

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
ALC101	Captains Hill	Alcester	Whilst the site is adjacent to the existing settlement boundary, the site has moderate landscape sensitivity to development and a more suitable location for future development is the site immediately to the west of this site, which lies outside the Green Belt.
ALC102	Land at Oversley Green	Alcester	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
ALC103	Land South of Allimore Lane	Alcester	Outside but adjoining the settlement boundary. Currently development on this site would contravene policy. The central part of the site lies within floodplain, access is poor and the Landscape Sensitivity Study identifies this land as the most sensitive within this landscape parcel.
ALC104	Oversley Green Farm	Alcester	The northern part of the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The southern part of the site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
ALC701	Kinwarton Farm Road Site	Alcester	This site gained permission on appeal for 125 dwellings after the study base date.
ALC703	Ragley Estate, off Birmingham Road	Alcester	The site is part of a larger site ALC704.
ALC706	Car park, Bleachfield Street	Alcester	The site is a council owned car park and there is no intention upon the part of the Council to develop the site for housing. Therefore the site is not currently developable.
ALC707	Buildings between Seggs Lane and Priory Road	Alcester	The site may be redeveloped, but there is no current intention to include residential. This site should be included in future reviews of the SHLAA.
ALC708	Seggs Lane	Alcester	The site is Council owned amenity land which has no prospect of development.

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ALC709	Car park, Bulls Head Yard	Alcester	The site is a Council owned car park and there is no intention upon the part of the Council to develop the site for housing. Therefore the site is not currently available.
ALC710	Car park, Moorfield Road	Alcester	The site is a Council owned car park and there is no intention upon the part of the Council to develop the site for housing. Therefore the site is not currently available.
ALC711	Allotments, Rope Walk	Alcester	The site consists of existing allotments, which remain in good use and there is no prospect of the site being redeveloped for housing.
ALC712	Henley Street	Alcester	Flats are in use and no known intention to redevelop.
ALC713	Kinwarton Road	Alcester	Car park in use.
ALC714	St Faith's Road	Alcester	Amenity space of high value. Therefore unsuitable for residential development.
ALC715	Land between Arden Road and Kinwarton Road	Alcester	Amenity space of high value. The site is also within a Local Wildlife Site. Therefore unsuitable for residential development
ALC716	Land off Vallet Avenue	Alcester	The site is too small.
ALC717	Blackthorn Way	Alcester	The site is too small.
ALC718	Hertford Road	Alcester	The site is too small.

Site ref	Address	Settlement	Reason for rejection
ALC719	Land off Meadow Road	Alcester	The site is too small.
ALC720	Land at Kinwarton Farm Road	Alcester	Site too small for 6 dwellings and amenity gap between commercial building and residential.
ALC722	Land east of Bleachfield Street	Alcester	The site is an allotment site which is located within the floodplain. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. It is Council owned and there is no prospect of it coming forward for development
ALC723	Land south of Bleachfield Street	Alcester	The site is within the Green Belt and also flood plain. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. It is amenity space and there is no prospect of the Council releasing for development
ALC902	Land south of Allimore Lane	Alcester	This site is not suitable for development because of the landscape sensitivity to housing development of the area between the Field House and the part flood plain identified in the Landscape Sensitivity Study.
ALC906	Land at Springfields	Alcester	The site is located within established employment uses, poorly related to housing. Redevelopment of the site for residential uses would result in an intrusion into the employment area to the detriment to future residents.
UCS/SITE/A LC001	Alcester Archaeological Office, Guides	Alcester	Site is too small for 6+ dwellings.
UCS/SITE/A LC004	Ross Motors, Evesham Street	Alcester	This site is a well-used garage, MOT centre and house, which is not promoted for redevelopment and the majority of the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.

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UCS/SITE/A LC005	Evesham Street / Seggs Lane	Alcester	Site is an old Urban Capacity Study site and in multiple ownership which is not currently being promoted and therefore deemed unavailable. Planning permission granted in 2006 for subdivision of Acorn House which appears not have been implemented.
UCS/SITE/A LC008	Greig Centre Complex, Kinwarton Road	Alcester	Site is a community facility which is subject of ongoing investment and there is no known intention to redevelop the site.
UCS/SITE/A LC009	Meadow View HEP/Alcester Hospital	Alcester	The site was previously considered suitable for housing development. However, it is understood that the Primary Care Trust are now promoting a redevelopment of the site for health related uses. Therefore there is no prospect of the site being developed for housing.
ALD101	Land off A3400	Alderminster	The site has no access.
ALV101	Church Lane, Alveston	Alveston	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
ALV102	Church Lane	Alveston	Access to the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is also within a Local Wildlife Site.
BEA101	Baxters House, School Lane	Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that 'housing development is not appropriate in this zone apart possibly from one or two houses in large plots provided they do not close all the gaps in the settlement frontage.' This therefore indicates that even if some development here may be appropriate, it will be below the study threshold.
BEA102	Snitterfield Road	Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that 'housing development is not appropriate in this zone apart possibly from one or two houses in large plots provided they do not close all the gaps in the settlement frontage.' This therefore indicates that even if some development here may be appropriate, it will be below the study threshold.

Site ref	Address	Settlement	Reason for rejection
BEA103	Land behind Grange Road	Bearley	The site is too small.
BEA104	Snitterfield Road	Bearley	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
BID101b	Land east of Bidford Road	Bidford on Avon	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because of the need to retain a landscape buffer between Broom and Bidford.
BID101c	Land between Waterloo Road and Grafton Lane	Bidford on Avon	From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because of the very rural character of this landscape and its separation from the settlement.
BID707	East of Grafton Lane	Bidford on Avon	The Landscape Sensitivity Study concludes that the site has a high/medium landscape sensitivity to housing development and is less desirable to develop than more enclosed and discreet zones in Bidford.
BID708	Land off Grafton Lane	Bidford on Avon	The site is too small.
BID709	Jubilee Close POS	Bidford on Avon	The Public Open Space performs an important local function and as such should be retained. The Council has no intention to dispose of the land.
BID710	Marleigh Road POS	Bidford on Avon	The Public Open Space performs an important local function and as such should be retained. The Council has no intention to dispose of the land.
BID711	Holder Close	Bidford on Avon	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
BID712	Court Way	Bidford on Avon	The site is a small informal amenity space owned by the Council. Redevelopment would have a negative impact on the local area and the Council has no intention of disposing of the land.

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BID713	Honeybourne Road	Bidford on Avon	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
BID714	High Street	Bidford on Avon	Public toilets currently in use, and site is too small for 6+ dwellings.
BID715	United Carriers, Waterloo Road	Bidford on Avon	The Employment Land Review states that the site should be retained for employment use, therefore the site is not suitable for residential development.
BID716	Tower Hill/Court Way	Bidford on Avon	The fire station is under consideration to be released, but at this present time none of the current uses are available for housing development. This site however, should be assessed in future reviews of the SHLAA.
UCS/SITE/BI D001	Grafton Lane	Bidford on Avon	Site has been promoted for development in the past but possible allocation was rejected and it is now clear that land owners are opposed to redevelopment
UCS/SITE/BI D005	Bidford Bridge House	Bidford on Avon	Existing pub and restaurant 'The Bridge' which is currently in use and not promoted for redevelopment.
UCS/SITE/BI D006	Salford Road	Bidford on Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward at present.
UCS/SITE/BI D007	41-57 Victoria Road	Bidford on Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/BI D008	Steppes Piece	Bidford on Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/BI D009	Waterloo House, Waterloo Road	Bidford on Avon	Although the site is suitable for housing in principle, the site is currently not available for residential development.
BISH101	Land west of Knightcote Road	Bishops Itchington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
BISH102	Land at Manor Road	Bishops Itchington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. Development in this location would also impact on the setting of two listed buildings. The site is also within a Local Wildlife Site.
BISH103	Site east of Station Road	Bishops Itchington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. Development in this location would also impact on the setting of a listed building.
BISH104	Land on Ladbroke Road	Bishops Itchington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
BISH105	Land east of Bishops Itchington	Bishops Itchington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
BRA102	Land of Sutton Lane	Brailes	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
BRA103	Land adjacent to St Ronans Lea	Brailes	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and is not suitable for residential development.
BRA104	Land adj Attens Byre	Brailes	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and is not suitable for residential development.
BRA105	Land at Friar's Lane	Brailes	The site is too small.

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BRA106	Sutton Lane	Brailes	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
BID101a	Land at Mill Lane	Broom	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
BRO101	Land adjacent to Holly Cottage	Broom	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
BRO102	Land at Mill Lane	Broom	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
BRO103	Land at Mill Lane	Broom	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
CHE101a	Land west of Cherington	Cherington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
CHE101b	Land south west of Cherington	Cherington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
CHE101c	Land south west of Cherington	Cherington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
COU01	Land at Coughton	Coughton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
EAR101	Meadowside, Earlswood Common	Earlswood	The larger part of the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. The smaller part of the site is too small for the study threshold.

