



North Warwickshire
Borough Council

North Warwickshire Borough Council

North Warwickshire Strategic Housing Land Availability Assessment 2016

Volume C: 2017 Addendum

Peter Brett Associates

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Executive Summary

Introduction

In October 2016, Peter Brett Associates LLP ('PBA') produced the North Warwickshire Strategic Housing Land Availability Assessment ('SHLAA') 2016 on behalf of North Warwickshire Borough Council ('NWBC'). In November 2016, NWBC subsequently published the Draft Local Plan 2016 for public consultation. Consequently, NWBC has asked PBA to prepare an addendum to the 2016 SHLAA, which takes into account relevant policies within the emerging Local Plan. NWBC has also asked PBA to assess a number of additional sites within the SHLAA study to determine the deliverability of these sites.

Approach

In addition to the 138 sites which were assessed as part of the original SHLAA 2016, the Council has asked PBA to assess three additional sites. Thus, a total of 141 specific sites have been assessed as part of this SHLAA Addendum.

All of the 141 sites were subject to a comprehensive assessment against various 'suitability', 'availability' and 'achievability' criteria and each site was placed into one of three 'Category' bands: Green ('deliverable'), Amber ('developable') or Red ('not currently developable').

Findings

The headline findings from the SHLAA Addendum are as follows:

- The 141 sites that were assessed could theoretically accommodate around 27,533 dwellings, if they were all to come forward for development.
- Of the theoretical 27,533 unit capacity, 2,896 units are on 31 sites assessed as being 'deliverable' (i.e. Green Category), with a further 14,638 units on 75 'developable' sites (Amber Category) and 9,999 units are on 35 sites which are not currently developable (Red Category) but which could potentially come forward at some point in the future.
- Of the theoretical 27,533 unit capacity, previously developed sites could yield 4,069 dwellings, of which 94 units could come forward in the first five-year period (Green Category), a further 806 units have been identified on 'developable' PDL sites (Amber Category) and 3,169 units are not currently developable (Red Category).
- Of the theoretical 27,533 unit capacity, greenfield sites could yield 15,172 dwellings, of which 1,713 units could come forward in the first five year period (Green Category), a further 9,357 units have been identified on 'developable' greenfield sites (Amber Category) and the remaining 4,102 units are not currently developable (Red Category).
- Of the theoretical 27,533 unit capacity, Green Belt sites could provide 8,292 dwellings, of which 1,089 units could come forward in the first five-year period (Green Category), a further 4,475 units have been identified on 'developable' Green Belt sites (Amber Category) and the remaining 2,728 units from Green Belt sites are not currently developable (Red Category).

We assessed the adequacy of this theoretical capacity against the identified five-year, 10-year and 15-year 'minimum' emerging Local Plan target of 5,280 net additional dwellings, and also against the 'aspirational' target of 9,070 net additional dwellings which allows for meeting some of Greater Birmingham's housing needs.

The findings from the process described above indicate that outstanding planning permissions and windfall sites are insufficient to meet the five-year housing requirement. However, the 141 SHLAA sites which we assessed in the study, when considered together with outstanding planning commitments and windfall sites, are theoretically capable of providing sufficient dwellings to meet the five-year, 10-year and 15-year dwelling requirements based on the minimum emerging Local Plan

dwelling target and the maximum aspirational target under the scenario whereby North Warwickshire will also help to meet some of Greater Birmingham's housing needs.

In comparison to the 2016 SHLAA, this Addendum study has identified that theoretically, there is no longer any need to bring forward sites in the Red Category for development to meet minimum and 'aspirational' dwelling targets. There are a number of reasons for this including: the inclusion of a 900 dwelling windfall allowance; the inclusion of additional sites as part of the study (which have been assessed as within either the Green Category or Amber Category), as well as the movement of a number sites into higher ranked categories to reflect an amended assessment criteria and updated assessments.

It is important to emphasise that 41 of the 141 SHLAA sites which have been assessed are fully or partially within the Green Belt. Within the plan period, the potential dwelling yield from sites within the Green Belt (of 5,934 units) amounts to 32 per cent of the overall theoretical yield of 18,645 units. If the theoretical supply from units within the Green Belt is removed from the assessment, 12,711 units could be delivered from land which is currently not within the Green Belt, within the plan period.

Given that the maximum 15-year dwelling requirement for North Warwickshire is 8,374 dwellings, the finding outlined above would suggest that the release of Green Belt land is not required in order for the Borough to meet its housing requirements up to 2031. However, as we have explained in the 2016 SHLAA, our site categorisation does not take account of all the policy considerations that are relevant in selecting sites for allocation, which are likely to also include the broad sustainability of the total development pattern, impact on biodiversity and landscape, and strategic transport and other infrastructure capacity issues. Thus, we have not undertaken any analysis to consider whether the theoretical supply from the sites we have assessed is in the right place to meet strategic policy objectives. If not, then it may still be necessary to release some Green Belt land in order to achieve the housing targets in full. These issues are beyond the scope of a SHLAA and will need to be considered through the plan preparation process.

1 Introduction

1.1 Purpose of the Addendum

- 1.1.1 In October 2016, North Warwickshire Borough Council ('NWBC') published the North Warwickshire Strategic Housing Land Availability Assessment ('SHLAA') 2016. The SHLAA was produced by Peter Brett Associates LLP ('PBA') to assess the potential supply of deliverable housing land and examine whether there is sufficient land for new housing in the borough to cover the plan period up to 2031.
- 1.1.2 In November 2016, NWBC subsequently published the Draft Local Plan 2016 for public consultation. Consequently, NWBC has asked PBA to prepare an addendum to the 2016 SHLAA, which takes into account relevant emerging policies within the Draft Local Plan. NWBC has also asked PBA to assess a number of additional sites within the SHLAA study to determine the deliverability of these sites¹.
- 1.1.3 To be consistent with the SHLAA 2016, this Addendum covers the entire area within the administrative boundary of North Warwickshire, and has been undertaken in full compliance with the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 1.1.4 This Addendum has been carried out in broad accordance with the methodology used for the original 2016 SHLAA, save for some changes resulting from the approach in the emerging Local Plan, and is also in broad accordance with the Coventry and Warwickshire SHLAA Joint Method Statement ('JMS').

1.2 Structure of Our Report

- 1.2.1 The remainder of this SHLAA Addendum report is structured as follows:
- Section 2 provides an update of the local planning policy context;
 - Section 3 sets out any key changes to the methodology that we employed for this study, compared to the 2016 SHLAA; and
 - Section 4 provides the updated results from the study and assesses whether the dwelling targets for North Warwickshire can be achieved.
- 1.2.2 The Appendices include: a revised site assessment criteria note; an updated table of assessed sites; the latest site assessment spreadsheets; and updated plans identifying the study sites.

¹ Paragraph 47 of the NPPF requires LPAs to identify a supply of 'deliverable' sites for the first five years, and a further supply of 'developable' sites for years 6-10 and, where possible, for years 11-15.

2 Local Planning Policy Update

2.1 Emerging Draft Local Plan 2016

- 2.1.1 In November 2016, NWBC published the Draft Local Plan 2016 for consultation. The emerging Local Plan takes forward the Core Strategy (adopted in 2014) with some changes and incorporates the draft Site Allocations Plan, which the Council consulted upon during summer 2014 and the draft Development Management Plan which was consulted upon during autumn 2015.
- 2.1.2 The emerging Local Plan will replace the saved policies from the North Warwickshire Local Plan 2006 and the adopted Core Strategy. The emerging Local Plan looks forward to 2031 and also gives an indication of where and how development will take place beyond this time frame in order to ensure a continuous supply of land.
- 2.1.3 As with the adopted Core Strategy, the settlement hierarchy identified within the emerging Local Plan continues to direct the majority of development to the largest settlements in order to achieve a sustainable pattern of growth. However, some minor changes to the settlement hierarchy are identified, most notably Coleshill is now identified as a Category 1 Market Town and settlements adjoining the outer boundary (such as Tamworth and Nuneaton) have become an increased focus for development. Emerging Policy LP2 sets out the proposed new settlement hierarchy, as follows:
- Category 1: Market Towns – Atherstone with Mancetter, Coleshill and Polesworth with Dordon.
 - Category 2: Settlements adjoining the outer boundary of the Borough.
 - Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton.
 - Category 4: Other Settlements with a development boundary – Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End.
 - Category 5: Outside of the above settlements.
- 2.1.4 Emerging Policy LP3 states that the outer extent of the West Midlands Green Belt, as well as the detailed development boundaries in North Warwickshire, are shown on the Proposals Map. Whilst the emerging Local Plan explains that the *'maintenance of the Green Belt is seen as a vital component in protecting and enhancing the Borough as an area of pleasant countryside, especially by preventing the incursion of nearby urban areas'*, the Draft Local Plan confirms that the Joint Coventry & Warwickshire Green Belt Study² undertaken in 2016 has:
- '...highlighted some areas as relatively poor performing in some aspects of the purposes of Green Belt. Taking into account the needs of the Borough, the pressures for further development and the environmental impacts it is considered some of these sites will be either allocated now for development or safeguarded for development as and when required whether in this Plan period or the next.'*
- 2.1.5 As a result, a second Green Belt Study was carried out looking at the future boundaries of the Green Belt in relation to the outer limits and the detailed boundaries around settlements in North Warwickshire³. Consequently, emerging Local Plan Policy LP4 identifies safeguarded land in Coleshill and Kingsbury to be removed from the Green Belt and safeguarded for future development needs.

² Joint Coventry & Warwickshire Green Belt Study – Stage 2 Report April 2016

³ North Warwickshire Green Belt Study 2016

- 2.1.6 Emerging Policy LP5 confirms that the location of the ‘Meaningful Gap’ between Polesworth and Dordon (as referred to in the adopted Core Strategy) is defined on the Proposals Map.
- 2.1.7 Emerging Policy LP6 relates to the amount of housing and employment land required over the plan period. The emerging policy states that between 2011 and 2031, a minimum of 5,280 net additional dwellings⁴ will be built and there is an ‘aspiration’ to deliver a further 3,790 dwellings to account for housing needs arising in the Birmingham and Black Country Housing Market Area⁵. Therefore, an overall potential housing requirement of 9,070 dwellings is identified for the borough over the 2011- 2031 plan period. The emerging Local Plan acknowledges that this uplifted housing requirement “*will be challenging and be a major change for the Borough*”.
- 2.1.8 Emerging Policy LP8 states that a windfall allowance of 60 dwellings per annum (‘dpa’) will be applied from 2016 to 2031. The supporting text explains that although there has been average of 108 dpa coming forward on sites of 0.2 hectares or less than 5 dwellings since 2011, there were a number of allocated sites which has skewed this analysis. Nonetheless, a windfall allowance of 60 dpa is described as a ‘conservative figure’. The total amount of housing anticipated on windfall sites is therefore 900 dwellings during the plan period.
- 2.1.9 Table 7 in the Draft Local Plan, which is reproduced below as Table 2.1 for ease of reference, relates to housing supply. The table identifies that when taking account of housing need, net completions to date, planning permissions, a windfall allowance and a 5 per cent ‘flexibility rate’, sufficient land for 6,728 units is required to be allocated within the Local Plan.

Table 2.1 Housing Supply Table identified within the Draft Local Plan 2016

Housing Supply Sources / Allowances	Explanation	Amount to be added / subtracted to reach the requirement for new housing allocations
Housing requirement	The amount of housing required over the plan period includes Strategic Housing Market Assessment and redistribution from GB HMA (including Tamworth BC) and CW HMA	9,070
Net housing completions (2011/16)	New homes built in the first part of the plan period	- 706
Sites with planning permission at 01/04/2014	Remaining capacity on existing planning permissions for new homes	- 1,056
Windfall allowance	An allowance of 60 per annum (2016 to 2031)	- 900
Sub-total of land to be allocated in the Local Plan	Total derived from above five rows	= 6,408
5% flexibility rate on site allocations	To ensure flexibility, choice and competition in the market for land	+ 320
Total amount of land to be allocated in the Local Plan	Total taking account of need, net completions to date, planning permissions, windfall allowance and flexibility rate	= 6,728

- 2.1.10 Emerging Policy LP39 identifies housing allocations within each tier of the proposed settlement hierarchy. Emerging Policy LP39 which is reproduced below as Figure 2.1 identifies total allocations of 6,824 units. If all sites were delivered and all windfalls site came forward, the emerging Local Plan states that there would be 9,598 total completions by 2031. In addition to these proposed housing allocations, the emerging Local Plan allows for an additional element of flexibility by reserving land to the north of Coleshill Road, Ansley Common for a further 280 units.

⁴ The includes the Borough’s identified Objective Assessed Needs, in addition to the needs of neighbouring Coventry and Warwickshire authorities, as agreed within the Memorandum of Understanding (‘MoU’), which is discussed further in the SHLAA 2016 Volume A: Main Report.

⁵ In September 2016, NWBC signed another MoU with Birmingham City Council, in which North Warwickshire agreed ‘to aspire to deliver an additional 3,790 dwellings through a new Local Plan’. The MoU states that the delivery of the 3,790 units will ‘be dependent on the provision of and timely delivery of infrastructure.’

Figure 2.1 Proposed Housing Allocations identified within the Draft Local Plan 2016

LP39 Housing Allocations		
The following sites are allocated for housing and shown on the Proposals Map:		
	Area (ha)	No.
Category 1 - Market Towns		
<i>Atherstone & Mancetter</i>		
Land at Holly Lane Atherstone (ATH20)	32.7	531
Land to north-west of Atherstone off Whittington Lane	71.2	1282
Land off Sheepy Road, (football ground)	2.2	46
Britannia Mill redevelopment site, Coleshill Rd	0.4	54
<i>Coleshill</i>		
Grimstock Hill (COL 1)	1.1	12
Police station and Leisure Centre site (COL3)	0.9	25
Land at Blythways (COL6)	1.3	27
Allotments adjacent to Memorial Park, Coleshill	1.4	30
<i>Polesworth & Dordon</i>		
Land to east of Polesworth & Dordon	160.8	2000
Land west of Woodpack Farm, Polesworth	1.5	32
Land off Fairfields Hill, Polesworth	0.4	9
Former Polesworth Learning Centre, High St, Polesworth	0.7	14
Land at Windridge Dunns Lane, Dordon	0.6	9
Former Chapel House site, Dordon	0.3	7
Category 2 - Adjacent adjoining settlements		
Land west of Robey's Lane, adjacent Tamworth	66.1	1191
Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141
Category 3 - Local Service Centres		
<i>Baddesley Ensor/Grendon</i>		
Land at Church Farm, Baddesley	2.2	47
Land north of Grendon Community Hall (former Youth Centre)	0.3	7
Boot Hill Grendon		
Former Sparrowdale School site, Spon Lane Grendon	1.9	39
Former Recycling centre site, Spon Lane Grendon	0.2	5
<i>Hartshill/Ansley Common</i>		
Land between Church Rd and Nuneaton Rd, Hartshill (HAR 3)	30.4	400
Land off Coleshill Rd, Ansley Common (ANSCOMM 1)	1.8	38
Land north of Coleshill Road, Ansley Common	19.7	355
Land south of Coleshill Road, Ansley Common	15	230
<i>Kingsbury</i>		
Land north of Kingsbury Hall, Kingsbury	2.9	41
<i>Water Orton</i>		
Former School redevelopment site (excluding original historic school building)	2.8	48
Category 4 - Other Settlements with a Development Boundary		
<i>Ansley</i>		
Land at Village Farm, Birmingham Road	0.6	12
Land rear of Village Hall, Birmingham Road	1.5	31
<i>Newton Regis</i>		
Manor Farm	1.0	21
<i>Shuttington</i>		
Land south of Shuttington Village Hall	1.2	24
<i>Warton</i>		
Land north of Orton Rd, Warton (part WAR8)	4.2	88
<i>Wood End</i>		
Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	28
Total Allocations		6,824

3 Study Methodology

3.1 Introduction

3.1.1 The study methodology adopted within the Addendum assessment generally follows the same approach as set out within Volume A: Main Report of the original SHLAA 2016, and so we do not repeat all of those details here. In this section, we do however explain the notable changes under each of the five main stages for undertaking a SHLAA, as set out within the PPG and the Coventry and Warwickshire SHLAA JMS.

3.2 Stage 1 – Site Identification

3.2.1 As per the original SHLAA 2016, the study area continues to comprise the whole of the administrative area of North Warwickshire, including sites within the Green Belt as the Council considers that the release of Green Belt land may be required in order to accommodate housing needs.

3.2.2 In addition to the 138 sites which were assessed as part of the original SHLAA 2016, the Council has asked PBA to assess the following three additional sites:

- PB255 – Land east of St Helena Road, Polesworth
- PB256 – Land off Coleshill Road, Ansley
- PB257 – Land rear of Bretts Hall, Ansley Common

3.2.3 When adding these additional sites to the sites which form part of the original SHLAA, a total of 141 specific sites have been assessed as part of this SHLAA Addendum.

