



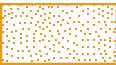


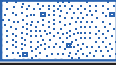



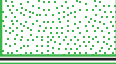




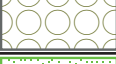
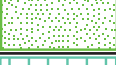






## **Appendix 2**

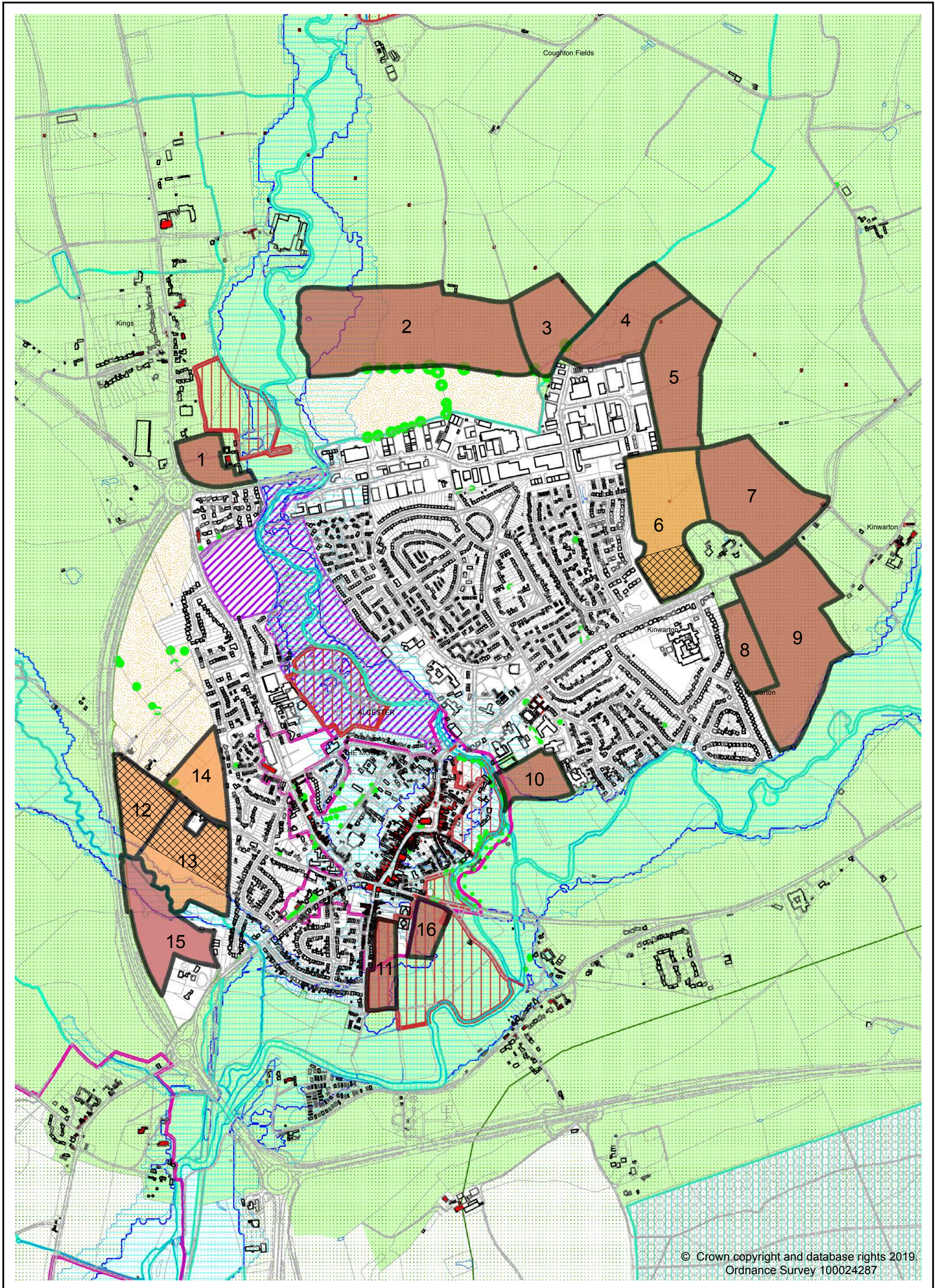
### **SHLAA Land Parcels Assessment by Settlement**

# Strategic Housing Land Availability Assessment (SHLAA) Key

	Not deliverable
	Likely to be deliverable
	Definitely deliverable
	Net developable area (shaded area indicates that part of the site which is potentially deliverable)
	Development Allocation / Commitment / Recent development
	Flood Zone 3 as defined by Environment Agency
	Flood Zone 2 as defined by Environment Agency
	Minerals Safeguarding Area
	HS2 Safeguarding Zone
	Green Belt
	Area of Restraint
	Cotswolds Area of Outstanding Natural Beauty
	Special Landscape Area
	Conservation Area
	Listed Building
	Scheduled Monument
	Registered Battlefield
	Site of Special Scientific Interest
	Local Wildlife Site
	Local Nature Reserve
	Ancient Woodland
	Tree Preservation Order



	Reference Number	ALC.01	ALC.02	ALC.03	ALC.04	ALC.05	ALC.06	ALC.07	ALC.08	ALC.09	ALC.10	ALC.11	ALC.12	ALC.13	ALC.14	ALC.15	ALC.16
Availability Assessment	Current Use																
	Intentions																
	Legal																
	Ownership																
Achievability Assessment	Local Market Analysis																
	SHLAA History																
	Planning History																
	Viability																
Overall Assessment	Availability																
	Suitability - Environmental	Landscape impact. Impact on settlement character. Setting of listed building	Impact on settlement form	Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement character	Impact on settlement character. Coalescence with Kinwarton	Landscape impact	Landscape impact. Impact on settlement character. Coalescence with Kinwarton	Setting of Conservation Area	Conservation Area (part of site). Scheduled Monument (part of site)	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Tree Preservation Order	Landscape impact. Impact on settlement character	Landscape impact. Scheduled Monument
	Suitability - Technical		Provision of vehicle access. Adjacent to proposed industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline	Provision of vehicle access. Adjacent to industrial estate. Gas pipeline			Loss of school playing fields		Provision of vehicle access. Loss of school playing fields	Flood risk. Loss of allotments (part of site)	Provision of vehicle access	Provision of vehicle access. Flood risk (part of site)	Provision of vehicle access	Provision of vehicle access	Flood risk
	Achievability																
	Initial Overall Deliverability						Green Belt						Dependent on development of land to north of Allimore Lane	Dependent on development of land to north of Allimore Lane	Dependent on development of land to north-west	Flood risk (part of site)	Flood risk (part of site)
	Scope for Mitigation	Sensitivity of site at approach to town and impact on setting of listed building means that effective environmental mitigation cannot be achieved	n/a	n/a	n/a	Relationship of site to existing industrial estate and the need to take access through it means that effective mitigation cannot be achieved	See Site Proforma	n/a	n/a	n/a	n/a	Insufficient evidence that impact on Scheduled Mounument and flood risk can be overcome. No means of replacing allotments has been identified	See Site Proforma	See Site Proforma	See Site Proforma	Scope to provide vehicular access through Parcels 12/13 and development north of Allimore Lane or off Evesham Street to south has not been resolved. Development would need to avoid flood risk area on northern part of site	Development on northern part of site could be mitigated effectively but site is within a Flood Zone and Scheduled Monument
	Adjusted Overall Deliverability						Green Belt						Dependent on development of land to north of Allimore Lane	Dependent on development of land to north of Allimore Lane	Dependent on development of land to north-west		
Dwelling Capacity	Net Site Area (Ha)						1.5						2.0	4.0	2.0		
	30dph of net area						45						60	120	60		
	35dph of net area																
	40dph of net area																
Timescale	1- 5 Years						45						30	30	30		
	6 – 10 Years												30	90	30		
	11 – 15 Years																
	16+ Years																