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EAR102	Valley Road	Earlswood	The access to the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The access is within a high risk flood area and therefore not suitable for residential development.
EAR103	Poolhead Lane	Earlswood	The site is too detached from the built up area of Earlswood and therefore not suitable for residential development.
ETT101	Land south of Rogers Lane	Ettington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
ETT102	Land at Summerfields Farm	Ettington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
ETT103	Land on the edge of Ettington	Ettington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
ETT104	Land off Old Warwick Road	Ettington	The area closest to the settlement boundary has large Tree Preservation Order trees and the remaining part of the site is too detached from the built up area of the village. The site would also potentially have an impact on a listed building.
ETT704	Old Warwick Road	Ettington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium, and is not suitable for residential development.
ETT706	Hockley Lane	Ettington	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
GAY101	Land at The Old House, Church Road	Gaydon	Due to the setting of listed building the site is too small for the SHLAA study threshold. However, the site is suitable for housing.
GAY103	Land South of Southam Road	Gaydon	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.

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GAY104	Land to the south of Kineton Road	Gaydon	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
GRE101	Land to the rear of Manor Court	Great Alne	The site is too small.
GRE102	Land East of Sernal Lane	Great Alne	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and is not suitable for residential development.
GRE103	Land south of Sernal Lane	Great Alne	Part of the site was identified as a Broad Location in the 2009 SHLAA. However, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and therefore the site is not suitable for residential development. The majority of the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
HAL101	Land to the South of Stour View	Halford	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. Part of the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Part of the site is within a high risk flood area and therefore not suitable for residential development.
HAL102	Land off Queens Street	Halford	The historic location of this site would restrict any potential proposals to below the study threshold.
HAM101a	Land East of Snitterfield Road	Hampton Lucy	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
HAM103	Part of Old Pastures Farm, Charlecote Park	Hampton Lucy	The site is also designated as a Historic Park and Garden and a large part of the site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is also within a Local Wildlife Site.

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Site ref	Address	Settlement	Reason for rejection
HAR102	The Old Orchard, Mill Street	Harbury	The site does not have adequate access.
HAR103	Land at Hillside	Harbury	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
HAR104	No 43, Manor Road	Harbury	The site is too small.
HAR105	Mill Street	Harbury	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
HAR106	36 Mill Street	Harbury	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
HAR107a	Land to the south west of Harbury	Harbury	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
HEN701	Off Stratford Road	Henley in Arden	The site is outside the development boundary and not identified as a Broad Location in the 2008 SHLAA. It would require further land to gain access to the site. It is therefore not developable at present. The site is also within the Green Belt.
HEN702	Barclays Bank, 143 High Street	Henley in Arden	The site is potentially suitable for residential development but is considered too small to deliver 6 or more dwellings
HEN703	Land to East of High Street	Henley in Arden	The site is outside of the development boundary for the town and is within an area of high/medium landscape sensitivity to housing development. It is not well related to the settlement and development would also be likely to be impacted by flooding and have negative impacts upon the adjacent Scheduled Ancient Monument.
HEN704	Rear of Station Road/Chestnut Walk	Henley in Arden	The land is physically divorced from the settlement by a railway line, which forms a natural clearly defined boundary to the settlement in the vicinity. Development on the promoted site would breach this long term boundary in a location not well related to the services of the settlement.

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Site ref	Address	Settlement	Reason for rejection
HEN705	Mayfield Farm	Henley in Arden	Most of the site is outside the development boundary. It does not relate well with the existing built up area of the settlement. The site is also within the Green Belt. The site is also within a Local Wildlife Site.
HEN706	Land west of Mayfield Farm	Henley in Arden	Site is divorced from the settlement and development would be in an unsustainable location. The Landscape Sensitivity Study identifies this zone as being strongly rural in character. The site is also within a Local Wildlife Site.
HEN707	Station Road	Henley in Arden	Even if the Council were considering disposal of the site, it is considered unlikely that 6 or more dwellings could be achieved.
HEN708	Prince Harry Road	Henley in Arden	The car park is Council owned and used by visitors to the adjacent medical centre. The site may, subject to Flood Risk Assessment, be acceptable in principle for redevelopment, although the site is affected by flood zone 2. However, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
HEN709	Milking Lane	Henley in Arden	Even if the Council were considering disposal of the site, it is considered unlikely that 6 or more dwellings could be achieved.
HEN710	Land on Arden Road	Henley in Arden	The site is not suitable for development and the Council has no intention of disposing of site for development.
HEN711	Lane off Arden Road	Henley in Arden	The site is not suitable for development and the Council has no intention of disposing of site for development
UCS/SITE/H EN001	Millfield Court, R/O High Street	Henley in Arden	The site is an existing development of flats and associated garages. There is no likelihood of further development of this site to provide additional dwellings.
UCS/SITE/H EN003	McCann/Erickson, Mill Lane	Henley in Arden	The majority of the site has been recently developed for flats. Remainder of site is too small to accommodate 6+ dwellings.
UCS/SITE/H EN004	R/O High Street	Henley in Arden	The site has been partly redeveloped for two dwellings but the remainder of the site is occupied by other uses and there is no realistic prospect that the site will come forward for development.

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UCS/SITE/H EN005	Arden Press, Cherry Orchard	Henley in Arden	Site has been redeveloped for a childrens day care centre. It is therefore not available for housing development.
UCS/SITE/H EN006	Coal Yard	Henley in Arden	Planning permission for office development granted. No expectation that the site will come forward for housing as the site is divorced from the main built up area of the settlement.
UCS/SITE/H EN008	Garage court	Henley in Arden	Land is Council owned and there is no indication that there is any intention to dispose of the land. If it were to be considered it is unlikely that residential development would be acceptable due to the constraints of the site and the relationship with neighbours.
UCS/SITE/H EN009	Brook End, New Road	Henley in Arden	The site is suitable for residential development and is situated in a mainly residential area. However, the site is currently undevelopable because the site is not available for development.
UCS/SITE/H EN010	White Swan, High Street	Henley in Arden	Pub car park and garden currently in use and not promoted for housing development.
HH101	Land north of Aylesbury Road	Hockley Heath	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
KIN101	The Old Dairy, Kineton	Kineton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
KIN701	Land at Warwick Road	Kineton	The site is outside of the development boundary for the town and the Landscape Sensitivity Study identifies the area as being sensitive where housing development would adversely affect the area's character and would clearly visually extend the settlement northwards.
KIN705	Kineton Junior and Infants School, Warwick Road	Kineton	There are no plans to relocate the school and the playing fields are required to be kept. Therefore there is no available land for development

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KIN706	Land off Castle Crescent	Kineton	The majority of the site is within the floodzone on the southern part of the site. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. Remaining area outside the floodzone is too small for 6+ dwellings. The site is also within a Local Wildlife Site.
KIN708	Saint Peters Road	Kineton	The site contains well used allotments and, even if the Council were to consider of disposing of the land, the access to the site is poor and there is likely to be negative impacts upon surrounding properties.
KIN709	Dene Close	Kineton	The site is protected public open space and the Council has no intention of disposing of the land for development.
UCS/SITE/KI N001	Banbury Street (south side)	Kineton	Half the site is in residential use already and not available for redevelopment. The redundant garage is suitable and available for development, but too small for the study threshold.
UCS/SITE/KI N002	Mill Street, Garden of Court Close	Kineton	The site is suitable for residential development but is currently not available and is in multiple ownership.
UCS/SITE/KI N003	r/o Southam Street	Kineton	Southern part of site received planning permission for less than 6 dwellings (07/01022). Remaining part of the site to the north is too small for 6+ dwellings.
UCS/SITE/KI N005	Walton Cottages, Banbury Road	Kineton	The site is in multiple ownership and currently not being promoted for development.
LH701	Land off B4100	Lighthorne Heath	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. The site is also within a Local Wildlife Site.
LH702	Land off A4100	Lighthorne Heath	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development. The site is also within a Local Wildlife Site.

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LOCO701	Main Street	Long Compton	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
LONG101	72 College Lane Long Compton	Long Compton	The site is too small.
LONG102	Land at Ashby Farm	Long Compton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
LONG103	Main Street	Long Compton	The site is too small.
LONG104	Woodlands, Malthouse Lane	Long Compton	The site is too small.
LONG105	Land between Butlers Lane and A3400	Long Compton	The majority of the site is not suitable for residential development due to landscape impact. The small section that has been identified appears to be currently in use as a working farm and is therefore not available for residential development.
LITC102	Land at the Gardens, Stonebridge Lane	Long Itchington	The site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
LITC103	Church Road	Long Itchington	The site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
LITC104	Grange Farm	Long Itchington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
LITC105a	Land to rear of properties on Marton Road	Long Itchington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.

