

Appendix I

Policy constrained site summaries

Site ref	Address	Settlement	Description	Notes	Total Potential Yield
BID703	Salford Road	Bidford on Avon	Open field	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. Therefore it is not currently suitable for residential development under current planning policy. However, the site is currently being promoted, and it could be considered suitable for housing. The site is surrounded by development on 3 sides and has good access. It is adjacent the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 18 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	18
BID704	Nursery, Salford Road	Bidford on Avon	Plant nursery with large glass houses and hardstanding. Access is onto a busy main road, on a slight bend.	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. Approximately half the site is covered by flood zone. Therefore the site is not currently suitable for residential development under current planning policy. However, the site is currently being promoted, and the part of the site which is not within the floodzone could be considered suitable for housing. It is a brownfield site and adjacent the development boundary and existing residential properties. At 30 pdh the net areas of the site would provide a yield of 40 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	40
SHP703	Stratford Road	Shipston-on-Stour	Open pasture on edge of settlement	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could contribute to a sustainable pattern of development as the site has reasonable access and is adjacent the development boundary and existing residential properties. There is a small area of flood zone to the south east of the site which would reduce the potential yield, but at 30 pdh the site might provide a yield of 18 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	18
SOM702	Land off Welsh Road East	Southam	Field running along main road.	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is adjacent the development boundary and close to residential properties. Although the site is located east of the bypass where further development would not relate well to existing services and facilities within the settlement. At 30 pdh the site would provide a yield of 48 units. This is subject to the settlement being considered a sustainable location for large scale development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	48

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
SOM703	Land off Warwick Road	Southam	Fields sloping down to river valley at northern boundary.	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. Therefore it is not currently suitable for residential development under current planning policy. The northern part of the site is within the flood zone and is unsuitable for residential development. However, the site is currently being promoted, and the southern part of the site could be considered suitable for housing. The site is adjacent to the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 170 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	170
SOM705	Glebe Farm	Southam	Open fields and farm buildings.	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be contribute to a sustainable pattern of development. The site is adjacent the development boundary and close to residential properties. Although the site is located east of the bypass where further development would not relate well to existing services and facilities within the settlement it is large enough to provide some local facilities as part of a wider development. There is also an area within the flood plain to the south which would reduce the yield, and minerals site which borders the site to the north. At 30 dph the site would provide a yield of 850 units. This is subject to the settlement being considered a sustainable location for large scale development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	850
SOM706	Land off A423	Southam	Open land located east of the bypass.	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be contribute to a sustainable pattern of development. The site is adjacent the development boundary and close to residential properties. Although the site is located east of the bypass where further development would not relate well to existing services and facilities within the settlement. At 30 pdh the site would provide a yield of 350 units. This is subject to the settlement being considered a sustainable location for large scale development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	350

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
SOM707	Wattons Lane	Southam		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. Therefore it is not currently suitable for residential development under current planning policy. The southern part of the site is within the flood zone and is unsuitable for residential development. However, the site is currently being promoted, and the northern part of the site could be considered suitable for housing. The site is adjacent to the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 70 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	70
SOM713	Land adjoining and to the rear of Waltons Close	Southam		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. Approximately half the site is located within the flood plain where development is not to be supported. It is adjacent the development boundary and existing residential properties. At 30 pdh the element of the site which is not in the flood plain could provide a yield of up to 22 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	22
SOM714	Hill Farm & Wincotts	Southam	Fields	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be contribute to the creation of sustainable communities. The site has good access and close to existing employment, although the site is detached from the main settlement, where development would be poorly related to the services currently available it is of a scale to be able to provide new facilities to meet identified needs. At 30 pdh the site would provide a yield of 850 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	850
SOM902	Warwick Road	Southam	Single dwelling 2 storey and large garden. The garden is not within the development boundary.	This site is a smaller part of site SOM713.	0

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
SOM904	Land South of Galanos House	Southam	Site consists of two fields currently used for grazing. Directly accessed from the A423	The site is outside of the existing BUAB for the town but is not subject to any other designation and is adjacent to existing buildings which could be considered to extend the built area south of the BUAB. The land has direct access to the main highway network and there are no practical constraints to development. The site is promoted by the landowner for a mix of uses including car facilities but could come forward for a total of 140 dwellings if the whole site were to be developed at an average density of 30dph. This would however be subject to the settlement being considered a suitable location for development and the site being subsequently allocated in the relevant Local Development Document.	140
STR716b	Land north of Banbury Road	Stratford-upon-Avon	Large area of open fields	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. The majority of the land is protected for minerals. Therefore it is not currently suitable for residential development under current planning policy. However, the site is currently being promoted, and a small section of the site not protected for minerals could be considered suitable for housing. This area is adjacent to the development boundary and existing residential properties. At 30 pdh the whole site would provide a yield of 1775 units at an average of 30dph. However, the site is detached from the main built up area of the settlement. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	1775
STR719	Land at Wildmoor	Stratford-upon-Avon	The site is a triangular field bounded to the north by the A422 Alcester Road and is adjacent to existing residential area to the north and fields to the south.	This site is a smaller part of site STR829.	0
STR722b	Land south of Alcester Road (b)	Stratford-upon-Avon	Open agricultural land	The site is outside of the development boundary for the town. Therefore it is not currently suitable for residential development under current planning policy. The site was not identified as a Broad Location in the 2008 SHLAA. However, it is currently being promoted, and the site (or part of site) could be considered suitable for housing. The site is adjacent to the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 2700 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	2700

