaps more suited to employment purposes.
PB241	Land North Of Curdworth	SLA144 (Amended)	68.75	5	5	5	5	5	5	5	3	3	5	5	3	5	3	3	3	2	3	AMBER	Large greenfield site in agricultural use. Whilst the site is close to facilities and services in Curdworth, the site is too large to be developed in its entirety and development would have a negative effect on the character of the settlement. There is a pylon, associated overhead lines and water bodies on the site. There are also a number of PROWs intersecting the site.
PB086	Land At Kingsbury Road	PS179B	1.27	5	5	5	5	5	5	5	3	3	5	5	5	5	3	3	2	3	3	AMBER	Small, well contained infill site between a guest house and residential dwelling. The site is slightly removed from the main settlement of Curdworth.
PB237	EBIKE EMTIP Centre, Fairview Industrial Estate	SLA 99	0.7	5	5	5	5	5	5	5	3	3	5	5	5	3	3	3	2	2	1	RED	Brownfield industrial site in active industrial use, surrounded by industrial uses.
PB003	Hams Hall, Station B	PS109/SLA 202	20.09	5	5	5	5	5	5	5	3	0	5	5	3	0	0	3	1	3	2	RED	Large brownfield site which is surrounded by industrial uses. The site would be better suited to employment uses.
EAST DORDON																							
PB020	Land At Laurel Ave/Common Lane	FD0320/ SLA 66A	1.05	5	5	5	5	5	5	5	3	1	5	5	5	5	5	3	3	3	3	GREEN	Greenfield site which would represent a logical residential extension.
PB190	Former School, Grendon	SLA 138	1.88	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	3	3	GREEN	Area of hardstanding and remains of some cleared buildings. Site is fenced off, inaccessible to the public and would represent a logical rounding of the settlement, subject to highways considerations.
PB250	Land At Dordon (Revised)	SLA89	38.07	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Large greenfield site which has the potential to create a logical extension east of the settlement. A PROW intersects the site.
PB013	Land West Of Dordon	SLA 107	75.94	5	5	5	5	5	5	5	3	1	5	5	5	5	0	3	2	3	3	AMBER	Greenfield land west of Dordon, adjacent to M42 motorway junction. Consideration needs to be given to suitable noise mitigation measures, should this site be bought forward for development.
PB014	Land Off Spon Lane	SLA 69 (1A)	1.17	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	2	3	AMBER	Small scale residential opportunity site, which is now surrounded by built development following the construction of new dwellings north of the site. Residential development on this land will round off the settlement.
PB054	Glenfield, Dunns Lane	PS137	0.31	5	5	5	5	5	5	5	0	1	5	5	3	5	5	3	2	2	3	AMBER	Residential dwelling and associated land which is slightly removed from the main settlement. There is no footpath outside of the site entrance.
PB220	Dairy House Farm, Grendon	SLA 69(2)	48.25	5	5	5	5	5	5	5	3	2	5	5	3	5	3	3	2	2	3	AMBER	Large greenfield site, containing a small section of woodland north of Grendon. The site is bound by a railway line to the north and there is PROW which intersects the site.

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Flood Risk Score	Heritage Asset Score	Established National / European Wildlife Site Consideration	Area of Outstanding National Beauty Score	Local Wildlife Site Score	Major Infrastructure Score	Agricultural Land Score	Public Transport Score	Access to Local Facilities Score	Tree Protection Order Score	Air Quality Management Area Score	Site Access Score	Ground Conditions Score	Bad Neighbour Score	Gross Suitability Score	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
PB029	Land At St Helena/Dunns Lane	POL20	42.15	5	5	5	5	3	5	5	3	1	5	5	3	5	5	3	2	2	3	AMBER	Large greenfield site containing a large area of woodland, which is currently segregated from existing built up development. Nonetheless subject to access enhancements and highways upgrades, the development of this site has the potential to create a sustainable extension, if site PB250 east of the site comes forward for development in the first instance.
PB083	Spring Farm, Watling Street	PS177	11.36	5	5	5	5	3	5	5	3	2	3	5	5	5	5	3	2	2	2	AMBER	Predominately greenfield site in agricultural use with some associated agricultural buildings. The site has good defensible boundaries and could be appropriate for residential development, subject to local wildlife and TPO considerations.
PB154	Land Off Watling Street, Grendon	PS84A	25.82	2	5	5	5	3	5	5	3	1	5	5	5	5	5	3	2	2	3	AMBER	Large greenfield site with good defensible boundaries and direct access to A5 Watling Street. Mature trees, flood risk and landscape impact would need to be carefully considered as part of any development proposals for the site.
PB248	Land East Of Gypsy Lane	SLA80	17.35	2	5	5	5	5	5	5	3	1	5	5	5	5	3	2	3	3	AMBER	Large greenfield site which surrounds an active petrol station, shop and car sales garage on A5 Watling Street. Permire Brook and a tree boundary intersects the site, which would need to be carefully considered as part of any development proposals.	
PB251	Orchard Site	SLA89(4) / FD0883/2	38.88	5	5	5	5	3	5	5	3	1	5	5	5	5	5	3	2	3	3	AMBER	Large site to west of Dordon, which is heavily wooded, although could present a logical extension to the settlement. There are a number of PROW intersecting the site.
PB019	Land Adj Manor Close, Baddesley	SLA 151(3)/FD0314/2	0.8	5	5	5	5	5	5	5	3	2	5	5	0	5	0	3	3	2	3	AMBER	Access via Manor Close would require the felling of trees. Any development of this site is likely to be linear in nature and could impact on long distance views as the site has no defensible boundaries to the north-west.
PB176	Land West Of Birch Coppice - Hodgetts	SLA 108	3.61	5	5	5	5	5	5	5	3	0	5	5	5	5	3	3	2	2	3	AMBER	Greenfield site adjacent to commercial uses and allotments. The site would be better suited to employment uses rather than residential development.
PB198	Land West Of St Nicholas Estate	SLA 151(2) /FD0314/1	1.53	5	5	5	5	5	5	5	3	2	5	5	3	5	5	3	2	2	3	AMBER	Isolated site with poor road access and connectivity and therefore is currently unsuitable for residential development.
PB235	Land Adj 9 Carts Lane	SLA 86/ PS07	0.39	5	5	5	5	5	5	5	3	2	5	5	0	5	3	3	2	3	2	AMBER	Small infill site with extremely poor accessibility off a narrow lane. The site is covered with trees and vegetation.
PB243	Land At Dunns Lane, Dordon	PS60/SLA 165	2.13	5	5	5	5	3	5	5	3	1	5	5	0	5	5	3	2	2	2	AMBER	Isolated site with poor road access and connectivity and therefore is currently unsuitable for residential development without site PB250 is developed in the first instance or significant highways access improvements.
PB068	Land At The Common, Dordon	PS163	1.93	5	5	5	5	5	5	5	3	1	5	5	3	5	5	3	2	2	1	RED	Large greenfield site situated between the M42 motorway to the east and Dordon to the west. Development of this site has the potential to create a sustainable urban extension which has its own identity. Residential development on this site would need to come forward as part of a comprehensively designed and masterplanned scheme, which carefully considers the noise impacts of the adjoining motorway and the topography of the land rises which towards the north-east.
PB155	Land Off Penmire Close, Grendon	PS84B	6.21	5	5	5	5	5	5	5	3	1	5	5	0	5	5	3	3	2	1	RED	Greenfield site which has relatively open boundaries. The site would need to come forward with adjoining land to enable adequate access to the site.
PB046	Land At Greenacres, Watling Street	PS122	0.59	1	5	5	5	5	5	5	3	1	5	5	5	3	5	3	1	2	2	RED	Site is currently in residential use and has the potential to yield limited additional dwellings. The site lies within an area of flood risk.
PB234	Watling Street, Grendon	SLA 85	1.02	1	5	5	5	5	5	5	3	1	5	5	5	5	4	3	1	2	3	RED	Part greenfield/part previously developed site which is currently in use as agricultural storage area. The site lies within an area of flood risk.
PB119	Land Off The Crescent	PS214	8.4	5	5	5	5	5	5	5	3	1	5	5	0	5	5	3	2	3	1	RED	Greenfield site which contains a water body towards the north-west of the site. The site cannot be accessed without third party land or the demolition of an adjoining property.
FILLONGLEY																							
PB037	Land At Coventry Road	PS106 (AMENDED)	2.09	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Greenfield site with good defensible boundaries which appears suitable for residential development. Site is adjacent to Fillongley Village Hall.
PB236	Land At Cov/Nuneaton Road, Fillongley	SLA 91	7.11	2	5	5	5	5	5	5	3	3	5	5	5	5	5	3	2	3	3	AMBER	Edge of settlement greenfield site with good defensible boundaries. Low voltage power lines, a PROW and a water course which runs through the site. The development of this site in its entirety would represent a disproportionate extension to the existing settlement.
GRENDON & ATHERSTONE																							
PB015	Britannia Mill, Coleshill Rd, Atherstone	-	0.41	5	3	5	5	5	5	5	5	1	5	5	5	3	3	3	2	3	2	AMBER	Vacant/dilapidated red brick building and associated land. Potentially suitable for redevelopment, although possible viability issue. May need some remediation works and to consider impact on heritage assets
PB183	Land At Westwood Road/Herring Road	SLA 120/PS03/FD0843	0.8	5	5	5	5	3	5	5	3	1	5	5	5	5	3	3	2	3	3	AMBER	Greenfield land containing trees and vegetation south of modern residential development. The site is generally suitable and achievable and would form a logical continuation of housing along Herring Road. A buffer from the train line to the north-east of the site would be required.
PB093	Site At Nuneaton Road, Mancetter	PS187/ SLA 264	8.73	5	5	5	5	5	5	5	3	1	5	5	3	5	3	3	2	3	3	AMBER	Large greenfield site south-east of Atherstone, with strong defensible boundaries. Area of trees/woodland within the site. A buffer from the train line to the south-west of the site would be required.
PB225	Land Adj Ath Station And South Merevale Road	SLA 75	4.86	5	5	5	5	5	5	5	5	1	5	5	5	5	5	3	3	2	2	AMBER	Narrow but logical development site in close walking distance to Atherstone railway station. The majority of the site is in use as an allotment, but a smaller section of the site which in use as a livery could be considered suitable for residential purposes.
PB230	Site 1 Land North A5/Whittington Lane, Atherstone	SLA 83 (1)	2.33	5	5	5	5	5	5	5	5	1	5	5	3	5	3	3	3	2	3	AMBER	Small greenfield site with good defensible boundaries from the railway line to the north and canal to the south. There is a significant decline in levels between the site and its access from Holly Lane. It is unlikely that adequate visibility splays can be achieved from the site access on Holly Lane owing to the railway bridge north of the site.
PB232	Site 3 North A5/Whittington Lane	SLA 83(3)	0.98	5	5	5	5	5	5	5	5	1	5	5	3	5	3	3	3	2	3	AMBER	Small greenfield site with good defensible boundaries from the railway line to the north and canal to the south. There is a significant decline in levels between the site and its access from Holly Lane. The site could be appropriate for redevelopment subject to highways safety and visibility considerations.
PB118	Land North Of A5, Whittington Farm	PS213	113.69	4	3	5	5	5	5	5	3	2	5	5	5	5	0	3	2	1	1	RED	Extremely large site in agricultural use with a railway line and canal which intersect the site. Development of this site has the potential to create a sustainable urban extension which has its own identity, but may contribute to the coalescence of Grendon and Atherstone. Residential development on this site would need to come forward as part of a comprehensively designed and master planned scheme, which considers flood risk and heritage assets.
PB172	Dumos Nurseries	SLA 100	3.59	0	5	5	5	5	5	5	3	1	5	5	5	5	5	3	1	2	2	RED	Dumos Nurseries site which is located in an area of flood risk.
PB226	Land East Of Sheepy Road, Atherstone	SLA 76	15.43	0	5	5	5	5	5	5	3	1	5	5	5	5	5	3	1	2	3	RED	Whilst this site would usually represent a logical northward extension to settlement in a desirable location, the site is located within an area of flood risk.
PB227	Land East Of Holly Lane, Atherstone	SLA 77	11.27	0	5	5	5	5	5	5	3	1	5	5	5	5	5	3	1	2	3	RED	Greenfield land which is located within an area of flood risk.
PB228	Land West Of Holly Lane, Atherstone	SLA 78	24.66	0	5	5	5	5	5	5	0	1	5	5	3	5	5	3	1	2	3	RED	Predominantly open fields in proximity to Aldi distribution centre for Aldi and some modern residential development. The site is located within an area of flood risk.
PB231	Site 2 North A5/ Whittington Lane, Atherstone	SLA 83 (2)	2.77	5	5	5	5	5	5	5	5	1	5	5	5	5	3	3	3	1	2	RED	Site with excellent defensible boundaries which is currently used for a range of agricultural and residential uses. Site appears to be in multiple ownership.
PB233	Site 4 North A5/Whittington Lane, Atherstone	SLA 83(4)	12.17	5	5	5	5	3	5	5	5	1	5	5	5	5	3	3	2	1	2	RED	Predominantly greenfield site with excellent defensible boundaries. The western section of the site the comprises a woodland, boat lake and other commercial uses, but the eastern section of the site could be considered suitable for residential development, subject to the consideration of potential noise mitigation required as a result of the adjoining railway line to the north of the site. Ownership considerations means that the site is unlikely to be deliverable in the short term.
HARTSHILL																							
PB007	24-26 Atherstone Road	-	0.29	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	3	3	GREEN	Buildings and handstanding associated with existing business. Does not appear to be operational.
PB137	Land RO 145 Coleshill Road	PS30/SLA2/ SLA 122	1.79	5	5	5	5	5	5	5	3	2	3	5	5	5	5	3	3	3	3	GREEN	Overgrown and unused land which has the potential to enhance the street scene, subject to TPO considerations.
PB186	Land At Moorwood Lane	SLA 124	2.9	5	5	5	5	5	5	5	3	2	5	5	5	3	5	3	3	3	3	GREEN	Large greenfield site; largely unused. Formerly in industrial use; now reclaimed by nature.
PB187	Land Adj 14 Elm Way, Hartshill	SLA 125	0.33	5	5	5	5	5	5	5	0	2	5	5	5	5	5	3	3	3	3	GREEN	Steeply sloping greenfield site, largely overgrown and unused.
PB051	Land At Anslay Common	PS127	3.05	5	5	5	5	5	5	5	3	2	5	5	0	5	5	3	2	2	3	AMBER	Greenfield agricultural land adjacent to a dismantled railway which could be suitable for residential development, subject to the provision of suitable access (PB137 and/or PB186 are likely to need to come forward in the first instance). A PROW crosses the site.
PB055	Land At Plough Hill Road	PS139	6.84	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	2	2	AMBER	Large greenfield site on western edge of Hartshill. Access from west of site is narrow and, however there may also be potential for access from the north using additional land.
PB162	Land At Oldbury Road, Hartshill	PS90	8.15	5	5	5	5	5	5	5	0	2	5	5	3	3	5	3	2	2	3	AMBER	The site is partially in use as a livery. The highly undulating topography of this site, as well as the narrow access to the site would need to be carefully considered should this site be released for development.
PB212	Land At Hartshill Quarry	SLA 52	26.46	5	5	5	5	3	5	5	3	2	5	5	5	5	5	3	2	1	2	RED	Irregular shaped greenfield site containing areas of woodland, which is in agricultural land and recreational use (Windmill Sports and Social Club).
PB034	Land At Coleshill Road/Pipers Lane	PS101	13.22	5	5	5	5	3	5	5	3	2	5	5	5	3	3	3	2	2	1	RED	Large greenfield site, which contains an area of woodland to the east of the site. The site is removed from the existing settlement.
PB223	Land At Moorwood Lane	SLA 71	10.66	5	5	5	5	5	5	5	3	2	3	5	0	5	5	3	2	2	1	RED	The site comprises a dense woodland with areas of handstanding. A PROW intersects the site.