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LITC107	Stonebridge Lane	Long Itchington	The site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
LON101	Land East of Welford Road	Long Marston	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
LQUI701	Land North of Main Road	Lower Quinton	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium and is not suitable for residential development.
MAP101	Land at High House Farm	Mappleborough Green	The site is too small.
MID101	The Old Bakery, Main Street	Middle Tysoe	The landowner has confirmed that the site is not available for residential development.
MOR101	Land at Morrell Farm	Moreton Morrell	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
MOR102	Land at Morrell Farm	Moreton Morrell	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
MOR103a	Land south of Brook Lane	Moreton Morrell	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
MOR103b	Land south of Brook Lane	Moreton Morrell	The site is currently in use for allotments.
NAP101	Land at Butt Hill	Napton on the Hill	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and is not suitable for residential development.

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NAP102	Godsons Lane	Napton on the Hill	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
NAP103	Jasmine Cottage, Howcombe Lane	Napton on the Hill	The site is too small.
NAP104	Hackwell Street	Napton on the Hill	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and is not suitable for residential development.
NAP105	Land west of Howcombe Lane	Napton on the Hill	The site would have an unacceptable impact on landscape character.
NAP106	Land north of New Street	Napton on the Hill	The site would have an unacceptable impact on landscape character.
NAP107	Land north of New Street	Napton on the Hill	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
NAP108	Land north of Folly Lane	Napton on the Hill	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
NEW101	Land north of Newbold on Stour, Stratford Road	Newbold on Stour	The site is too small.
NEW102	Land south of Brook Lane	Newbold on Stour	The site is too small.
NEW103	Old Telegraph Repeater Site, Mill Lane	Newbold on Stour	The site is not well connected to the village and would lead to further ribbon development that would not integrate well with the existing built up area of the village.

Site ref	Address	Settlement	Reason for rejection
NOR101a	Northend Farm	Northend	The site is too small.
NOR101b	Land adjacent to Kimbles	Northend	The site is too small and rejected in the Landscape Sensitivity Study.
NOR102	Land adjacent to Green Ground, Top Street	Northend	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium and is not suitable for residential development.
OVE101	Mill Lane	Oversley Green	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development. The site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
OX105	Green Lane	Oxhill	Whilst this site is adjacent to the village, it would be an illogical extension into the countryside and have an impact on landscape character. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
OX106	Land north of Green Lane	Oxhill	The site has been identified within the Landscape Sensitivity Study as a sensitive location within a landscape sensitivity of medium and is not suitable for residential development.
PILL101	Sandpit Farm Road	Pillerton Priors	The site has been identified within the Landscape Sensitivity Study as part of a zone with a landscape sensitivity of medium, however, this parcel is not suitable in landscape terms for residential development.
PILL102	The Priory, Chapel Lane	Pillerton Priors	The site has been identified within the Landscape Sensitivity Study as part of a zone with a landscape sensitivity of medium, however, this parcel is not suitable in landscape terms for residential development.
PILL103	Part Cadbold Farm	Pillerton Priors	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium and is not suitable for residential development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
PRM103	Land north of Priors Marston	Priors Marston	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
QUI101b	Land north of Main Road	Quinton (Lower)	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium and is not suitable for residential development.
QUI102	Land adjacent Quinton House,	Quinton (Lower)	The site is woodland land with TPOs and is not suitable for development.
RAD101	Langdon Lane	Radway	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
RAD102	The Green	Radway	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
RAD103	The Green	Radway	This site is not adjacent to a study settlement and is therefore not in a sustainable location for housing development.
RED101	The Slough	Redditch	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
GAY105	Jaguar Car Plant, south of Lighthome Heath	Rural brownfield site	The site is currently in employment use and not suitable for residential development. The site is also within a Local Wildlife Site.
HAR108	Harbury Cement works	Rural brownfield site	The site is rejected in the Landscape Sensitivity Study and covered a Local Wildlife Site. Half the site is TPO and small parts are SSSI. The site is also too small to create a new sustainable settlement, and is therefore not suitable for housing development.
LITC106	Former Southam Cement Works	Rural brownfield site	This site is a large rural brownfield site which is not adjacent to a study settlement, and is poorly related to facilities. It is also too small to create a new sustainable settlement, and is therefore not suitable for housing development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
LON102	Long Marston Airfield	Rural brownfield site	This site is a large rural brownfield site which is not adjacent to a study settlement, and is poorly related to facilities. It is also too small to create a new sustainable settlement, and is therefore not suitable for housing development. The site is also within a Local Wildlife Site.
LON701	Former Depot, Long Marston Estate	Rural brownfield site	The site gained planning permission for approximately 500 homes before the base date.
SAL101a	Land north of School Road	Salford Priors	The site has been identified within the Landscape Sensitivity Study as a sensitive location within a zone which has a medium landscape sensitivity, and is not suitable for residential development.
SAL101b	School Road	Salford Priors	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
SAL101c	Ridsdale Close	Salford Priors	The site does not currently offer a suitable location for development because it is currently at least partly in active community use, there are access constraints and there may be an impact on the wider landscape.
SAL101d	Land north of New Inn Lane	Salford Priors	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
SAL101e	Evesham Road	Salford Priors	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development. The site is affected in parts by flood zones 2 and 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Parts of the site is within a high risk flood area and therefore not suitable for residential development.
SAL101f	Field off A46	Salford Priors	The site is within the open countryside and within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
SAM101	Troy Industrial Estate, Jill Lane	Sambourne	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.

Site ref	Address	Settlement	Reason for rejection
SHIP.B	Land north of Tileman Lane	Shipston-on-Stour	Local Plan allocation for employment and there is no promotion of the land for residential purposes.
SHP701	Stratford Road	Shipston-on-Stour	The site is outside the development boundary and not identified as a Broad Location in the previous SHLAA. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development. In addition vehicular access to the site would make it impractical to develop.
SHP702	Stratford Road	Shipston-on-Stour	The site was not identified within a Broad Location with the previous SHLAA and has been identified in the Landscape Sensitivity Study as an area of high/medium landscape sensitivity, therefore unsuitable for residential development.
SHP703	Stratford Road	Shipston-on-Stour	The majority of the site gained planning permission (11/00728/OUT) for outline residential development after the base date.
SHP705	Mount Farm, Campden Road	Shipston-on-Stour	The site is located in the open countryside, divorced from the settlement and outside of any area considered suitable as an extension to the built area.
SHP706	Henwood Farm, off A3400 Stratford Road	Shipston-on-Stour	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SHP708	West of Furze Hill Road	Shipston-on-Stour	The site is not suitable for development in landscape terms. The site is also within a Local Wildlife Site. The site is now part of a newly promoted site SHP101.
SHP709	Land to the South of Campden Road	Shipston-on-Stour	Most of this site is unsuitable for development on landscape grounds. The southern part of the site is now part of a newly promoted site SHP101.
SHP710	Henwood Farm	Shipston-on-Stour	The site is outside of, and not adjacent to, the development boundary for the town and is not within a Broad Location. The site is not able to contribute to the creation of a sustainable pattern of development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
SHP713	Church Street	Shipston-on-Stour	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development and if there were proposals put forward the site is subject to flooding and this would be a significant constraint in this location.
SHP714	Mill Street	Shipston-on-Stour	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development and if there were proposals put forward the site is subject to flooding and this would be a significant constraint in this location.
SHP715	West Street Car Park	Shipston-on-Stour	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
SHP716	Telegraph Street	Shipston-on-Stour	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
SHP717	Highway verge, The Driftway	Shipston-on-Stour	The site is highway verge which the Council has no intention of disposing of and would not be suitable for development.
SHP718	Station Road	Shipston-on-Stour	The site is not suitable for development as open space and the council has no intention of disposing of the site.
SHP719	Husbandmans Close	Shipston-on-Stour	Car park in use and too small for 6+ dwellings.
SHP720	Railway Crescent	Shipston-on-Stour	Strip of amenity space which could not be developed for housing.
SHP721	Pittway Avenue	Shipston-on-Stour	The site is not suitable for development, nor is the Council intending to release the site.