3.3 Stage 2 – Assessment of Sites / Broad Locations

Assessing Suitability, Availability and Achievability

3.3.1 We subjected all of the sites in the spreadsheet to a comprehensive assessment against various 'suitability', 'availability' and 'achievability' criteria, as detailed in the 'Site Assessment Criteria Note' at Appendix 1.

3.3.2 The notable difference between the criteria used for the original SHLAA 2016 and this Addendum is changes to the 'Access to Local Facilities' suitability criteria. This criterion is based upon the settlement hierarchy identified within the development plan. As discussed in Section 2 of this report, NWBC has made revisions to the settlement hierarchy in the emerging Local Plan, compared to the adopted Core Strategy. As a result, the scoring values for the 'Access to Local Facilities' criterion has been amended, and consequently the scores for this criterion has been re-assessed for all sites.

3.3.3 In accordance with the methodology applied within the original SHLAA 2016, we assessed the number of dwellings that could theoretically be provided at each additional assessed site.

3.4 Stage 3 – Windfall Assessment

3.4.1 As explained in Volume A: Main Report of the original SHLAA 2016, windfall sites are those which have not been specifically identified in the SHLAA due to the local authority not being aware of them until a planning application is submitted. All sites assessed as part of the SHLAA process are considered to be identified sites and so are not windfall sites.

3.4.2 As discussed in Section 2 of this report, emerging Local Plan Policy LP8 proposes that a windfall allowance of 60 units per annum between 2016-2031 is applied. On this basis, we have made an allowance for windfall sites as part of this updated assessment. This situation should

be carefully monitored and in the future, and the Council may wish to consider amending the allowance for windfalls when updating the SHLAA in the future.

3.5 Stage 4 – Assessment Review

3.5.1 For consistency with the 2016 SHLAA, we have used 1 April 2016 as the study base date. This date also reflects the Housing Supply Table identified within the emerging Local Plan 2016 (see Table 2.1).

3.5.2 Paragraph 47 of the NPPF requires LPAs to identify a supply of ‘*deliverable*’ sites for the first five years and a further supply of ‘*developable*’ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Accordingly, we have assessed housing potential for each of the forthcoming periods 2016 to 2021, 2016 to 2026, and 2016 to 2031. Using these dates also brings the study in line with the end date of the emerging Local Plan.

3.6 Stage 5 – Final Evidence Base

Site Categorisation

3.6.1 Stage 5 requires the production of core SHLAA outputs which includes an assessment of each site or broad location, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed and when.

3.6.2 As per the 2016 SHLAA, through our assessments of suitability, availability and achievability, each site was placed into one of three ‘Category’ bands⁶, as follows:

- Sites which perform well against the suitability, availability and achievability assessments, and are therefore affected by the fewest constraints, are considered to be ‘*deliverable*’ and were therefore placed into the **Green Category**. It is important to emphasise that for a site to achieve a Green Category rating, it would need to be suitable, and available (or capable of being made available) within five years, and achievable.
- Sites with a limited level of constraints such that they are likely to be available for delivery after the first five years were placed into the **Amber Category**. These ‘*developable*’ sites may be suitable for development, depending on their individual circumstances and on specific measures being proposed to overcome their constraints within a 6-10-year time horizon.
- Sites allocated to **Red Category** are classified as being ‘not currently developable’ and have more significant constraints. For these sites to be considered appropriate for development it would have to be clearly demonstrated that the significant constraints affecting these sites – which could relate to suitability, availability or achievability factors, or a combination thereof – can be mitigated or overcome to make them deliverable.

3.6.3 The overall categorisation of a site therefore depends on the particular combination of constraints affecting it. A summary table containing all sites and their categorisation rating is provided in Appendix 2. A detailed breakdown of sites assessed against the range of suitability, availability and achievability criteria is provided in Appendix 3.

3.6.4 It is important to reiterate that the inclusion of a site in a higher category band should not be taken to represent a recommendation that it should be allocated, as our categorisation process does not take account of all the policy considerations that are relevant in selecting sites for allocation. Equally, it should not be concluded that a site assigned to a lower category band cannot come forward, or that it cannot be allocated for development. Rather, it would need to be demonstrated that the site’s constraints could be overcome in order to secure its deliverability. An indicative trajectory of anticipated development and consideration of associated risks is included within the following section.

⁶ Our definitions match those specified in footnotes 11 and 12 on page 12 of NPPF.

4 Study Findings (Stage 5)

4.1 Introduction

4.1.1 In this section we provide the findings from this updated SHLAA study and assess whether, and how, the identified dwelling targets could be achieved. In summary, our approach is to:

- identify the 5, 10 and 15-year dwelling targets, taking account of any previous under-provision against the identified targets;
- identify the supply from housing commitments;
- establish the potential supply from Green Category ('deliverable'), Amber Category ('developable') and Red Category ('not currently developable') sites; and
- assess whether the identified supply from outstanding planning commitments and the 141 specific sites that we have assessed in the SHLAA is sufficient to meet the 5, 10 and 15-year dwelling targets.

4.2 Dwelling Targets

4.2.1 As we explained earlier in our report, the emerging Local Plan specifies a requirement for a minimum of 5,280 net additional dwellings across the Borough over the plan period from 2011 to 2031, equating to an average rate of 264 dwellings per annum. In addition, the emerging Local Plan establishes the aspiration to deliver a further 3,790 net additional dwellings to meet housing needs arising in neighbouring authorities, totaling 9,070 dwellings over the plan period, equating to an average rate of 454 dwellings per annum.

4.2.2 Data from the Council shows that, as of 31 March 2016, 706 net additional dwellings had been delivered in North Warwickshire since 2011. Tables 4.1a and 4.1b show that, when taking account of existing completions, there is a minimum residual requirement of 4,574 dwellings for the remaining period 2016 to 2031 (under the 'Minimum Emerging Local Plan' scenario) and a maximum residual requirement of 8,364 dwellings for the same period (under the 'Birmingham Memorandum of Understanding' scenario).

Table 4.1a Minimum Total Dwelling Requirement – 'Minimum Emerging Local Plan' Scenario

Minimum Total Dwelling Requirement	
Minimum Memorandum of Understanding Target (2011 – 2031)	5,280 dwellings
Annual Average Requirement for Plan Period (5,280 / 20)	264 dwellings
Completions (2011 – 2016)	706 dwellings
Residual 15-Year Requirement (2016 – 2031)	4,574 dwellings

Table 4.1b Maximum Total Dwelling Requirement – 'Birmingham Memorandum of Understanding' Scenario

Maximum Total Dwelling Requirement	
Maximum Target to help meet Greater Birmingham's Housing Needs (2011 – 2031)	9,070 dwellings
Annual Average Requirement for Plan Period (9,070 / 20)	454 dwellings
Completions (2011 – 2016)	706 dwellings
Residual 15-Year Requirement (2016 – 2031)	8,364 dwellings

5-Year Dwelling Requirement (2016 to 2021)

4.2.3 As shown in Tables 4.2a, 4.2b, 4.2c and 4.2d, the minimum basic five-year requirement for North Warwickshire is 1,320 dwellings (264 dwellings x 5 years), whilst the maximum basic five-

year requirement is 2,270 dwellings (454 x 5)⁷. Tables 4.2a and 4.2b show that when a 5 per cent NPPF 'buffer' and the accrued historic shortfall are added, this results in a minimum five-year requirement of 2,031 dwellings and a maximum five-year requirement of 4,026 dwellings. Tables 4.2c and 4.2d show that when a 20 per cent NPPF 'buffer' and the accrued historic shortfall are added, this results in a minimum five-year requirement of 2,321 dwellings and a maximum five-year requirement of 4,601 dwellings.

Table 4.2a Minimum 5-year Dwelling Requirement (2016 – 2021) with 5% NPPF 'Buffer' – 'Minimum Emerging Local Plan' Scenario

Minimum 5-year Dwelling Requirement (2016 - 2021)	
Basic 5-year Requirement (264 x 5)	1,320 dwellings
Add Accrued Shortfall (2011 to 2016)	614 dwellings
<i>Add 5% Buffer</i>	97 dwellings
5-year Requirement including 5% 'Buffer'	2,031 dwellings

Table 4.2b Maximum 5-Year Dwelling Requirement (2016 – 2021) with 5% NPPF 'Buffer' – 'Birmingham Memorandum of Understanding' Scenario

Maximum 5-year Dwelling Requirement (2016 - 2021)	
Basic 5-year Requirement (454 x 5)	2,270 dwellings
Add Accrued Shortfall (2011 to 2016)	1,564 dwellings
<i>Add 5% Buffer</i>	192 dwellings
5-year Requirement including 5% 'Buffer'	4,026 dwellings

Table 4.2c Minimum 5-year Dwelling Requirement (2016 – 2021) with 20% NPPF 'Buffer' – 'Minimum Emerging Local Plan' Scenario

Minimum 5-year Dwelling Requirement (2016 - 2021)	
Basic 5-year Requirement (264 x 5)	1,320 dwellings
Add Accrued Shortfall (2011 to 2016)	614 dwellings
<i>Add 20% Buffer</i>	387 dwellings
5-year Requirement including 20% 'Buffer'	2,321 dwellings

Table 4.2d Maximum 5-Year Dwelling Requirement (2016 – 2021) with 20% NPPF 'Buffer' – 'Birmingham Memorandum of Understanding' Scenario

Maximum 5-year Dwelling Requirement (2016 - 2021)	
Basic 5-year Requirement (454 x 5)	2,270 dwellings
Add Accrued Shortfall (2011 to 2016)	1,564 dwellings
<i>Add 20% Buffer</i>	767 dwellings
5-year Requirement including 20% 'Buffer'	4,601 dwellings

10-Year Dwelling Requirement

- 4.2.4 Tables 4.3a, 4.3b, 4.3c and 4.3d show that the 10-year target is calculated by adding together the first five-year requirement and the basic requirement for the second five-year period. When the accrued historic shortfall and a 5 per cent NPPF 'buffer' are added, this equates to a minimum 10-year requirement of 3,351 dwellings and a maximum 10-year requirement of 6,296 dwellings. When a 20 per cent NPPF 'buffer' and the accrued historic shortfall are added, this equates to a minimum 10-year requirement of 3,641 dwellings and a maximum 10-year requirement of 6,871 dwellings.

⁷ By 'minimum requirement' we mean basic minimum emerging Local Plan, and the 'maximum requirement' relates to the scenario whereby North Warwickshire assists with meeting Greater Birmingham's housing needs.

Table 4.3a Minimum 10-year Dwelling Requirement (2016 – 2026) with 5% NPPF 'Buffer' – 'Minimum Emerging Local Plan' Scenario

Minimum 10-year Dwelling Requirement (2016 - 2026)	
Minimum 5-year Requirement including shortfall and 5% NPPF 'Buffer'	2,031 dwellings
<i>Add Second Five-Year Requirement</i>	1,320 dwellings
10-year Requirement including 5% NPPF 'Buffer'	3,351 dwellings

Table 4.3b Maximum 10-Year Dwelling Requirement (2016 – 2026) with 5% NPPF 'Buffer' – 'Birmingham Memorandum of Understanding' Scenario

Maximum 10-year Dwelling Requirement (2016 - 2026)	
Maximum 5-year Requirement including shortfall and 5% NPPF 'Buffer'	4,026 dwellings
<i>Add Second Five-Year Requirement</i>	2,270 dwellings
10-year Requirement including 5% 'Buffer'	6,296 dwellings

Table 4.3c Minimum 10-year Dwelling Requirement (2016 – 2026) with 20% NPPF 'Buffer' – 'Minimum Emerging Local Plan' Scenario

Minimum 10-year Dwelling Requirement (2016 - 2026)	
Minimum 5-year Requirement including shortfall and 20% NPPF 'Buffer'	2,321 dwellings
<i>Add Second Five-Year Requirement</i>	1,320 dwellings
10-year Requirement including 20% 'Buffer'	3,641 dwellings

Table 4.3d Maximum 10-Year Dwelling Requirement (2016 – 2026) with 20% NPPF 'Buffer' – 'Birmingham Memorandum of Understanding' Scenario

Maximum 10-year Dwelling Requirement (2016 - 2026)	
Maximum 5-year Requirement including shortfall and 20% NPPF 'Buffer'	4,601 dwellings
<i>Add Second Five-Year Requirement</i>	2,270 dwellings
10-year Requirement including 20% 'Buffer'	6,871 dwellings

15-year Dwelling Requirement

- 4.2.5 Tables 4.4a and 4.4b show that the 15-year target is calculated by adding together the basic 15-year requirement and the accrued shortfall. Unlike with the five- and ten-year targets, it is not appropriate to include an NPPF 'buffer' within the 15-year target because the NPPF buffer in the early years of the plan period is simply moved forward from later in the plan period. Table 4.4a shows that when the accrued historic shortfall is added to the 'Minimum Emerging Local Plan' scenario, the 15-year target is 4,574 dwellings, whilst when applying the maximum 'Birmingham Memorandum of Understanding' Scenario, the 15-year target is 8,374 dwellings⁸.

Table 4.4a Minimum 15-year Dwelling Requirement (2016 – 2031) – 'Minimum Emerging Local Plan' Scenario

Minimum 15-year Dwelling Requirement (2016 - 2031)	
Basic 5-year Requirement (264 x 15)	3,960 dwellings
Add Accrued Shortfall (2011 to 2016)	614 dwellings
15-year Requirement	4,574 dwellings

⁸ These 15-year dwelling requirements do not necessarily equate to the total dwelling requirements identified in Tables 4.1a and 4.1b due to rounding differences.

Table 4.4b Maximum 15-year Dwelling Requirement (2016 – 2031) – ‘Birmingham Memorandum of Understanding’ Scenario

Maximum 15-year Dwelling Requirement (2016 - 2031)	
Basic 5-year Requirement (454 x 15)	6,810 dwellings
Add Accrued Shortfall (2011 to 2016)	1,564 dwellings
15-year Requirement	8,374 dwellings

4.3 Housing Commitments

- 4.3.1 NWBC has indicated that there is a supply of 1,056 dwellings from sites with extant planning permission. However, it is reasonable to assume that not all of the commitments will be delivered in their current form. For instance, in some cases the developer will probably have to amend its intentions in order to make the scheme more viable because of economic circumstances. Other unforeseen factors often result in a degree of non-implementation (such as the developer going bust or the landowner changing its intentions), and some permissions for significant numbers of units might not be delivered in their entirety within five years. Similarly, not all outstanding planning permissions will necessarily deliver the expected quantum of housing, or come forward at all due to a variety of market and cost factors.
- 4.3.2 Consequently, to ensure a robust approach, we consider that there is a need to make an allowance for ‘non-delivery’ and ‘non-implementation’ of a proportion of the outstanding residential planning permissions and allocations. Applying a ‘non-delivery rate’ and a ‘non-implementation rate’ will ensure that the Borough’s housing supply is not over-reliant on extant planning permissions and allocations, which may not all progress in practice.
- 4.3.3 Accordingly, for consistency with the 2016 SHLAA, in order to ensure that our assessment is as robust and realistic as possible, we have applied the following discounts to the dwelling yields from the commitments/allocations that we have not subjected to site-specific assessment:
- A ‘non-implementation’ rate of 10 per cent to the total dwelling supply from commitments. These dwellings are assumed to never come forward and are completely removed from the housing supply. This amounts to a reduction of 106 units, leaving a residual supply of 950 units.
 - A ‘non-delivery’ rate of 15 per cent to the five-year supply from non-implemented sites – these dwellings are not lost from the supply, but are instead shifted into the 2021-2026 period on the basis that they might still come forward, but not in the first five-year period. This enables a more realistic assessment of the likely five-year supply position to be reached. From the residual 950 dwellings, a further 142 dwellings are removed from the five-year supply, but then reinstated for the subsequent 10-year and 15-year periods, leaving 808 dwellings in the first five-year period.
- 4.3.4 We have used the adjusted supply figures described above when assessing the adequacy of housing supply from commitments and all assessed SHLAA sites.
- 4.3.5 Future updates of the SHLAA will provide an opportunity to update the number of outstanding residential commitments.

4.4 Theoretical Dwelling Supply

- 4.4.1 As per the 2016 SHLAA, we have identified the theoretical dwelling supply from the 141 SHLAA sites, which have been placed into one of the three category bands:
- Green Category (deliverable) – site is suitable, available and achievable and faces no constraints which might prevent it from coming forward within the first five-year period;

- Amber Category (developable) – site faces some constraints of either suitability, availability or achievability and would not be expected to come forward within the first five-year period, but could still be expected to come forward within the second five-year period; and
- Red Category (not currently developable) – site faces more significant constraints, and would not be expected to come forward within the first 10-year period of the study, although it might be expected to come forward in the third five-year period.