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Flood Risk Score	Heritage Asset Score	Established National / European Wildlife Site consideration	Area of Outstanding National Beauty Score	Local Wildlife Site Score	Major Infrastructure Score	Agricultural Land Score	Public Transport Score	Access to Local Facilities Score	Tree Protection Order Score	Air Quality Management Area Score	Site Access Score	Ground Conditions Score	Bad Neighbour Score	Gross Suitability Score	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
KINGSBURY																							
PB105	Land At Islington Cottage	PS202	0.26	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	3	3	GREEN	A small site which would require the demolition of an existing dwelling or third party land to achieve access. The redevelopment of site is unlikely to generate a large yield and therefore is possibly unachievable.
PB113	Land Off Brick Kiln Lane	PS209	7.91	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	A logical, albeit disproportionate greenfield site east of Hurley, which has the potential to accommodate additional residential development.
PB205	Land Off Tamworth Road, Wood End	SLA 31	0.26	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Site is constrained by residential to the north and heavy industry to the south. The heavy industry is likely to reduce the attractiveness to the market.
PB201	Land At Knowle Hill, Hurley	SLA 20	4.12	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	A logical greenfield site west of Hurley, which is surrounded by development on three sides, and has the potential to accommodate residential uses.
PB022	115 Tamworth Road And Land Behind	FD0846 / PS63	0.94	5	5	5	5	5	5	5	3	3	5	5	0	5	5	3	2	2	2	AMBER	Assumed open land behind house - no formal access. Could be suitable for a small backland infill scheme subject to access.
PB024	Land off Rush Lane	-	6.82	5	5	5	5	5	5	5	3	2	5	5	5	5	3	3	3	3	2	AMBER	Greenfield infill site with residential to the north and heavy industry to the south. The heavy industry is a bad neighbour and may reduce the attractiveness of the site to the market. A PROW intersects the site.
PB196	Land At Wood End	SLA 15	15.55	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	2	2	AMBER	Greenfield site, which although may could be suitable for development, the development of the land in its entirety could impact on the character of Wood End.
PB188	Forest Edge, Edge Hill, Wood End	SLA 13	2.78	5	5	5	5	3	5	5	3	3	5	5	5	5	5	3	2	2	2	AMBER	Paddock land with detached homes on either sides The site is surrounded by woodland and is slightly removed from the main settlement.
PB062	Land At Pumping Station, Hurley	PS154	0.36	5	5	5	5	5	5	5	3	3	5	5	5	3	3	3	2	2	3	AMBER	Greenfield site containing various trees surrounding a pumping station. The site is slightly segregated from the existing settlement and development on this site could impact upon the openness of the countryside.
PB157	Land At Holly Farm, Hurley	PS858	7.32	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	2	2	3	AMBER	Greenfield site which is partly used as an allotment. This large site is considered to be on the "wrong side" of Knowle Hill and may impact on the openness of the countryside if the site was to be developed in its entirety.
PB159	Land Off Tamworth Road (West) Wood End	PS87A	24.6	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	2	2	AMBER	Site appears to be disproportionately large for small settlement.
PB160	Land At Tamworth Road (East), Wood End	PS87B	18.53	5	5	5	5	3	5	5	3	3	5	5	5	5	5	3	3	2	2	AMBER	Greenfield site which contains a small area of woodland. The site appears to be disproportionately large for the settlement.
PB177	Land Rear Of Boulters Lane Wood End	SLA 11 (part)/ SLA 327	0.67	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	2	2	2	AMBER	Site is currently in use as Spline Gorges and therefore is unavailable for residential development. The site could be appropriate for residential uses however.
PB101	Spline Guage, Picaddilly	PS197	0.82	5	5	5	5	5	5	5	3	3	5	5	5	0	3	3	3	3	2	AMBER	The site is in use as Spline Gauges metal works and therefore unavailable for residential development in the short term. The site could be appropriate for residential uses however.
PB207	Land Adj Ralph Crescent	SLA 40	16.97	0	5	5	5	5	5	5	3	2	5	5	0	5	3	3	1	2	2	RED	Irregular shaped greenfield site containing a pylon and overhead lines. The site is bounded by a river to the west and is in an area of high flood risk.
PB158	Land At Heanley Lane, Hurley	PS86	57.9	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	1	2	2	RED	This would represent a disproportionately large development for a small settlement.
PB138	Land At Tamworth Road, Kingsbury	PS32/FD0837/SLA 10	7.91	2	5	5	5	5	5	5	3	2	5	5	0	5	3	3	1	2	2	RED	Greenfield site containing a pylon and overhead power lines. Although site is adjacent to existing residential development south of the site, access to this site is constrained. The site is partially in Flood Zone 3.
PB238	Land At Tamworth Road	SLA10 (Revised site July 13)	5.62	2	5	5	5	5	5	5	3	2	5	5	0	5	3	3	1	2	2	RED	Predominantly greenfield site south of M42 which represents a bad neighbour. Access would require third party land/ PB138 to come forward in the first instance, which itself has its own access own access constraints. The site is partially in Flood Zone 3.
NEWTON REGIS																							
PB174	Manor/Baddons Farm, Newton Regis	SLA 103	1.38	5	3	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	Dilapidated agricultural buildings located close to centre of village which appears to be vacant. The site is suitable for agricultural use subject to heritage impact considerations.
PB173	Land Seckington Lane/ Main Street	SLA 102	0.27	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	3	3	GREEN	Small development parcel which could round off the settlement if developed. There is a section of trees on site and an overhead line running across a small section of the site.
PB175	Ro Henneys Pond, Newton Regis	SLA 104	0.78	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	3	2	AMBER	Open land with PROW intersecting the site. It would be preferable if the land to the south of the site was also included if used for residential purposes to allow for adequate access.
PB016	Land Adj Hames Lane, Newton Regis	SLA 105	2.98	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	2	1	RED	Greenfield site currently in agricultural use. The site would be too large for the settlement if developed in its entirety and may impact upon the character of settlement.
NORTH-EAST LITTLE PACKING																							
PB069	Land Off Stonebridge Road	PS165	12.92	5	5	3	5	5	3	5	0	0	5	5	3	5	0	2	1	2	1	RED	Isolated greenfield site currently in pastoral use. The site is does not adjoin any existing settlement and therefore residential development on this site would be incompatible with its surroundings. This is not a sustainable site for residential development as there are no surrounding services/amenities.
PB109	Brick Hill Farm	PS206	4.81	5	5	5	5	5	3	5	0	0	5	3	5	5	0	3	1	3	1	RED	Isolated greenfield site containing a single vacant house surrounded by M42 and M6 motorways, A446 and large roundabouts. The site is does not adjoin any existing settlement and therefore residential development on this site would be incompatible with its surroundings. There would be significant highways safety and residential amenity concerns should this site be developed for residential uses.
POLESWORTH AND WARTON																							
PB021	Land East Of Woodpack Farm	FD0505/ SLA 57	1.54	5	5	5	5	5	5	5	0	1	5	5	5	5	5	3	3	3	3	GREEN	Greenfield site on eastern edge of Polesworth, which would represent a logical development opportunity if developed for housing.
PB039	Former Polesworth Learning Centre	PS111	0.59	5	5	5	5	5	5	5	5	3	5	5	5	5	3	3	3	3	3	GREEN	Former site of the Polesworth Learning Centre which has now closed. The site could be suitable for residential uses.
PB082	Land At Austrey Road/Curlew Close	-	0.8	5	5	5	5	5	5	5	3	2	5	5	5	5	5	3	3	3	3	GREEN	Small scale greenfield site which if developed, could represent an appropriately sized residential development for Warton.
PB181	Land At Station Rd, Polesworth	SLA 118(2)	34.97	5	5	5	5	5	5	5	5	1	5	5	5	5	3	3	2	2	2	AMBER	Large site on wrong side of railway relative to the existing settlement.
PB032	Orton Road	PS01/SLA 28	1.91	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	2	2	AMBER	Greenfield site south of Orton Road and therefore perhaps on the "wrong side" of the settlement. The impact upon the character of the settlement would need to be thoughtfully considered should this site be released for development.
PB038	Land Off Little Warton Road, Warton	PS110	1.3	5	5	5	5	5	5	5	3	3	5	5	0	5	3	3	2	2	2	AMBER	Backland greenfield site, which if developed could round off the settlement, subject to appropriate access.
PB058	Land At Station Road Farm	PS145	1.22	5	5	5	5	5	5	5	5	1	5	5	5	5	3	3	2	2	2	AMBER	Site currently used for grazing and stabling of horses and other agricultural uses. The site is segregated from the main settlement Polesworth by a railway line.
PB088	Land At Church Road	PS182	0.71	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	2	3	AMBER	Greenfield site on the western edge of the village, which forms part of a larger parcel of agricultural land. The site could be suitable for development subject to the installation of appropriate defensible boundaries to the north-west of the site.
PB090	Land At Austrey Road	PS184	4.38	5	5	5	5	5	5	5	3	3	5	5	3	5	5	3	3	2	3	AMBER	Logical rounding off site which could be suitable for residential development subject to access upgrades.
PB147	Land At Orton Road, Warton	PS78	2.51	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	2	3	AMBER	Arable land on western edge of Warton which is suitable for residential development.
PB146	Land Adj Nethersole Primary School	PS77	3.37	0	5	5	5	5	5	5	5	1	5	5	0	5	5	2	1	3	1	RED	Greenfield site adjacent to river and within flood zone. The site cannot be accessed without the demolition of a property on High Street north of the site.
PB180	Land At Station Rd, Polesworth	SLA 118(1)	22.5	0	5	5	5	5	5	5	5	1	5	5	5	5	3	2	1	2	1	RED	Large site on wrong side of railway relative to the existing settlement. The site is adjacent to a river to the north of the site and is partly in Flood Zone 3.
SHUSTOKE																							
PB117	Old Recreation And Allotment, Coleshill Road	PS212	1.38	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	3	3	GREEN	A small-scale development site which is would represent a suitable and logical extension to the settlement.
PB170	Land Adj Green Farm, Shustoke	PS99	1.84	5	3	5	5	5	5	5	3	3	5	5	3	5	5	3	2	2	3	AMBER	The development of this site would represent a logical rounding to this settlement. Access is available via Back Lane and The Green, however these roads would require upgrading if proposed for residential development.
PB247	Land South Of Coleshill Road	SLA79 (Amended)	0.68	5	3	5	5	5	5	5	3	3	5	5	3	3	5	3	2	1	2	RED	The deliverability of this site is constrained as the site is likely to be in multiple ownership. Access within the site would also require the demolition of a house/ existing business.