Site ref	Address	Settlement	Reason for rejection
SHP901	Land to the south west of Shipston on Stour	Shipston-on-Stour	The site is not suitable for development in landscape terms. Part of the site is now within a newly promoted site SHP101.
SHP902	Land at Campden Road	Shipston-on-Stour	The site was identified as a Broad Location in the previous SHLAA. However, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium, and therefore the site is not suitable for residential development.
SHP903	Land at Bosley Close	Shipston-on-Stour	The site is not suitable for development in landscape terms. The site is also within a Local Wildlife Site. The site is now part of a newly promoted site SHP101.
UCS/SITE/S HP002	2-34 (evens)	Shipston-on-Stour	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership and is not currently being promoted for residential development.
UCS/SITE/S HP003	Garage Court - west end, Pittway Avenue	Shipston-on-Stour	There is no prospect of the site being developed and if there were proposals put forward they are likely to have impact on neighbouring properties.
UCS/SITE/S HP004	Garage Court, east end, Pittway Avenue	Shipston-on-Stour	Small garage court which the Council has no intention of disposing of. If there were considerations to develop the site it is likely that development would have negative impacts on neighbours.
UCS/SITE/S HP005	16-22 (evens), Queens Avenue	Shipston-on-Stour	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership and is not currently being promoted for residential development.
UCS/SITE/S HP007	20 Darlingscote Road	Shipston-on-Stour	Garden and house in use, which is not currently being promoted and therefore not available at the current time for residential development. Site should be assessed again in future reviews of the SHLAA.
UCS/SITE/S HP008	Catholic Church, Darlingscote Road	Shipston-on-Stour	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S HP009	58, Lansdowne House	Shipston-on-Stour	Garden and house in use, which is not currently being promoted and therefore not available at the current time for residential development. Site should be assessed again in future reviews of the SHLAA.
UCS/SITE/S HP011	Pettipher's Garage, Church Street	Shipston-on-Stour	The site gained permission for a retail unit and 8 flats above in March 2012, after the base date, and is therefore dealt with elsewhere in the study.
UCS/SITE/S HP012	Junior & Infants School, Station Road	Shipston-on-Stour	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development
UCS/SITE/S HP014	26, Caudlewell Leys, Stratford Road	Shipston-on-Stour	Poor access, flooding on the eastern side of the site and site is currently not available for redevelopment. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Part of the site is within a high risk flood area and therefore not suitable for residential development. The site is also within a Local Wildlife Site.
UCS/SITE/S HP015	Granville Garden, Church Street	Shipston-on-Stour	Sites was identified in the Urban Capacity Study some years ago but has not been subject of promotion for development since. If a scheme were to come forward any proposals would have to overcome issues regarding flooding and access, as well as ensuring the amenity of existing residents
UCS/SITE/S HP016	The Horseshoe Inn, Church Street	Shipston-on-Stour	The site continues in active alternative use without any proposals for redevelopment. Therefore it is unlikely that the site will come forward for housing
UCS/SITE/S HP017	New Street & West Street	Shipston-on-Stour	The land is amenity space and car park, neither of which the Council is seeking to release for development.
UCS/SITE/S HP018	6 (Edward Sheldon Ltd), New Street	Shipston-on-Stour	The land is amenity space and car park, neither of which the Council is seeking to release for development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S HP019	61, Orchard House, New Street	Shipston-on-Stour	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. If proposals were to come forward there would be concerns regarding the impact of flooding on the site.
UCS/SITE/S HP021	4-16 (evens), Callaways Road	Shipston-on-Stour	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S HP022	South Lynn, London Road	Shipston-on-Stour	Garden and house in use, which is not currently being promoted and therefore not available at the current time for residential development. Site should be assessed again in future reviews of the SHLAA.
UCS/SITE/S HP023	23-29 (odds), London Road	Shipston-on-Stour	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S HP024	33-43 (odds) & Furze Hill, London Road	Shipston-on-Stour	Planning permission 05/03831/FUL relates to one of the dwellings within this larger site. It suggests that there may be opportunities for further infill in the future. However, none of the remaining land is being promoted for development and therefore cannot be considered developable in the context of the SHLAA
UCS/SITE/S HP025	Public Car Park & Huts, New Street	Shipston-on-Stour	Scout hut and car park in active use with no prospect of development.
UCS/SITE/S HP026	20, Shipston Mill, Mill Street	Shipston-on-Stour	Some development of adjoining land has taken place but main mill building continues in alternative use and has not been promoted for residential development. Therefore, it cannot be relied upon as a potential housing site.
UCS/SITE/S HP027	44 Church Street	Shipston-on-Stour	The site is backland in active employment use which has not been promoted for development. The site cannot therefore be relied upon as part of the SHLAA. If proposals were to come forward for residential development they would have to satisfy concerns regarding flooding of the site and also the poor highways access.

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S HP028	50 (Pettifers) Stratford Road	Shipston-on-Stour	Offices and car park have been refurbished and therefore not suitable for residential development.
SNI102	Land South of Smiths Lane off Frogmore Road	Snitterfield	The site has been identified within the Landscape Sensitivity Study within a zone which has a medium landscape sensitivity. However, this part of the zone is identified as important to the setting of the conservation area and listed building and is therefore not suitable for residential development.
SNI103	Read of Jago Lane	Snitterfield	The site does not have adequate access for 6+ dwellings in this location. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
SNI104	Field Place	Snitterfield	The site is too small.
SNI105	Oldhouse Farm	Snitterfield	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
SNI106	Land north of King's Lane	Snitterfield	The site has been identified within the Landscape Sensitivity Study within a zone which has a medium landscape sensitivity. However, this part of the zone is identified as sensitive to development and therefore development here is not appropriate.
SNI702	Land off Kings Lane & Whitehorse Hill	Snitterfield	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
SNI101	Former Foxhunter PH, The Square	Snitterfield	The site is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
SOM701	Land off Welsh Road East, Daventry Road	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.

Site ref	Address	Settlement	Reason for rejection
SOM702	Land off Welsh Road East	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SOM703	Land off Warwick Road	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SOM704	The Hovel, Welsh Road East	Southam	The site is too small.
SOM705	Glebe Farm	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SOM708	West of Coventry Road	Southam	The site includes public open space which will be required to be reprovided on site as part of the development. This equates to approximately 1.5ha. Therefore the remainder was identified as a Broad Location for development in the previous SHLAA, however the Landscape Sensitivity Study has identified this area of land medium/high to landscape sensitivity and therefore is unsuitable for residential development.
SOM709	Land between A425 and A423, Banbury Road	Southam	See site SOM903.
SOM711	Tomwell Close	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
SOM712	Car park east of Southam Community Church	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
SOM713	Land adjoining and to the rear of Waltons Close	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development. The northern part of the site is within flood zone 3 and the site is within a Conservation Area.

Site ref	Address	Settlement	Reason for rejection
SOM714	Hill Farm & Wincotts	Southam	Although within the latest draft Core Strategy consultation as a potential development option, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SOM901	Land to East of A423	Southam	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
SOM902	Warwick Road	Southam	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
SOM905	Former Garden Centre, Welsh Road East	Southam	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
SOU-COM1	Land at Northfield Road	Southam	Currently being promoted for retail. This site should be reassessed in any further reviews of the SHLAA.
UCS/SITE/S OM001	High Street, Coventry Street & Park Lane	Southam	The site is in multiple ownership. Redevelopment scheme is being promoted by the District and County Councils. Sainsburys looking at this site for a food store. There is currently no interest a residential element of the scheme with Sainsbury's, even though the site would be suitable for a mixed use development, including residential of approximately 15 units. The site should be reassessed in future reviews of the SHLAA.
UCS/SITE/S OM002	Little Park	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. Even if the site were promoted for development it would be highly constrained by surrounding land uses which would impact on the delivery of dwellings.
UCS/SITE/S OM003	Little Park	Southam	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. If there were proposals for development it is unlikely that the number of dwellings coming forward would be greater than the study threshold of 6 dwellings.