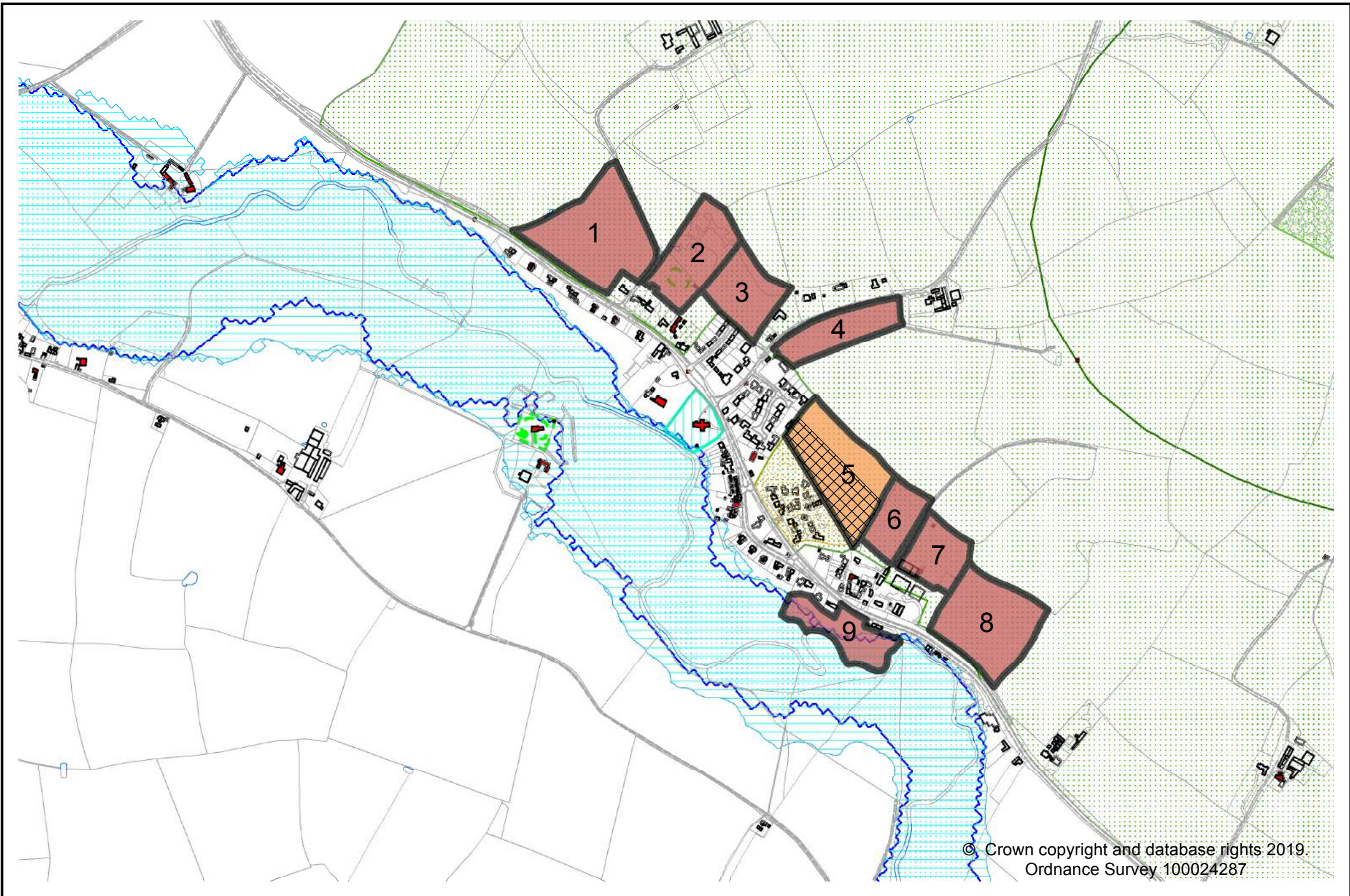


Alcester Land Parcels









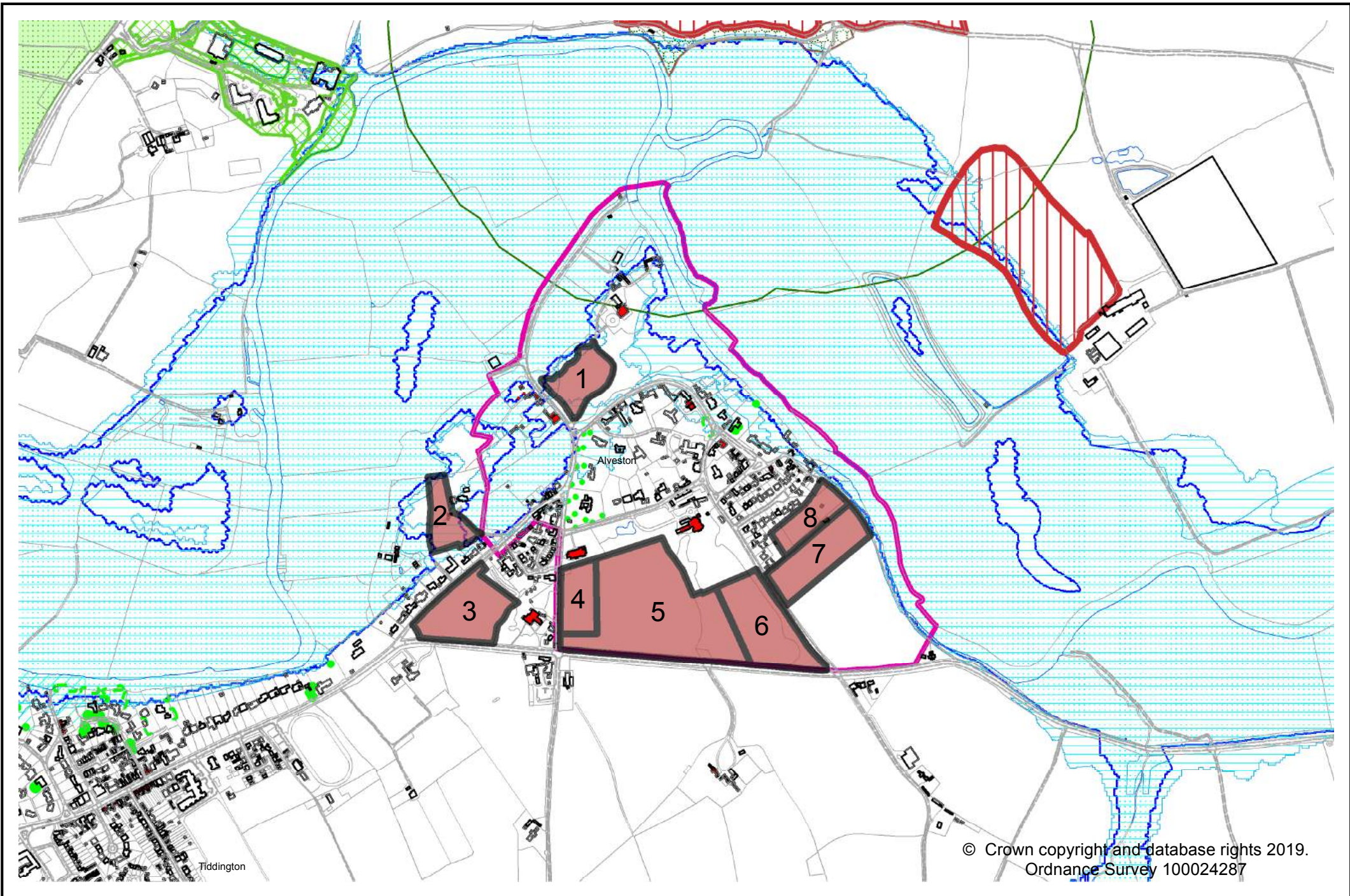
Alderminster Land Parcels











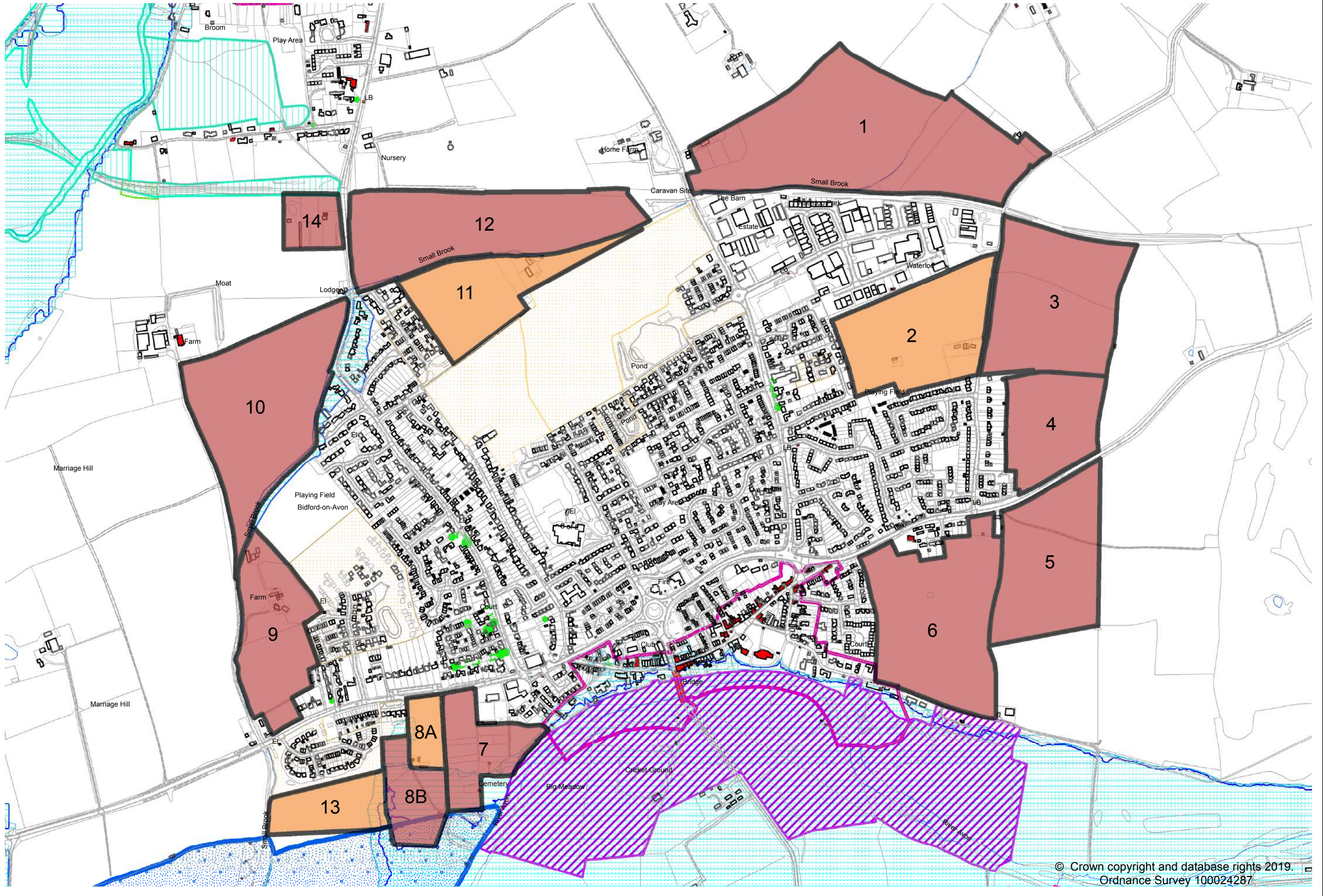
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Alveston Land Parcels