PBA Site Reference	Site Address	NW Site Reference	Site Area (Ha)	Flood Risk Score	Heritage Asset Score	Established National / European Wildlife Site consideration	Area of Outstanding National Beauty Score	Local Wildlife Site Score	Major Infrastructure Score	Agricultural Land Score	Public Transport Score	Access to Local Facilities Score	Tree Protection Order Score	Air Quality Management Area Score	Site Access Score	Ground Conditions Score	Bad Neighbour Score	Gross Suitability Score	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
SHUTTINGTON																							
PB202	Manor Farm Buildings, Shuttington	SLA 22	1.46	5	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	2	3	AMBER	A small-scale development site which is would represent a suitable and logical extension to the settlement.
PB126	The Piggeries, Church Lane	PS221	0.95	5	5	5	5	5	5	5	3	3	5	5	0	3	5	3	2	3	2	AMBER	Logical extension to the settlement, which could be suitable for residential development subject to access upgrades.
PB192	Ro/ 2 Church Lane, Shuttington	SLA 142	0.27	5	5	5	5	5	5	5	3	3	5	5	3	5	0	3	2	2	2	AMBER	Residential development at this site is constrained by the large height differential between the site and Main Road to the east.
PB168	Land Off Shuttington Lane	PS96	0.43	5	5	5	5	5	5	5	3	3	5	5	0	5	5	3	2	2	1	RED	Development of this site is unachievable due to inadequate road access to the site.
PB135	Land At Alvecote Lane	PS230A	1.44	0	5	3	5	5	5	5	3	0	5	5	3	5	3	2	1	3	2	RED	Greenfield site surrounding a water body. The development of this site for residential uses would extend an already linear settlement and would substantially increase the size of Alvecote. The site is also unsuitable for development due to lying within an area of flood risk.
SUTTON COLDFIELD																							
PB106	Land At Lindridge Road	PS203	6.71	4	5	5	5	5	5	5	0	0	5	3	5	5	0	3	2	3	1	RED	The site is isolated from surrounding development and faces significant noise constraints due to the adjoining motorway. The site is unsuitable for development.
WATER ORTON																							
PB102	Land South Of Birmingham Road	PS198	7.23	5	5	5	5	5	5	5	5	2	5	3	5	5	5	3	3	3	3	GREEN	Greenfield edge of settlement site surrounding some existing residential development, which could be suitable for residential development.
PB179	Land Off Plank Lane/ Adjoining B'Ham Rd, W/O	SLA 116	9.59	5	5	5	5	5	5	5	5	2	3	5	5	5	5	3	3	3	3	GREEN	Logical infill site which is in close proximity to a range of local services and facilities. Any development on this site would require thoughtful planning to minimise the loss of mature trees. PROW intersects site
PB049	Land At Marsh Lane	PS124 (Amended)	1.79	4	5	5	5	5	5	5	5	2	5	5	3	5	3	3	2	3	3	AMBER	Residential development on this site would represent a logical extension to the settlement. Site is adjacent to railway line and partly lies within an area of flood risk.
PB148	Land At Birmingham Road, Water Orton	PS79	4.78	5	5	5	5	5	5	5	5	2	5	5	5	3	5	3	3	1	2	RED	Site is in active commercial/retail for a range of uses including a garden nursery and an animal centre for vulnerable adults and therefore is unavailable for development. Planning permission for a farm shop and agricultural barn has recently been granted on the site.
PB048	Land At Marsh Lane	PS124 (Amended)	2.13	1	5	5	5	3	5	5	5	2	5	5	5	5	3	3	1	3	3	RED	Residential development on this site would represent a logical extension to the settlement if PB049 is developed in the first instance. Site is adjacent to railway line and lies within an area of flood risk.
PB096	Land Adj B4117 & A446	PS192	1.84	5	5	5	5	5	3	5	3	2	5	5	5	3	0	3	2	3	1	RED	Whilst this is a well contained site with good defensible boundaries, there is a pylon on the site which removes a significant proportion of the site for development. The site is bounded by the M42/M6 Toll motorway to the west and railway line to the north which would have a significant impact on residential amenity should this site be developed for residential uses. The site is also segregated from the main settlement.
WEST DORDON																							
PB030	Land Off Tamworth Road	POL22	7.21	5	5	5	5	5	5	3	3	2	5	5	5	5	3	3	2	2	3	AMBER	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. The site is bounded by M42 west of the site.
PB025	Land off Tamworth Road	Land off Tamworth Road	2.52	5	5	5	5	5	5	5	3	2	5	5	5	5	3	3	3	2	2	AMBER	Land is in recreational use, and therefore the site could be suitable for new housing subject to the relocation of the existing recreational facilities.
PB165	Priory Farm, Robeys Lane	PS93	0.95	5	5	5	5	5	5	5	3	2	5	5	5	5	3	3	3	2	2	AMBER	Site comprises of a gated residential dwelling and associated land. The site is slightly removed from the existing settlement.
PB064	Land At Robeys Lane	PS158	62.07	5	5	5	5	3	5	4	3	2	3	5	5	5	3	3	2	1	2	RED	Extensive open land east of Tamworth Golf Club. Whilst the site is not immediately surrounded by housing but could potentially be strategic land release. The site contains a car circuit and is agricultural use and therefore likely to be in multiple ownership.
PB031	Land at Green Lane	PS 57	10.23	5	5	5	5	5	5	0	3	2	5	5	5	5	3	2	1	2	3	RED	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. The site comprises good quality agricultural land. Low voltage power cables on site.
PB035	Land of Tamworth Road	PS102	48.56	5	5	5	5	5	5	0	3	2	5	5	5	5	3	2	1	2	3	RED	Extensive open land west of M42. Whilst the site is not immediately surrounded by housing but could potentially be strategic land release between edge of existing settlement and the motorway. The site comprises good quality agricultural land.
PB171	Land Off Robeys Lane	PSO 50(B)	22.85	5	5	5	5	3	5	0	0	2	3	5	5	5	3	3	1	2	3	RED	Extensive area of land. Would need to come forward in a phased sequence, along with PB035. The site comprises good quality agricultural land and scores poorly in terms of access to public transport.

APPENDIX 5: THEORETICAL YIELD PHASING TABLE

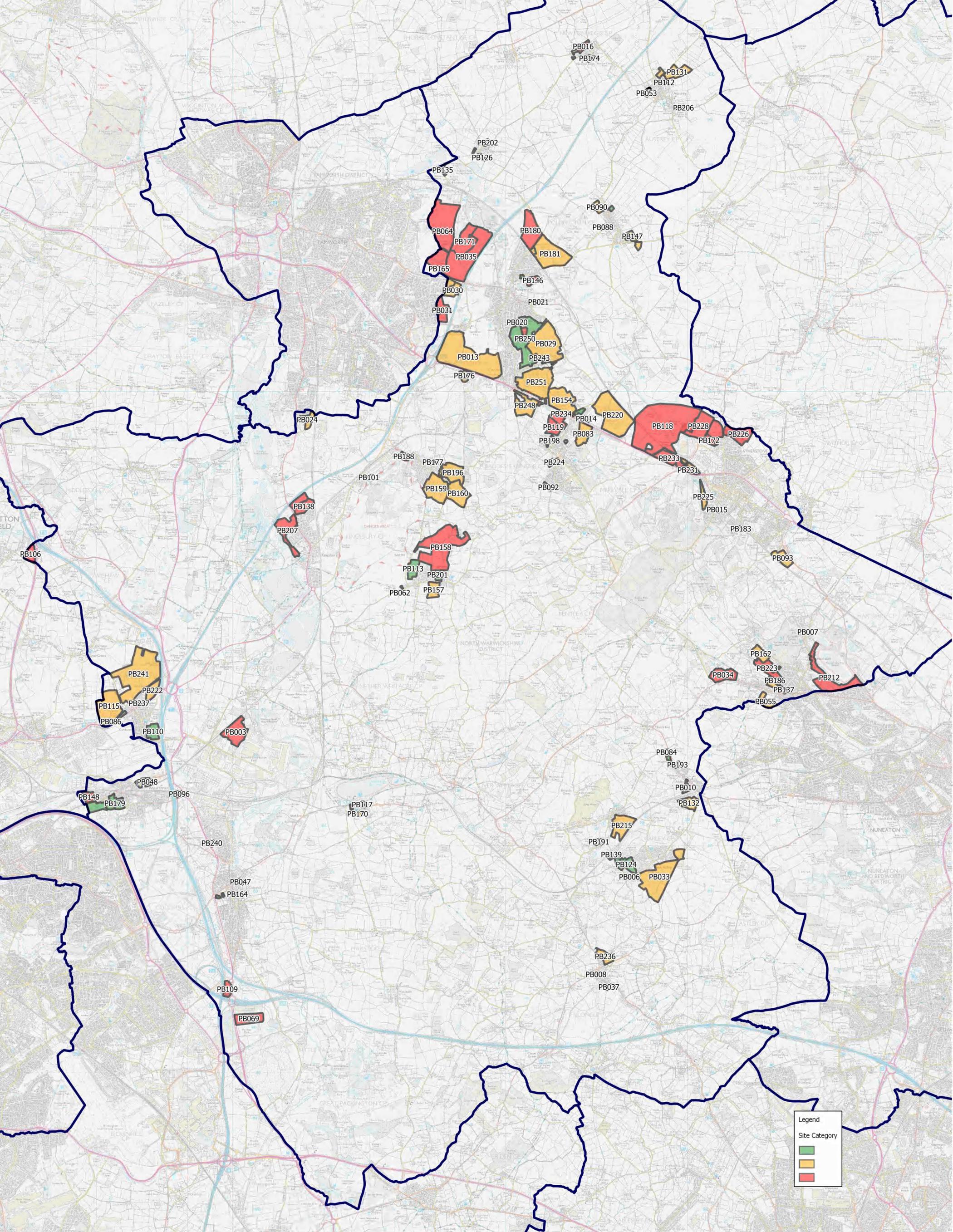
Site Address	PBA Site Reference	NW Site Reference	Green Belt	Overall Site Category	Theoretical Total Yield	Years 0 - 5	Years 6 - 10	Years 11 - 15	Years 15+
Land at Spring Hill/Lamp Lane	PB006	PS71	Green Belt	GREEN	13	13			
Land At Coventry Road	PB037	PS106 (AMENDED)	Green Belt	GREEN	41	41			
Land At Kingsbury Road	PB087	PS179C	Green Belt	GREEN	26	26			
Land South Of Birmingham Road	PB102	PS198	Green Belt	GREEN	141	141			
Land East Of Curdworth	PB110	PS207	Green Belt	GREEN	158	158			
Land Off Brick Kiln Lane	PB113	PS209	Green Belt	GREEN	154	154			
Old Recreation And Allotment, Coleshill Road	PB117	PS212	Green Belt	GREEN	33	33			
Land At Dafferns Wood/Springhill	PB124	PS219	Green Belt	GREEN	203	203			
Land Off Plank Lane/ Adjoining B'Ham Rd, W/O	PB179	SLA 116	Green Belt	GREEN	187	187			
Land At Station Road, Arley	PB191	SLA 14	Green Belt	GREEN	44	44			
Land At Knowle Hill, Hurley	PB201	SLA 20	Green Belt	GREEN	80	80			
24-26 Atherstone Road	PB007	-	Not Green Belt	GREEN	9	9			
Land At Laurel Ave/Common Lane	PB020	FD0320/ SLA 66A	Not Green Belt	GREEN	25	25			
Land East Of Woodpack Farm	PB021	FD0505/ SLA 57	Not Green Belt	GREEN	32	32			
Former Polesworth Learning Centre	PB039	PS111	Not Green Belt	GREEN	16	16			
Land At Austrey Road/Curlew Close	PB082	-	Not Green Belt	GREEN	24	24			
Ex Police Station, Park Road, Coleshill	PB094	PS19	Not Green Belt	GREEN	16	16			
Ex Leisure Centre Site, Park Road, Coleshill	PB095	PS19	Not Green Belt	GREEN	11	11			
Land At Islington Cottage	PB105	PS202	Not Green Belt	GREEN	8	8			
Land South Of Windmill Lane	PB112	PS208	Not Green Belt	GREEN	24	24			
Land RO 145 Coleshill Road	PB137	PS30/SLA2/ SLA 122	Not Green Belt	GREEN	38	38			
Land Seckington Lane/ Main Street	PB173	SLA 102	Not Green Belt	GREEN	8	8			
Manor/Baddons Farm, Newton Regis	PB174	SLA 103	Not Green Belt	GREEN	33	33			
Land At Moorwood Lane	PB186	SLA 124	Not Green Belt	GREEN	57	57			
Land Adj 14 Elm Way, Hartshill	PB187	SLA 125	Not Green Belt	GREEN	10	10			
Former School, Grendon	PB190	SLA 138	Not Green Belt	GREEN	39	39			
Land east of Birmingham Road	PB193	SLA 147/FD0828	Not Green Belt	GREEN	35	35			
Land Off Tamworth Road, Wood End	PB205	SLA 31	Not Green Belt	GREEN	8	8			
Land at Village Farm, Birmingham Road	PB245	SLA58	Not Green Belt	GREEN	25	25			
Land At Dordon (Revised)	PB250	SLA89	Not Green Belt	GREEN	742	250	250	242	
Ansley Social Club And Land	PB010	PS231/ SLA 314	Green Belt	AMBER	40	-	40		
Land At New Arley	PB033	PS08	Green Belt	AMBER	886	-	250	250	386
Land At Marsh Lane	PB049	PS124 (Amended)	Green Belt	AMBER	38	-	38		
Land At Pumping Station, Hurley	PB062	PS154	Green Belt	AMBER	11	-	11		
Land Adj Village Farm	PB084	PS178	Green Belt	AMBER	30	-	30		
Land At Kingsbury Road	PB085	PS179A	Green Belt	AMBER	24	-	24		
Land At Kingsbury Road	PB086	PS179B	Green Belt	AMBER	30	-	30		
Land West Of Wishaw Lane	PB115	PS210	Green Belt	AMBER	555	-	250	250	55
Land At The Kennels	PB123	PS218	Green Belt	AMBER	10	-	10		
Land At Arley Lane	PB132	PS227	Green Belt	AMBER	163	-	163		
Windmill House	PB139	PS40	Green Belt	AMBER	8	-	8		
Land At Holly Farm, Hurley	PB157	PS85B	Green Belt	AMBER	143	-	143		
Land Off Tamworth Road (West) Wood End	PB159	PS87A	Green Belt	AMBER	480	-	250	230	
Land Adj Green Farm, Shustoke	PB170	PS99	Green Belt	AMBER	39	-	39		
Forest Edge, Edge Hill, Wood End	PB188	SLA 13	Green Belt	AMBER	54	-	54		
Land at Church Lane	PB215	SLA 62	Green Belt	AMBER	333	-	250	83	
Land At Junction 9, M42	PB222	SLA 70	Green Belt	AMBER	149	-	149		
Land At Cov/Nuneaton Road, Fillongley	PB236	SLA 91	Green Belt	AMBER	139	-	139		
Land North Of Curdworth	PB241	SLA144 (Amended)	Green Belt	AMBER	1,341	-	250	250	841
Hams Hall, Station B	PB003	PS109/SLA 202	Green Belt	RED	392	-	-	250	142
Land At Marsh Lane	PB048	PS124 (Amended)	Green Belt	RED	42	-	-	42	
Land Off Stonebridge Road	PB069	PS165	Green Belt	RED	252	-	-	250	2