4.4.2 Table 4.5 below summarises the theoretical dwelling supply from all 141 sites, broken down by category band and land type:

Table 4.5 Overall Summary of Theoretical Supply from SHLAA Sites

		Category			Total
		Green	Amber	Red	
Previously Developed	Area (ha)	3.1	26.9	105.7	135.7
	Yield	94	806	3,169	4,069
Greenfield	Area (ha)	68.9	340.6	116.4	525.9
	Yield	1,713	9,357	4,102	15,172
Green Belt	Area (ha)	36.3	149.1	90.9	276.3
	Yield	1,089	4,475	2,728	8,292
Total	Number of Sites	31	75	35	141
	Area (ha)	108	517	313	938
	Yield	2,896	14,638	9,999	27,533

4.4.3 The table above shows that:

- The 141 assessed sites could potentially yield around 27,533 dwellings.
- Of the theoretical 27,533 unit capacity, 2,896 units are on 31 sites assessed as being 'deliverable' (i.e. Green Category), with a further 14,638 units on 75 'developable' sites (Amber Category) and 9,999 units are on 35 sites which are not currently developable (Red Category) but which could potentially come forward at some point in the future.
- Of the theoretical 27,533 unit capacity, previously developed sites could yield 4,069 dwellings, of which 94 units could come forward in the first five-year period (Green Category), a further 806 units have been identified on 'developable' PDL sites (Amber Category) and 3,169 units are not currently developable (Red Category).
- Of the theoretical 27,533 unit capacity, greenfield sites could yield 15,172 dwellings, of which 1,713 units could come forward in the first five year period (Green Category), a further 9,357 units have been identified on 'developable' greenfield sites (Amber Category) and the remaining 4,102 units are not currently developable (Red Category).
- Of the theoretical 27,533 unit capacity, Green Belt sites could provide 8,292 dwellings, of which 1,089 units could come forward in the first five-year period (Green Category), a further 4,475 units have been identified on 'developable' Green Belt sites (Amber Category) and the remaining 2,728 units from Green Belt sites are not currently developable (Red Category).

4.4.4 Owing to lead-in times and build-out periods, it is important to consider the role of phasing, especially for larger sites. We have assumed that an individual site is unlikely to deliver more than 250 units in any five-year period. For sites which are capable of generating a theoretical dwelling yield of over 250 units we have spread the dwellings access the following time-period bands: 1-5 years, 6-10 years, 11-15 years, and 'beyond plan period'. Table 4.6 below

summarises the theoretical dwelling supply from all SHLAA sites, broken down by time horizon and also by Green Belt⁹:

Table 4.6 Summary of Supply of SHLAA Housing Sites by Time-Horizon

	Total Theoretical Dwelling Yield	Green Belt Theoretical Dwelling Yield	Outside Green Belt Theoretical Dwelling Yield
Years 0-5	1,998	1,080	918
Years 6-10	8,015	2,128	5,887
Years 11-15	8,632	2,726	5,906
SUB-TOTAL (Within Plan Period)	18,645	5,934	12,711
<i>Beyond Plan Period</i>	8,888	2,386	6,502
TOTAL	27,533	8,320	19,213

4.4.5 From the table above, it can be seen that of the 27,533 total theoretical dwelling yield:

- 1,998 dwellings could be expected to come forward for development in Years 0-5, of which 1,080 dwellings (54 per cent) are from sites where 50 per cent or greater is currently designated within the Green Belt.
- 8,015 dwellings could potentially come forward for development in Years 6-10, of which 2,128 dwellings (27 per cent) are from sites where 50 per cent or greater is currently designated within the Green Belt.
- 8,632 dwellings could theoretically come forward for development in Years 11-15, of which 2,726 dwellings (32 per cent) are from sites where 50 per cent or greater is currently designated Green Belt.
- 8,888 dwellings could be expected to come forward for development beyond the plan period, of which 2,386 dwellings (27 per cent) are from sites where 50 per cent or greater is currently designated Green Belt.

4.5 Adequacy of Housing Provision

4.5.1 In Tables 4.7a, 4.7b, 4.7c and 4.7d below we assess whether the minimum and maximum dwelling targets for North Warwickshire can be achieved through a combination of the 141 specific SHLAA sites together with outstanding planning commitments and windfall sites.

Approach

4.5.2 The components of potential housing supply, as set out in Tables 4.7a, 4.7b, 4.7c and 4.7d below, are referenced as follows:

⁹ Where the site is not currently designated within the Green Belt or less than 50 per cent of the site is currently designated within the Green Belt. Please note that the Green Belt yield in Table 4.5 is based on the Green Belt status of the entire site, whilst the Green Belt Yield in Table 4.6 accounts just for sites for which greater than 50 per cent of the site is within the Green Belt. This discrepancy of accounts for the difference of 28 units (8,320 – 8,292) between the Green Belt Theoretical Dwelling Yield in Tables 4.5 and Tables 4.6.

- PP = dwellings with planning permission ('PP') having made an allowance for non-delivery and non-implementation, as described earlier in this section;
 - W ('Windfalls') = a windfall allowance of 60 dwellings per annum has been applied, in accordance with the emerging Local Plan; and
 - GC, AC, RC = potential from the 141 sites in the SHLAA in Green, Amber and Red Category bands respectively.
- 4.5.3 There is no definitive 'answer' and so, within each period, the theoretical yield from a combination of components is compared with the dwelling target for the period. Where a combination is sufficient to meet the target, the yield is highlighted in green. It is therefore immediately apparent to what extent the potential housing supply for a period is sufficient to meet the target. This approach is adopted for the yield from previously developed land¹⁰; the yield from previously developed land and greenfield sites; and the yield from previously developed land and greenfield Green Belt sites¹¹.
- 4.5.4 As per the 2016 SHLAA, it is important to note that our site categorisation does not take account of all the policy considerations that are relevant in selecting sites for allocation, which are likely to include the broad sustainability of the total development pattern, Green Belt, impact on biodiversity and landscape, and strategic transport and other infrastructure capacity issues. Thus, we have not undertaken any analysis to consider whether the theoretical supply from sites assessed within the SHLAA is in the right place to meet strategic policy objectives (noting that the Council already has an adopted Core Strategy and emerging Local Plan which sets the distribution across the Borough's various settlements).
- 4.5.5 Similarly, we have not considered whether it would be better to remove the obstacles affecting PDL sites within the Amber Category and bring these sites forward in advance of Green Category sites. Moreover, the SHLAA does not assess whether it would be preferable to consider the release of some Green Belt land in appropriate locations and bring this forward in advance of more heavily constrained and/or less sustainably located sites that are currently outside the Green Belt, regardless of which 'category' band they have been placed in. These issues are beyond the scope of a SHLAA and will need to be considered through the plan preparation process.

¹⁰ It should be noted that the 'PDL yield' figures in the tables include the contribution from extant planning permissions and allocations, which may include some greenfield sites.

¹¹ Any previously developed Green Belt sites have been treated in the same way as other PDL sites, and so they do not contribute to the 'Green Belt Yield' figures.

Table 4.7a Adequacy of Cumulative Dwelling Potential in North Warwickshire, Forthcoming 5, 10 and 15-Year Periods – Using the 'Minimum **Emerging Local Plan**' Housing Requirement with 5 per cent NPPF 'Buffer'

Period	Component	Total Theoretical Yield	Outside Green Belt Theoretical Yield
First 5 years	PP	808	
	PP + W	1,108	
	PP + W + GC	3,106	2,026 ¹²
	PP + W + GC + AC	11,121	7,913
	PP + W + GC + AC + RC	19,753	13,819
	Dwelling Requirement	2,031	
First 10 years	PP	950	
	PP + W	1,550	
	PP + W + GC	3,548	2,468
	PP + W + GC + AC	11,563	8,355
	PP + W + GC + AC + RC	20,195	14,261
	Dwelling Requirement	3,351	
First 15 years	PP	950	
	PP + W	1,850	
	PP + W + GC	3,848	2,768
	PP + W + GC + AC	11,863	8,655
	PP + W + GC + AC + RC	20,495	14,561
	Dwelling Requirement	4,574	

Table 4.7b Adequacy of Cumulative Dwelling Potential in North Warwickshire, Forthcoming 5, 10 and 15-Year Periods – Using the 'Minimum **Emerging Local Plan**' Housing Requirement with 20 per cent NPPF 'Buffer'

Period	Component	Total Theoretical Yield	Outside Green Belt Theoretical Yield
First 5 years	PP	808	
	PP + W	1,108	
	PP + W + GC	3,106	2,026
	PP + W + GC + AC	11,121	7,913
	PP + W + GC + AC + RC	19,753	13,819
	Dwelling Requirement	2,321	
First 10 years	PP	950	
	PP + W	1,550	
	PP + W + GC	3,548	2,468
	PP + W + GC + AC	11,563	8,355
	PP + W + GC + AC + RC	20,195	14,261
	Dwelling Requirement	3,641	
First 15 years	PP	950	
	PP + W	1,850	
	PP + W + GC	3,848	2,768
	PP + W + GC + AC	11,863	8,655
	PP + W + GC + AC + RC	20,495	14,561
	Dwelling Requirement	4,574	

¹² Given that this theoretical dwelling yield is just 5 units below the five-year dwelling requirement, we have rationally assumed that the dwelling target can be achieved.

Table 4.7c Adequacy of Cumulative Housing Potential in North Warwickshire, Forthcoming 5, 10 and 15-Year Periods – Using the Maximum ‘Birmingham Memorandum of Understanding’ Housing Requirement with 5 per cent NPPF ‘Buffer’

Period	Component	Total Theoretical Yield	Outside Green Belt Theoretical Yield
First 5 years	PP	808	
	PP + W	1,108	
	PP + W + GC	3,106	2,026
	PP + W + GC + AC	11,121	7,913
	PP + W + GC + AC + RC	19,753	13,819
	Dwelling Requirement	4,026	
First 10 years	PP	950	
	PP + W	1,550	
	PP + W + GC	3,548	2,468
	PP + W + GC + AC	11,563	8,355
	PP + W + GC + AC + RC	20,195	14,261
	Dwelling Requirement	6,296	
First 15 years	PP	950	
	PP + W	1,850	
	PP + W + GC	3,848	2,768
	PP + W + GC + AC	11,863	8,655
	PP + W + GC + AC + RC	20,495	14,561
	Dwelling Requirement	8,374	

Table 4.7d Adequacy of Cumulative Housing Potential in North Warwickshire, Forthcoming 5, 10 and 15-Year Periods – Using the Maximum ‘Birmingham Memorandum of Understanding’ Housing Requirement with 20 per cent NPPF ‘Buffer’

Period	Component	Total Theoretical Yield	Outside Green Belt Theoretical Yield
First 5 years	PP	808	
	PP + W	1,108	
	PP + W + GC	3,106	2,026
	PP + W + GC + AC	11,121	7,913
	PP + W + GC + AC + RC	19,753	13,819
	Dwelling Requirement	4,601	
First 10 years	PP	950	
	PP + W	1,550	
	PP + W + GC	3,548	2,468
	PP + W + GC + AC	11,563	8,355
	PP + W + GC + AC + RC	20,195	14,261
	Dwelling Requirement	6,871	
First 15 years	PP	950	
	PP + W	1,850	
	PP + W + GC	3,848	2,768
	PP + W + GC + AC	11,863	8,655
	PP + W + GC + AC + RC	20,495	14,561
	Dwelling Requirement	8,374	

Summary of Findings

- 4.5.6 Tables 4.7a to 4.7d confirm that outstanding planning permissions and windfall sites are unable to meet the minimum dwelling target for the first five years of 2,031 dwellings with a 5 per cent

buffer and therefore also the minimum dwelling target of 2,321 dwellings with a 20 per cent buffer. It follows that outstanding planning permissions and windfall sites in the Borough are also unable to meet the maximum dwelling target for the first five years under the 5 per cent buffer and a 20 per cent buffer scenarios.

- 4.5.7 The 'Minimum Emerging Local Plan' five-year target of 2,031 dwellings using a 5 per cent buffer can theoretically, albeit narrowly, be achieved solely through sites outside of the Green Belt using sites within the Green Category. The minimum five-year dwelling requirement of 2,321 dwellings using a 20 per cent buffer, can be achieved solely through sites outside of the Green Belt using sites within the Green Category in tandem with sites in the Amber Category. Alternatively, the minimum five-year target using a 20 per cent buffer can be met using sites within the Green Category alone, but it would be necessary to bring forward sites within the Green Belt.
- 4.5.8 To meet the maximum 'Birmingham Memorandum of Understanding' five-year target using a 5 per cent buffer or 20 per cent buffer it would be necessary for sites within the Green Category and Amber Category to be brought forward. Theoretically, it would not be necessary to bring forward Green Category and Amber Category sites within the Green Belt to meet the maximum five-year target using either a 5 per cent or 20 per cent buffer.
- 4.5.9 The 'Minimum Emerging Local Plan' 10-year target using a 5 per cent buffer can be achieved solely through sites outside of the Green Belt using sites within the Green Category in tandem with sites in the Amber Category. Alternatively, the minimum 10-year target using a 5 per cent buffer can be met using sites within the Green Category alone, but it would be necessary to bring forward sites within the Green Belt. To meet the Minimum Emerging Local Plan' 10-year target using a 20 per cent buffer it is necessary to bring forward sites in the Green Category, in combination with sites within the Amber Category. It would not be necessary to bring forward sites within the Green Belt to meet this dwelling requirement.
- 4.5.10 To meet the maximum 'Greater Birmingham' 10-year target using either a 5 per cent buffer or 20 per cent buffer, it would be necessary for Green Category and Amber Category sites to be brought forward for development. These dwelling requirements can be achieved using sites outside of the Green Belt.
- 4.5.11 Theoretically, there is sufficient land to meet the Borough's minimum 15-year dwelling target of 4,574 dwellings and the Borough's maximum 15-year dwelling target of 8,374 dwellings using Green Category and Amber Category sites outside of the Green Belt.
- 4.5.12 The findings from the process above indicate that outstanding permissions and windfall sites are insufficient to meet the five-year housing requirement. However, the 141 SHLAA sites which we assessed in the study, when considered together with outstanding planning commitments and windfall sites, are theoretically capable of providing sufficient dwellings to meet the five-year, 10-year and 15-year dwelling requirements based on the minimum emerging Local Plan dwelling target and the maximum dwelling target whereby North Warwickshire will also help to meet some of Greater Birmingham's housing needs.
- 4.5.13 In comparison to the original SHLAA 2016, this Addendum study has identified that theoretically, there is no longer any need to bring forward sites in the Red Category for development, to meet minimum and 'aspired' targets as set out within the emerging Local Plan. There are a number of reasons for this including: the inclusion of a 900 dwelling windfall allowance; the inclusion of additional sites as part of the study (which have been assessed as within either the Green Category or Amber Category), as well as the movement of a number of sites into higher ranked categories to reflect amended assessment criteria and updated assessments.
- 4.5.14 It is also important to emphasise that 41 of the 141 SHLAA sites which have been assessed are fully or partially within the Green Belt. Within the plan period, the potential dwelling yield from sites within the Green Belt (of 5,934 units) amounts to 32 per cent of the overall theoretical yield of 18,645 units. If the theoretical supply from units within the Green Belt is removed from the assessment, 12,711 units could be delivered from land which is currently not within the Green Belt, within the plan period.

Given that the maximum 15-year dwelling requirement for North Warwickshire is 8,374 dwellings, the finding outlined above would suggest that the release of Green Belt land is not required in order for the Borough to meet its housing requirements up to 2031. However, as we have previously explained, our site categorisation does not take account of all the policy considerations that are relevant in selecting sites for allocation, which are likely to include the broad sustainability of the total development pattern, impact on biodiversity and landscape, and strategic transport and other infrastructure capacity issues. Thus, we have not undertaken any analysis to consider whether the theoretical supply from the sites we have assessed is in the right place to meet strategic policy objectives. If not, then it may be necessary to release some Green Belt land in order to achieve the targets in full. These issues are beyond the scope of a SHLAA and will need to be considered through the plan preparation process.

APPENDIX 1: SITE ASSESSMENT CRITERIA NOTE

NOTES

Job Name: North Warwickshire SHLAA
Job No: 36442
Note No: 2
Date: April 2017
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>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 <p><u>Area of Outstanding Natural Beauty</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 <p><u>Local Wildlife Site or Potential Local Wildlife Site</u></p> <ul style="list-style-type: none"> ▪ 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



NOTES

<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>Agricultural Land Classification</u>	
▪ 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
<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 or large settlement adjoining the outer boundary of the Borough 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, Coleshill, Nuneaton, Tamworth.