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S OM004	Parkfields	Southam	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/S OM005	Horsewell	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. Even if the site were to be released, the site is highly constrained by surrounding land uses and is unlikely to be acceptable for development.
UCS/SITE/S OM006	72-93 Coventry Street	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Part of the site has gained permission for 3 units since the basedate, but this is below the study threshold.
UCS/SITE/S OM007	Hewer Builders Yard & Scout Hut, Welsh Road West	Southam	The site remains in active use and has not been promoted for residential development. Therefore the site cannot be relied upon to provide for housing
UCS/SITE/S OM008	2-4 (evens) Welsh Road West	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S OM009	21-23 (odds)	Southam	The site is too small.
UCS/SITE/S OM010	2-4 (evens), 30-32 (evens)	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S OM011	Mill Crescent	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development and the location of the site will make any development difficult to complete without significant impacts on neighbours.
UCS/SITE/S OM012	6 Warwick Road	Southam	The site is a house and garden which is not being promoted for development and therefore it cannot be relied upon to provide housing as part of the SHLAA.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S OM014	Lyndale, Coventry Street	Southam	The site is thought to be in a single ownership. However, it has not been promoted for development and therefore it cannot be relied upon to provide housing as part of the SHLAA. If it were to be promoted, the site is unlikely to yield 6 or more dwellings, which is the threshold for this study
UCS/SITE/S OM015	Mayfield Road	Southam	The site is too small.
UCS/SITE/S OM016	Ploughmans Holt	Southam	Site had planning permission before base date, for 2 dwellings.
UCS/SITE/S OM017	Mayfield Road	Southam	The garage court is currently not being promoted, and therefore is not available for residential development.
UCS/SITE/S OM018	Springfield Grove	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/S OM019	Cuttle Beck	Southam	The site is not being promoted for development at present and is constrained by its low lying nature.
UCS/SITE/S OM021	Warwick Road	Southam	Multiple ownership which is currently not being promoted, in sensitive Conservation Area and unlikely to come forward for 6+ dwellings.
UCS/SITE/S OM022	Linley Road	Southam	Site had planning permission prior to the base date for 5 dwellings, which is below the threshold for this study
UCS/SITE/S OM023	Willow Gardens, Warwick Road	Southam	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. Even if the site were to be promoted for development it is unlikely that it would yield 6 or more dwellings.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S OM024	Gardens, Tattle Bank	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S OM025	50, Builders Yard	Southam	The is affected by flooding and is an employment site in use and not available for residential development.
UCS/SITE/S OM026	1 Pendicke Street	Southam	Site is already built.
UCS/SITE/S OM027	Craven Lane	Southam	Private car park used for flats and small community hall in use. Therefore no prospect of the site coming forward for development.
UCS/SITE/S OM028	54-60 (evens), Warwick Road	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S OM029	45-57 (odds), Banbury Road	Southam	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
STOC101	Land at Napton Road	Stockton	Mature trees and hedgerows on the road frontage and there is no obvious access point.
STOC103	Land adjacent Grange Farm	Stockton	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
STOC104	Land south of Stockton	Stockton	The site is being used for recreational purposes. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
STOC105	Land south of Glebe Close	Stockton	The site is being used for recreational purposes. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
STOC106	Sycamore Close	Stockton	The site is being used for recreational purposes. The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
STOU101	Phillips Field	Stourton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
03/02029/out	Area DD Bridgetown Farm	Stratford-upon-Avon	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STR102	Dodwell Park	Stratford-upon-Avon	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
STR104	The Old Barn, Shottery	Stratford-upon-Avon	This site is not adjacent to a study settlement, and is therefore not in a sustainable location for housing development.
STR702	Bridgeway Area (south east)	Stratford-upon-Avon	Site is not available for development. The site is also affected by flooding. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR703	Holy Trinity Church site	Stratford-upon-Avon	The land has not been promoted for residential development and is too small for the study threshold.
STR705	Windsor Street / Western Road	Stratford-upon-Avon	The Council own the site and there has been no decision on whether the site is going to be released. This availability position of the site should be monitored within the review of future SHLAAs.

Site ref	Address	Settlement	Reason for rejection
STR707	Birmingham Road / Arden Street	Stratford-upon-Avon	Land is subject of long term aspirations for development but is not currently promoted for development.
STR708	NC Joseph site, Birmingham Road	Stratford-upon-Avon	Remaining part of site has been built or cleared for hotel, health and office development.
STR709	Land south of Warwick Road	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. It is not currently readily available for development. The site is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR711	Redlands Allotments, Church Lane	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 has not been actively promoted for development and therefore cannot be relied upon by the Council as part of the SHLAA.
STR713	Land at Ely Street	Stratford-upon-Avon	There is currently no adequate access for residential development. However, this site should be assessed in future reviews of the SHLAA.
STR715	Land at 197-221 Banbury Road	Stratford-upon-Avon	See UCS/SITE/STR007
STR716b	Land north of Banbury Road	Stratford-upon-Avon	The site is outside of the development boundary for the town. The majority of the land is protected for minerals. The Landscape Sensitivity Study concludes that the site has a high/medium landscape sensitivity to housing development. The site is not considered suitable for development.
STR717	Allotment Gardens, Loxley Road	Stratford-upon-Avon	The site is located adjacent to the BUAB and in relatively close proximity to a range of services and facilities. The site has been subject of planning applications previously which have been withdrawn following objections. It does not appear that any of those objections have been overcome and therefore it would not be appropriate for the site to be relied upon as a site for potential housing.
STR718	Land off Hill View	Stratford-upon-Avon	Access problems and design and layout issues relating to the shape of the site. The site is also within a Local Wildlife Site.

Site ref	Address	Settlement	Reason for rejection
STR719	Land at Wildmoor	Stratford-upon-Avon	This site is a smaller part of site STR829. The site is outside of the development boundary for the town. The Landscape Sensitivity Study concludes that the site has a high/medium landscape sensitivity to housing development. Therefore it is not considered suitable for residential development.
STR722b	Land south of Alcester Road (b)	Stratford-upon-Avon	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. The Landscape Sensitivity Study identifies this area as sensitive to housing development and identifies the adjacent site STR722a as the only suitable area for housing development.
STR724	Land at Bishopton Spa	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. Access constraints and listed building limit the opportunities for development to small scale conversion and redevelopment. The site is also subject to flooding. The site is also affected by flooding. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR725	The Old Coach House, The Avenue, Bishopton	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. The scale of site suggests that development would be constrained to a yield below the study threshold.
STR728	Birmingham Road	Stratford-upon-Avon	The site is part of a larger SHLAA site STR738.
STR730	Alcester Road	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not considered a suitable location for future development due to the high/medium landscape sensitivity of the area to housing development.
STR731	Banbury Road	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. The skyline, prominence and openness of this rural countryside make the area sensitive. Housing development is therefore not considered appropriate in this area.
STR732	Town Square, between Wood Street and Ely Street	Stratford-upon-Avon	The site is not being promoted for residential development.

Site ref	Address	Settlement	Reason for rejection
STR735	The Limes and Briar Croft, Alcester Road	Stratford-upon-Avon	Site is being redeveloped for dwellings for care and not open market housing.
STR736	Land east of Birmingham Road	Stratford-upon-Avon	The site is part of a larger SHLAA site STR738.
STR740	South of Bordon Hill	Stratford-upon-Avon	The site is outside of the development boundary for the town it is isolated from the main built up area of Stratford. It was not identified within a Broad Location within the previous SHLAA and was not assessed as part of the Landscape Sensitivity Study.
STR741	Milestone Road	Stratford-upon-Avon	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 identified within the Landscape Sensitivity Study as not suitable for residential development.
STR742	Tiddington Road	Stratford-upon-Avon	Land is designated as a Scheduled Ancient Monument.
STR744	Play area, north of A422	Stratford-upon-Avon	Play area is not promoted for development and if it were it is unlikely to yield 6 or more dwellings.
STR745	South of Trinity Mead	Stratford-upon-Avon	The site is outside of the development boundary for the town and protected as community woodland and therefore not suitable or available for development .
STR746	Site north of Kipling Road	Stratford-upon-Avon	Amenity space with no prospect of being released for development and the site is too small for the study threshold.
STR747	Site at Bridgetown Road	Stratford-upon-Avon	Amenity space with no prospect of being released for development.
STR748	Site east of Bridgetown Road	Stratford-upon-Avon	Amenity space with no prospect of being released for development.

Site ref	Address	Settlement	Reason for rejection
STR749	Amenity space east of Bridgetown Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR750	North of Loxley Road	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. The land is Public Open Space which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR753	East of Warwick Road	Stratford-upon-Avon	The site is outside the development boundary and totally detached from the built up area of the settlement, and within the flood plain of the River Avon. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR754	East of Warwick Road	Stratford-upon-Avon	The site is outside the development boundary and totally detached from the built up area of the settlement, and within the flood plain of the River Avon. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR755	Site of leisure centre	Stratford-upon-Avon	The site is outside of the development boundary for the town. It is not currently suitable for residential as the site is within the flood zone, and not currently readily available for development as it is currently used as a leisure centre. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR756	Leisure centre, off A3400	Stratford-upon-Avon	The site is outside of the development boundary for the town. It is not currently suitable for residential as the site is within the flood zone, and not currently readily available for development. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR757	Site east of A3400	Stratford-upon-Avon	The site is outside of the development boundary for the town. It is not currently suitable for residential as the site is within the flood zone, and not currently readily available for development. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
STR758	Car park off Bridgeway	Stratford-upon-Avon	The site is outside of the development boundary for the town. It is not currently suitable for residential as the site is within the flood zone, and not currently readily available for development. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR759	Area south of Bridge Street	Stratford-upon-Avon	The site is a water body south of Bridge Street.
STR760	Land north of Royal Shakespeare Theatre	Stratford-upon-Avon	The site is outside of the development boundary for the town and is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is owned by the Council and has no intentions of making the site available for development.
STR761	Land south of Bridge Foot	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development. The site is also affected by flooding. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR762	Land north of Swan's Nest	Stratford-upon-Avon	The site is outside of the development boundary for the town and is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The Council has no intention of disposing of site for development.
STR763	Land north of Swan's Nest	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR764	Land east of Swan's Nest	Stratford-upon-Avon	Site has recently been subject of redevelopment and is not available for future housing provision
STR765	Land west of Swan's Nest	Stratford-upon-Avon	The site is outside of the development boundary for the town and is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.