Site Address	PBA Site Reference	NW Site Reference	Green Belt	Overall Site Category	Theoretical Total Yield	Years 0 - 5	Years 6 - 10	Years 11 - 15	Years 15+
Land Adj B4117 & A446	PB096	PS192	Green Belt	RED	39	-	-	39	
Land At Lindridge Road	PB106	PS203	Green Belt	RED	131	-	-	131	
Brick Hill Farm	PB109	PS206	Green Belt	RED	94	-	-	94	
Land At Tamworth Road, Kingsbury	PB138	PS32/FD0837/SLA 10	Green Belt	RED	154	-	-	154	
Land At Birmingham Road, Water Orton	PB148	PS79	Green Belt	RED	93	-	-	93	
Land At Heanley Lane, Hurley	PB158	PS86	Green Belt	RED	1,129	-	-	250	879
Land Adj Ralph Crescent	PB207	SLA 40	Green Belt	RED	331	-	-	250	81
Land At Tamworth Road	PB238	SLA10 (Revised site July 13	Green Belt	RED	110	-	-	110	
Land West Of Dordon	PB013	SLA 107	Not Green Belt	AMBER	1,481	-	250	250	981
Land Off Spon Lane	PB014	SLA 69 (1A)	Not Green Belt	AMBER	28	-	28		
Britannia Mill, Coleshill Rd, Atherstone	PB015	-	Not Green Belt	AMBER	12	-	12		
Land Adj Manor Close, Baddesley	PB019	SLA 151(3)/FD0314/2	Not Green Belt	AMBER	22	-	22		
115 Tamworth Road And Land Behind	PB022	FD0846 / PS63	Not Green Belt	AMBER	25	-	25		
Land off Rush Lane	PB024	-	Not Green Belt	AMBER	133	-	133		
Land off Tamworth Road	PB025	Land off Tamworth Road	Not Green Belt	AMBER	49	-	49		
Land At St Helena/Dunns Lane	PB029	POL20	Not Green Belt	AMBER	822	-	250	250	322
Land Off Tamworth Road	PB030	POL22	Not Green Belt	AMBER	141	-	141		
Orton Road	PB032	PS01/SLA 28	Not Green Belt	AMBER	40	-	40		
Land Off Little Warton Road, Warton	PB038	PS110	Not Green Belt	AMBER	31	-	31		
Land At Blytheways, Coleshill	PB047	PS123	Not Green Belt	AMBER	31	-	31		
Land At Ansley Common	PB051	PS127	Not Green Belt	AMBER	59	-	59		
Land At Headlands, Warton Lane	PB053	PS131	Not Green Belt	AMBER	37	-	37		
Glenfield, Dunns Lane	PB054	PS137	Not Green Belt	AMBER	9	-	9		
Land At Plough Hill Road	PB055	PS139	Not Green Belt	AMBER	133	-	133		
Land At Station Road Farm	PB058	PS145	Not Green Belt	AMBER	29	-	29		
Spring Farm, Watling Street	PB083	PS177	Not Green Belt	AMBER	222	-	222		
Land At Church Road	PB088	PS182	Not Green Belt	AMBER	19	-	19		
Land At Austrey Road	PB090	PS184	Not Green Belt	AMBER	85	-	85		
Land Adj Speedwell Lane	PB091	PS185	Not Green Belt	AMBER	19	-	19		
Land At Park Road/Rothmans Hill	PB092	PS186	Not Green Belt	AMBER	31	-	31		
Site At Nuneaton Road, Mancetter	PB093	PS187/ SLA 264	Not Green Belt	AMBER	170	-	170		
Spline Guage, Picaddily	PB101	PS197	Not Green Belt	AMBER	22	-	22		
The Piggeries, Church Lane	PB126	PS221	Not Green Belt	AMBER	26	-	26		
Land Off Appleby Hill	PB130	PS225	Not Green Belt	AMBER	39	-	39		
Land At Appleby Hill/Windmill Lane	PB131	PS226	Not Green Belt	AMBER	207	-	207		
Land At Orton Road, Warton	PB147	PS78	Not Green Belt	AMBER	49	-	49		
Land Off Watling Street, Grendon	PB154	PS84A	Not Green Belt	AMBER	503	-	250	250	3
Land At Tamworth Road (East), Wood End	PB160	PS87B	Not Green Belt	AMBER	361	-	250	111	
Land At Oldbury Road, Hartshill	PB162	PS90	Not Green Belt	AMBER	159	-	159		
Priory Farm, Robeys Lane	PB165	PS93	Not Green Belt	AMBER	26	-	26		
Ro Henneys Pond, Newton Regis	PB175	SLA 104	Not Green Belt	AMBER	21	-	21		
Land West Of Birch Coppice - Hodgetts	PB176	SLA 108	Not Green Belt	AMBER	70	-	70		
Land Rear Of Boulters Lane Wood End	PB177	SLA 11 (part)/ SLA 327	Not Green Belt	AMBER	18	-	18		
Land At Station Rd, Polesworth	PB181	SLA 118(2)	Not Green Belt	AMBER	682	-	250	250	182
Land At Westwood Road/Herring Road	PB183	SLA 120/PS03/FD0843	Not Green Belt	AMBER	22	-	22		
Ro/ 2 Church Lane, Shuttington	PB192	SLA 142	Not Green Belt	AMBER	8	-	8		
Land At Wood End	PB196	SLA 15	Not Green Belt	AMBER	303	-	250	53	
Land West Of St Nicholas Estate	PB198	SLA 151(2) /FD0314/1	Not Green Belt	AMBER	32	-	32		
Manor Farm Buildings, Shuttington	PB202	SLA 22	Not Green Belt	AMBER	35	-	35		
The Croft Norton Hill	PB206	SLA 33	Not Green Belt	AMBER	32	-	32		
Dairy House Farm, Grendon	PB220	SLA 69(2)	Not Green Belt	AMBER	941	-	250	250	441
Land R/O Church Farm, Baddesley Ensor	PB224	SLA 73	Not Green Belt	AMBER	48	-	48		

Site Address	PBA Site Reference	NW Site Reference	Green Belt	Overall Site Category	Theoretical Total Yield	Years 0 - 5	Years 6 - 10	Years 11 - 15	Years 15+
Land Adj Ath Station And South Merevale Road	PB225	SLA 75	Not Green Belt	AMBER	95	-	95		
Site 1 Land North A5/ Whittington Lane, Atherstone	PB230	SLA 83 (1)	Not Green Belt	AMBER	45	-	45		
Site 3 North A5/Whittington Lane	PB232	SLA 83(3)	Not Green Belt	AMBER	26	-	26		
Land Adj 9 Carts Lane	PB235	SLA 86/ PS07	Not Green Belt	AMBER	12	-	12		
Land At Grimstock Hill	PB240	SLA143	Not Green Belt	AMBER	26	-	26		
Land At Dunns Lane, Dordon	PB243	PS60/SLA 165	Not Green Belt	AMBER	42	-	42		
Land East Of Gypsy Lane	PB248	SLA80	Not Green Belt	AMBER	338	-	250	88	
Orchard Site	PB251	SLA89(4) / FD0883/2	Not Green Belt	AMBER	758	-	250	250	258
Land Adj Hames Lane, Newton Regis	PB016	SLA 105	Not Green Belt	RED	58	-	-	58	
Land at Green Lane	PB031	PS 57	Not Green Belt	RED	199	-	-	199	
Land At Coleshill Road/Pipers Lane	PB034	PS101	Not Green Belt	RED	258	-	-	250	8
Land of Tamworth Road	PB035	PS102	Not Green Belt	RED	947	-	-	250	697
Land At Greenacres, Watling Street	PB046	PS122	Not Green Belt	RED	16	-	-	16	
Land At Robeys Lane	PB064	PS158	Not Green Belt	RED	1,210	-	-	250	960
Land At The Common, Dordon	PB068	PS163	Not Green Belt	RED	41	-	-	41	
Land North Of A5, Whittington Farm	PB118	PS213	Not Green Belt	RED	2,217	-	-	250	1,967
Land Off The Crescent	PB119	PS214	Not Green Belt	RED	164	-	-	164	
Land At Alvecote Lane	PB135	PS230A	Not Green Belt	RED	35	-	-	35	
Land Adj Nethersole Primary School	PB146	PS77	Not Green Belt	RED	66	-	-	66	
Land Off Penmire Close, Grendon	PB155	PS84B	Not Green Belt	RED	121	-	-	121	
Land Off Shuttington Lane	PB168	PS96	Not Green Belt	RED	13	-	-	13	
Land Off Robeys Lane	PB171	PSO 50(B)	Not Green Belt	RED	446	-	-	250	196
Durnos Nurseries	PB172	SLA 100	Not Green Belt	RED	70	-	-	70	
Land At Station Rd, Polesworth	PB180	SLA 118(1)	Not Green Belt	RED	439	-	-	250	189
Land At Hartshill Quarry	PB212	SLA 52	Not Green Belt	RED	516	-	-	250	266
Land At Moorwood Lane	PB223	SLA 71	Not Green Belt	RED	208	-	-	208	
Land East Of Sheepy Road, Atherstone	PB226	SLA 76	Not Green Belt	RED	301	-	-	250	51
Land East Of Holly Lane, Atherstone	PB227	SLA 77	Not Green Belt	RED	220	-	-	220	
Land West Of Holly Lane, Atherstone	PB228	SLA 78	Not Green Belt	RED	481	-	-	250	231
Site 2 North A5/ Whittington Lane, Atherstone	PB231	SLA 83 (2)	Not Green Belt	RED	54	-	-	54	
Site 4 North A5/Whittington Lane, Atherstone	PB233	SLA 83(4)	Not Green Belt	RED	237	-	-	237	
Watling Street, Grendon	PB234	SLA 85	Not Green Belt	RED	24	-	-	24	
EBIKE EMTP Centre, Fairview Industrial Estate	PB237	SLA 99	Not Green Belt	RED	19	-	-	19	
Land South Of Coleshill Road	PB247	SLA79 (Amended)	Not Green Belt	RED	18	-	-	18	
TOTAL					26,432	1,748	7,013	8,533	9,138

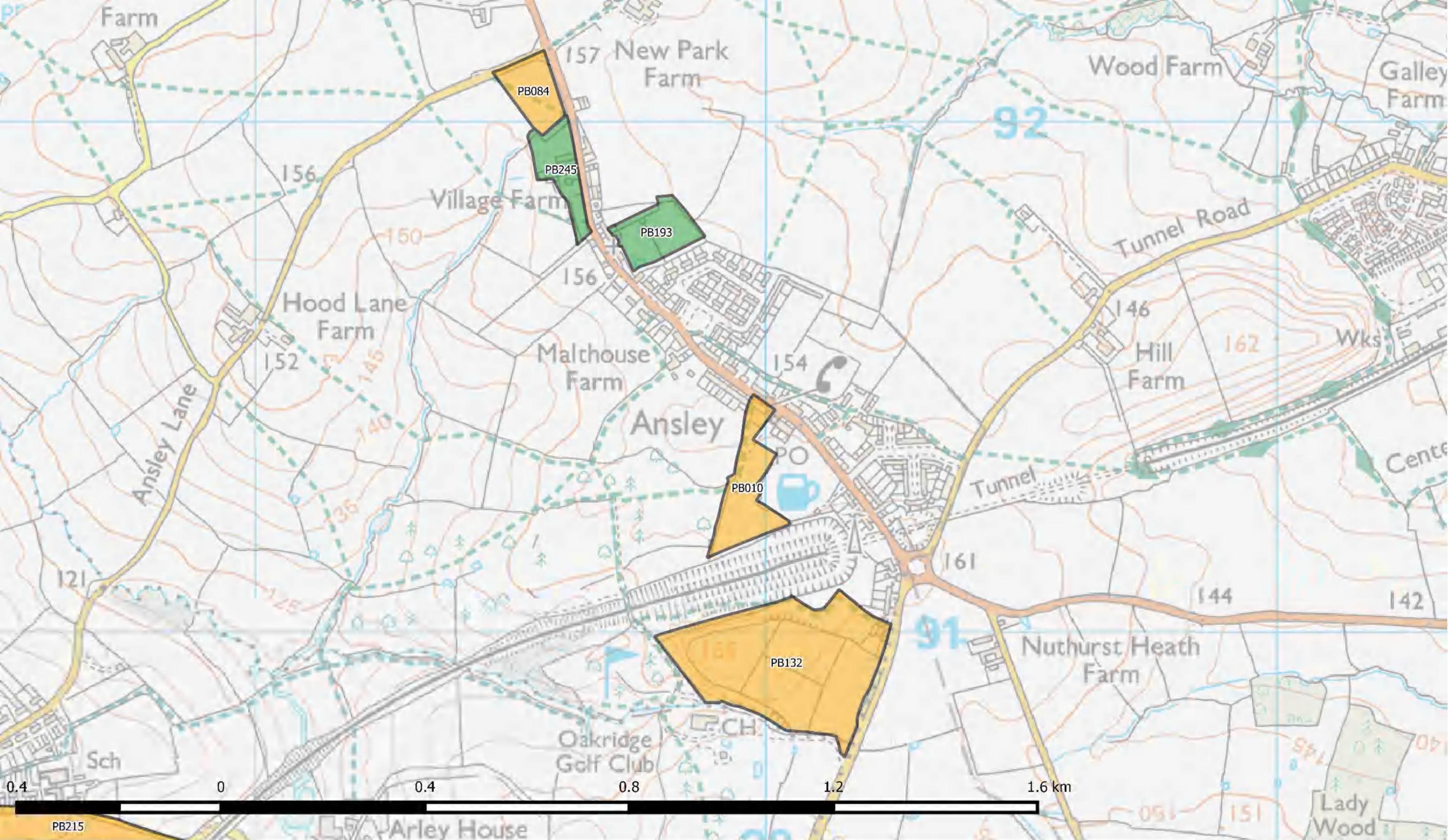
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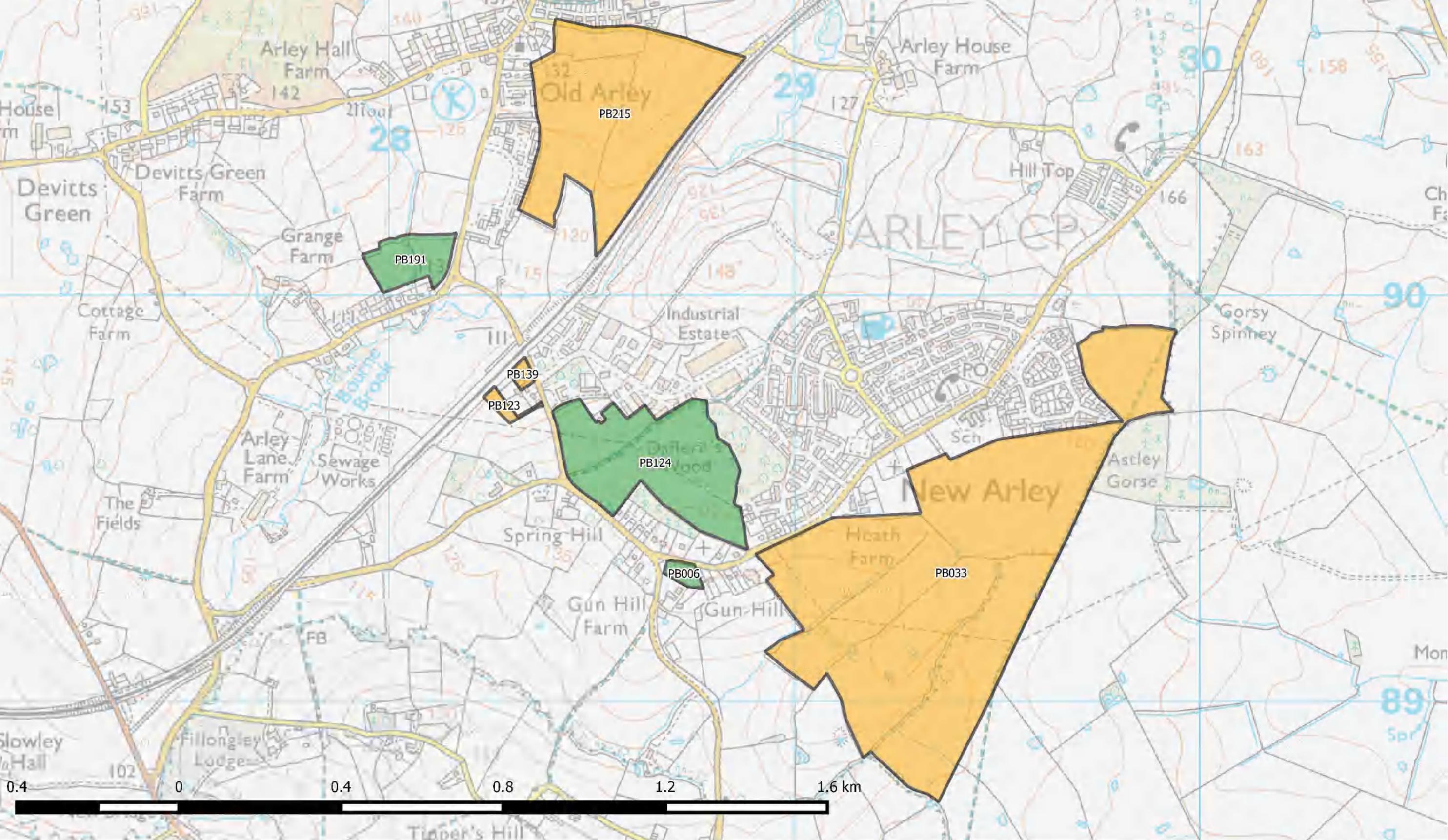
APPENDIX 6: SITE PLANS