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
STR723	Land at Bordon Hill	Stratford-upon-Avon	Agricultural land bounded to the north by Evesham Road	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is bordered by development on 2 sides and has good access. It is adjacent the development boundary and existing residential properties. The eastern side of the site is subject to flooding and would reduce the yield of the site. At 30 dph the site would provide a yield of 40 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	40
STR727	Land north of Shottery Hall	Stratford-upon-Avon		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is bordered by development on 2 sides and has good access. It is adjacent the development boundary and existing residential properties. At 30 dph the site would provide a yield of 115 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	115
STR729	Birmingham Road, Bishopston	Stratford-upon-Avon		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is surrounded by development on 2 sides and has good access. It is adjacent the development boundary and existing residential properties. At 30 dph the site would provide a yield of 160 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	160
STR730	Alcester Road	Stratford-upon-Avon	Agricultural land bounded by Alcester Road to the north	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is adjacent the development boundary and existing residential properties. At 30 dph the site would provide a yield of 124 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	124

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
STR741	Milestone Road	Stratford-upon-Avon	Agricultural land adjacent to settlement boundary	The western field adjacent the development boundary is a site within a Broad Location covered by site STR716a. The remainder of the site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is adjacent the development boundary and existing residential properties. At 30 dph the site would provide a yield of 1050 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	1050
STR781	Not Known	Stratford-upon-Avon		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. It is also currently not being promoted for residential development.	160
STUD713	Redditch Road	Studley	Green field land and derelict houses on edge of development boundary. Surrounding uses include offices and associated car parking area, residential and green fields outside the development boundary. Access would be from existing Redditch Road.	This site is covered by site STUD905.	0
STUD901	Land off Bromsgrove Road	Studley	Open field	The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered a sustainable location as it is adjacent to the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 40 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	40
STUD903	Birmingham Road	Studley	The site is a green field on the edge of the settlement.	The site is outside of the development boundary for the town, in the Green Belt and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is surrounded by development on 3 sides and has good access. It is adjacent the development boundary and existing residential properties. However, a small section would be unsuitable as it is within the floodplain. At 30 pdh the site would provide a yield of approximately 15 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	15

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
STUD905	Arrows Works, Birmingham Road	Studley	Employment site.	The site is inside the development boundary for the town and currently in use for employment purposes and is protected as such by adopted local plan policy. Therefore it is not currently suitable for residential development under current or emerging planning policy. However, the site is currently being promoted for mixed use development, and it could be considered suitable for housing. The site is adjacent the development boundary, is mostly brownfield, within the development boundary and adjacent existing residential properties. At 30 dph the site would provide a yield of 180 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	180
WEL702	Stratford Road	Wellesbourne		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered a suitable location for housing. The site is adjacent the development boundary and existing residential properties. Although part of the site is within the flood zone which would reduce the yield. At 30 dph the site would provide a yield of 110 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	110
WEL707	Charlecote Road	Wellesbourne		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. It is adjacent the development boundary and existing residential properties. At 30 dph the site would provide a yield of 15 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	15
WEL708	Kineton Road allotments	Wellesbourne	The land is currently allotments accessed from the B4086 Kineton Road	The site is outside of the development boundary for the town and is currently occupied by allotments which remain active. The site therefore cannot be considered suitable for development within the context of the adopted Development Plan. There are however no physical constraints to development and the site could form an extension of the existing built up area. Suitable re-provision of the allotments would be required to be found but if this were possible the site could yield a total of 80 units at a density of 30dph for the whole site.	80

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Site ref	Address	Settlement	Description	Notes	Total Potential Yield
WEL710	Dovehouse Fields, south Wellesbourne, Ettington Rd	Wellesbourne		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site has good access and is adjacent the development boundary and existing residential properties. At 30 pdh the site would provide a yield of 210 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	210
WEL901	Land off Elliot Drive	Wellesbourne	The site is a flat piece of grassed amenity space, opposite existing 2 storey council housing of semi detached and terraced dwellings. Main roads border the site to the north and west.	The site is inside the development boundary, but currently unsuitable for residential development as it is open space and this ieuw has been supported at appeal. Therefore it is not currently suitable for residential development under current planning policy. However, the site is currently being promoted, and it could be considered suitable for housing. The site is surrounded by residential development on 2 sides and has good access. At 30 pdh the site would provide a yield of up to 8 units. This is subject to the site being identified for development in a Local Development Document adopted by the District Council.	8
WEL904	Land at Charlecote Road	Wellesbourne		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is bordered by residential development on 2 sides and a main road to the west. A small section of the site is in the flood plain which is unsuitable for housing, which would reduce the yield. At 30 dph the site would provide a yield of 30 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	30
WEL907	Land adjacent to Keepers Lodge	Wellesbourne		This site is covered by WEL904.	0
WEL908	Land adjacent to Charlecote Road	Wellesbourne		The site is outside of the development boundary for the town and is not identified as a Broad Location in the 2008 SHLAA. However, the site is currently being promoted, and it could be considered suitable for housing. The site is adjacent the development boundary and existing residential properties. The flood zone is adjacent the site to both the north and the south of the site, which would reduce the yield. At 30 pdh the site would provide a yield of 400 units. This is subject to the settlement being considered a sustainable location for development and subsequently, the site being identified for development in a Local Development Document adopted by the District Council.	400

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