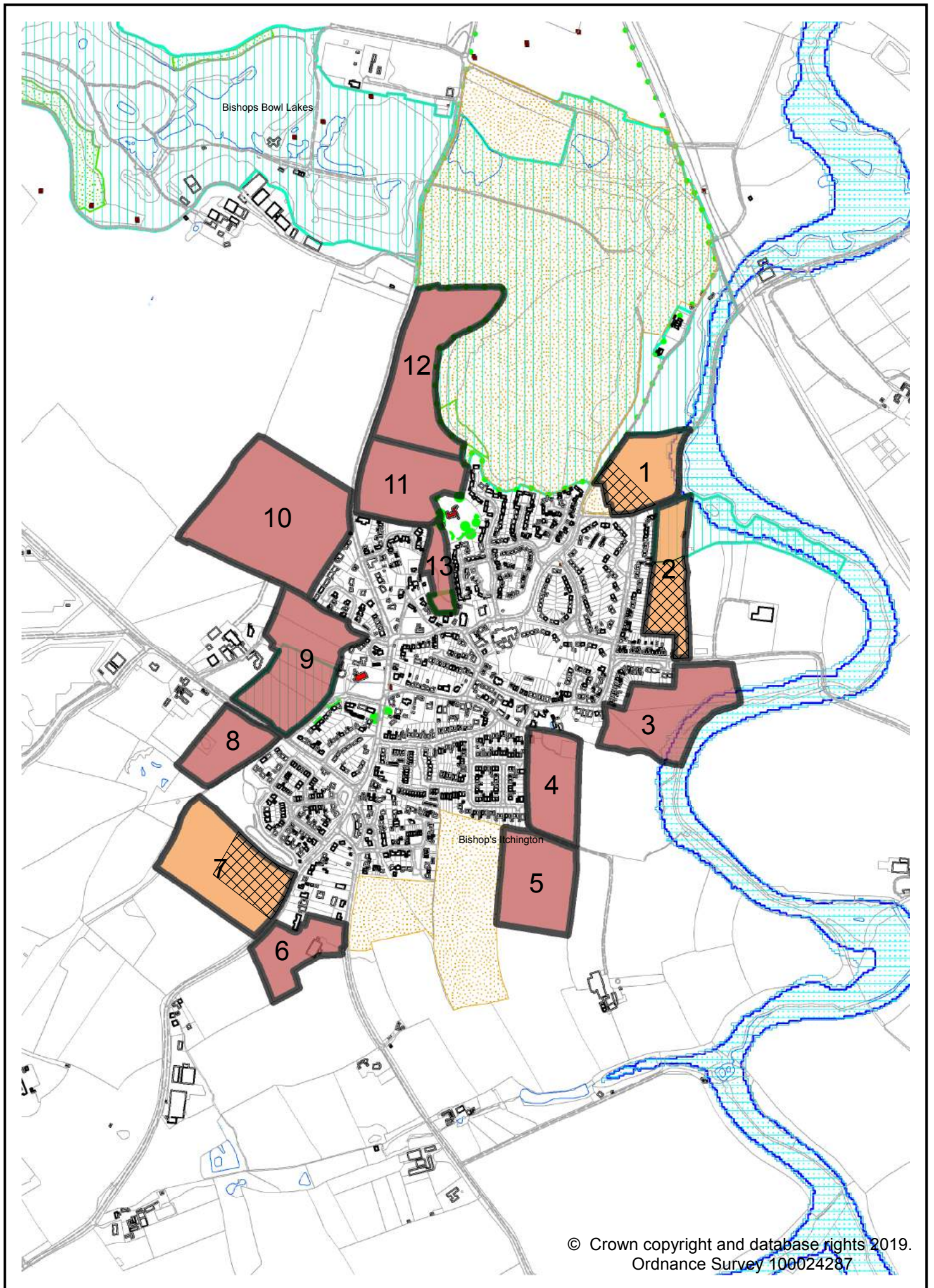
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Bidford-on-Avon Land Parcels



	Reference Number	BISH.01	BISH.02	BISH.03	BISH.04	BISH.05	BISH.06	BISH.07	BISH.08	BISH.09	BISH.10	BISH.11	BISH.12	BISH.13
	Site Assembly													
	Site Topography and Shape													
Availability Assessment	Current Use													
	Intentions													
	Legal													
	Ownership													
Achievability Assessment	Local Market Analysis													
	SHLAA History													
	Planning History													
	Viability													
Overall Assessment	Availability													
	Suitability - Environmental	Landscape impact	Landscape impact. Local Wildlife Site (part of site)	Landscape impact	Landscape impact	Landscape impact	Landscape impact. Proximity to farm	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site (most of site). Ridge and furrow	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement form and character	Landscape impact. Tree Preservation Order
	Suitability - Technical	Steeply sloping			Loss of playing field	Provision of vehicle access					Provision of vehicle access			Provision of vehicle access
	Achievability													
	Initial Overall Deliverability													
	Scope for Mitigation	Once doctors surgery is built on adjacent land extensive planting on eastern part of site would provide effective screening to development on western part of site See Site Proforma	See Site Proforma	n/a	n/a	n/a	n/a	Development on south-eastern part of site could be effectively mitigated through provision of extensive open space on remainder of site and planting around outer boundaries See Site Proforma	Rising land forms an important part of setting and approach to the village which means that effective mitigation cannot be achieved	Rising land with attractive views towards the church forms an important part of setting and approach to the village which means that effective mitigation cannot be achieved	n/a	Development on this elevated site would be contrary to established physical form of the village in the landscape which could not be mitigated effectively	Development on this elevated site would be contrary to established physical form of the village in the landscape which could not be mitigated effectively	Site forms an important tongue of open space protruding into built form of the village which would be undermined by any development on it
Adjusted Overall Deliverability														
Dwelling Capacity	Net Site Area (Ha)	0.7	0.8					1.4						
	30dph of net area	21	24					42						
	35dph of net area													
	40dph of net area													
Timescale	1- 5 Years	21	24					42						
	6 – 10 Years													
	11 – 15 Years													
	16+ Years													