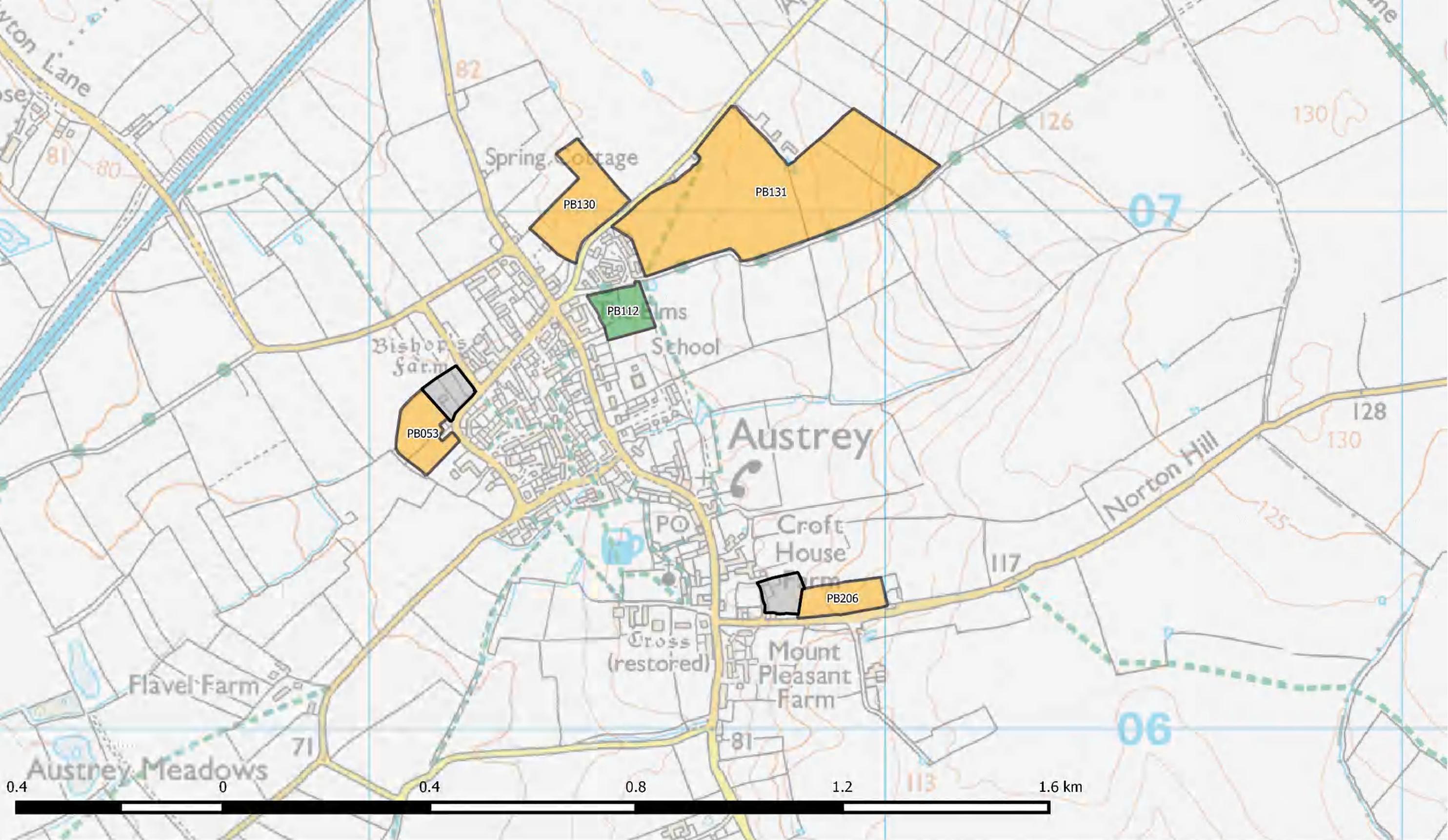


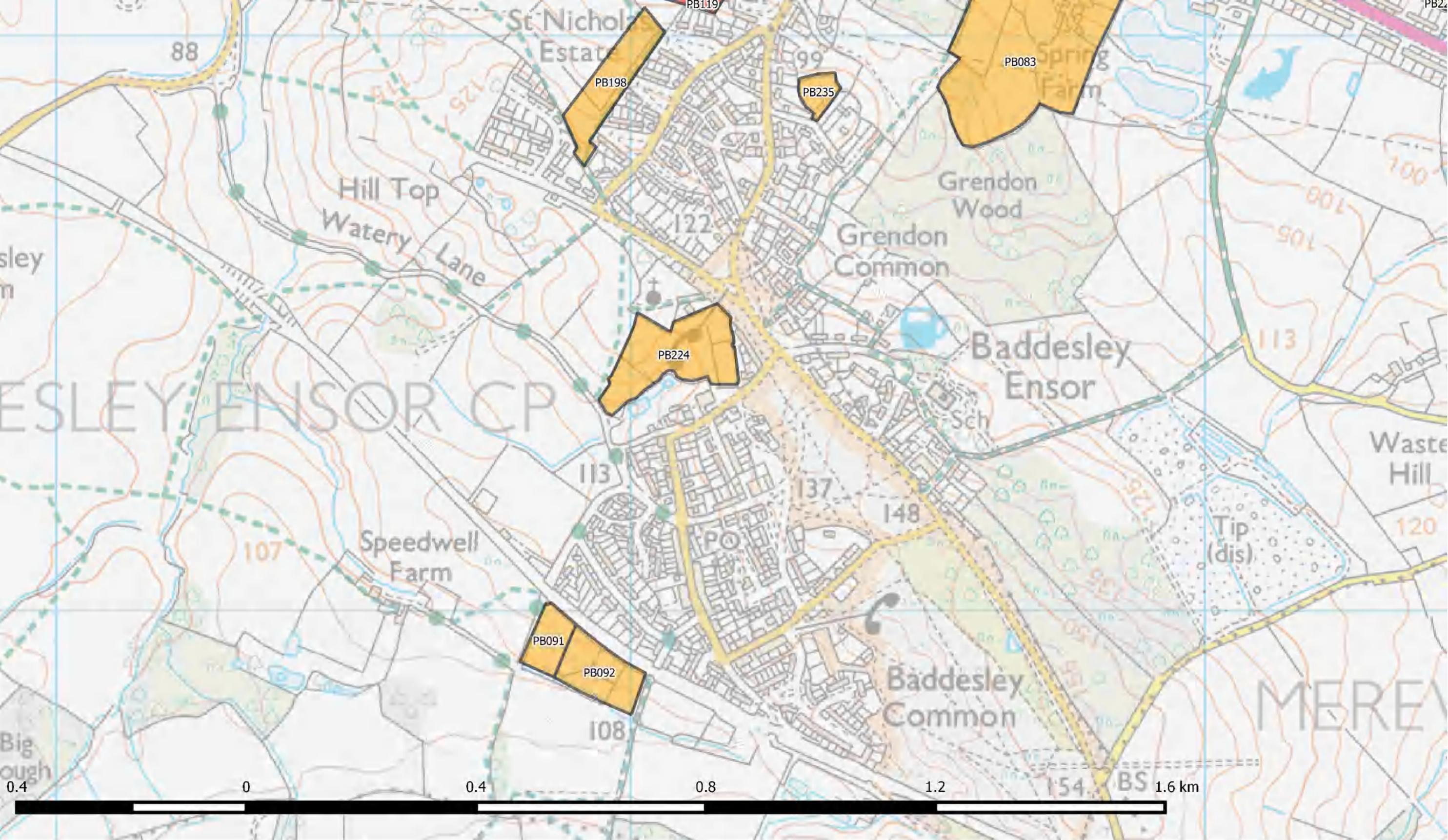
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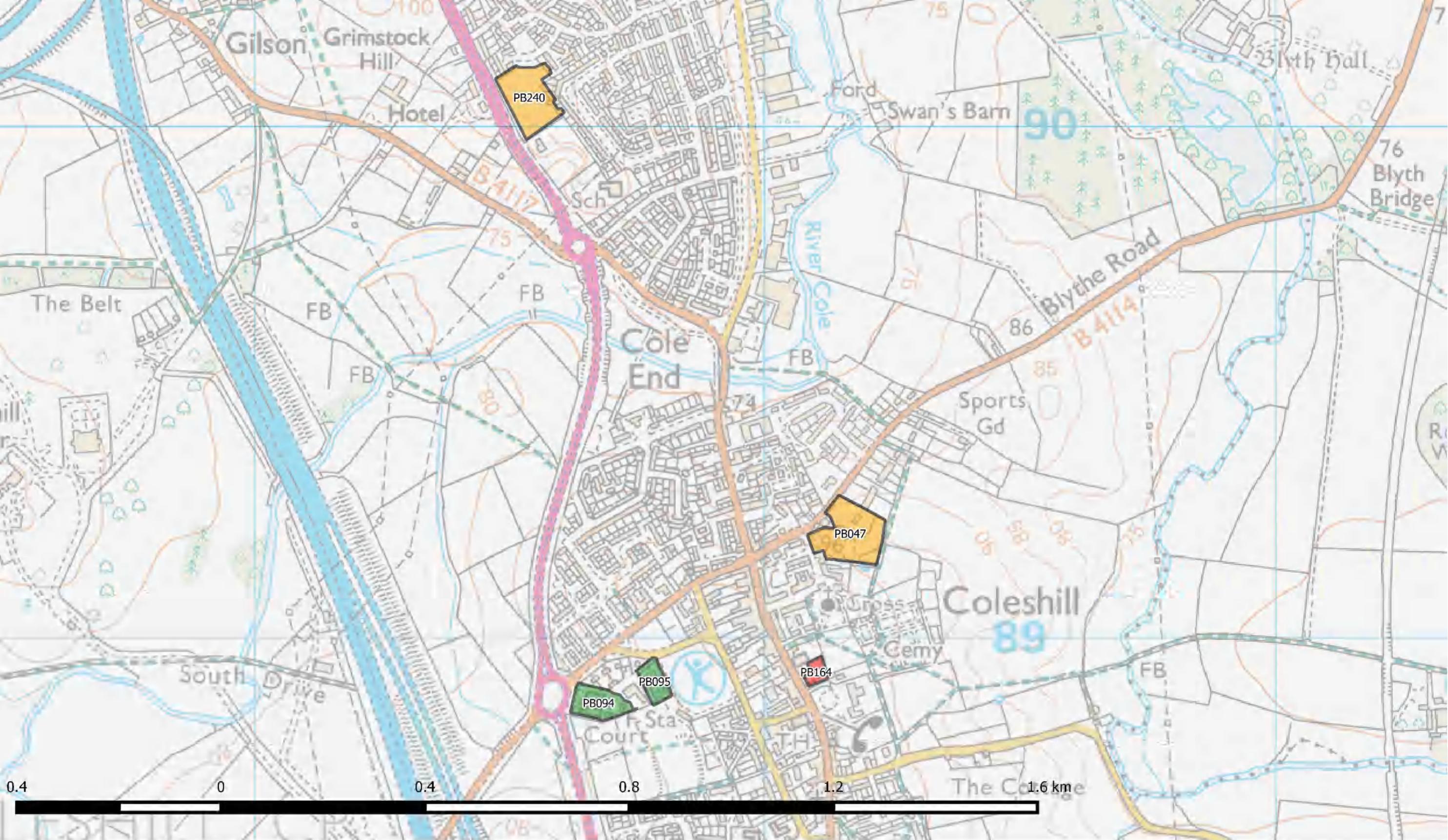
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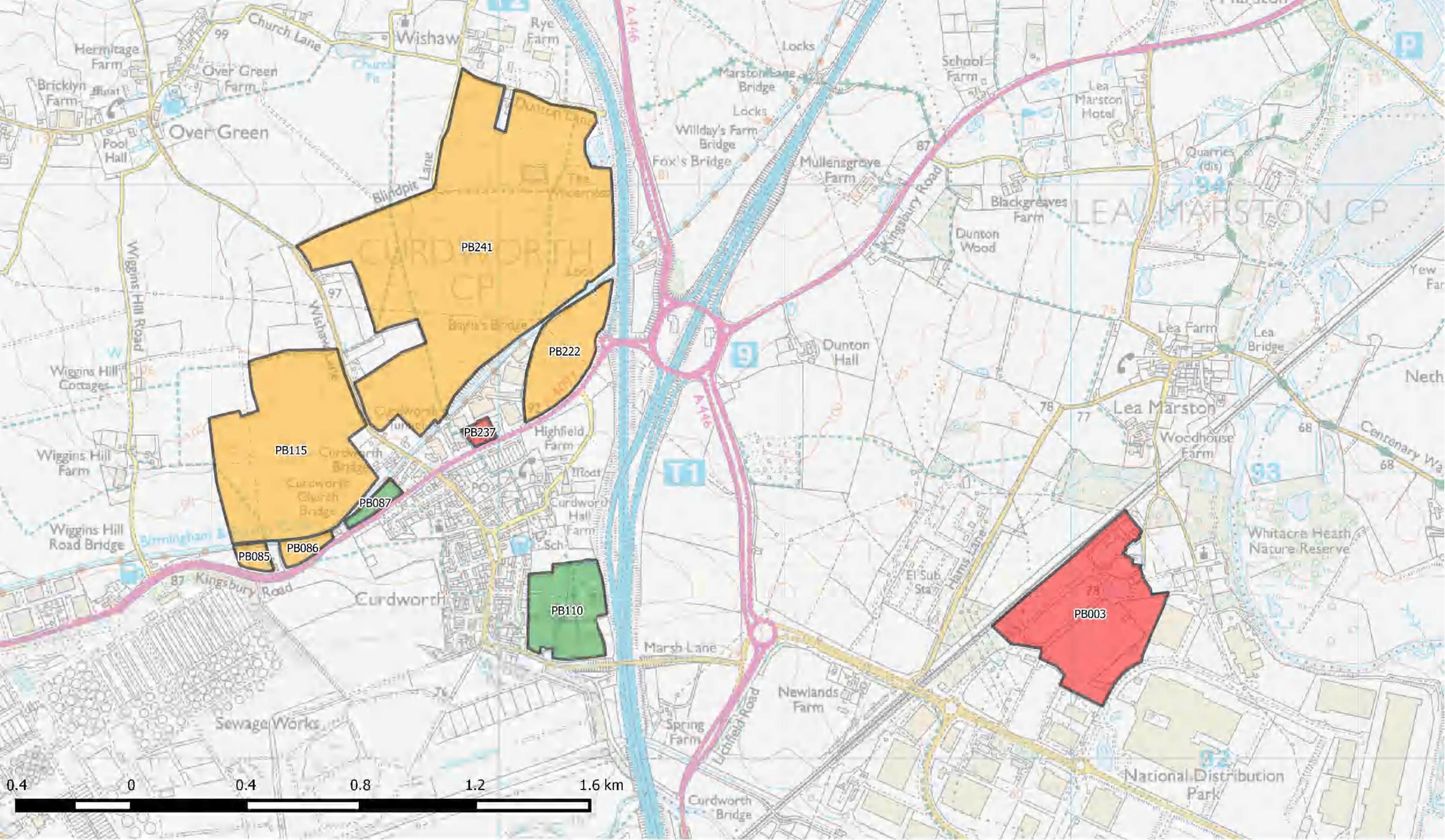