² Grendon/Baddesley Ensor, Hartshill with Ansley Common, Kingsbury, New & Old Arley, 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



NOTES

	<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>



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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 2: 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
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

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
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
PB255	Land East of St Helena Road	-	33.61	3	3	3	GREEN	Large greenfield site west of Dordon which is an agricultural and grazing use. The site has good defensible boundaries and is immediately adjacent to a residential scheme for 145 dwelling, which is currently being developed. Development of this site could represent a further logical extension east of the settlement.	655
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 Permire 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
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

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
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 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
PB256	Land off Coleshill Road	-	20.13	3	2	2	AMBER	Agricultural land south of a ribbon of development and allotments. Access may prove problematical, though access through a wider scheme may be possible. PROW crosses the site.	393
PB257	Land rear of Bretts Hall	-	2.74	3	2	2	AMBER	Open field behind existing residential development. A 38 unit scheme is currently being developed adjacent to the eastern site boundary. Access may prove problematical, though access through a wider scheme may be possible. PROW crosses the site.	53
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									
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
PB030	Land Off Tamworth Road	POL22	7.21	3	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
PB031	Land at Green Lane	PS 57	10.23	2	2	3	AMBER	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. Low voltage power cables on site.	199
PB035	Land of Tamworth Road	PS102	48.56	2	2	3	AMBER	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.	947
PB165	Priory Farm, Robeys Lane	PS93	0.95	2	3	2	AMBER	Site comprises of a gated residential dwelling and associated land. The site is slightly removed from the existing settlement.	26
PB171	Land Off Robeys Lane	PSO 50(B)	22.85	2	2	1	RED	Extensive area of land. Would need to come forward in a phased sequence, along with PB035. The site scores poorly in terms of access to public transport and access to local facilities.	446
PB064	Land At Robeys Lane	PS158	62.07	2	1	1	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

APPENDIX 3: 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	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	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	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	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	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	3	5	5	5	5	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	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	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	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	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.
PB139	Windmill House	PS40	0.27	5	5	5	5	5	5	5	3	2	5	5	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	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	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	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	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	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.
PB206	The Croft Norton Hill	SLA 33	1.52	5	5	5	5	5	5	5	3	3	5	5	3	5	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	5	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	4	5	5	0	5	5	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	4	5	5	2	5	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	4	5	5	2	5	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	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	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	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	5	3	5	3	5	5	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	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	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	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	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	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	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	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 EMTP Centre, Fairview Industrial Estate	SLA 99	0.7	5	5	5	5	5	5	5	3	3	5	5	5	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	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	5	5	5	5	5	5	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	5	5	5	5	5	5	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	5	5	5	5	5	5	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.
PB255	Land east of St Helena Road	-	33.61	5	3	5	5	5	5	5	3	5	5	5	5	5	5	3	3	3	GREEN	Large greenfield site west of Dordon which is an agricultural and grazing use. The site has good defensible boundaries and is immediately adjacent to a residential scheme for 145 dwellings, which is currently being developed. Development of this site could represent a further logical extension east of the settlement.
PB013	Land West Of Dordon	SLA 107	75.94	5	5	5	5	5	5	5	3	5	5	5	5	5	0	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.

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	Net Suitability Score	Net Availability Score	Net Achievability Score	Overall Site Category	Comment
PB014	Land Off Spon Lane	SLA 69 (1A)	1.17	5	5	5	5	5	5	5	3	5	5	5	5	5	5	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	5	5	5	3	5	5	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	5	5	5	3	5	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.
PB029	Land At St Helena/Dunns Lane	POL20	42.15	5	5	5	5	3	5	5	3	5	5	5	3	5	5	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	5	3	5	5	5	5	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	5	5	5	5	5	5	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	5	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	5	5	5	5	5	5	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	4	5	5	0	5	0	2	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	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	4	5	5	3	5	5	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	4	5	5	0	5	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	4	5	5	0	5	5	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	0	5	5	3	5	5	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	4	5	5	0	5	5	2	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	0	5	5	5	3	5	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	4	5	5	5	5	4	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	4	5	5	0	5	5	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	GREEN	Greenfield site with good defensible boundaries which appears suitable for residential development. Site is adjacent to Fillongley Village Hall.
PB236	Land At Coy/Nuneaton Road, Fillongley	SLA 91	7.11	2	5	5	5	5	5	5	3	3	5	5	5	5	5	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	5	5	5	5	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	5	5	5	5	5	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	5	5	5	3	5	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	5	5	5	5	5	5	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 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	5	5	5	3	5	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	0	5	5	3	5	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	0	5	5	5	5	0	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	Durnos Nurseries	SLA 100	3.59	0	5	5	5	5	5	5	3	5	5	5	5	5	5	1	2	2	RED	Durnos 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	5	5	5	5	5	5	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	5	5	5	5	5	5	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	0	5	5	3	5	5	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	5	5	5	5	5	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	0	5	5	5	5	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	4	5	5	5	5	5	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	4	3	5	5	5	5	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	4	5	5	5	3	5	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	3	4	5	5	5	5	5	3	3	3	GREEN	Steeply sloping greenfield site, largely overgrown and unused.
PB051	Land At Ansley Common	PS127	3.05	5	5	5	5	5	5	5	3	4	5	5	0	5	5	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	4	5	5	3	5	5	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.

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PB162	Land At Oldbury Road, Hartshill	PS90	8.15	5	5	5	5	5	5	5	0	4	5	5	3	3	5	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.
PB256	Land off Coleshill Road	-	20.13	5	5	5	5	5	5	5	3	4	5	5	3	5	5	3	2	2	AMBER	Agricultural land south of a ribbon of development and allotments. Access may prove problematical, though access through a wider scheme may be possible. PROW crosses the site.
PB257	Land rear of Bretts Hall	-	2.74	5	5	5	5	5	5	5	3	4	5	5	3	5	5	3	2	2	AMBER	Open field behind existing residential development. A 38 unit scheme is currently being developed adjacent to the eastern site boundary. Access may prove problematical, though access through a wider scheme may be possible. PROW crosses the site.
PB212	Land At Hartshill Quarry	SLA 52	26.46	5	5	5	5	3	5	5	3	5	5	5	5	5	5	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	0	5	5	3	3	2	2	1	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	4	3	5	0	5	5	2	2	1	RED	The site comprises a dense woodland with areas of hardstanding. A PROW intersects the site.
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	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	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	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	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	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	5	5	5	5	5	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	2	2	AMBER	Greenfield site, which although may 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	0	5	5	5	5	5	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	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	PS85B	7.32	5	5	5	5	5	5	5	3	3	5	5	3	5	5	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	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	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	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 Gauge, Picadilly	PS197	0.82	5	5	5	5	5	5	5	3	3	5	5	5	0	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	4	5	5	5	5	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	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	4	5	5	0	5	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	0	5	5	0	5	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	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	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	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	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	1	2	1	RED	Isolated greenfield site currently in pastoral use. The site 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	1	3	1	RED	Isolated greenfield site containing a single vacant house surrounded by M42 and M6 motorways, A446 and large roundabouts. The site 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	3	5	5	5	5	5	5	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	5	5	5	5	5	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	3	5	5	5	5	5	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	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	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	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	5	5	5	5	5	3	3	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	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	2	3	AMBER	Logical rounding off site which could be suitable for residential development subject to access upgrades.

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PB147	Land At Orton Road, Warton	PS78	2.51	5	5	5	5	5	5	5	3	3	5	5	5	5	5	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	5	5	5	0	5	5	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	5	5	5	5	5	3	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	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	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	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.
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	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	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	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	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	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	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	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	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	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	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	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	0	5	5	5	3	0	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																						
PB025	Land off Tamworth Road	Land off Tamworth Road	2.52	5	5	5	5	5	5	5	3	5	5	5	5	5	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.
PB030	Land Off Tamworth Road	POL22	7.21	5	5	5	5	5	5	3	3	5	5	5	5	5	3	3	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.
PB031	Land at Green Lane	PS 57	10.23	5	5	5	5	5	5	2	3	5	5	5	5	5	3	2	2	3	AMBER	Greenfield site on the boundary with Tamworth Borough Council in agricultural use. Low voltage power cables on site.
PB035	Land of Tamworth Road	PS102	48.56	5	5	5	5	5	5	5	3	0	5	5	5	5	3	2	2	3	AMBER	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.
PB165	Priory Farm, Robeys Lane	PS93	0.95	5	5	5	5	5	5	5	3	0	5	5	5	5	5	2	3	2	AMBER	Site comprises of a gated residential dwelling and associated land. The site is slightly removed from the existing settlement.
PB171	Land Off Robeys Lane	PSO 50(B)	22.85	5	5	5	5	3	5	5	0	0	3	5	5	5	3	2	2	1	RED	Extensive area of land. Would need to come forward in a phased sequence, along with PB035. The site scores poorly in terms of access to public transport and access to local facilities.
PB064	Land At Robeys Lane	PS158	62.07	5	5	5	5	3	5	4	0	0	3	5	5	5	3	2	1	1	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.

APPENDIX 4: THEORETICAL YIELD PHASING TABLE

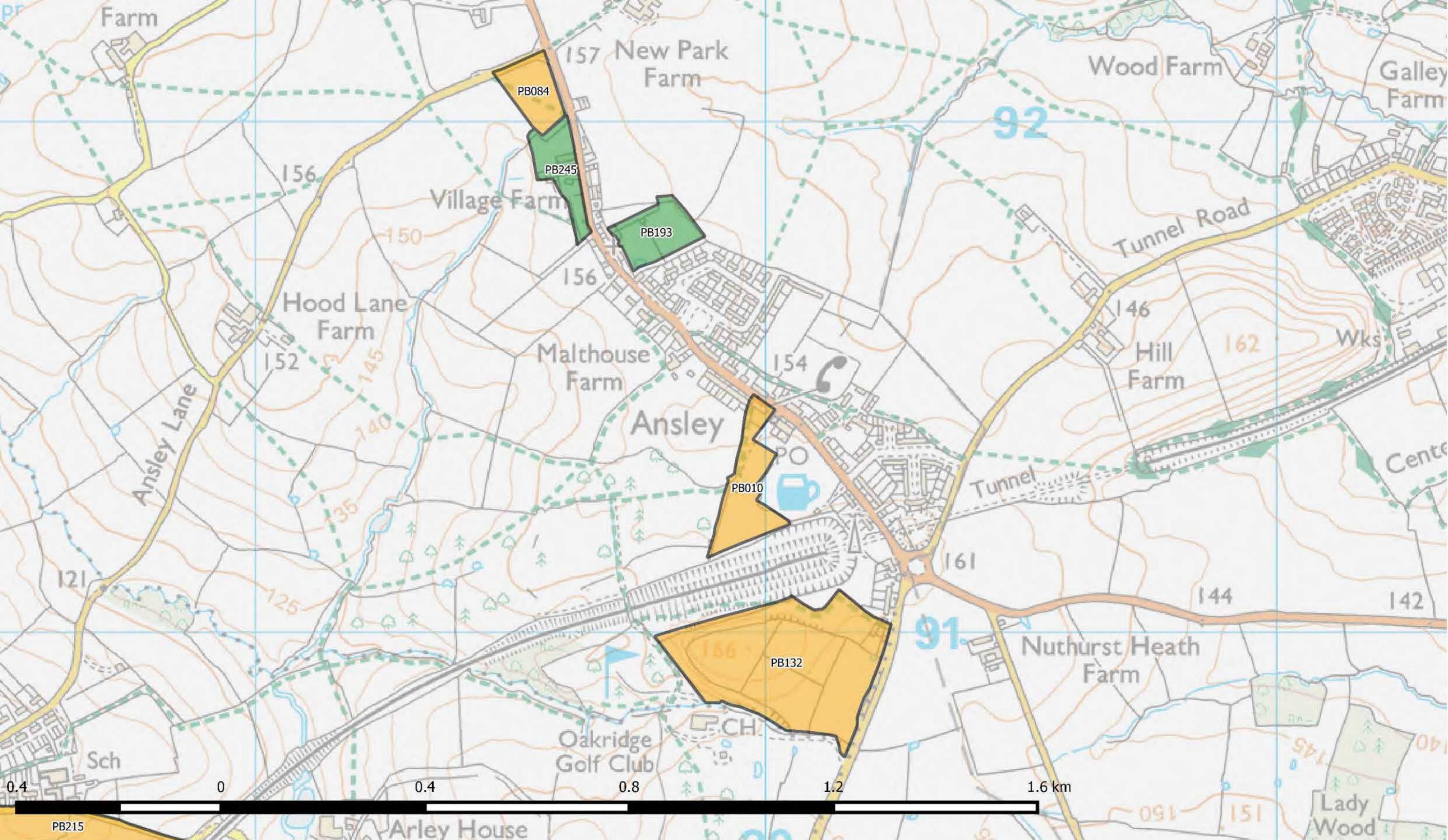
Site Address	PBA Site Reference	NW Site Reference	Green Belt	Overall Site Category	Theoretical Total Yield	Years 0 - 5	Years 6 - 10	Years 11 - 15	Years 15+
Land at Spring Hill/Lamp Lane	PB006	PS71	Green Belt	GREEN	13	13			
Land At Coventry Road	PB037	PS106 (AMENDED)	Green Belt	GREEN	41	41			
Land At 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	
Land East of St Helena Road	PB255	-	Not Green Belt	GREEN	655	250	250	155	
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
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		

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+
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		
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 off Coleshill Road	PB256	-	Not Green Belt	AMBER	393	-	250	143	
Land rear of Bretts Hall	PB257	-	Not Green Belt	AMBER	53	-	53		

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 Green Lane	PB031	PS 57	Not Green Belt	AMBER	199	-	199		
Land of Tamworth Road	PB035	PS102	Not Green Belt	AMBER	947	-	250	250	447
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
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 Adj Hames Lane, Newton Regis	PB016	SLA 105	Not Green Belt	RED	58	-	-	58	
Land At Coleshill Road/Pipers Lane	PB034	PS101	Not Green Belt	RED	258	-	-	250	8
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					27,533	1,998	8,015	8,632	8,888

For the avoidance of doubt, where a site is identified as 'Green Belt' 50 per cent of the site or greater is currently designated within the Green Belt. Where a site is identified as 'Not Green Belt' the site is either entirely not within the Green Belt, or less than 50 per cent of the site is designated within the currently defined Green Belt.