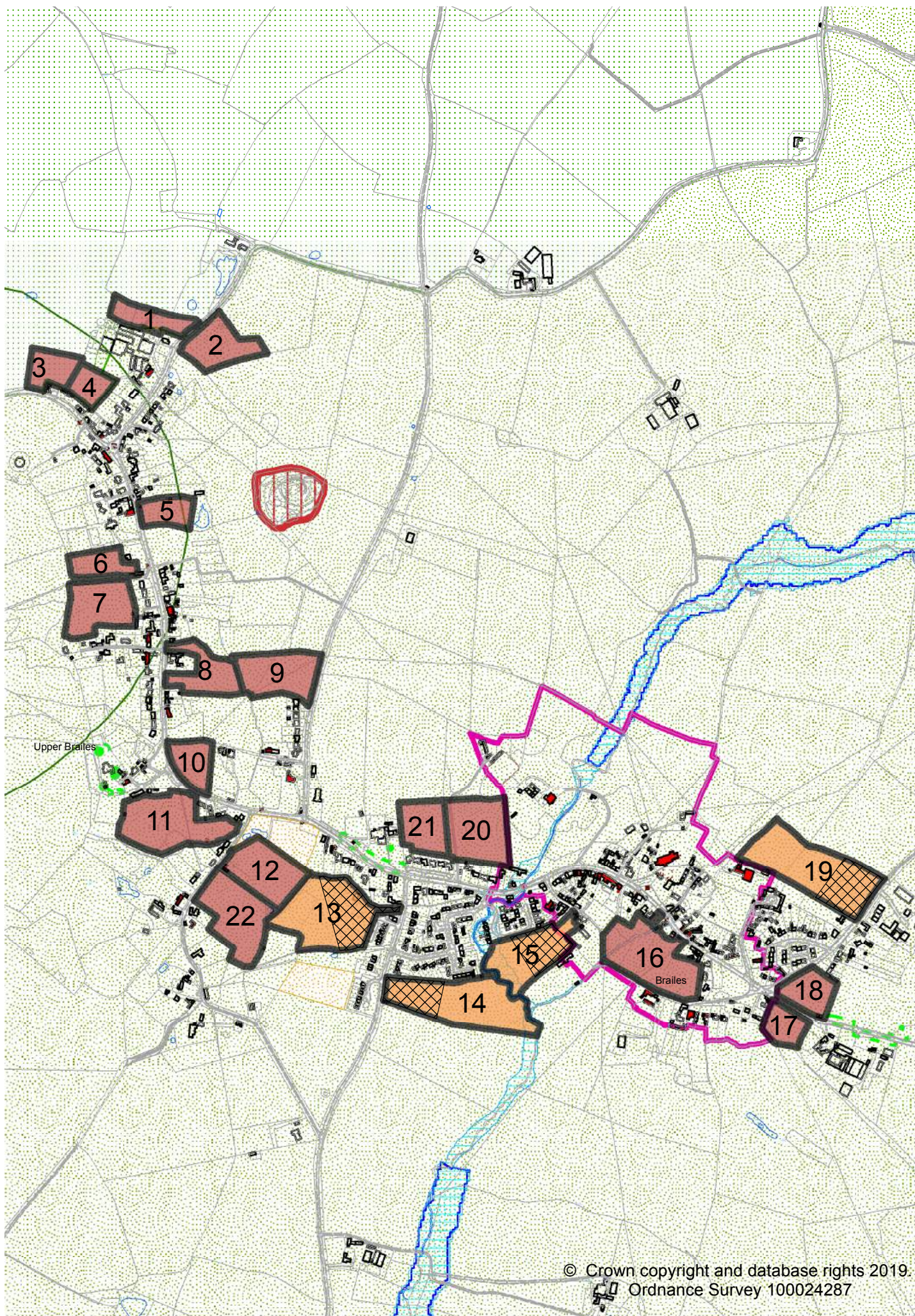


Bishops Itchington Land Parcels









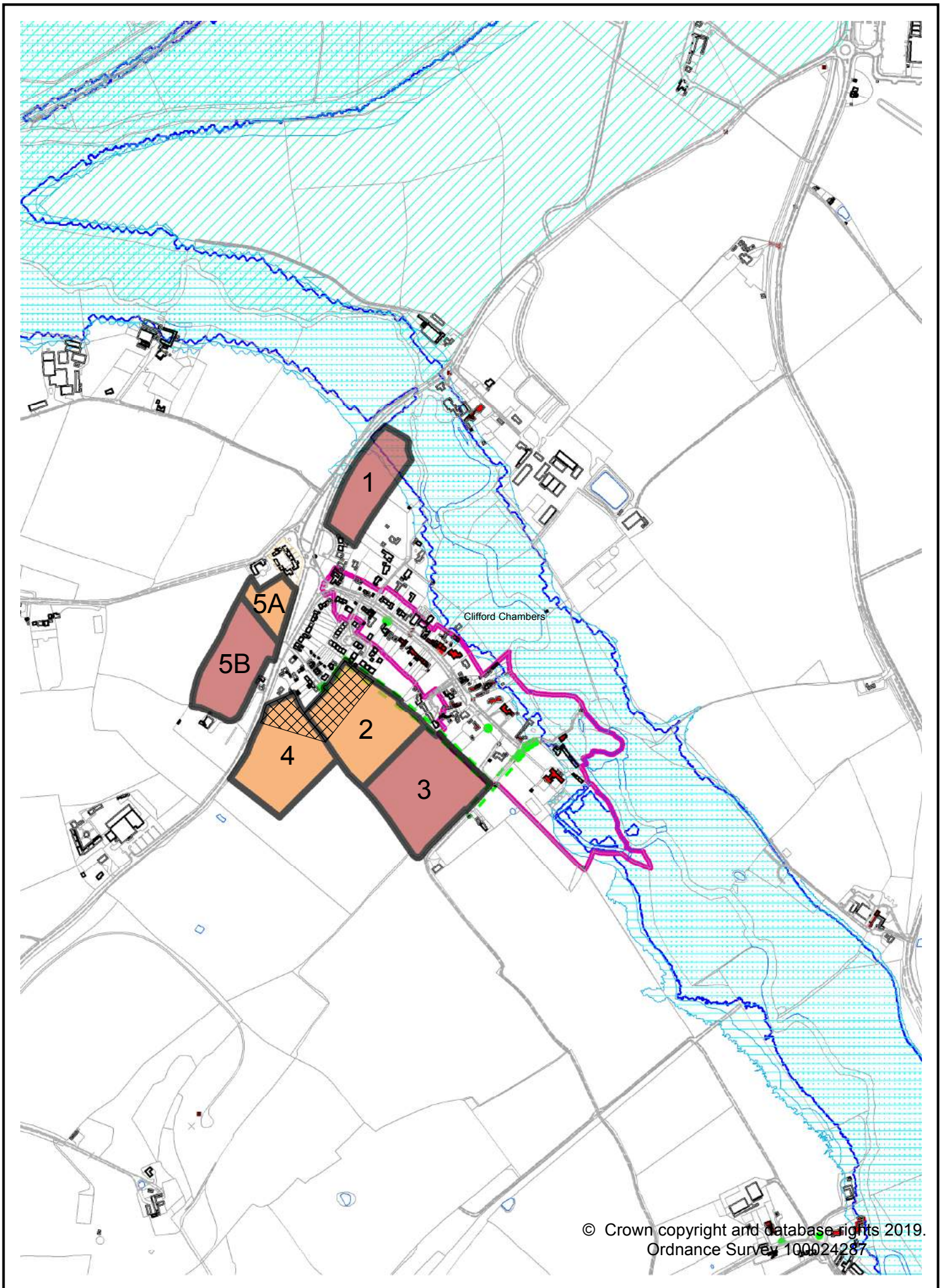
Brailes Land Parcels



**CLIFFORD CHAMBERS LAND PARCELS ASSESSMENT - REVISED 2019**

	Reference Number	CLIF.01	CLIF.02	CLIF.03	CLIF.04	CLIFF.05A	CLIF.05B
General Site Information	Location	East of Campden Road (north)	East of The Nashes	South of village	East of Campden Road (south)	West of Campden Road (north)	West of Campden Road (south)
	Gross Site Area (Ha)	1.6	2.5	3.5	2.3	0.6	2.4
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt						
	Area of Outstanding Natural Beauty						
	Conservation Area						
	European/National Wildlife Site						
	Special Landscape Area/Area of Restraint						
	Flood Risk						
	Heritage Assets						
	Major Infrastructure						
	Agricultural Land Quality						
	Minerals and Waste						
Other Planning Considerations	Access to Site (vehicles)						
	Access to Site (walking and cycling)						
	Accessibility to Local Facilities						
	Public Transport						
	Relationship to Highway Network						
	Public Right of Way						
	Coalescence						
	Settlement Form						
	Settlement Character						
	Neighbouring Amenity						
	Neighbouring Land Uses						
	Non-designated Heritage Asset						
	Landscape Sensitivity						
	Contaminated Land						
	Tree Preservation Order (TPO)						
Local Wildlife/Geological Site							

	Reference Number	CLIF.01	CLIF.02	CLIF.03	CLIF.04	CLIFF.05A	CLIF.05B
	Natural Features						
	Pollution						
	Site Assembly						
	Site Topography and Shape						
Availability Assessment	Current Use						
	Intentions						
	Legal						
	Ownership						
Achievability Assessment	Local Market Analysis						
	SHLAA History						
	Planning History						
	Viability						
Overall Assessment	Availability						
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character
	Suitability - Technical	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access		Provision of vehicle access
	Achievability						
	Initial Overall Deliverability						
	Scope for Mitigation	n/a	See Site Proforma	Development would have a major impact on the village and landscape mitigation would not be effective. There is no obvious vehicular access available	See Site Proforma	Small scale development adjacent to recent development to north could be effectively mitigated See Site Proforma	n/a
	Adjusted Overall Deliverability						
Dwelling Capacity	Net Site Area (Ha)		1.0		0.4	0.2	
	30dph of net area		30		12	6	
	35dph of net area						
	40dph of net area						
Timescale	1- 5 Years		30		12	6	
	6 – 10 Years						
	11 – 15 Years						
	16+ Years						