Site ref	Address	Settlement	Reason for rejection
STR766	Land off Swan's Nest	Stratford-upon-Avon	The site is outside of the development boundary for the town and within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STR767	Land south of Swan's Nest	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. It is not currently suitable for residential as the site is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is not suitable for development and the Council has no intention of disposing of site for development
STR768	Land east of the River Avon	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. It is not currently suitable for residential as the site is within the flood zone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is not suitable for development and the Council has no intention of disposing of site for development
STR769	Footpath south of Stratford-upon-Avon	Stratford-upon-Avon	The site is currently a footpath and unsuitable for residential development. The Council has no intention of disposing of site for development
STR770	Site east of Old Town	Stratford-upon-Avon	The site is too small for the study threshold. It has also been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STR771	Land east of Southern Lane	Stratford-upon-Avon	The site is too small.
STR772	Land north of Seven Meadows Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR773	Land south of Hertford Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.

Site ref	Address	Settlement	Reason for rejection
STR774	Land south of Bordon Place	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR775	Land south of Evesham Road	Stratford-upon-Avon	Access to the site is poor and would limit opportunities for development. Also the Council has no intention of disposing of the land.
STR776	Land south of Chepstow Close	Stratford-upon-Avon	The land is open space which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR777	Land off Chepstow Close	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR778	Land east of Luddington Road	Stratford-upon-Avon	The land is open space which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR779	Land west of Goodwood Close	Stratford-upon-Avon	The site is outside the development boundary and not identified in the Core Strategy as a development opportunity for housing. It is currently in use as part of the horse race track and not available for redevelopment. Half the site is within the flood plain. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Half the site is within a high risk flood area and therefore not suitable for residential development.
STR780	Land off The Willows	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR781	Land north of Shottery Road	Stratford-upon-Avon	The site is outside of the development boundary for the town and has been identified in the Landscape Sensitivity Study as having a high landscape sensitivity to development, therefore it is not suitable for residential development.
STR782	Land east of Evesham Place	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.

Site ref	Address	Settlement	Reason for rejection
STR783	Council offices, Church Street	Stratford-upon-Avon	Council offices currently in use and not available for residential development.
STR784	Site off Church Street	Stratford-upon-Avon	Registry office 'Winton House' currently in use.
STR789	Site north of Wood Street	Stratford-upon-Avon	The site remains in active use as a bank and there is no prospect of it coming forward for redevelopment at present.
STR790	Site off Ely Street	Stratford-upon-Avon	The site is too small.
STR791	Site off Sheep Street	Stratford-upon-Avon	The land is POS which is not suitable for development. The Council has no intention of disposing of the land.
STR792	Site south of Sheep Street	Stratford-upon-Avon	The site is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land
STR793	Site south of Sheep Street	Stratford-upon-Avon	The site is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land
STR794	Site north of Sheep Street	Stratford-upon-Avon	The site is Council owned and, though may be located in a sustainable location, there is no intention to dispose of the land
STR795	Site south of Guild Street	Stratford-upon-Avon	Car park in use and too small for 6+ dwellings.
STR798	Land off Blue Cap Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.

Site ref	Address	Settlement	Reason for rejection
STR799	Land north of Warwick Road	Stratford-upon-Avon	Council owned wildlife site, not suitable for development
STR800	Land north of Warwick Road	Stratford-upon-Avon	Council owned Local Wildlife Site, not suitable for development
STR801	Land east of Clopton House Farm	Stratford-upon-Avon	Council owned wildlife site, not suitable for development
STR802	Land north of Woodlands Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR803	Land off Justins Avenue	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR804	Land off Hodgson Road	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR805	Land south of Justins Avenue	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR806	Land off Joseph Way	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR807	Land off St Peter's Way	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development
STR808	Land beside Bishopton Lane	Stratford-upon-Avon	Strip of road verge not suitable for development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
STR809	Land off The Avenue	Stratford-upon-Avon	Graveyard not considered suitable for development.
STR810	Site off Timothy's Bridge Road	Stratford-upon-Avon	Employment area currently in use.
STR811	Land north of Sandpiper Close	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development
STR812	Land south of Sandpiper Close	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development.
STR813	Site north of Masons Road	Stratford-upon-Avon	The land is Council owned and is in active use as employment land. There is no prospect of the land coming forward for housing.
STR814	Land north of Drayton Avenue	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR815	Land south of Broadmeadow Lane	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development
STR816	Land south of Broadmeadow Lane	Stratford-upon-Avon	The site is not suitable for development and the Council has no intention of disposing of site for development
STR817	Site north of Drayton Avenue	Stratford-upon-Avon	The land is Council owned and provides an important role for the local community. It may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward
STR818	Land south of Drayton Avenue	Stratford-upon-Avon	The land is POS which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.

Site ref	Address	Settlement	Reason for rejection
STR819	Site off Brookside Road	Stratford-upon-Avon	The garage court is Council owned and, though it may be acceptable in principle for redevelopment, there is no intention to dispose of the land and if it did come forward it is unlikely to yield 6 or more dwellings in an acceptable manner.
STR820	Site off Sandel Close	Stratford-upon-Avon	The land is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land and if it did come forward it is unlikely to yield 6 or more dwellings in an acceptable manner.
STR821	Land at the former football club, Masons Road	Stratford-upon-Avon	The site had a previous permission for employment uses for expansion of adjacent occupier which was not implemented. There are no policy constraints relating to the site, however the site is within a Broad Location for residential development and could be suitable for residential development within a larger mixed use development. The should be monitored within future reviews of the SHLAA.
STR822	Land west of Western Road	Stratford-upon-Avon	Employment area unavailable for residential development
STR823	Land west of Church Lane	Stratford-upon-Avon	The garage court is Council owned and there is no intention to dispose of the land
STR824	Cottage Lane, Shottery	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. The land is public open space which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR825	Land off Cottage Lane	Stratford-upon-Avon	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. The land is public open space, which has high amenity value and is not suitable for development. The Council has no intention of disposing of the land.
STR826	Site off Avenue Farm	Stratford-upon-Avon	The land is in active employment use in a location unsuitable for housing. Also the Council has no intention of disposing of the land.
STR827	Banbury Road	Stratford-upon-Avon	A recent application gained planning permission for 29 units in March 2012, therefore dealt with elsewhere in the study.

Site ref	Address	Settlement	Reason for rejection
STR828	Manor Road	Stratford-upon-Avon	The site was subject of a planning application for a care home, which would not constitute "housing" and therefore cannot be counted towards the provision of dwellings within the SHLAA.
STR829	South of Alcester Road	Stratford-upon-Avon	The site is outside of the development boundary for the town. The Landscape Sensitivity Study concludes that the site has a high/medium landscape sensitivity to housing development. Therefore it is not considered suitable for residential development.
STR901	221 Banbury Road	Stratford-Upon-Avon	The site is too small.
STR903	Land at Bishopton Birmingham Road	Stratford-Upon-Avon	The site is outside, and not adjacent, the development boundary for the town. The Landscape Sensitivity Study wishes to keep a green buffer between the bypass and settlement edge. Vehicular access to the land is not considered viable given the proximity to the major highway junction. The site is within the Green Belt.
STR904	Aintree Road	Stratford-Upon-Avon	Half the site has recently gained permission for a dental surgery. The remainder of the site gained planning permission for 2 dwellings which is below the study threshold.
STR-COM1	Land west of Western Road	Stratford-upon-Avon	Has planning permission for a steam centre.
SUA.L	Site north of Birmingham Road	Stratford-upon-Avon	In employment use (retail).
SUA.P	Site south of Guild Street	Stratford-upon-Avon	Site is in active employment use and has not been promoted for development.
UCS/SITE/S TR003	Gardens etc r/o North Side, Evesham Road	Stratford-upon-Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S TR004	Public Car Park & Part of Hospital	Stratford-upon-Avon	The site is currently used as a public car park and not available for residential development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S TR005	Gardens etc r/o West, Shipston Road	Stratford-upon-Avon	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership and is not currently being promoted for residential development. This availability position of the site should be monitored annually.
UCS/SITE/S TR007	Site of 197-203 Banbury Road	Stratford-upon-Avon	See STR827
UCS/SITE/S TR008	Arden Motors / Elta House / Motorworld / ATS	Stratford-upon-Avon	The site is in multiple ownership and not currently promoted for development and therefore cannot be relied upon with regard to delivery of housing.
UCS/SITE/S TR009	Warwick House, Birmingham Road / Clopton Road	Stratford-upon-Avon	Offices currently in use. The site is suitable for residential development but is currently not available. The site should be assessed within future SHLAA reviews.
UCS/SITE/S TR010	Kendall's Warehouse, Birmingham Road	Stratford-upon-Avon	The site is not being promoted for residential development.
UCS/SITE/S TR011	MoT Centre / Tool Hire, Birmingham Road	Stratford-upon-Avon	The site is currently in employment use and not available for residential development.
UCS/SITE/S TR012	r/o Justins Avenue	Stratford-upon-Avon	The allotments are in active use and the council has no intention of disposing of the land.
UCS/SITE/S TR013	Bishopton Lane	Stratford-upon-Avon	Though the site is allocated for development there has been no promotion of the site for development and therefore it cannot be relied upon as a site for development within the SHLAA.
UCS/SITE/S TR014	The Willows / Shottery Road	Stratford-upon-Avon	The north of site is rejected as it has already been developed for 3 houses in 2003. The south part of the site is suitable for residential development, but is currently not being promoted and therefore not available. The site should be reassessed in future reviews of the SHLAA.
UCS/SITE/S TR015	r/o Grove Road / Albany Road	Stratford-upon-Avon	The garage court is Council owned and there is no intention to dispose of the land