APPENDIX 5: SITE PLANS



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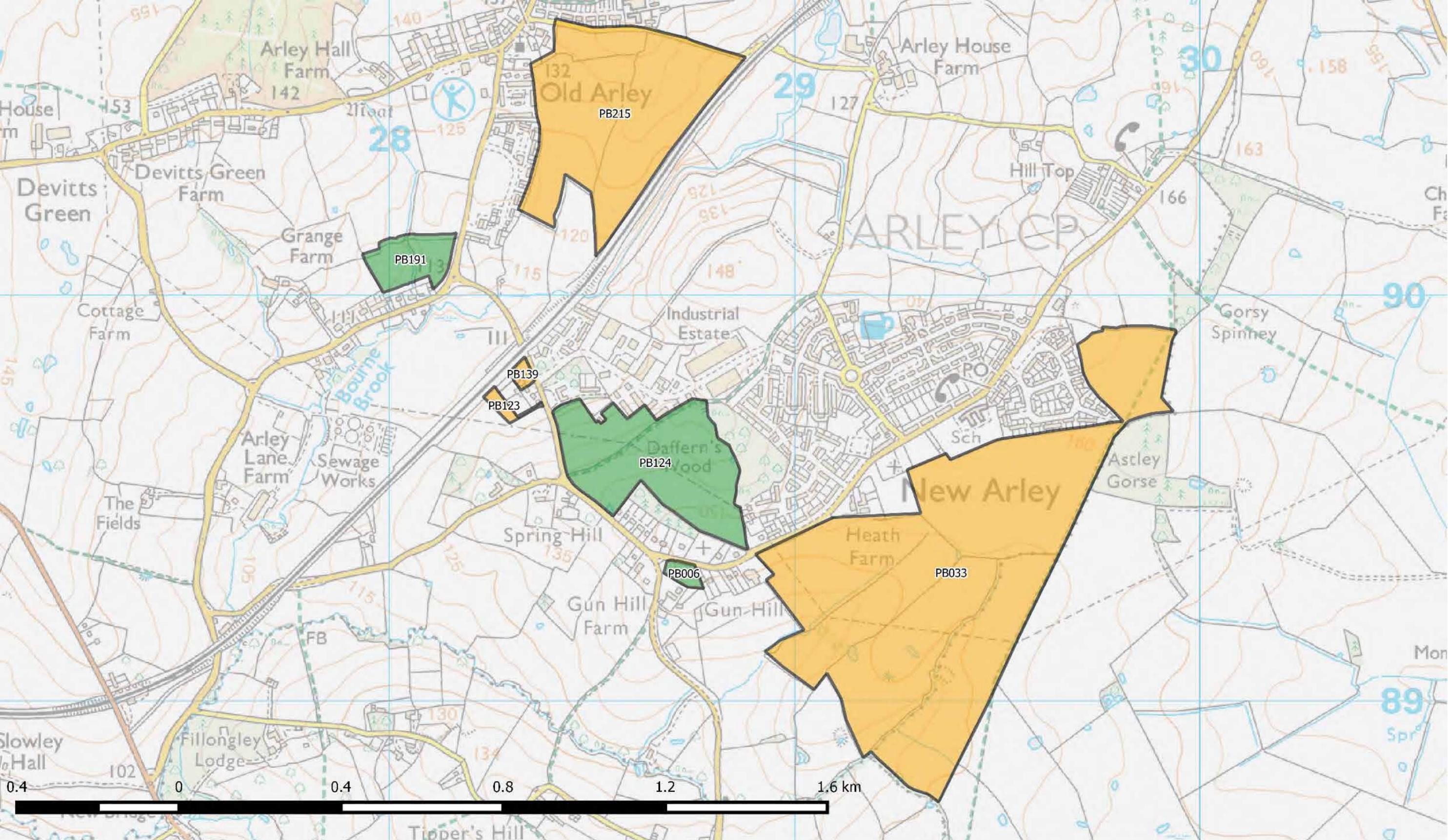
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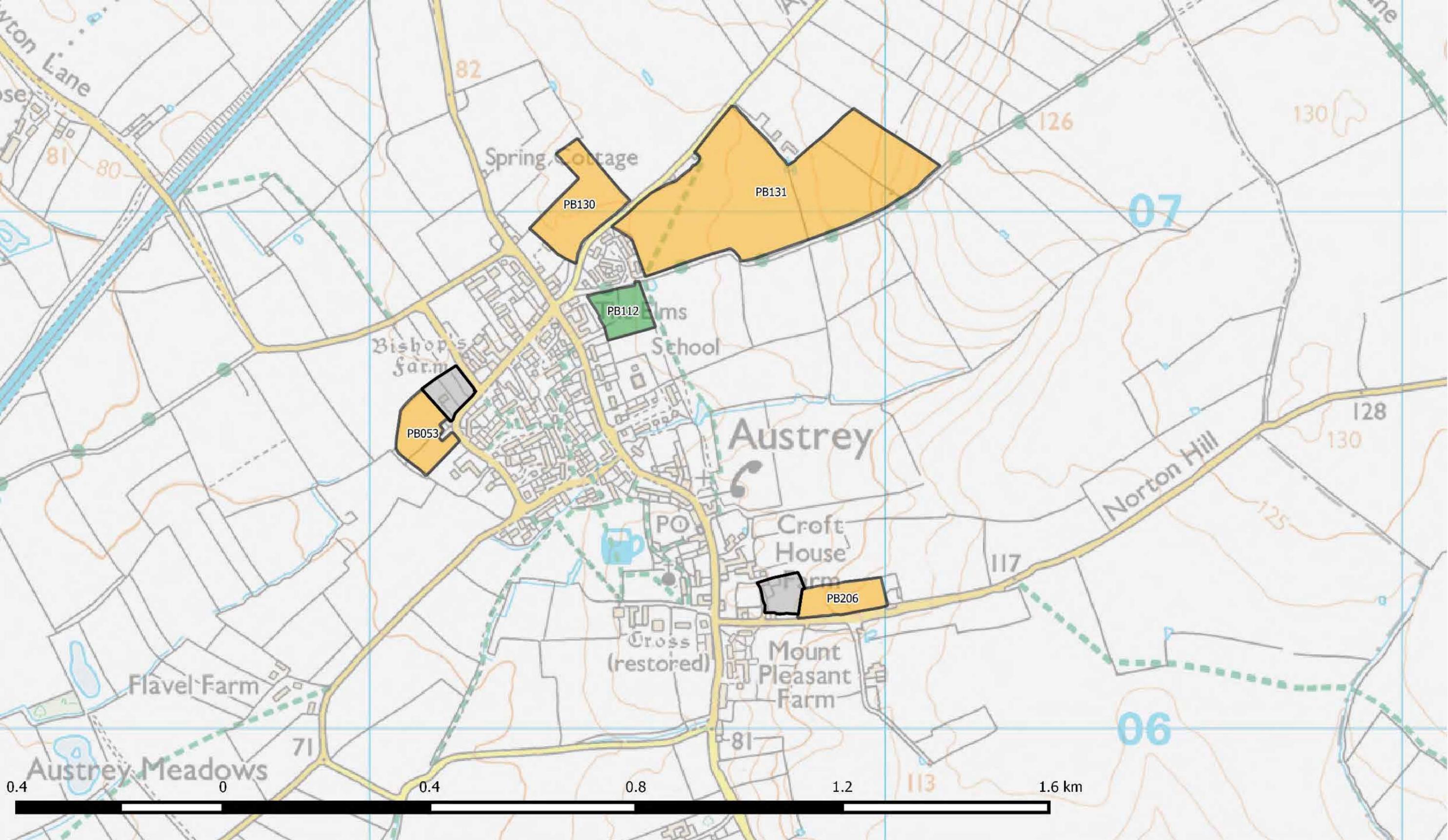
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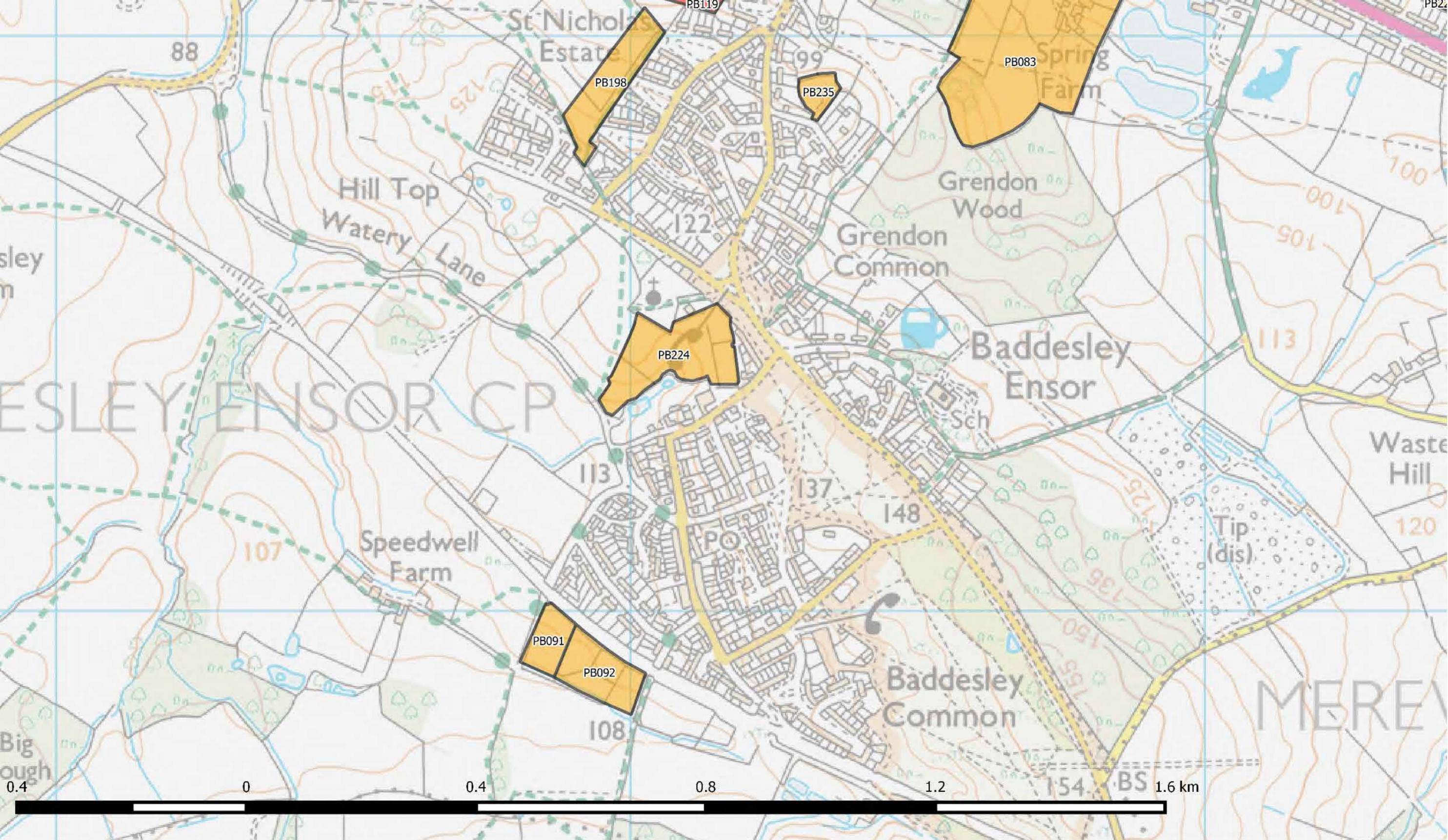