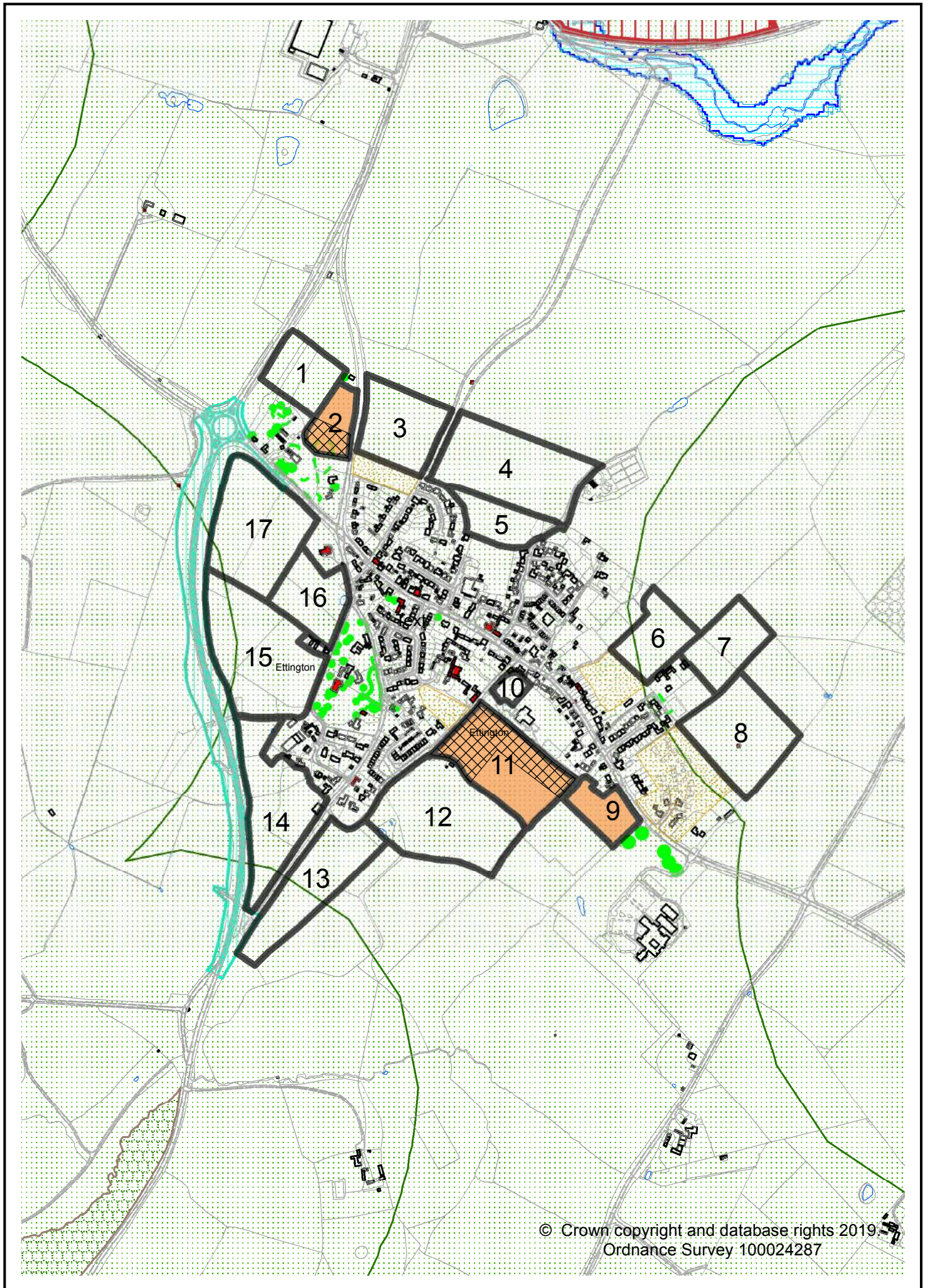
Clifford Chambers Land Parcels









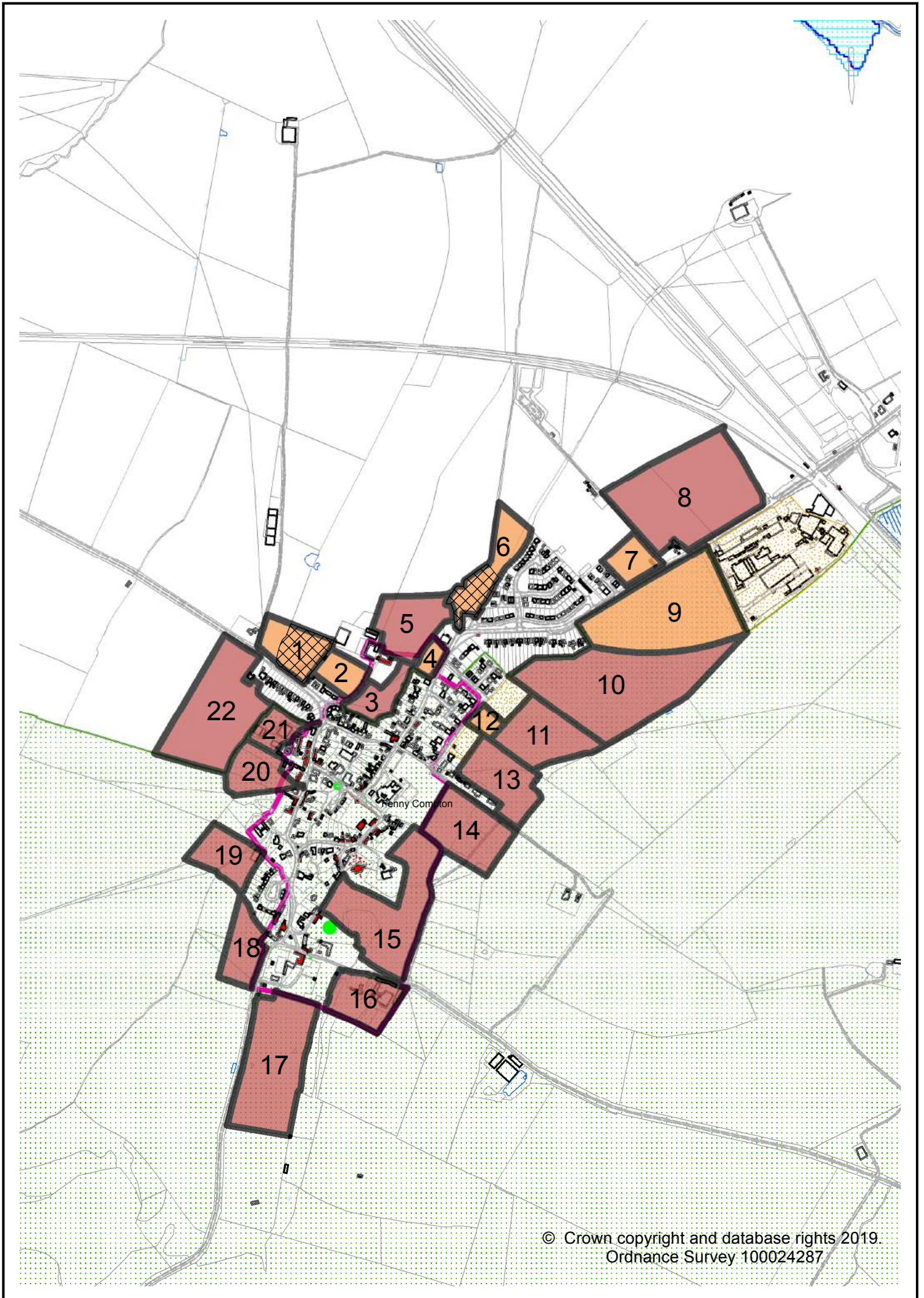


Ettington Land Parcels









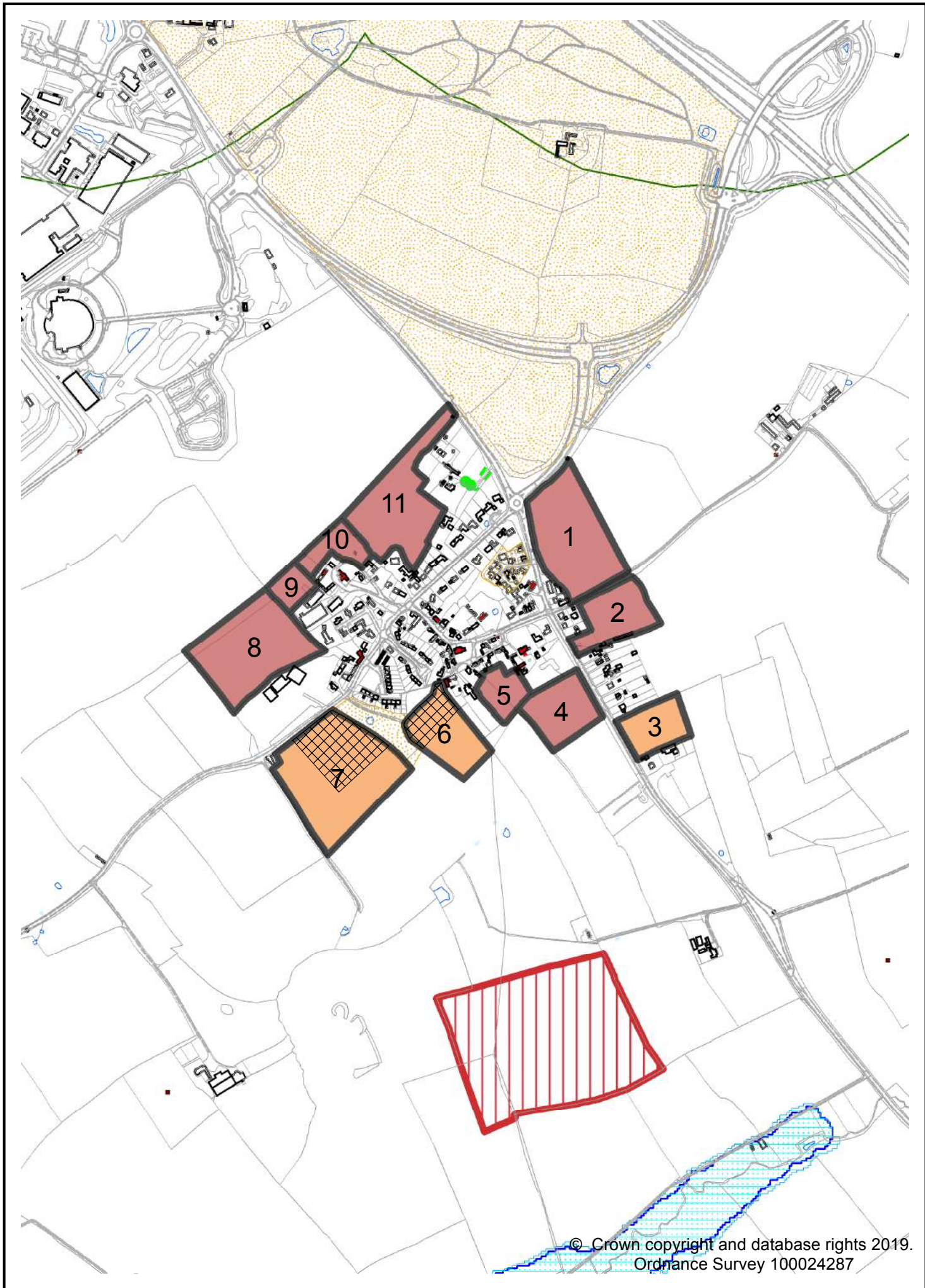
Fenny Compton Land Parcels



## GAYDON LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	GAY.01	GAY.02	GAY.03	GAY.04	GAY.05	GAY.06	GAY.07	GAY.08	GAY.09	GAY.10	GAY.11
General Site Information	Location	East of Banbury Road (north)	East of Banbury Road (middle)	East of Banbury Road (south)	West of Banbury Road (south)	South of Church Lane (east)	South of Church Lane (west)	South of Kineton Road	North of Kineton Road (west)	North of Kineton Road (middle)	North of Kineton Road (east)	West of Banbury Road (north)
	Gross Site Area (Ha)	3.2	1.5	1.2	1.3	0.8	1.3	3.7	3.0	0.4	0.8	2.5
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture/ Unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Paddock	Paddocks	Agriculture
Major Planning Considerations	Green Belt											
	Area of Outstanding Natural Beauty											
	Conservation Area											
	European/National Wildlife Site											
	Special Landscape Area/Area of Restraint											
	Flood Risk											
	Heritage Assets											
	Major Infrastructure											
	Agricultural Land Quality											
	Minerals and Waste											
Other Planning Considerations	Access to Site (vehicles)											
	Access to Site (walking and cycling)											
	Accessibility to Local Facilities											
	Public Transport											
	Relationship to Highway Network											
	Public Right of Way											
	Coalescence											
	Settlement Form											
	Settlement Character											
	Neighbouring Amenity											
	Neighbouring Land Uses											
	Non-designated Heritage Asset											
	Landscape Sensitivity											
	Contaminated Land											
	Tree Preservation Order (TPO)											
	Local Wildlife/Geological Site											
Natural Features												
Pollution												