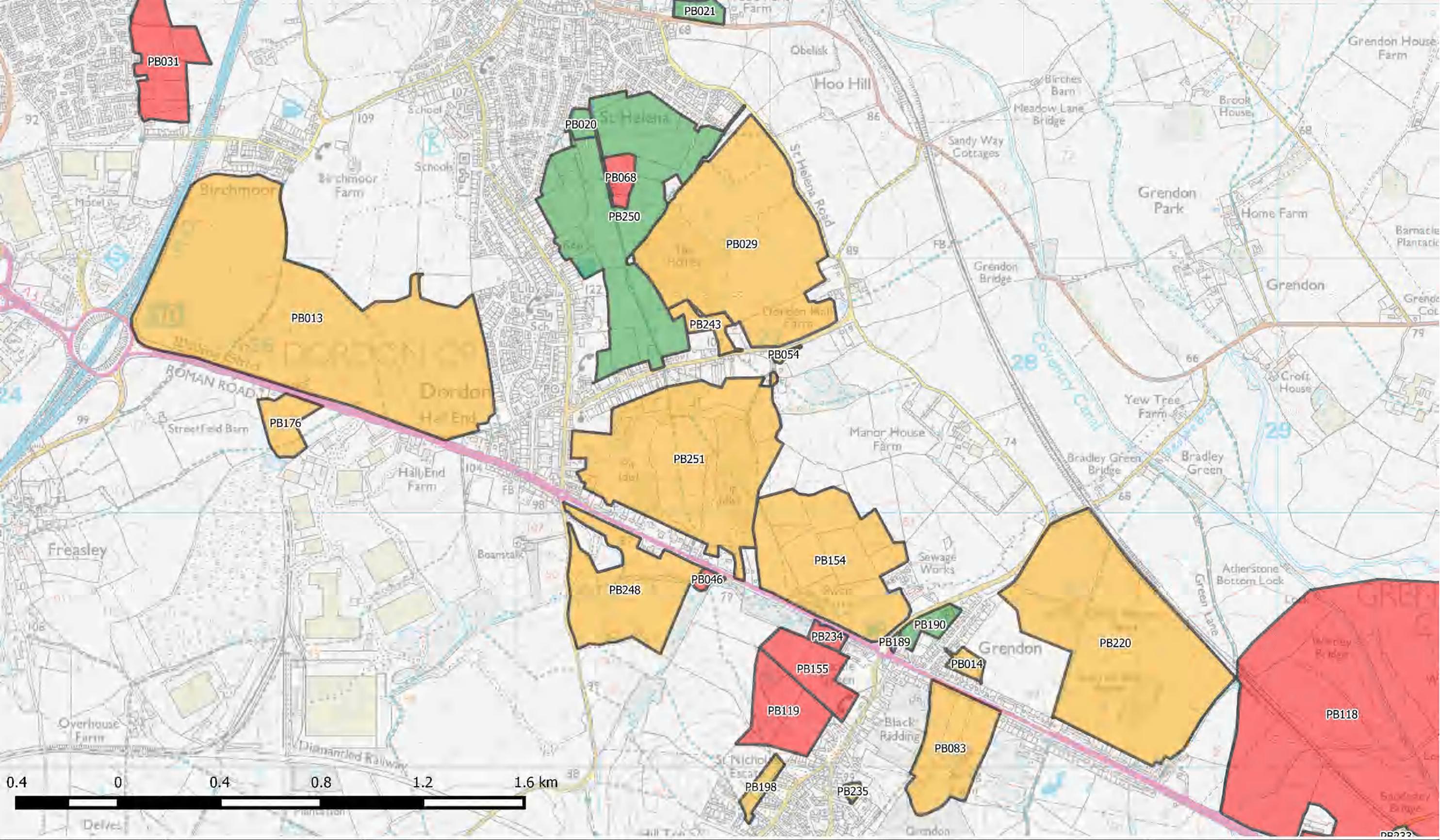


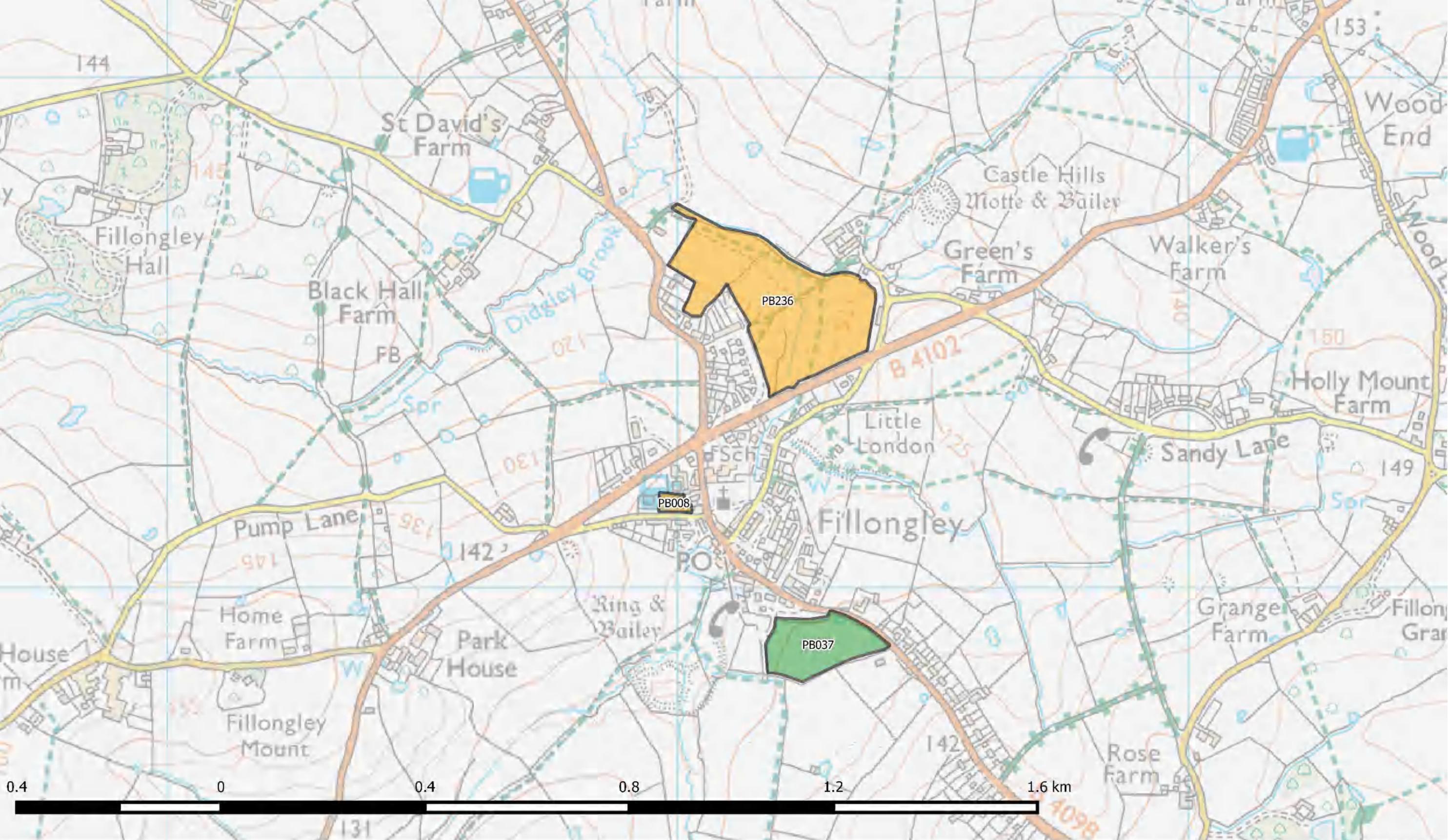













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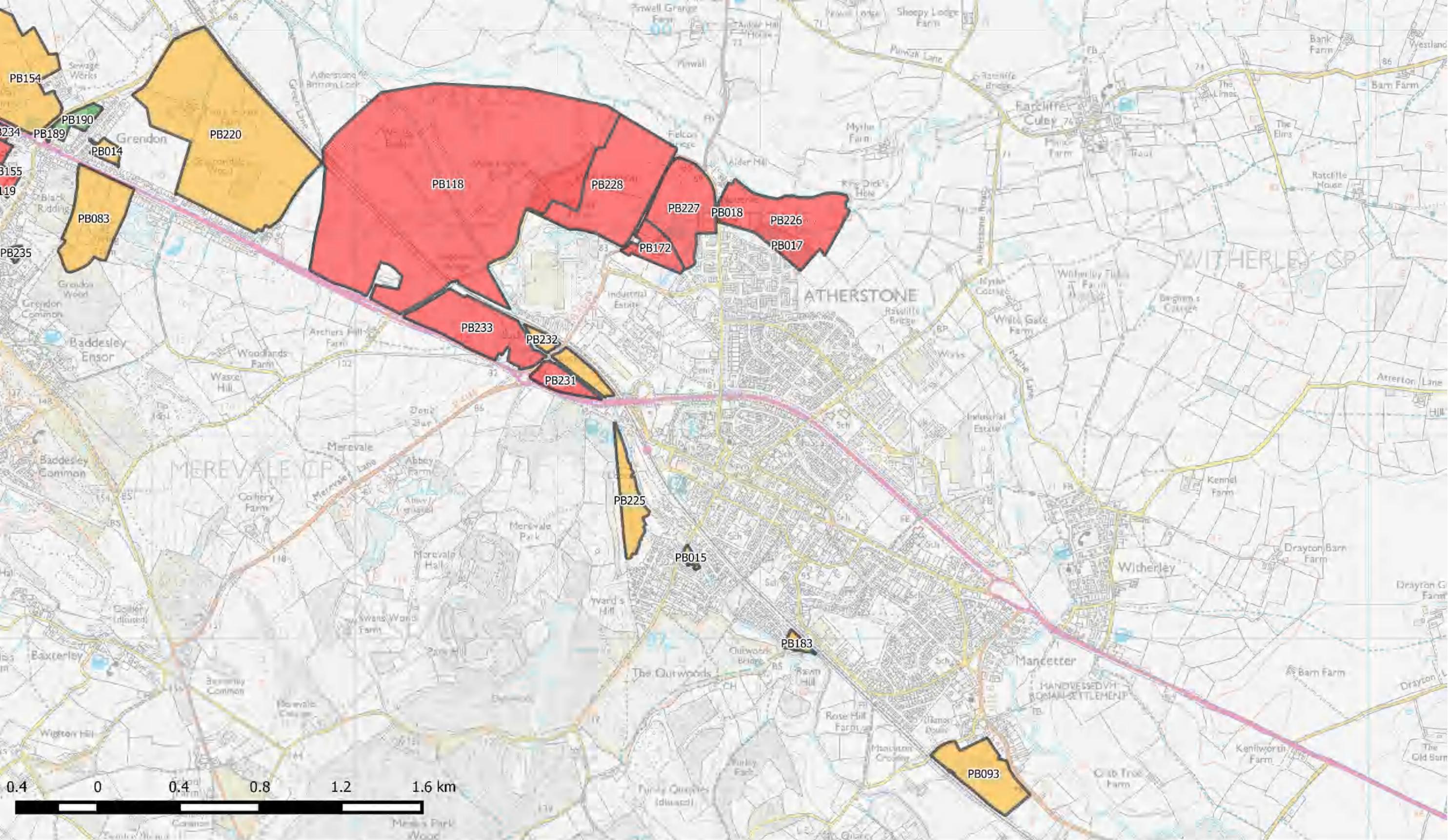
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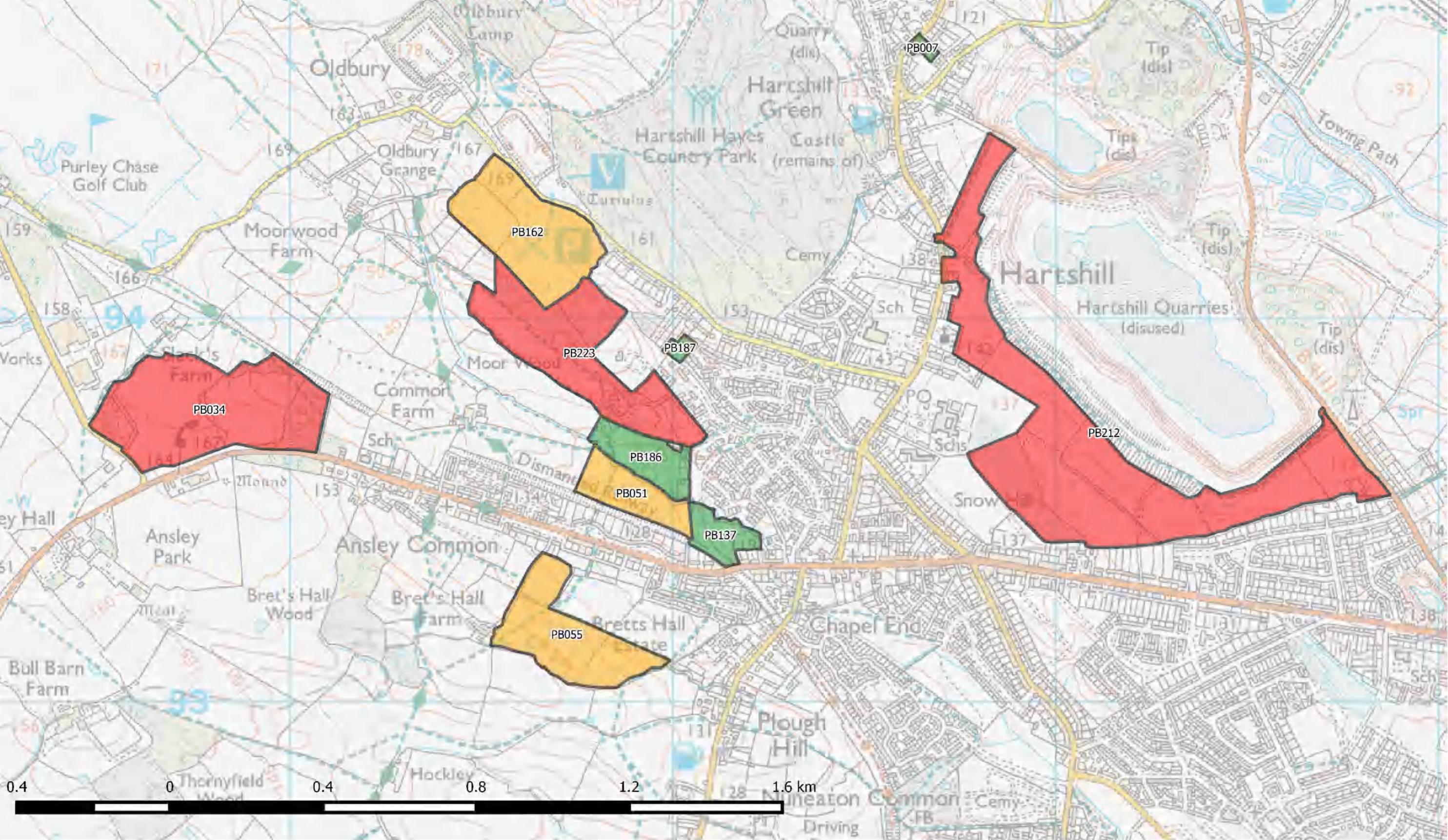