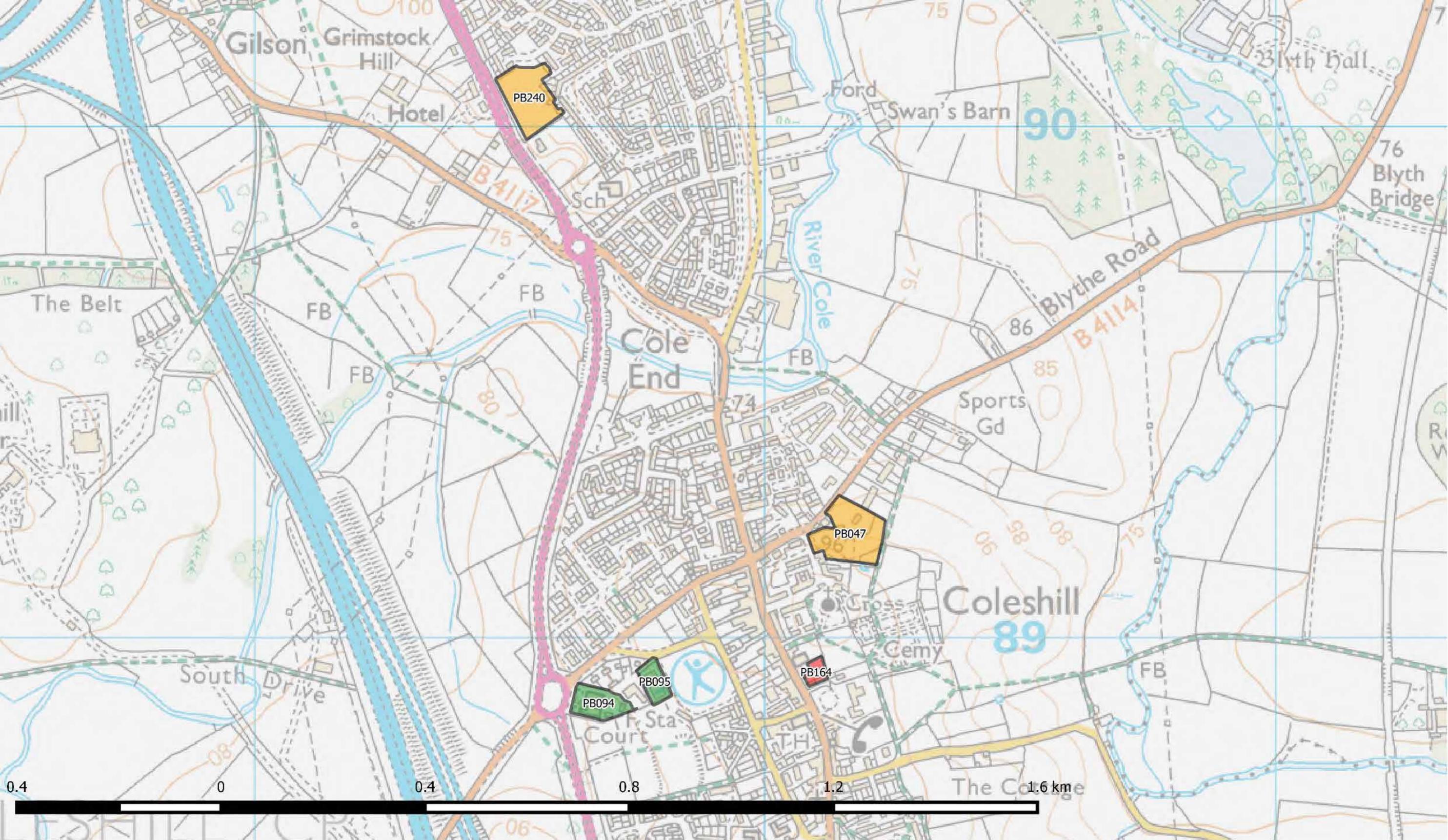
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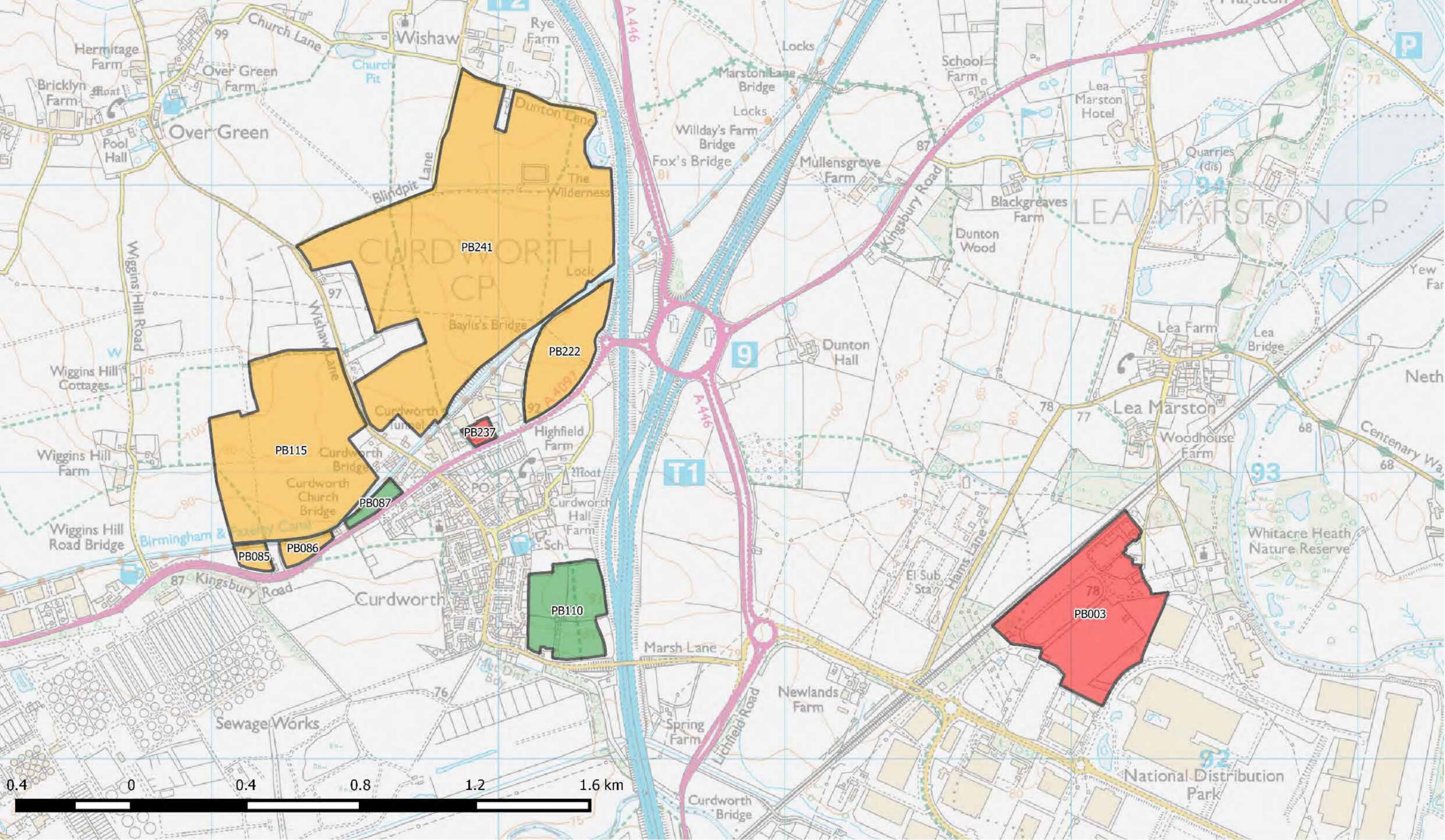
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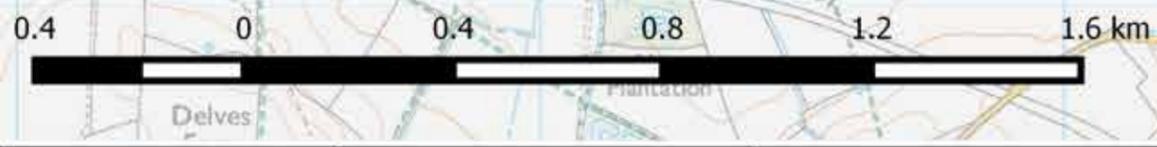
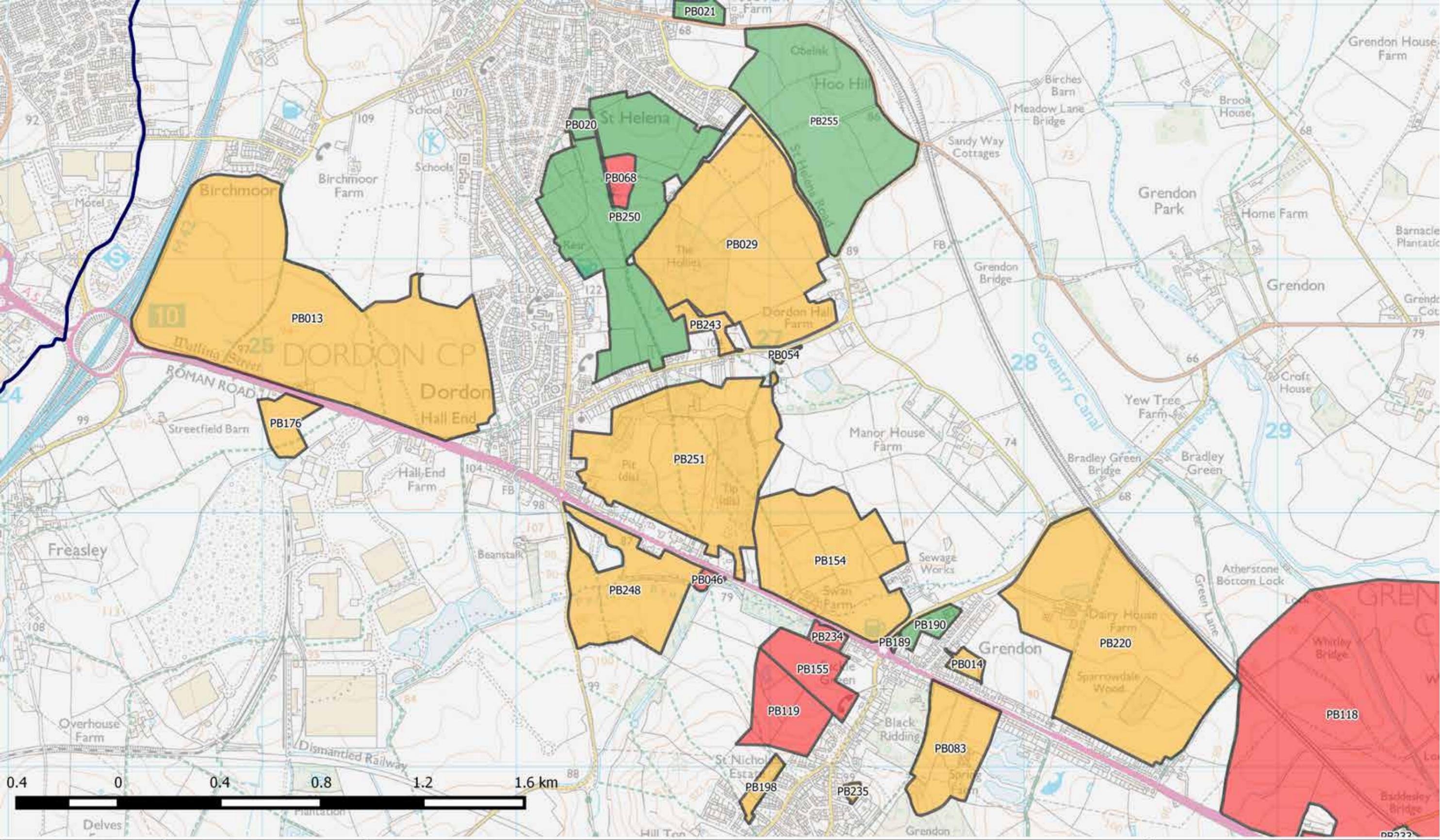
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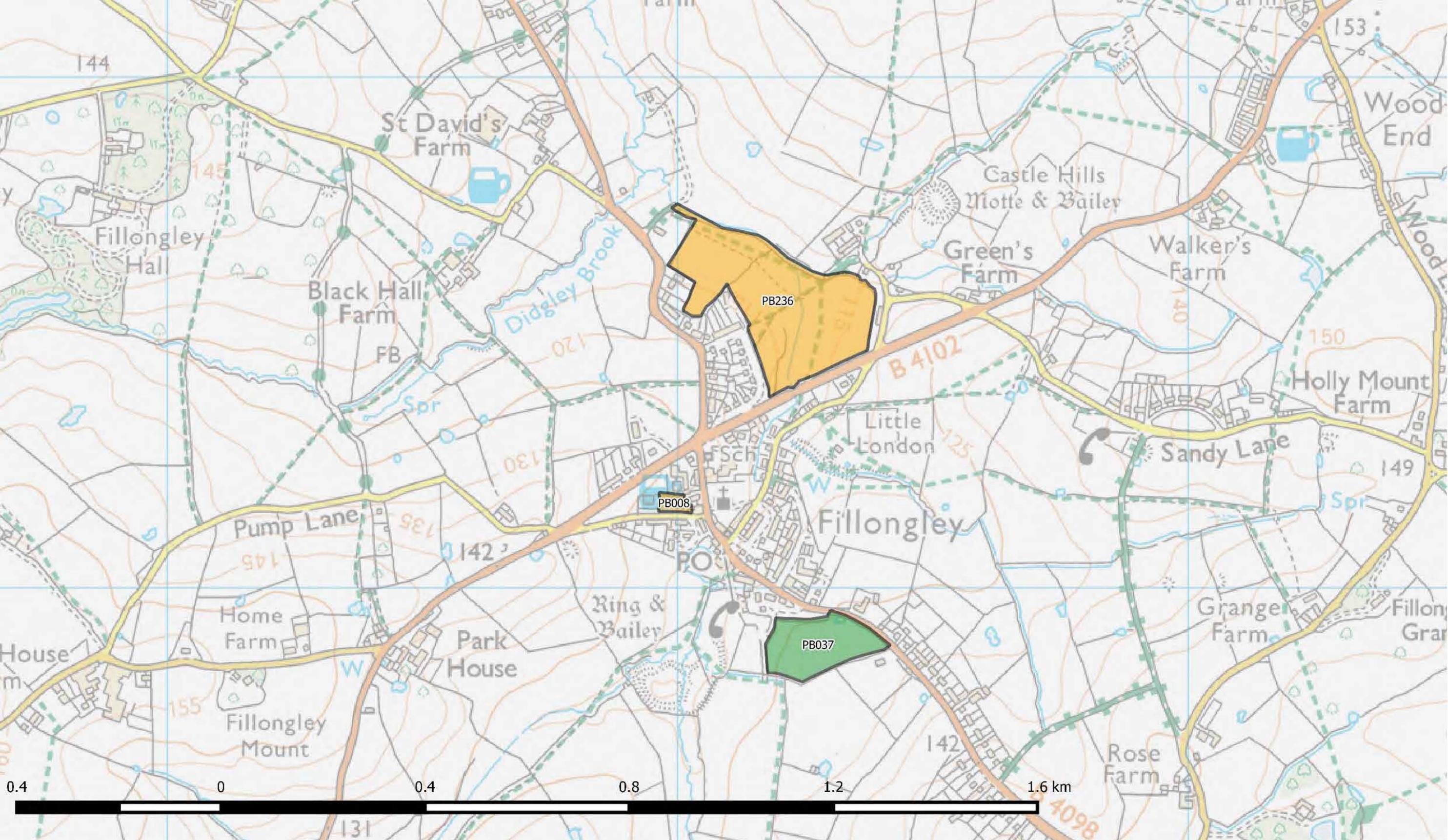