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S TR016	Grove Road (east side)	Stratford-upon-Avon	Site has recently been redeveloped to car parking and therefore the site is not currently available for housing development.
UCS/SITE/S TR017	Greenhill Street (south side)	Stratford-upon-Avon	The site, though potentially suitable for housing development in principle, is not currently available for redevelopment and there is therefore no prospect of the site coming forward.
UCS/SITE/S TR019	Car Park, Church Street	Stratford-upon-Avon	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/S TR021	T A Centre, New Broad Street	Stratford-upon-Avon	The site may be suitable in principle for housing. However, there is no intention on behalf of the land owner to redevelop the site and therefore it cannot be relied upon as part of the SHLAA
UCS/SITE/S TR022	Clifford & Sons, Sanctus Street / Sanctus Drive	Stratford-upon-Avon	The site is suitable for residential development and is situated within a mainly residential area. The surrounding houses are 2 storey terraced and lies within a Conservation Area. Any future residential development should respect the character and density within the area. The site is unlikely to come forward in the short term due to current employment use and intentions of current landowner but may become available in the longer term.
UCS/SITE/S TR023	Guild Street / Warwick Road	Stratford-upon-Avon	The site is suitable for residential development but is currently not available. The site should be assessed within future SHLAA reviews.
UCS/SITE/S TR024	Warwick Crescent	Stratford-upon-Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/S TR025	Loxley Road (south side)	Stratford-upon-Avon	The site is suitable for residential development but is currently not available. The site is of archaeological importance. The site should be assessed within future SHLAA reviews.
UCS/SITE/S TR026	Tiddington Road / Loxley Road	Stratford-upon-Avon	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward

Site ref	Address	Settlement	Reason for rejection
STUD101a	Land south of Birmingham Road	Studley	The area closest to the Studley boundary is within flood zone 3. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Part of the site is within a high risk flood area and therefore not suitable for residential development. The remaining parts of the site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
STUD101b	Land north east of Studley	Studley	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
STUD101c	Land around Studley	Studley	The site is within the Green Belt and has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high, and therefore the site is not suitable for residential development.
STUD101d	Land around Studley	Studley	The site is within the Green Belt and has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STUD104	Green Lane	Studley	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
STUD105	Spernal Ash	Studley	The site was identified within a Broad Location within the previous SHLAA. However, the site is within the Green Belt and has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore is not suitable for residential development.
STUD106	Bromsgrove Road	Studley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STUD702	Poplars Estate & Green Lane Farm, Redditch Rd	Studley	The Landscape Sensitivity Study states that the area acts as a green buffer between the settlement and the outskirts of Redditch. Piecemeal, cumulative housing development would close the gap between settlements and would not be desirable.
STUD703	Brickyard Lane	Studley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.

Site ref	Address	Settlement	Reason for rejection
STUD704	Garage site on Birmingham Road	Studley	The site is an Aldi store and not available for further residential development.
STUD705	Green Lane	Studley	The Landscape Sensitivity Study states the site acts as a green buffer between the settlement and the outskirts of Redditch. Piecemeal, cumulative housing development would close the gap between settlements and would not be desirable.
STUD706	Abbeyfields	Studley	Open space is council owned and there is no intention to dispose of land. The land would not be suitable for development even if it were available.
STUD707	Land north of Studley	Studley	The site is identified in the 2008 SHLAA as part of a Broad Location for residential development. The site is Council owned and currently not being promoted for residential development and therefore not currently developable. It is located within the Green Belt and the strategic gap between Studley and Redditch. The site is also within a Local Wildlife Site.
STUD708	Land off Brickyard Lane	Studley	The site is identified in the 2008 SHLAA as part of a Broad Location for residential development. The site is Council owned and currently not being promoted for residential development. It is also located within the Green Belt and the strategic gap between Studley and
STUD709	Site south of Station Road	Studley	The car park is Council owned and there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. If the site were available it is still unlikely that development would be suitable on the site.
STUD710	Site south of Studley High School	Studley	The garages are Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development. If the site were to come forward it is unlikely to yield 6 or more dwellings.
STUD711	Site south of Pool Road	Studley	The leisure centre is not available for development and it's loss would not be acceptable.
STUD712	Land north of Atcheson Close	Studley	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
STUD713	Redditch Road	Studley	This site is covered by site STUD905.
STUD714	Land between Hamilton Drive and The Grove	Studley	Previous refusal of planning permission for housing and impact on character of locality. No access and not currently available.
STUD901	Land off Bromsgrove Road	Studley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STUD902	Land off Bromsgrove Road	Studley	Although the site was identified as a Broad Location in the previous SHLAA, the subsequent Landscape Sensitivity Study has been identified within the site as an area within a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
STUD903	Birmingham Road	Studley	More than half the site has been identified within the Landscape Sensitivity Study as unsuitable. The remainder of the site is too small for the study threshold. The north east border is affected by flooding. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
STUD905	Arrows Works, Birmingham Road	Studley	Part of the site needs to be retained for employment purposes. The greenfield part of the site is not considered suitable for residential development because it is covered by a Local Wildlife Site.
STUD906	Land off Redditch Road	Studley	Part of the site was identified as a Broad Location in the previous SHLAA. However, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development. The site is also within a Local Wildlife Site.
UCS/SITE/S TUD001	Blicks, Bromsgrove Road	Studley	Site is currently in employment use and is not promoted for development.
UCS/SITE/S TUD002	The Royal Oak, Alcester Road	Studley	Car park and garden of pub which are in use and not promoted for development.

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/S TUD004	Industrial site, Green Lane/Bromsgrove Road	Studley	The site is employment land outside the settlement and detached from the built up area. It was not identified as a SHLAA Broad Location and therefore unsuitable for residential development.
UCS/SITE/S TUD005	Garage and land at Birmingham Road	Studley	Gardens are in multiple ownership and not currently available. Garage site is covered by STUD704. Land outside the development boundary is partly within the floodzone and is poorly related to the remaining part of the settlement. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. Part of the site is within a high risk flood area and therefore not suitable for residential development.
TAN102	Cank Farm, Well Lane	Tanworth in Arden	The Panel concluded that this site was too remote from the built up area of the village and residential development in this location would not integrate well with the existing village.
TEM101	Four Winds	Temple Grafton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TEM102	Church Farm	Temple Grafton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TEMP101	Land at Temple Herdewyke	Temple Herdewyke	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TID101	Land north of Pimlico Lane	Tiddington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TIDD705	Knights Lane	Tiddington	The site has been identified within the Landscape Sensitivity Study as unsuitable for residential development due to unacceptable impact on the landscape character of the area.
TYS101	Land off Main Street	Tysoe	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
TYS105	Land adjacent to Home Farm Barns, Sandpits Lane	Tysoe	The site is too small for 6+ dwellings.