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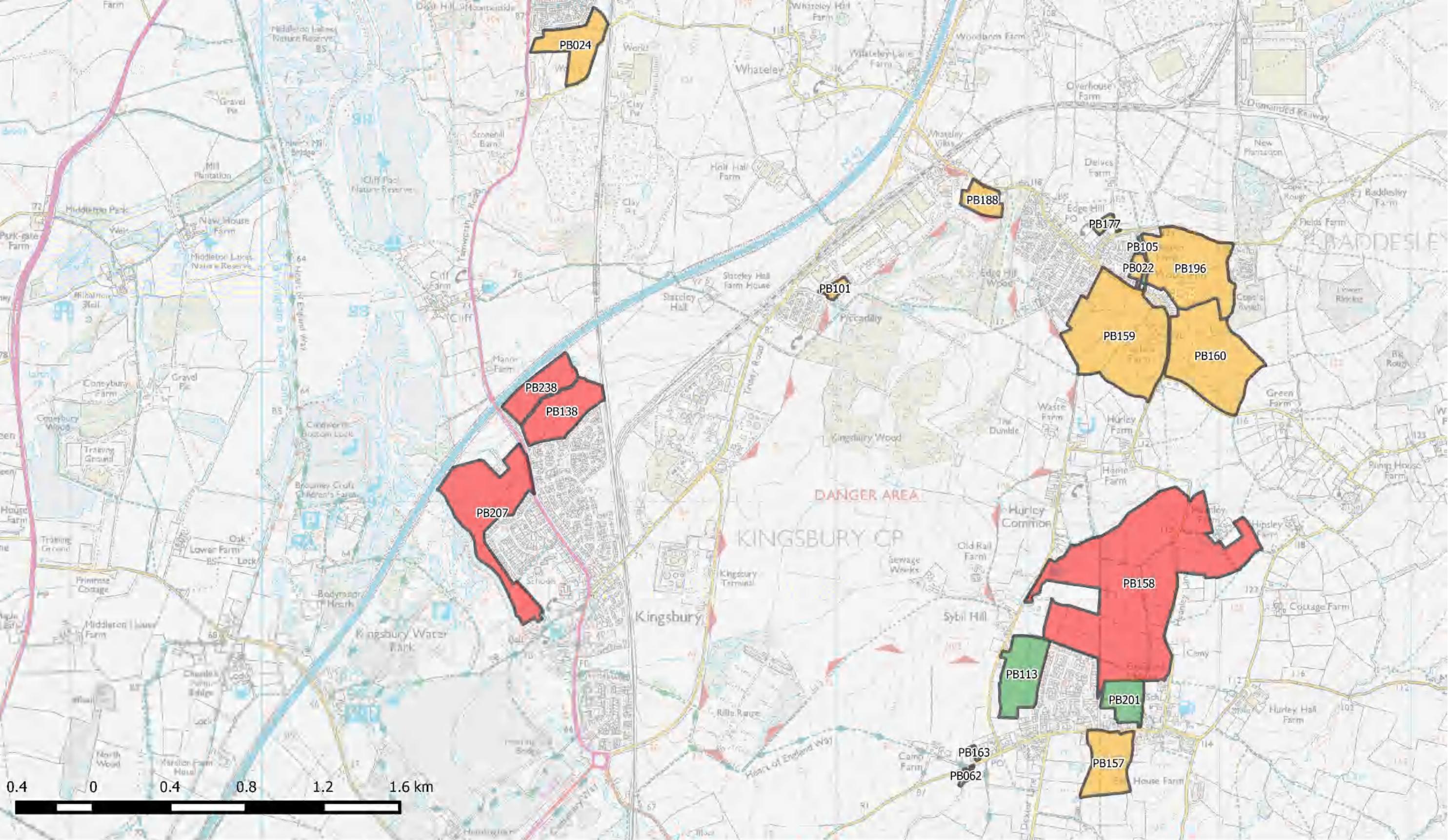
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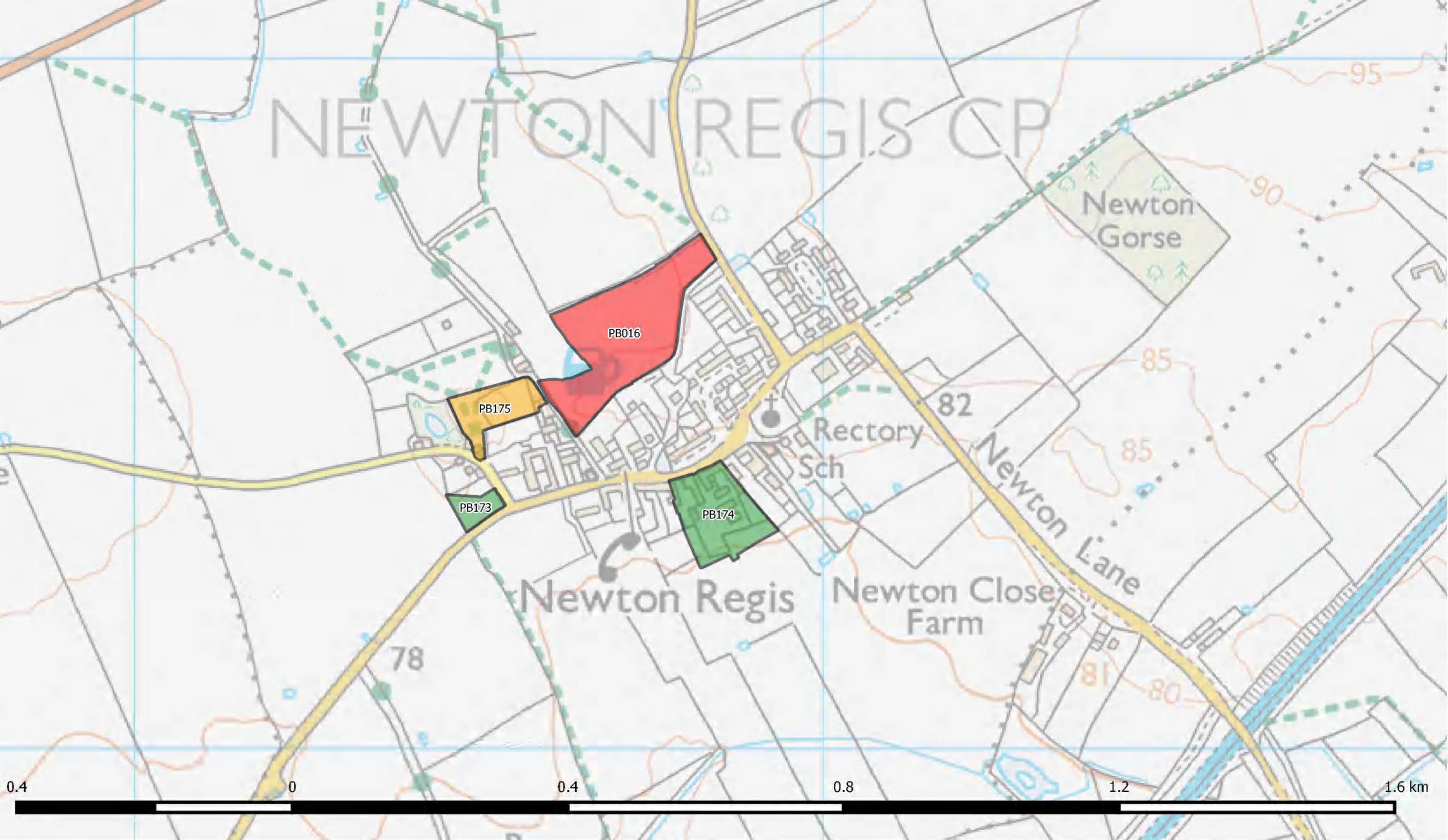