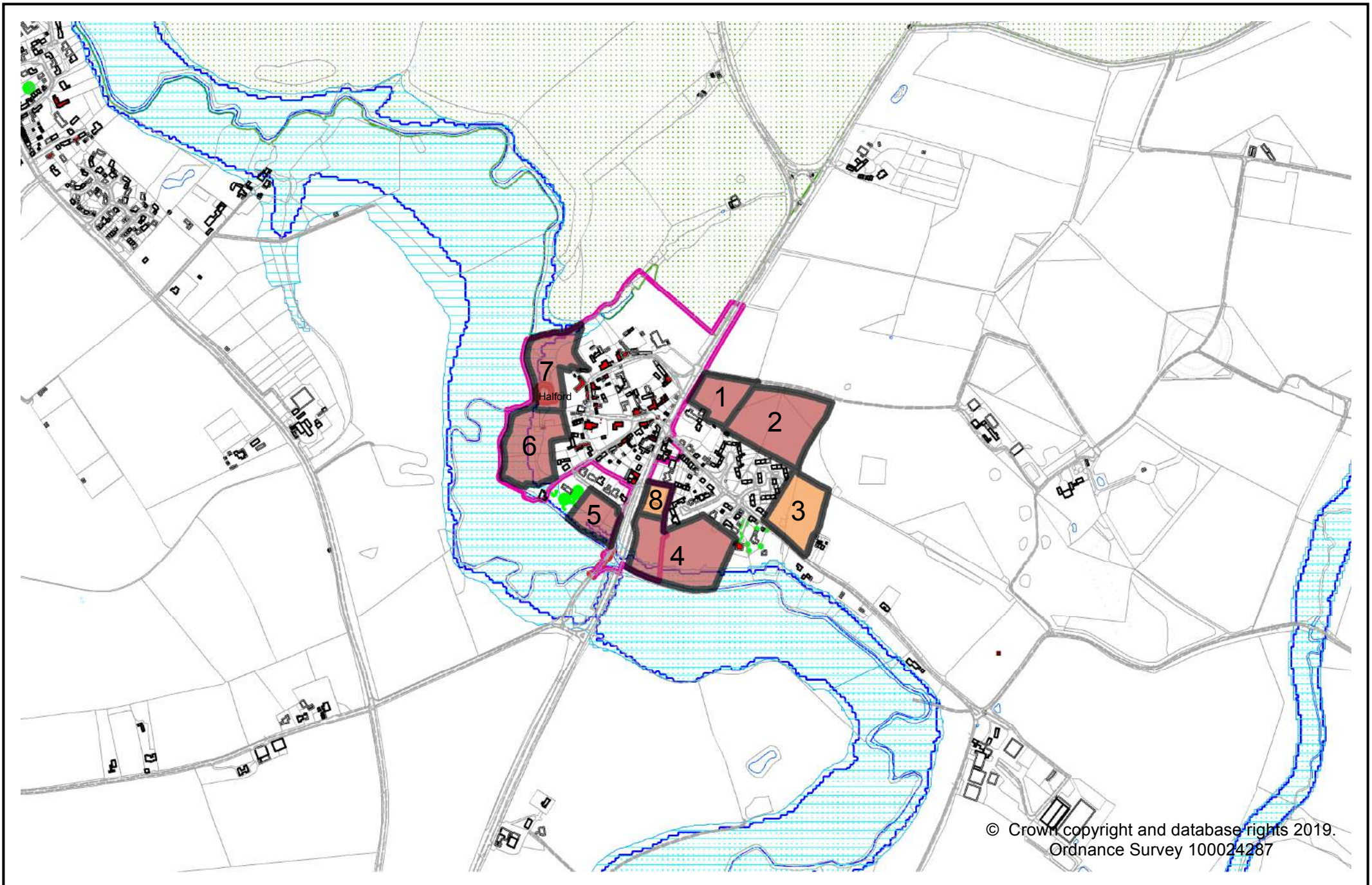
Gaydon Land Parcels











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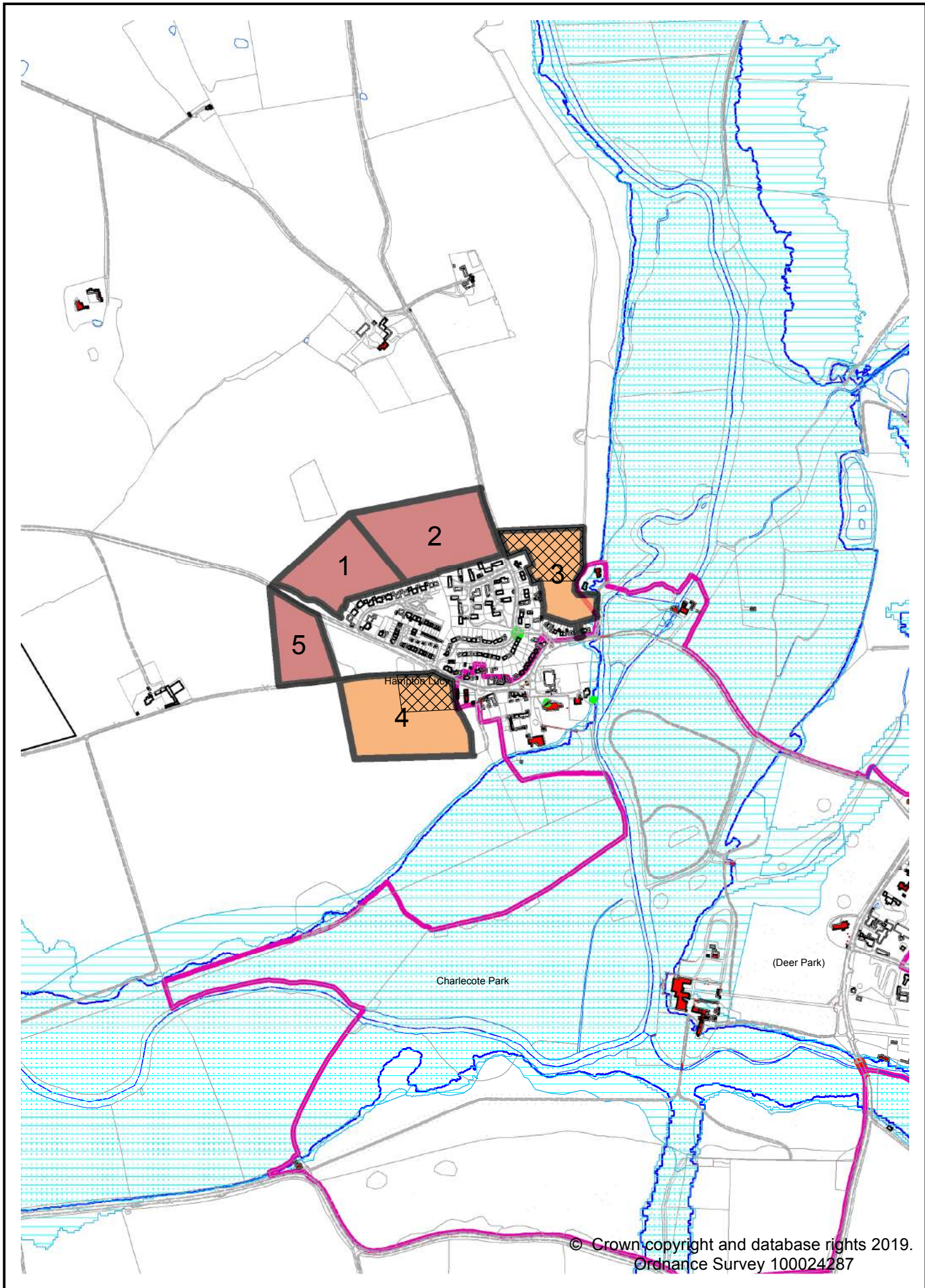
Halford Land Parcels



### HAMPTON LUCY LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	HAMP.01	HAMP.02	HAMP.03	HAMP.04	HAMP.05
General Site Information	Location	North of Stratford Road	West of Snitterfield Road	East of Snitterfield Road	South of Church Street	South of Stratford Road
	Gross Site Area (Ha)	2.6	3.0	1.5	3.0	1.2
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt					
	Area of Outstanding Natural Beauty					
	Conservation Area					
	European/National Wildlife Site					
	Special Landscape Area/Area of Restraint					
	Flood Risk					
	Heritage Assets					
	Major Infrastructure					
	Agricultural Land Quality					
	Minerals and Waste					
Other Planning Considerations	Access to Site (vehicles)					
	Access to Site (walking and cycling)					
	Accessibility to Local Facilities					
	Public Transport					
	Relationship to Highway Network					
	Public Right of Way					
	Coalescence					
	Settlement Form					
	Settlement Character					
	Neighbouring Amenity					
	Neighbouring Land Uses					
	Non-designated Heritage Asset					
	Landscape Sensitivity					
	Contaminated Land					
	Tree Preservation Order (TPO)					
	Local Wildlife/Geological Site					
Natural Features						
Pollution						