Site ref	Address	Settlement	Reason for rejection
TYS106a	Land north of the A422	Tysoe	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TYS106b	Land east of Tysoe Road	Tysoe	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
TYS106c	Land east of Lower Tysoe	Tysoe	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
UPQ101	Land off Taylors Lane	Upper Quinton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WAR101	Land off Banbury Road	Warmington	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WEL102	Land South of Barton Road	Welford on Avon	Hunt Hall Lane is a private road currently serving some agricultural buildings and limited residential dwellings. Due to the close proximity to the adjacent access/private development, intensification of the Hunt Hall Lane access is considered to be undesirable as it will create conflicting vehicle movements in extremely close proximity of one another.
UCS/SITE/W EL001	22-36 (evens) Newbold Road	Wellesbourne	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/W EL002	26-32 (evens) Warwick Road	Wellesbourne	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/W EL003	22-24 (evens) Warwick Road	Wellesbourne	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward and if there were to be development it is unlikely to yield 6 or more dwellings.

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/W EL004	31-37 (odds) & 29 (rear garden only) Warwick Road	Wellesbourne	Though site may be acceptable in principle for development it is known not to be available.
UCS/SITE/W EL005	9-27 Warwick Road	Wellesbourne	The site is made up of a number of back gardens where there may be some potential for infilling but the land is not being promoted by land owners or developers. Therefore there is no prospect of the site coming forward
UCS/SITE/W EL007	Newbold Place	Wellesbourne	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land and any redevelopment is unlikely to yield 6 or more dwellings.
UCS/SITE/W EL008	Hastings Road	Wellesbourne	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land and if there were, it is unlikely to yield 6 or more dwellings.
UCS/SITE/W EL009	Willow Drive	Wellesbourne	The site is not suitable for development and the Council has no intention of disposing of site for development
UCS/SITE/W EL011	Roddis Croft, Chapel Street	Wellesbourne	The site is thought to be in a single ownership. However, it has not been promoted for development and therefore it cannot be relied upon to provide housing as part of the SHLAA. If proposals did come forward it is unlikely that a scheme for 6 or more dwellings would be acceptable.
UCS/SITE/W EL012	Garden Terrace & Chestnut Square	Wellesbourne	The site is thought to be in a single ownership. However, it has not been promoted for development and therefore it cannot be relied upon to provide housing as part of the SHLAA.
UCS/SITE/W EL013	Highway Depot & Household Waste Site, Loxley Road	Wellesbourne	The site has not been promoted for development and therefore cannot be relied upon as part of the SHLAA. If the County Council were to relocate the facility the site may be suitable for housing in principle.
UCS/SITE/W EL014	St Peters Road	Wellesbourne	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land and development is unlikely to yield 6 or more dwellings.

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/W EL015	Loxley Close	Wellesbourne	The car park is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/W EL016	Elliot Drive	Wellesbourne	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/W EL017	Granville Road	Wellesbourne	The garage court is Council owned, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/W EL018	Elliot Drive	Wellesbourne	The garage court is Council owned, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/W EL019	Loxley Close	Wellesbourne	The garage court is Council owned, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land and any development is unlikely to yield 6 or more dwellings. Therefore there is no prospect of the site coming forward for development.
UCS/SITE/W EL020	9 Kineton Road	Wellesbourne	Part of the site gained planning permission after the base date for 1 dwellings. The remainder of the site is not currently being promoted for residential.
UCS/SITE/W EL021	13-15 Kineton Road	Wellesbourne	Site is too small for 6+ dwellings.
UCS/SITE/W EL022	Chapel Street	Wellesbourne	The garage court is Council owned and, though may be acceptable in principle for redevelopment, there is no intention to dispose of the land. Therefore there is no prospect of the site coming forward for development
UCS/SITE/W EL023	10 Church Street	Wellesbourne	Too small for 6+ dwellings.

Site ref	Address	Settlement	Reason for rejection
UCS/SITE/W EL024	2 Church Street	Wellesbourne	Too small for 6+ dwellings.
UCS/SITE/W EL025	Dovehouse Farmhouse, Farrington Close	Wellesbourne	The site is thought to be in a single ownership. However, it has not been promoted for development and therefore it cannot be relied upon to provide housing as part of the SHLAA. If it were to be promoted it is unlikely that it will yield 6 or more dwellings in an acceptable manner.
WEL701	Land adjacent to River Dene	Wellesbourne	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. Land is subject to flooding and provides public open space. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
WEL702	Stratford Road	Wellesbourne	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. Land is subject to flooding and provides public open space. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
WEL703	Land off Old Warwick Road	Wellesbourne	The site is outside of the development boundary for the town and is not within a Broad Location in the previous SHLAA. Land adjacent to the settlement boundary is subject to flooding and therefore is not considered developable.
WEL704	Bridge Street	Wellesbourne	Site is only likely to be acceptable for a single dwelling
WEL705	Land at Mountford Close	Wellesbourne	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. Land is subject to flooding. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
WEL707	Charlecote Road	Wellesbourne	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.

Site ref	Address	Settlement	Reason for rejection
WEL708	Kineton Road allotments	Wellesbourne	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.
WEL710	Dovehouse Fields, south Wellesbourne, Ettington Rd	Wellesbourne	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
WEL711	Bridge Street / School Road	Wellesbourne	The site is being promoted for 2 shops and 3 flats, therefore the site is too small for the study threshold.
WEL712	Land east of Loxley Road	Wellesbourne	The land is not suitable for development as it is well used amenity space. Also the Council has no intention of disposing of the land.
WEL713	Site off Sunderland Place	Wellesbourne	The open space is not suitable for development and the Council has no intention of disposing of site for development
WEL714	Site off Dovehouse Drive	Wellesbourne	The open space is not suitable for development and the Council has no intention of disposing of site for development
WEL715	Land south of Blenheim Walk	Wellesbourne	The open space is not suitable for development and the Council has no intention of disposing of site for development
WEL901	Land off Elliot Drive	Wellesbourne	The site is inside the development boundary, but currently unsuitable for residential development as it is open space and this view 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 by a housing association, 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.

Site ref	Address	Settlement	Reason for rejection
WEL902	10 Newbold Road and garage court	Wellesbourne	The site has been subject of planning applications for development. However these have been refused and the Panel assessment in 2009 of the site indicated that it is considered unlikely that a viable scheme will be possible. Therefore, until further evidence is available to the contrary, the site is not considered developable.
WEL903	East of Ettington Road	Wellesbourne	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WEL904	Land at Charlecote Road	Wellesbourne	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development. The site is also within a Local Wildlife Site.
WEL905	Lowes Lane	Wellesbourne	The site was identified as part of a Broad Location in the previous SHLAA. However, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
WEL906	Willow Dene, Chapel Street	Wellesbourne	The site is within a Conservation Area and floodzone. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development. The site is not big enough for more than 5 dwellings.
WEL908	Land adjacent to Charlecote Road	Wellesbourne	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and therefore the site is not suitable for residential development.
WEL909	Land adjacent to Stratford Road	Wellesbourne	The site is outside of the development boundary for the town and is not within a Broad Location in the 2008 SHLAA. It is divorced from the main urban area and would result in development poorly related to the main services of the settlement. It would also be in close proximity to the existing sewerage works.
WEL911	Land at Dog Close	Wellesbourne	Site is located within the centre of the town in a sustainable location. However, the site is currently is not being promoted for residential development.
WELL.C	Site west of Loxley Road	Wellesbourne	Employment land not promoted for housing use

Appendix 8: Rejected Sites

Site ref	Address	Settlement	Reason for rejection
WELL101	Land south of the Dovehouse Estate	Wellesbourne	Part of the site was identified as a Broad Location in the 2009 SHLAA. However, the site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and therefore the site is not suitable for residential development.
WHA101	Brailes Road	Whatcote	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WIL101	Land to the rear of 117 & 115 Aston Cantlow Rd	Wilmcote	The site is a Local Wildlife site and has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high/medium, and is not suitable for residential development.
WIL701	Station House	Wilmcote	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development.
WIX101	Land west of Lodge View	Wixford	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WW101	Land adjacent to Stratford Canal, Pennyford Ln	Wootton Wawen	The site is too small for 6+ dwellings.
WW102	Field Farm	Wootton Wawen	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WW103a	Land south of Wawensmere Road	Wootton Wawen	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of high and high/medium and is not suitable for residential development. Large part of the site is also within the flood zone and Scheduled Ancient Monument. As set out in national policy, areas at risk of flooding should be avoided by directing development away from areas at highest risk. The site is within a high risk flood area and therefore not suitable for residential development.
WW103b	Land north west of Pennyford Lane	Wootton Wawen	Most of the site is identified within the Landscape Sensitivity Study with a landscape sensitivity of high or high/medium and is not suitable for residential development. Any possible development in the medium landscape sensitivity zone will be below the threshold for this SHLAA.

Site ref	Address	Settlement	Reason for rejection
WW103c	Land east of Pennyford Lane.	Wootton Wawen	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
WOR701	Land behind Church Farm	Wormleighton	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.