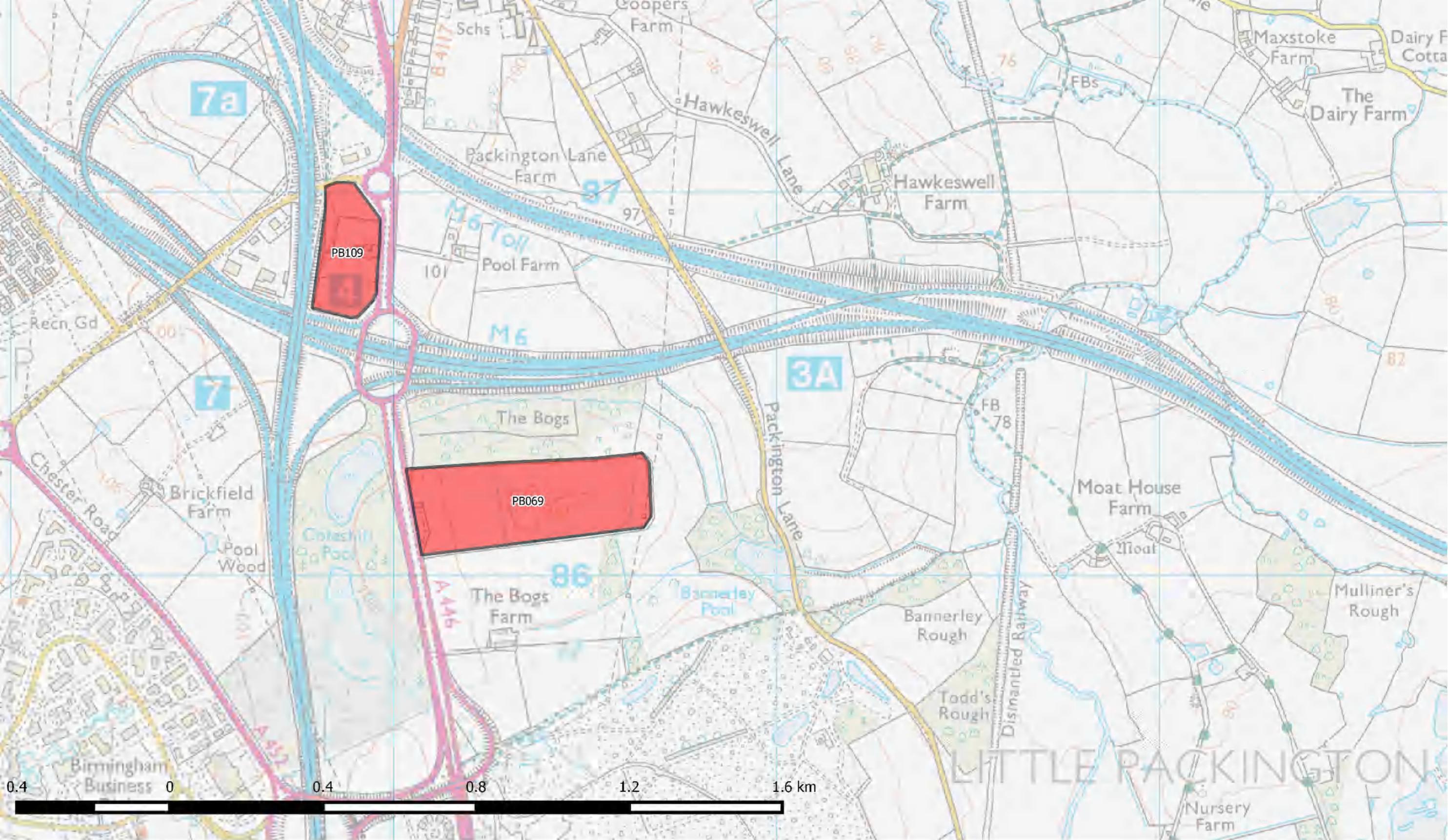
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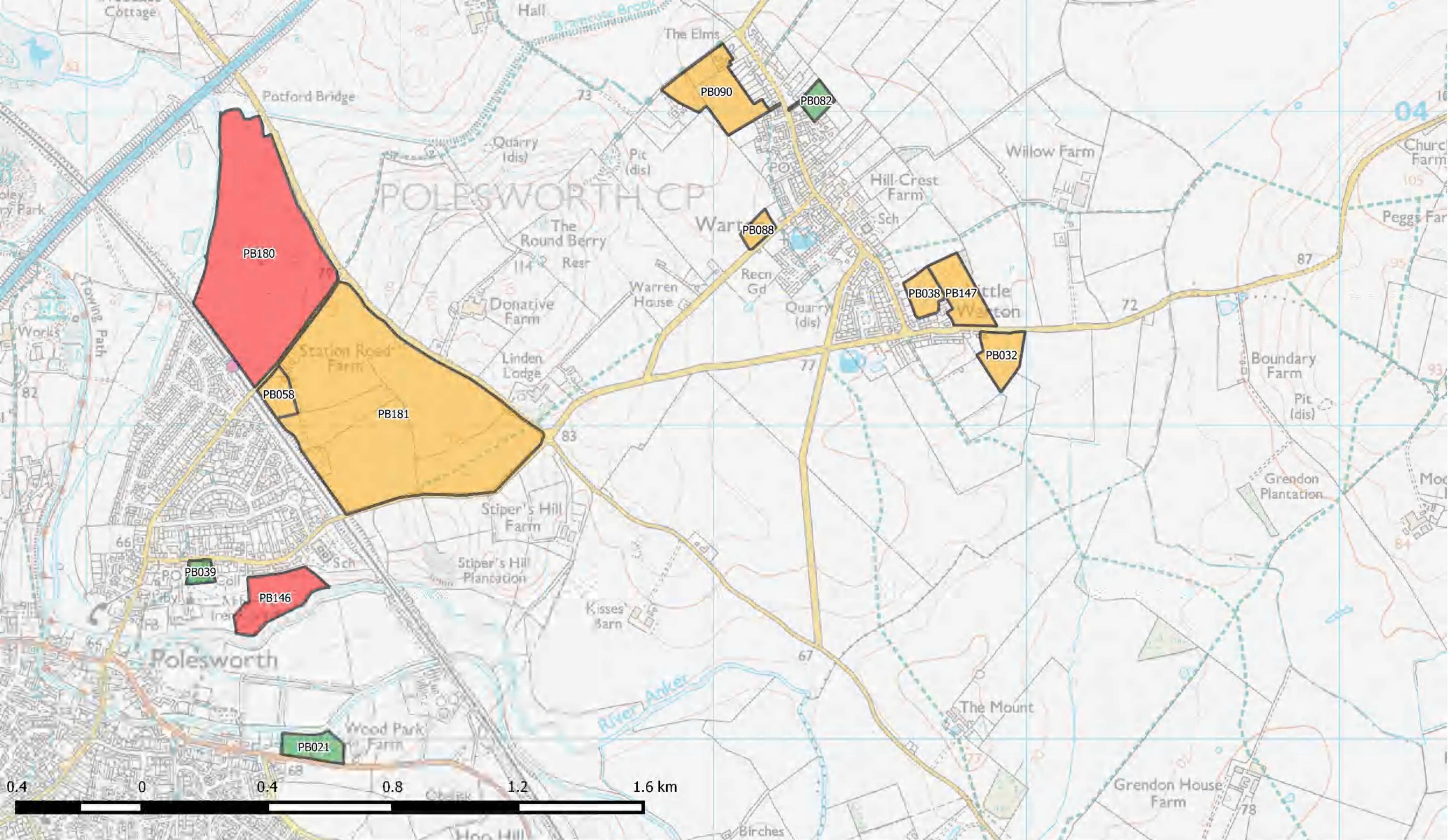
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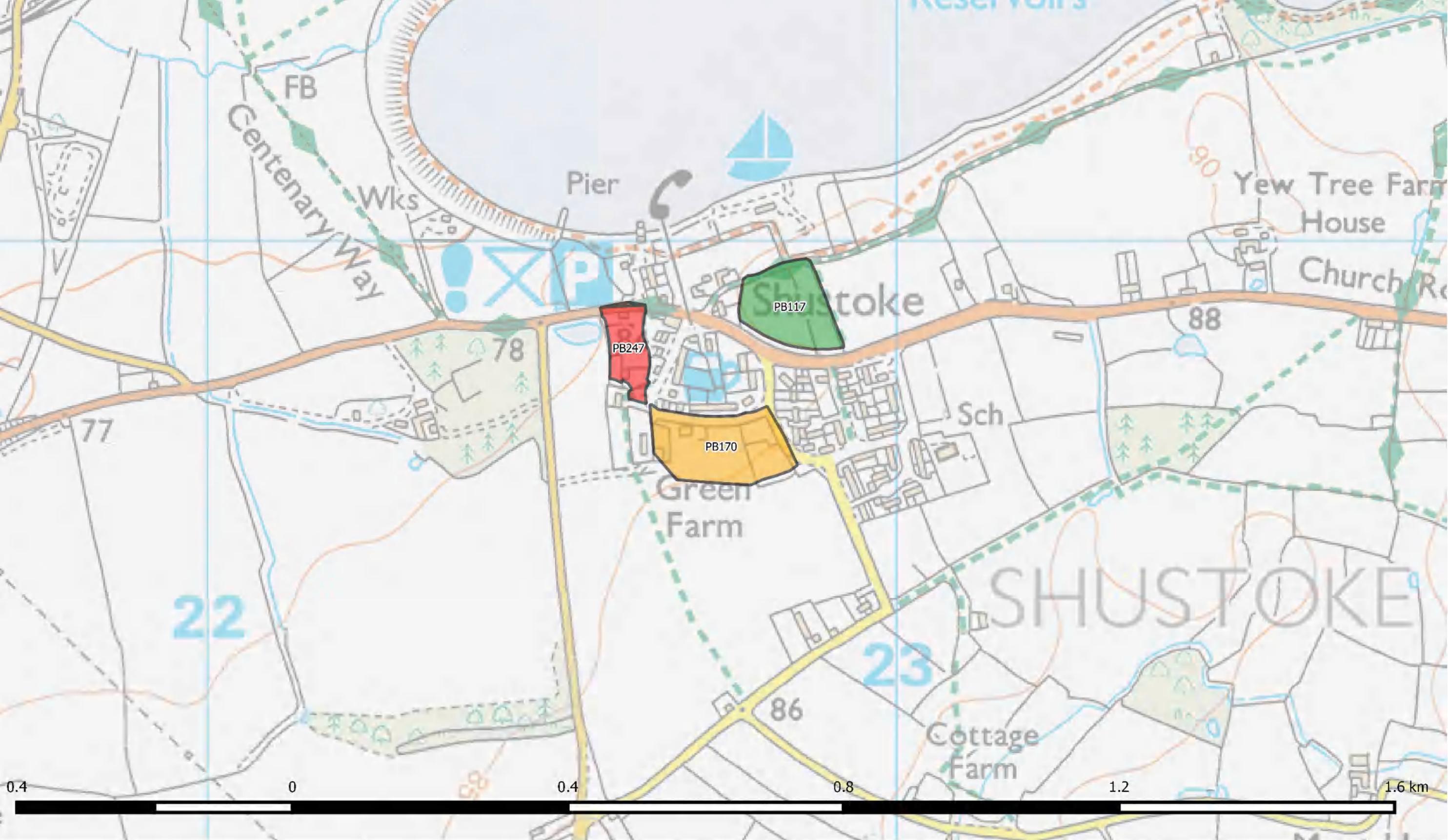
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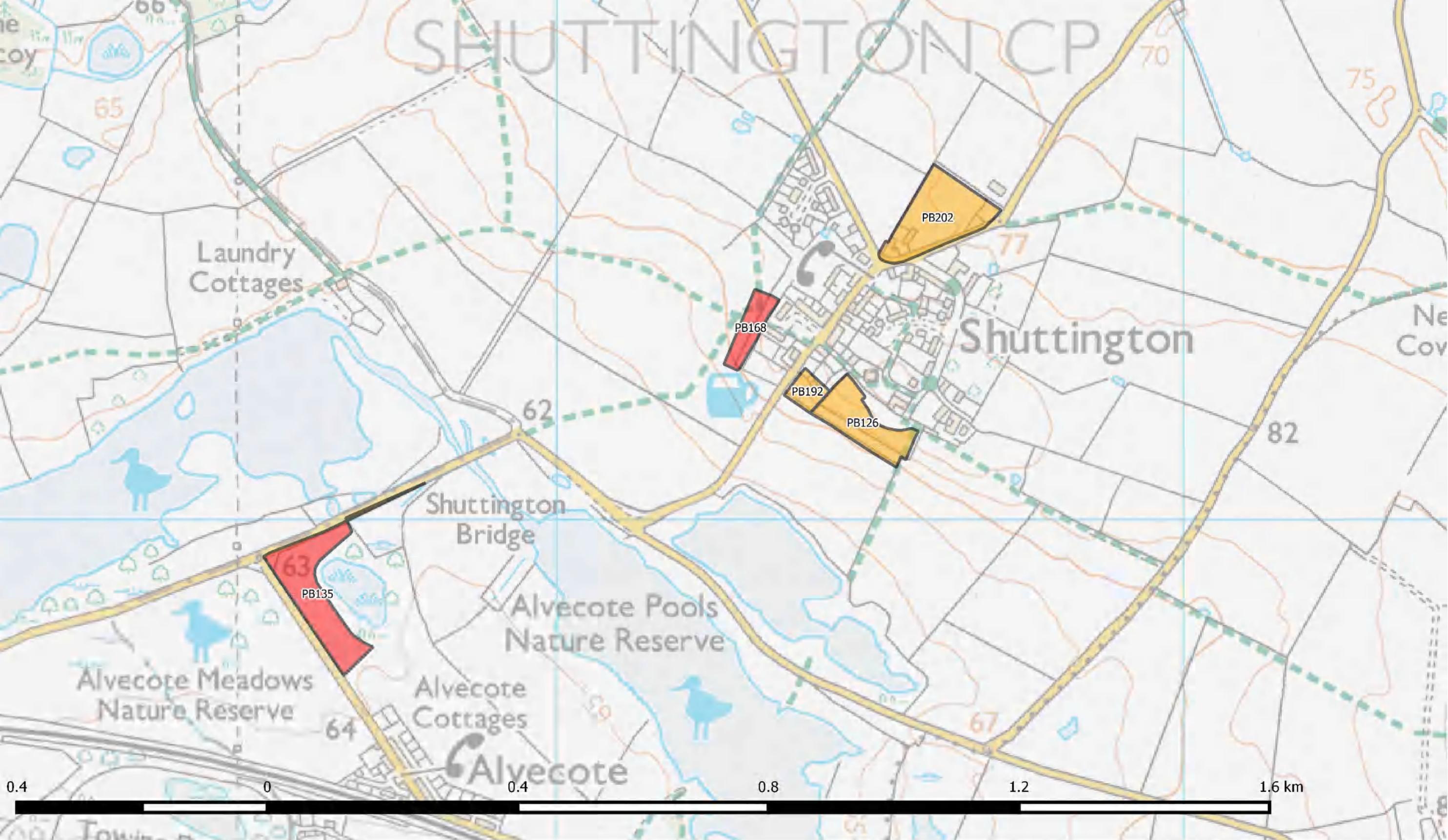


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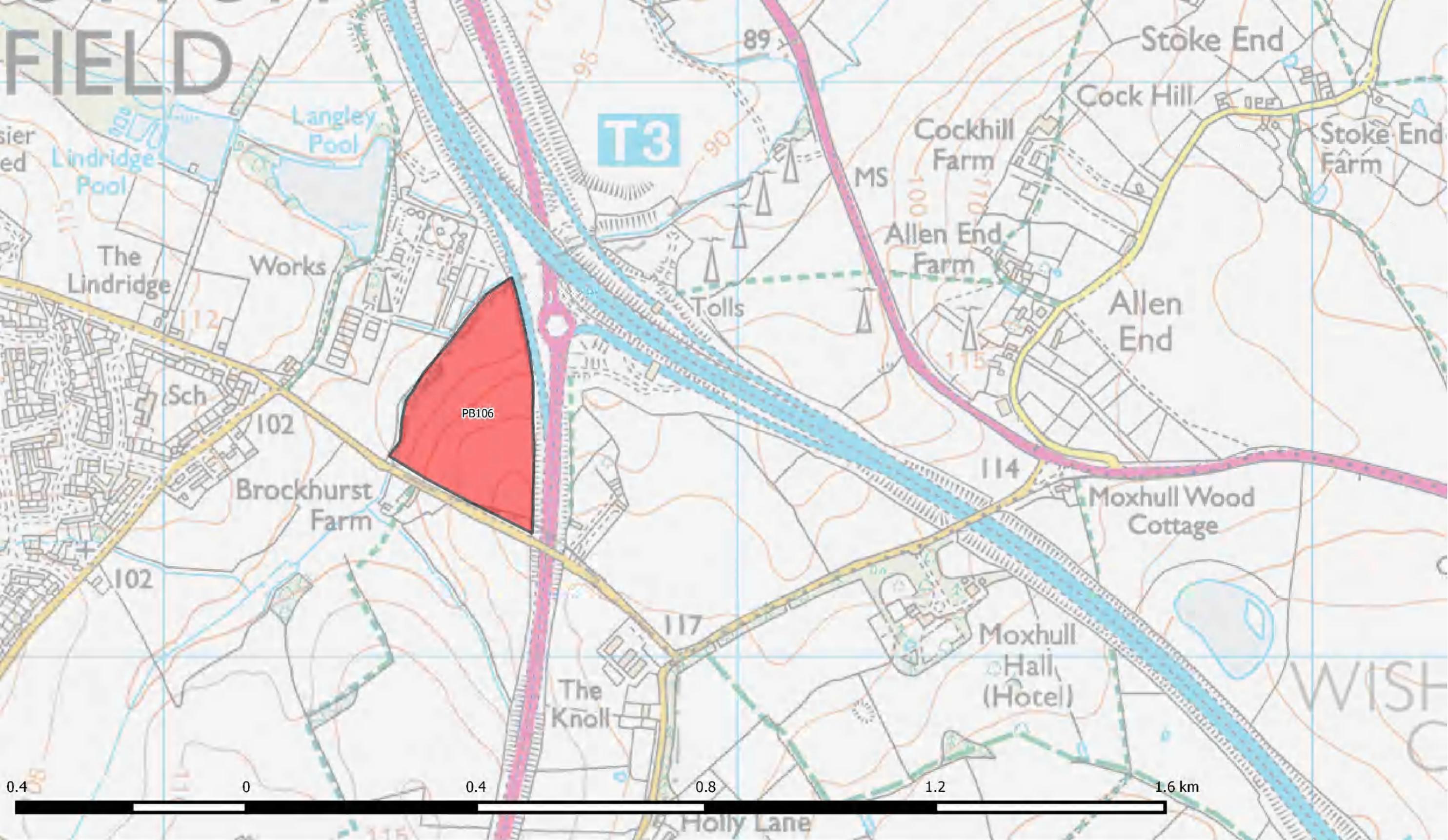
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