	Reference Number	HAMP.01	HAMP.02	HAMP.03	HAMP.04	HAMP.05
	Site Assembly					
	Site Topography and Shape					
Availability Assessment	Current Use					
	Intentions					
	Legal					
	Ownership					
Achievability Assessment	Local Market Analysis					
	SHLAA History					
	Planning History					
	Viability					
Overall Assessment	Availability					
	Suitability - Environmental	Impact on settlement character	Landscape impact. Impact on character	Landscape impact	Impact on settlement character. High agricultural land quality	Impact on settlement character. High agricultural land quality
	Suitability - Technical					
	Achievability					
	Initial Overall Deliverability					
	Scope for Mitigation	Development would extend physical form of the village into open countryside with limited scope for effective mitigation	Site is elevated and overlooks the village when approaching from the north with attractive views towards the church which means that impact of development could not be mitigated effectively	See Site Proforma	Small scale development fronting the road could be successfully mitigated although it would need to take account of setting of Conservation Area and listed building See Site Proforma	Development would extend physical form of the village into open countryside with limited scope for effective mitigation
	Adjusted Overall Deliverability					
Dwelling Capacity	Net Site Area (Ha)			0.5	0.4	
	30dph of net area			15	12	
	35dph of net area					
	40dph of net area					
Timescale	1- 5 Years			15	12	
	6 – 10 Years					
	11 – 15 Years					
	16+ Years					



Hampton Lucy Land Parcels

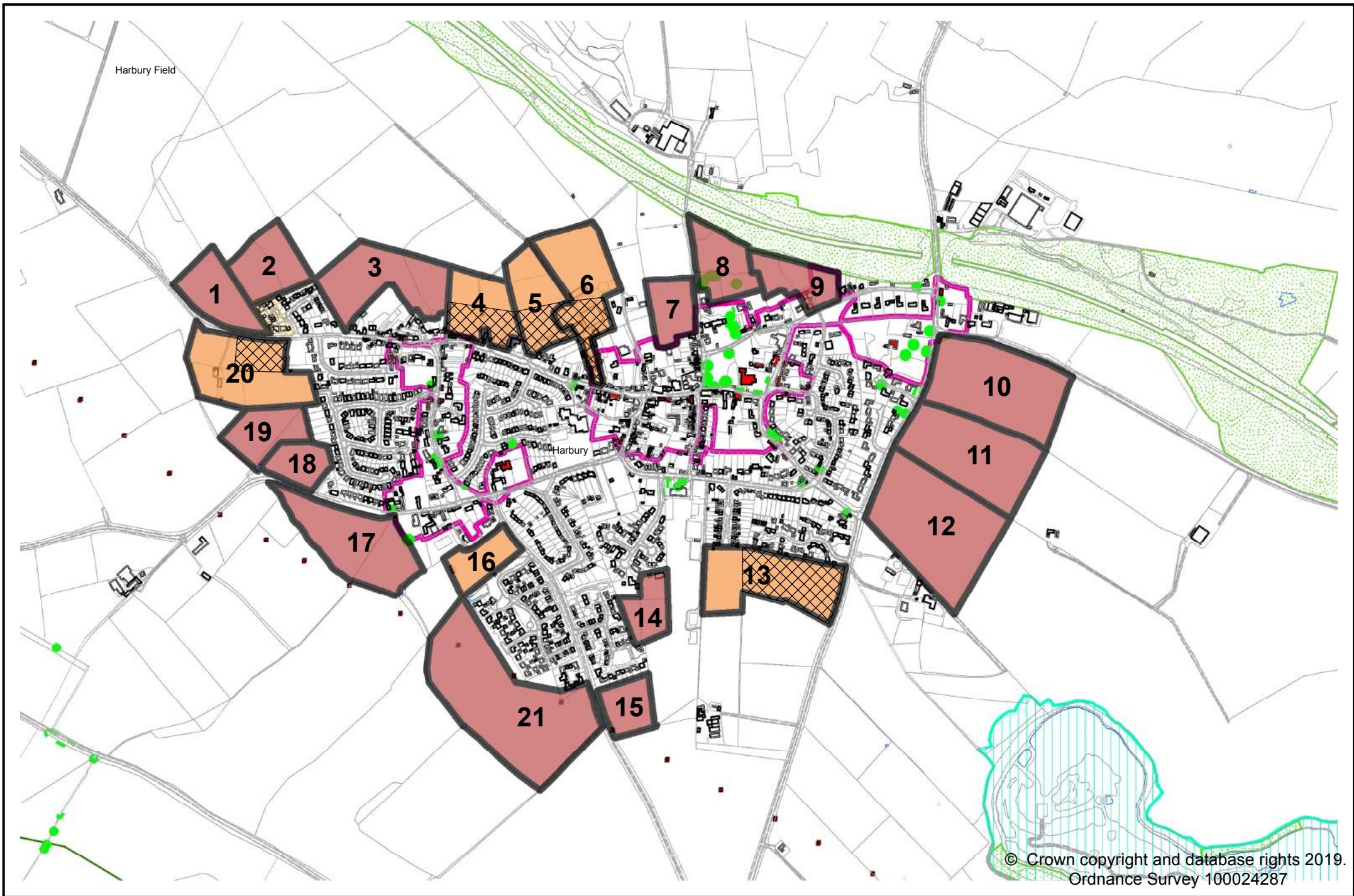


## HARBURY LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	HAR.01	HAR.02	HAR.03	HAR.04	HAR.05	HAR.06	HAR.07	HAR.08	HAR.09	HAR.10	HAR.11	HAR.12	HAR.13	HAR.14	HAR.15	HAR.16	HAR.17	HAR.18	HAR.19	HAR.20	HAR.21	
General Site Information	Location	North of Middle Road	North of Hillside	North of Binswood End (west)	North of Binswood End (east)	North of Mill Street (west)	North of Mill Street (east)	West of Bull Ring Farm Road	East of Bull Ring Farm Road	North of Hall Lane	East of Butt Lane (north)	East of Butt Lane (middle)	East of Butt Lane (south)	West of Bush Heath Road	South of Constance Drive	East of Bush Heath Lane	West of Bush Heath Lane (north)	South of Temple End	North of Temple End (east)	North of Temple End (west)	South of Middle Road	West of Bush Heath Lane (south)	
	Gross Site Area (Ha)	1.5	1.3	2.5	1.6	1.6	2.2	1.0	1.2	1.0	4.0	3.7	4.2	2.7	1.0	1.0	1.0	2.5	1.0	1.4	3.2	5.5	
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture/Paddock	Agriculture/Paddock	Agriculture	Agriculture/Farm buildings	Agriculture	Paddocks	Agriculture/Woodland	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/Allotments	Paddocks	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt																						
	Area of Outstanding Natural Beauty																						
	Conservation Area																						
	European/National Wildlife Site																						
	Special Landscape Area/Area of Restraint																						
	Flood Risk																						
	Heritage Assets																						
	Major Infrastructure																						
	Agricultural Land Quality																						
	Minerals and Waste																						
Other Planning Considerations	Access to Site (vehicles)																						
	Access to Site (walking and cycling)																						
	Accessibility to Local Facilities																						
	Public Transport																						
	Relationship to Highway Network																						
	Public Right of Way																						
	Coalescence																						
	Settlement Form																						
	Settlement Character																						
	Neighbouring Amenity																						
	Neighbouring Land Uses																						
	Non-designated Heritage Asset																						
	Landscape Sensitivity																						
	Contaminated Land																						
	Tree Preservation Order (TPO)																						
	Local Wildlife/Geological Site																						
	Natural Features																						
	Pollution																						
	Site Assembly																						
	Site Topography and Shape																						
Availability Assessment	Current Use																						
	Intentions																						
	Legal																						
	Ownership																						
Achievability Assessment	Local Market Analysis																						
	SHLAA History																						
	Planning History																						
	Viability																						
Suitability - Environmental	Availability																						
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Natural features	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Setting of Conservation Area	Impact on settlement character	Impact on settlement character. Impact on TPO	Impact on settlement character. Conservation Area (part of site). Loss of woodland	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Natural features	Landscape impact. Impact on settlement form	Landscape impact	Landscape impact. Impact on settlement character. Natural features	Landscape impact	Landscape impact. Natural features. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form