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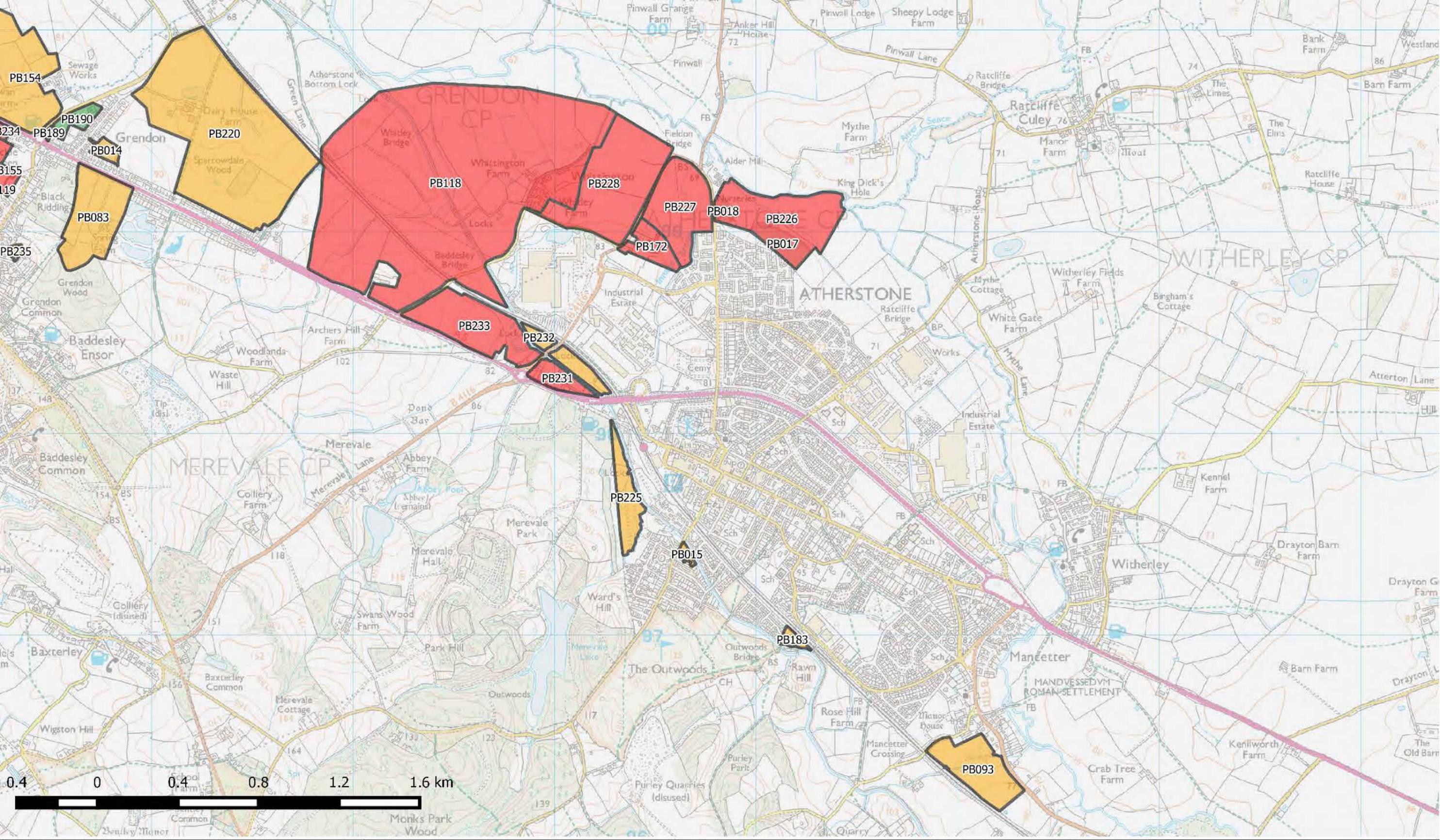
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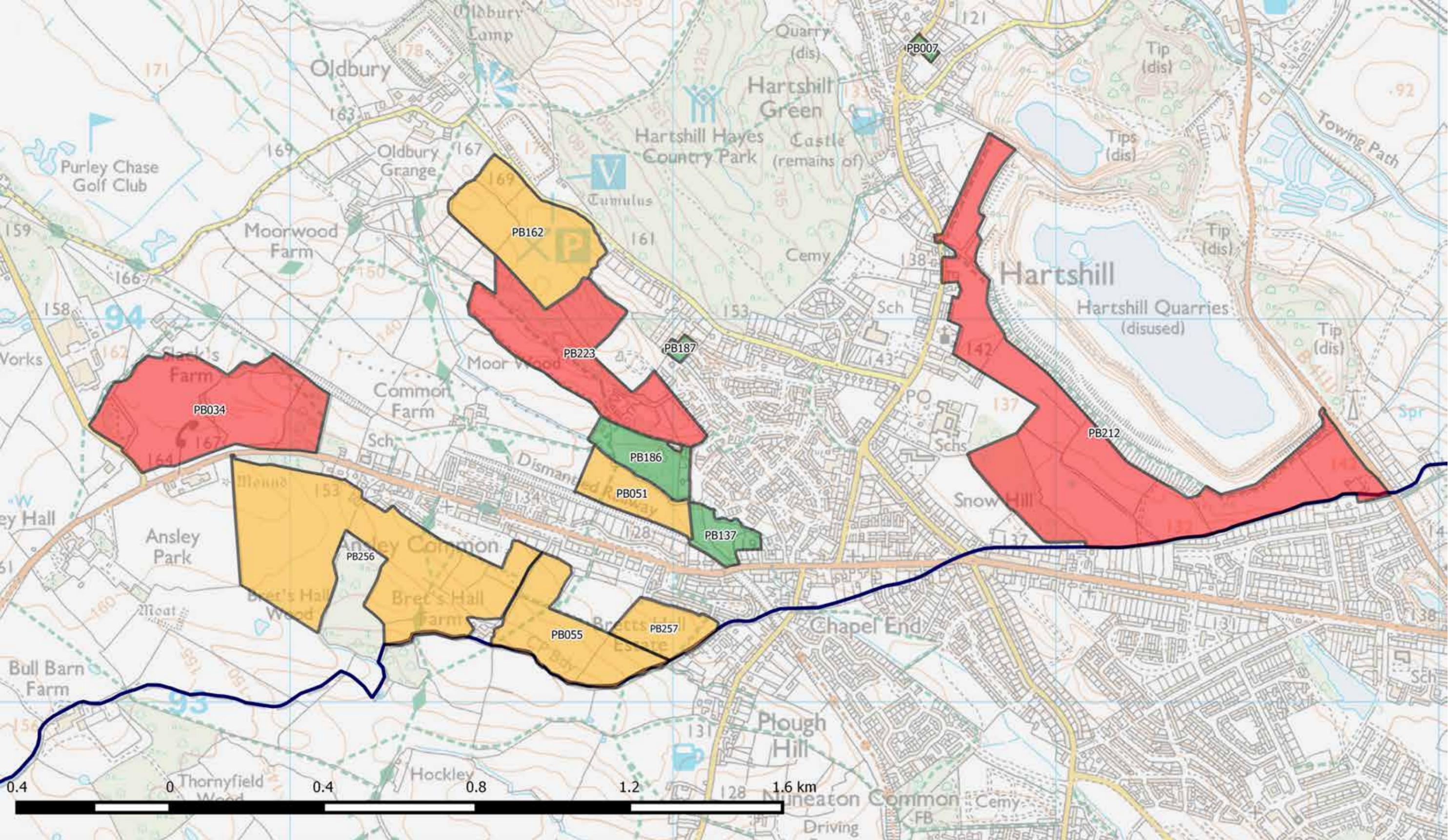
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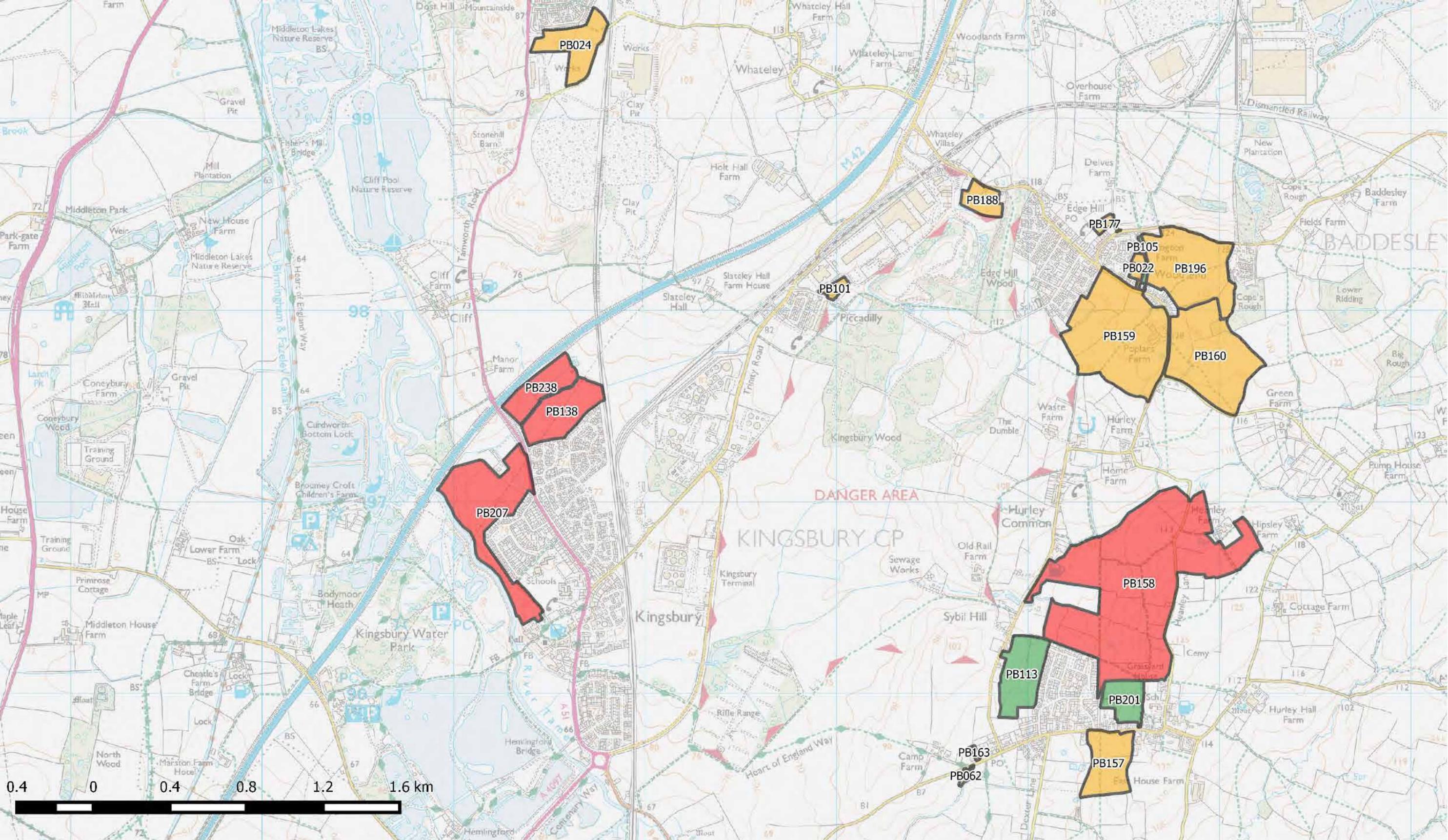
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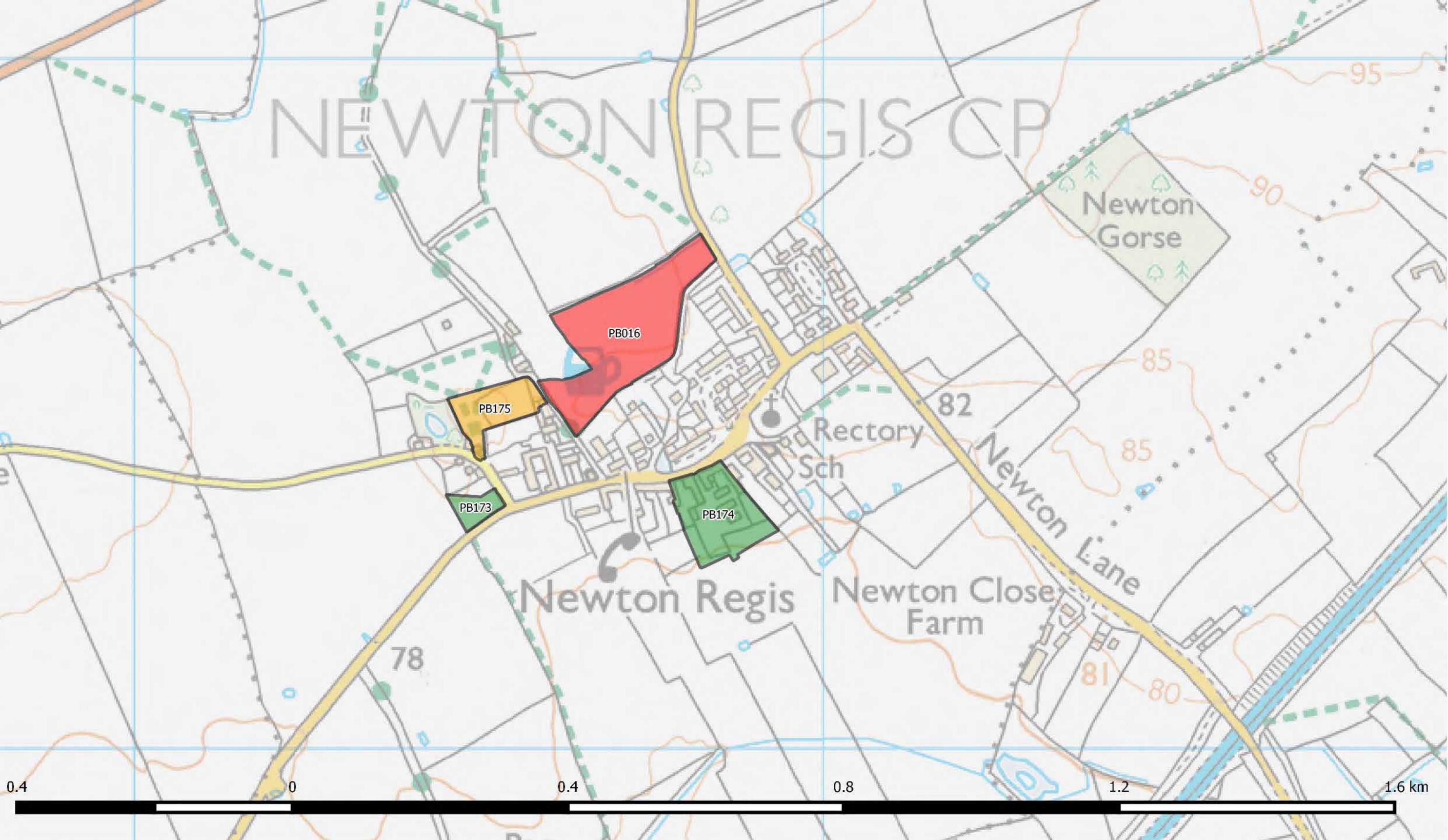


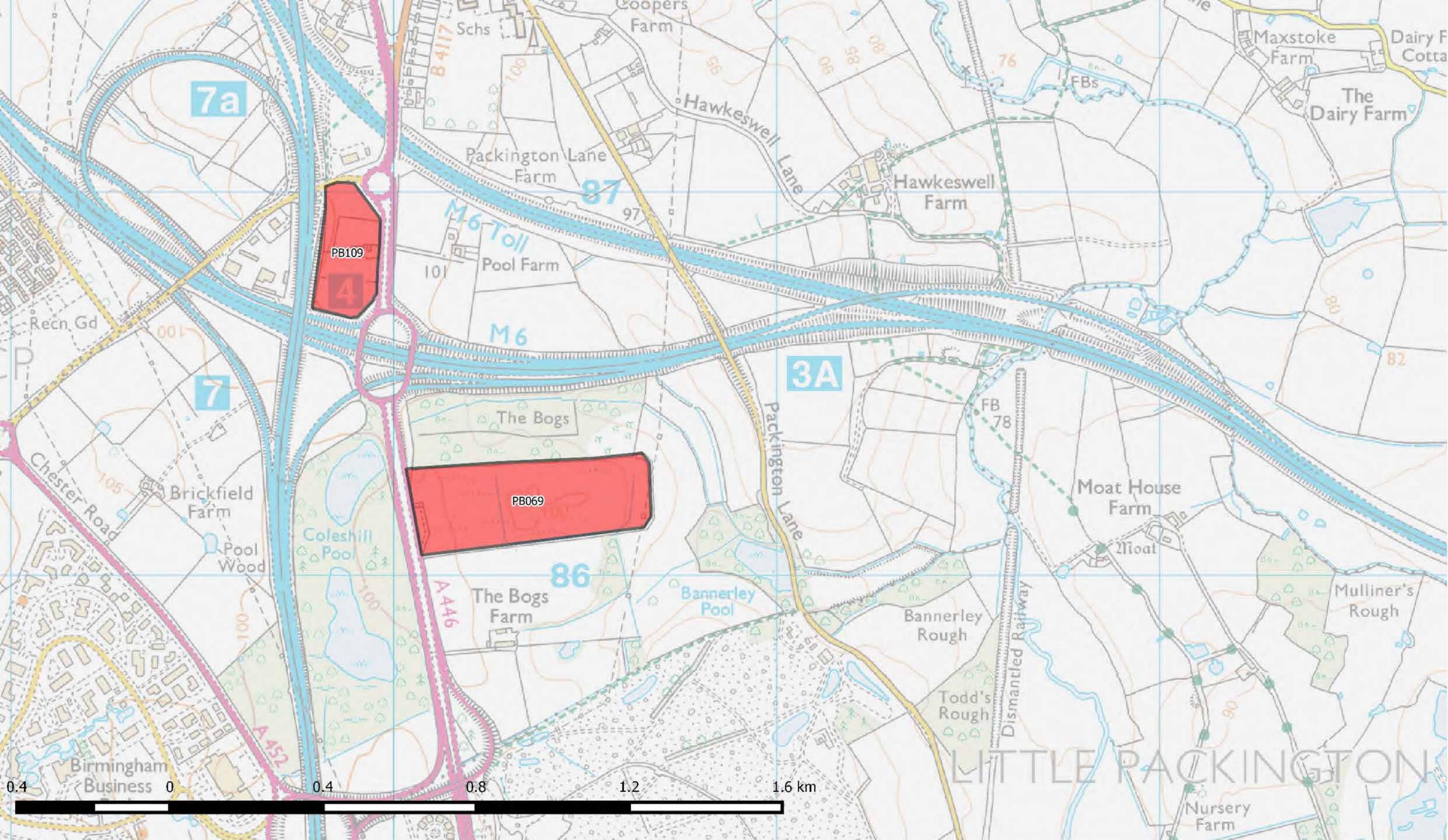
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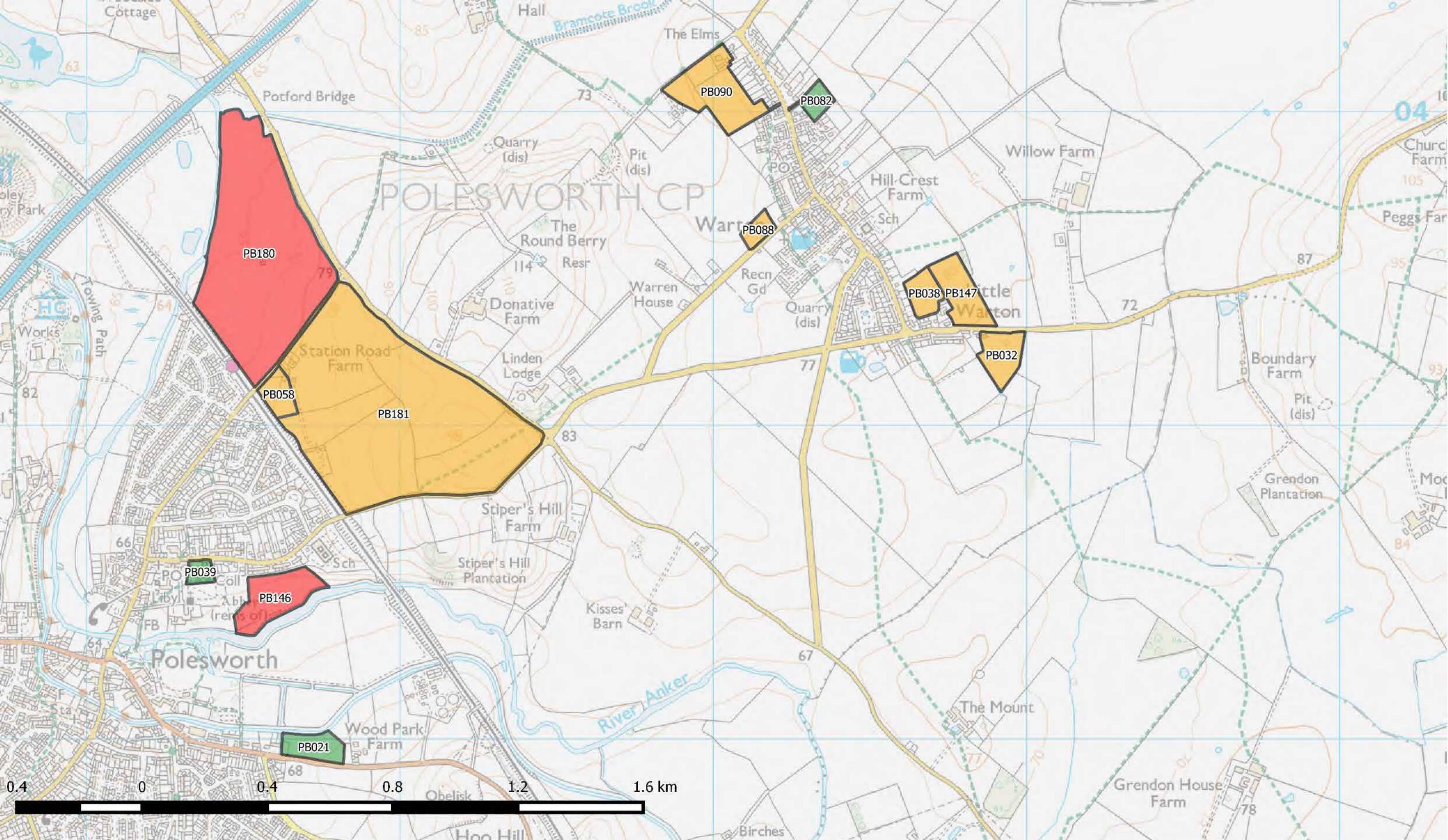
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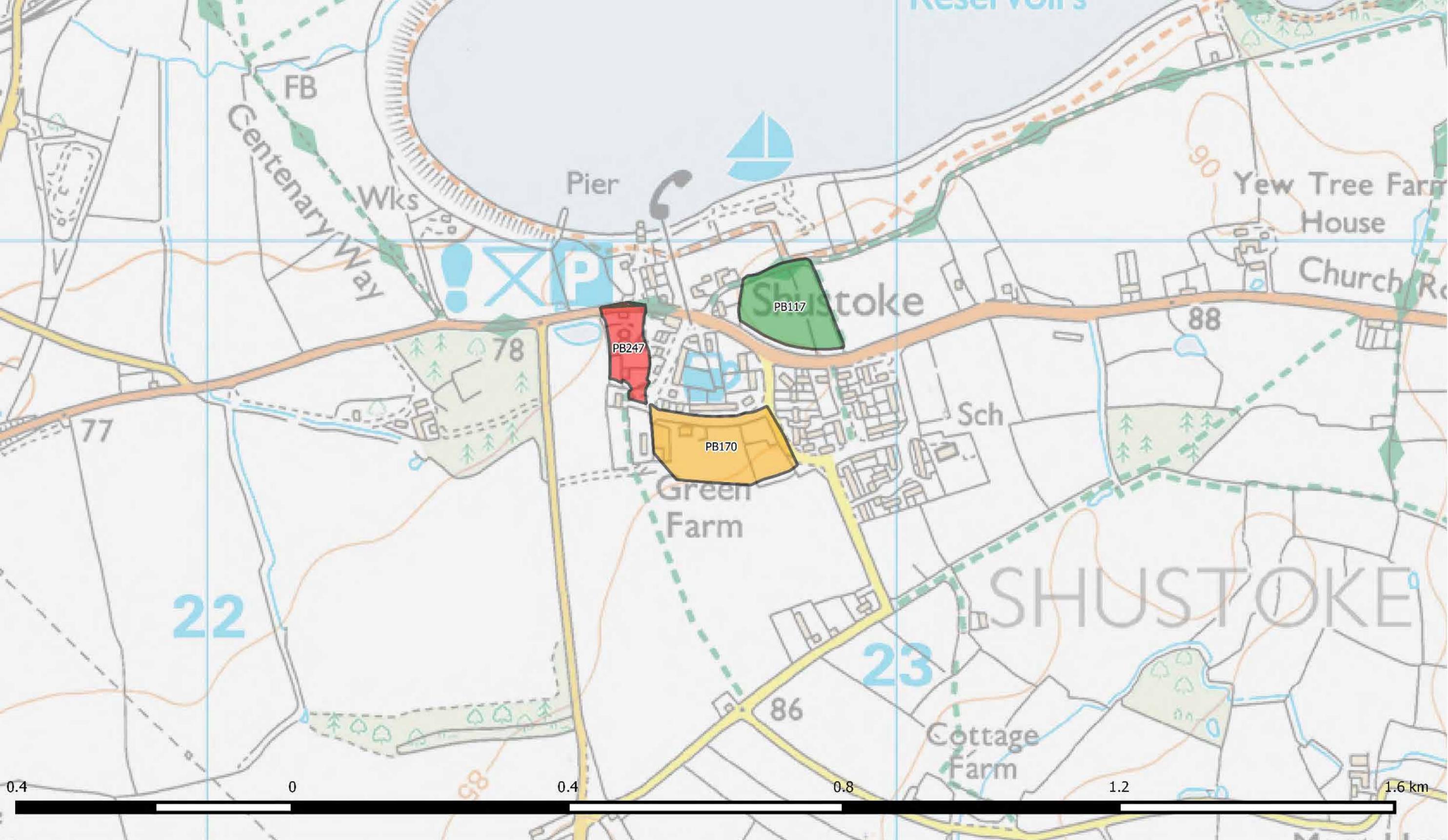
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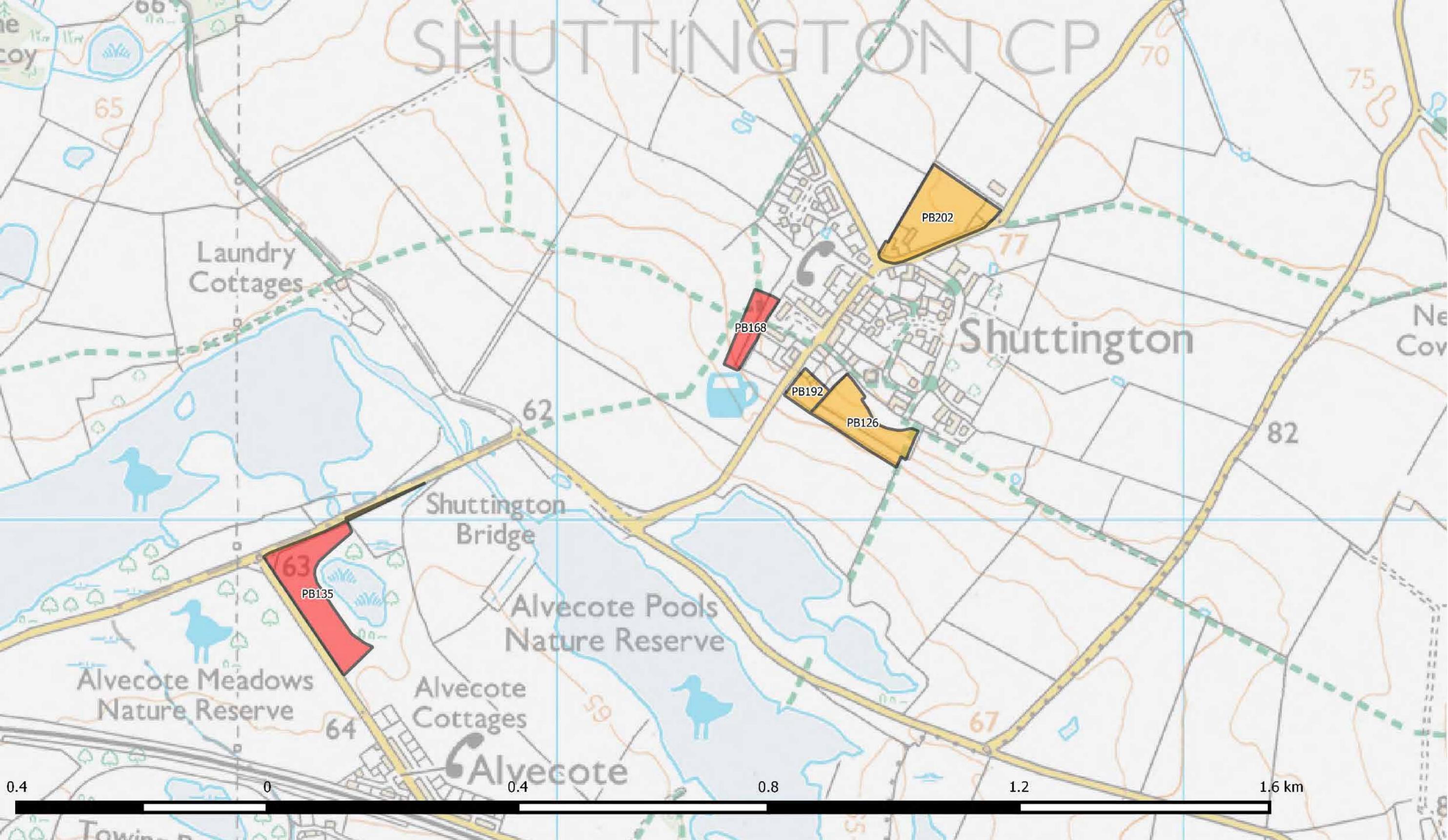
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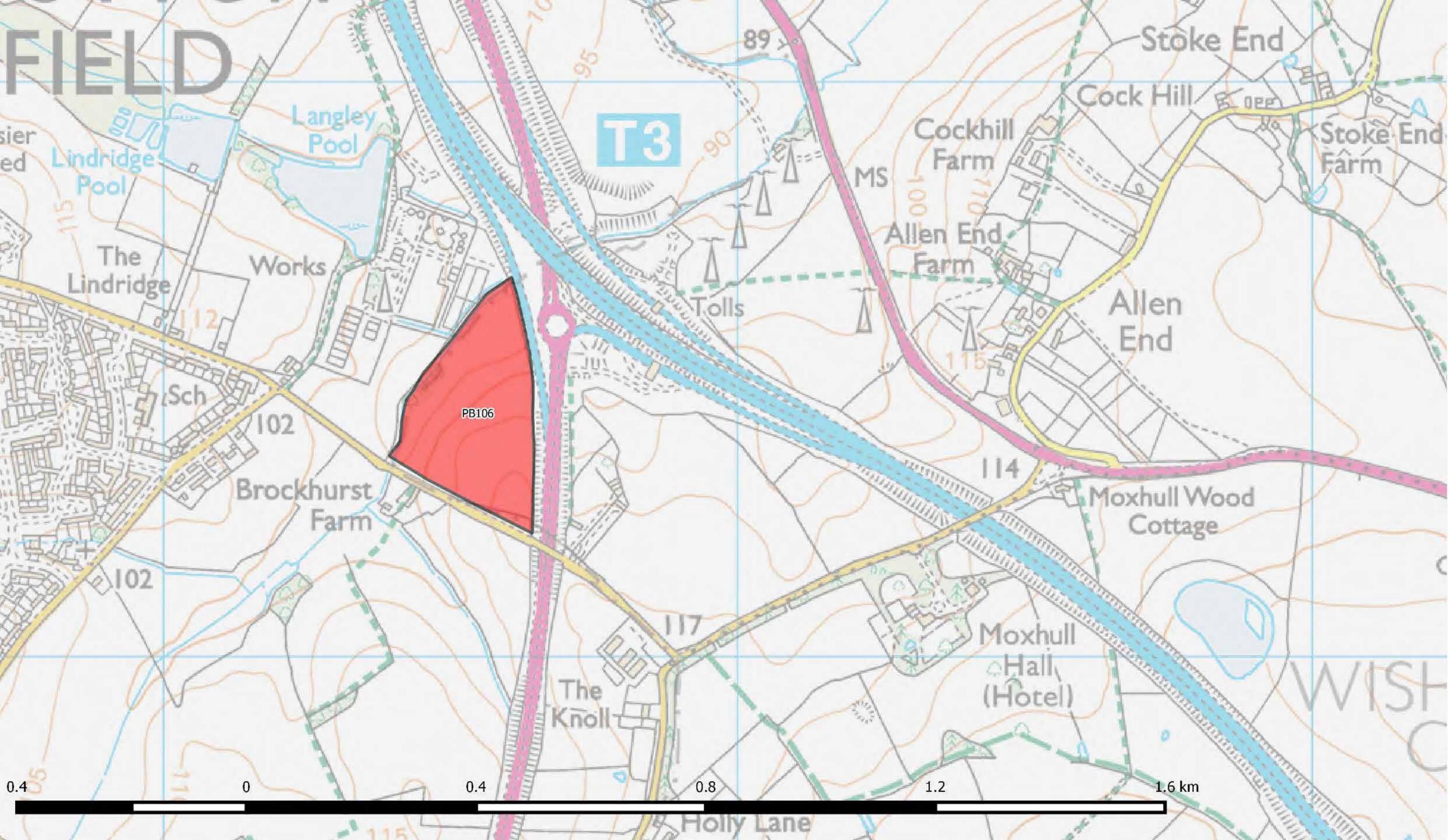
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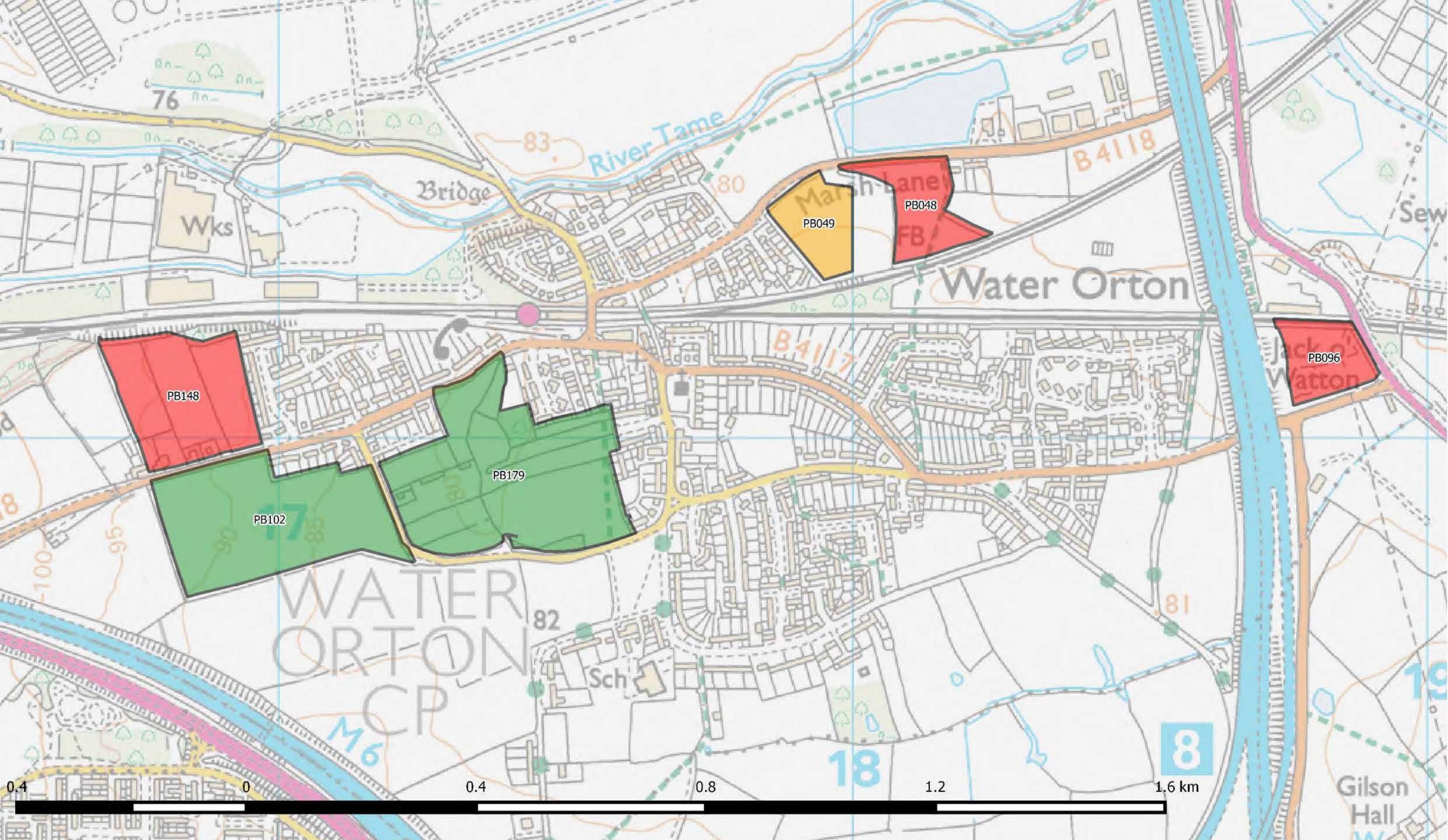
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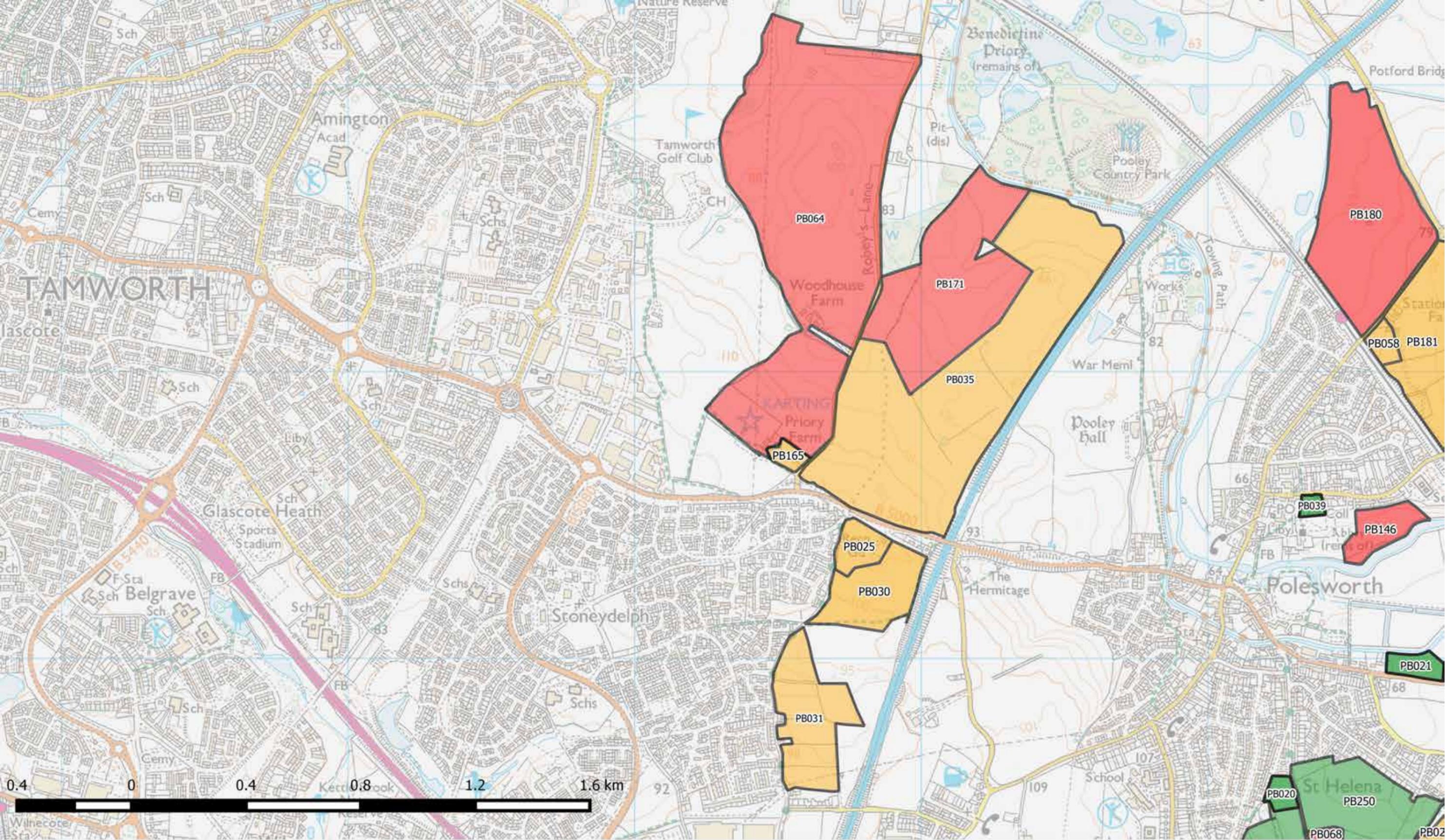
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