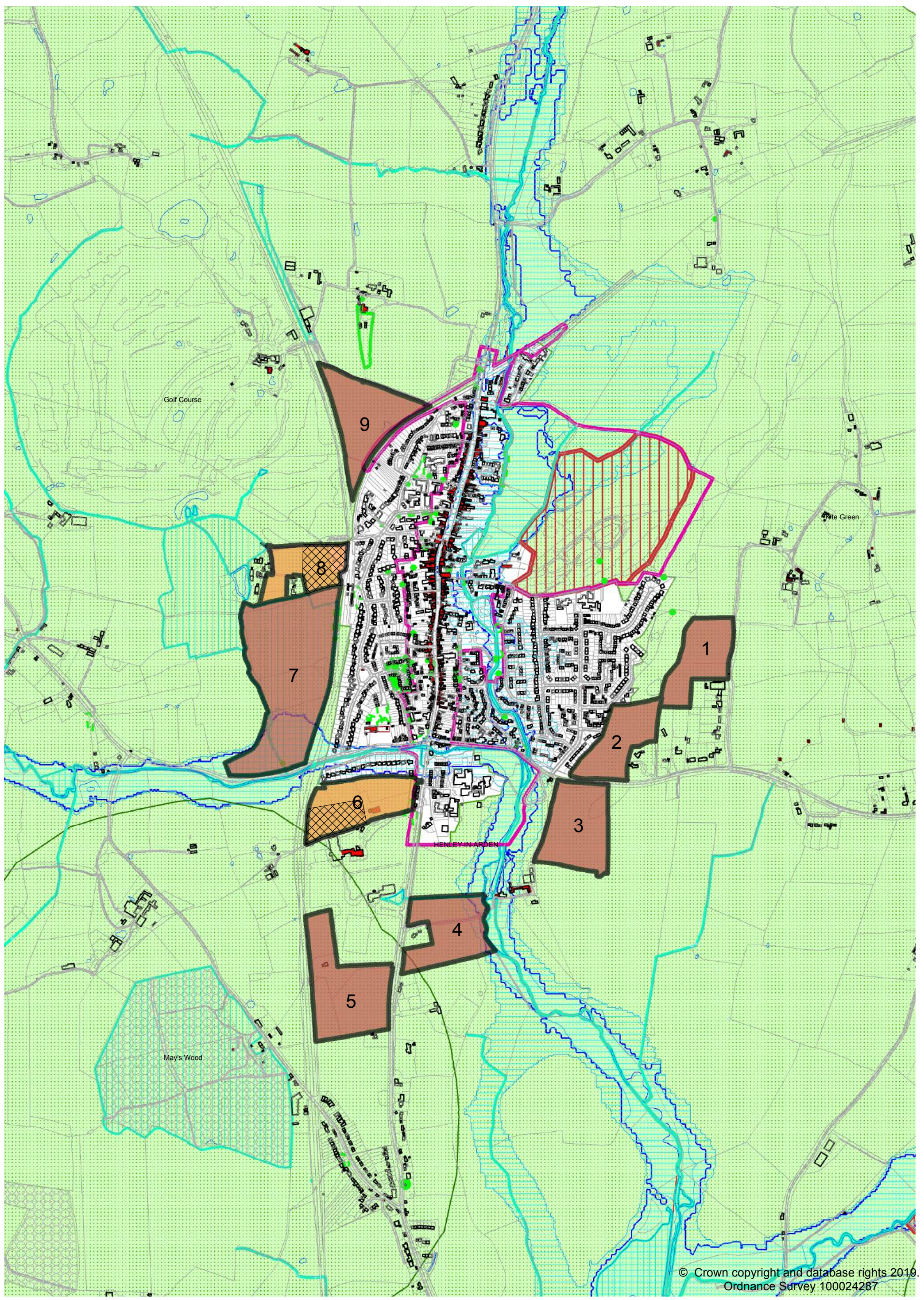




Harbury Land Parcels







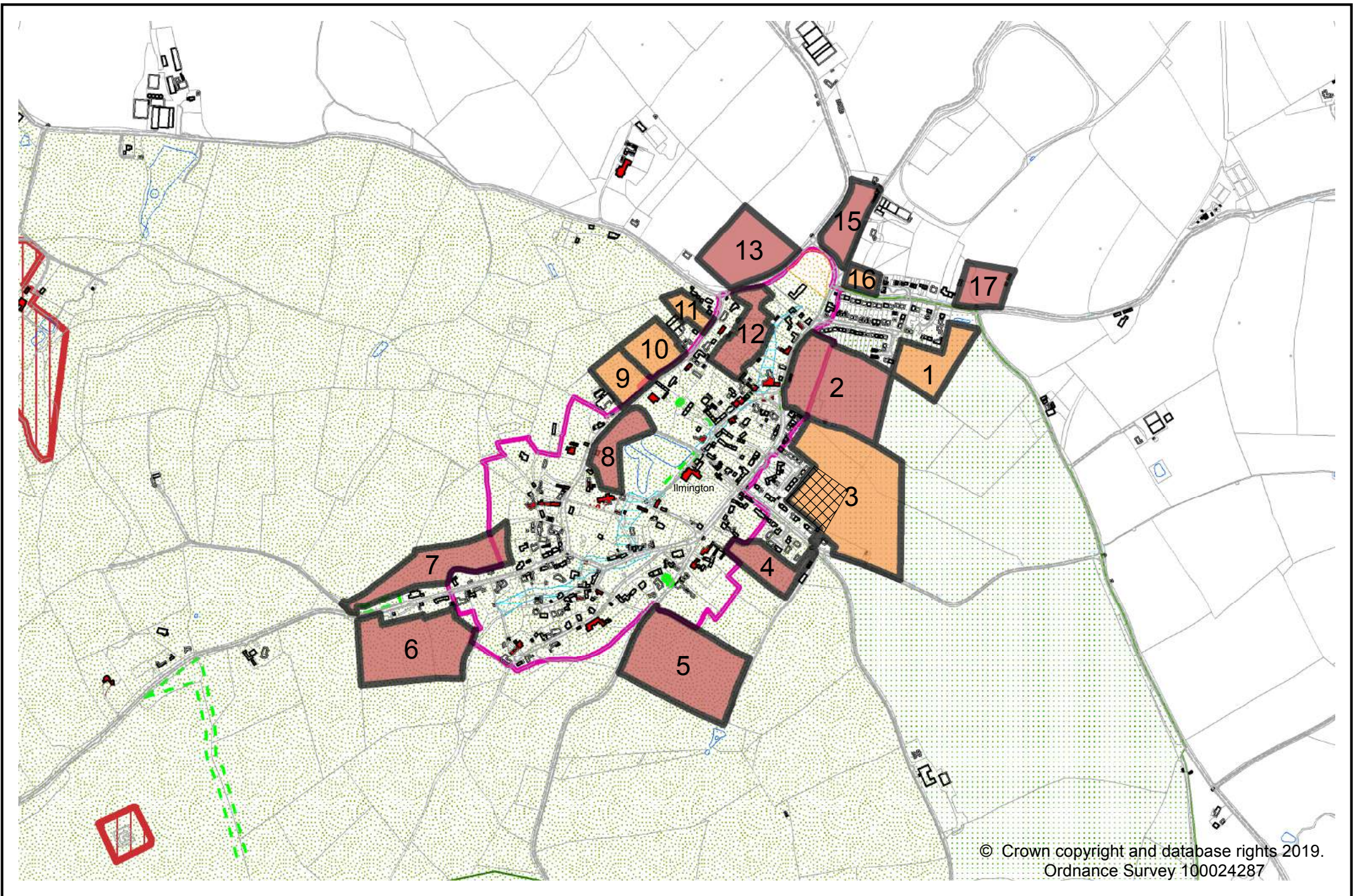
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Henley-in-Arden Land Parcels









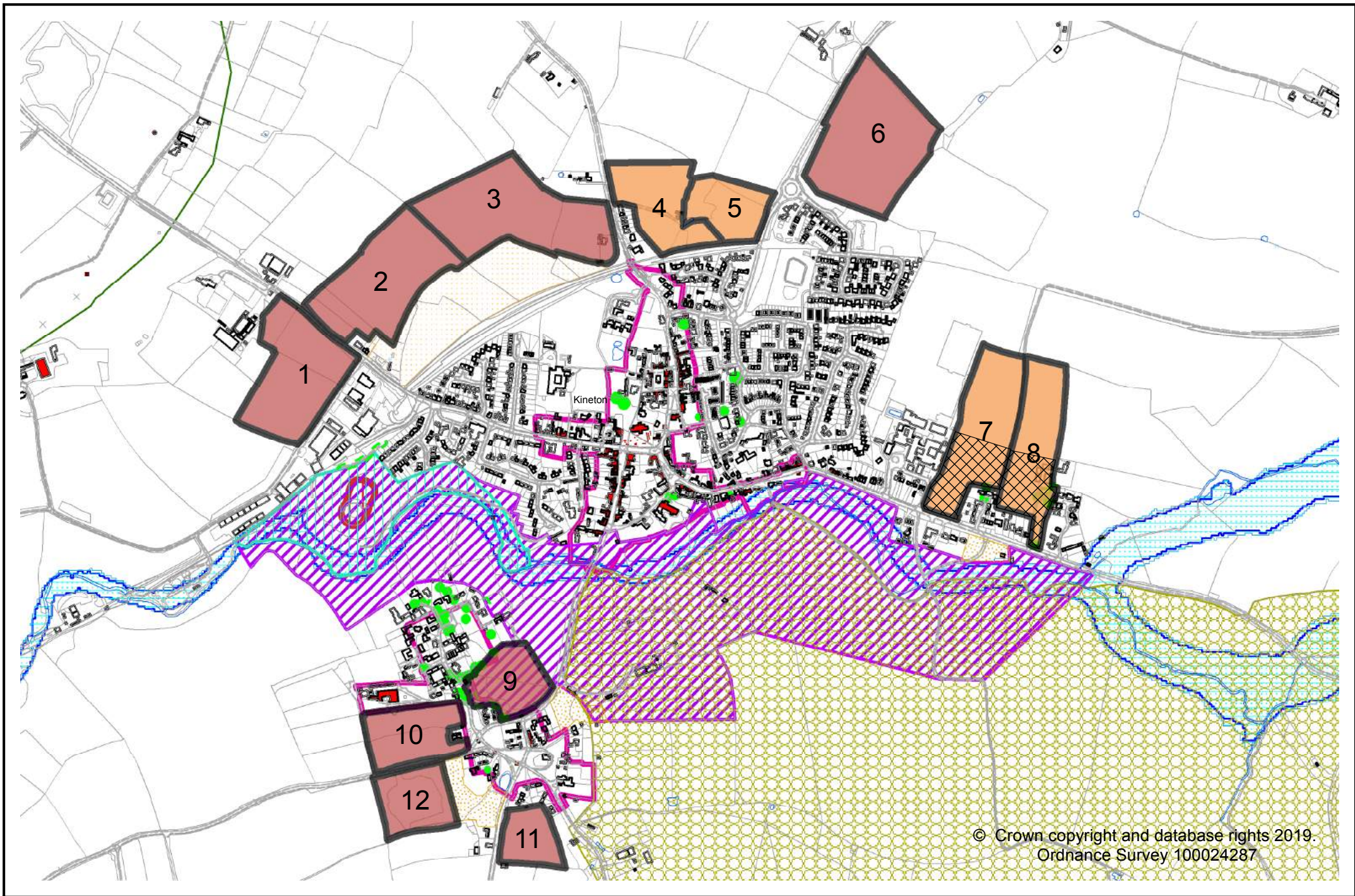
Ilimington Land Parcels











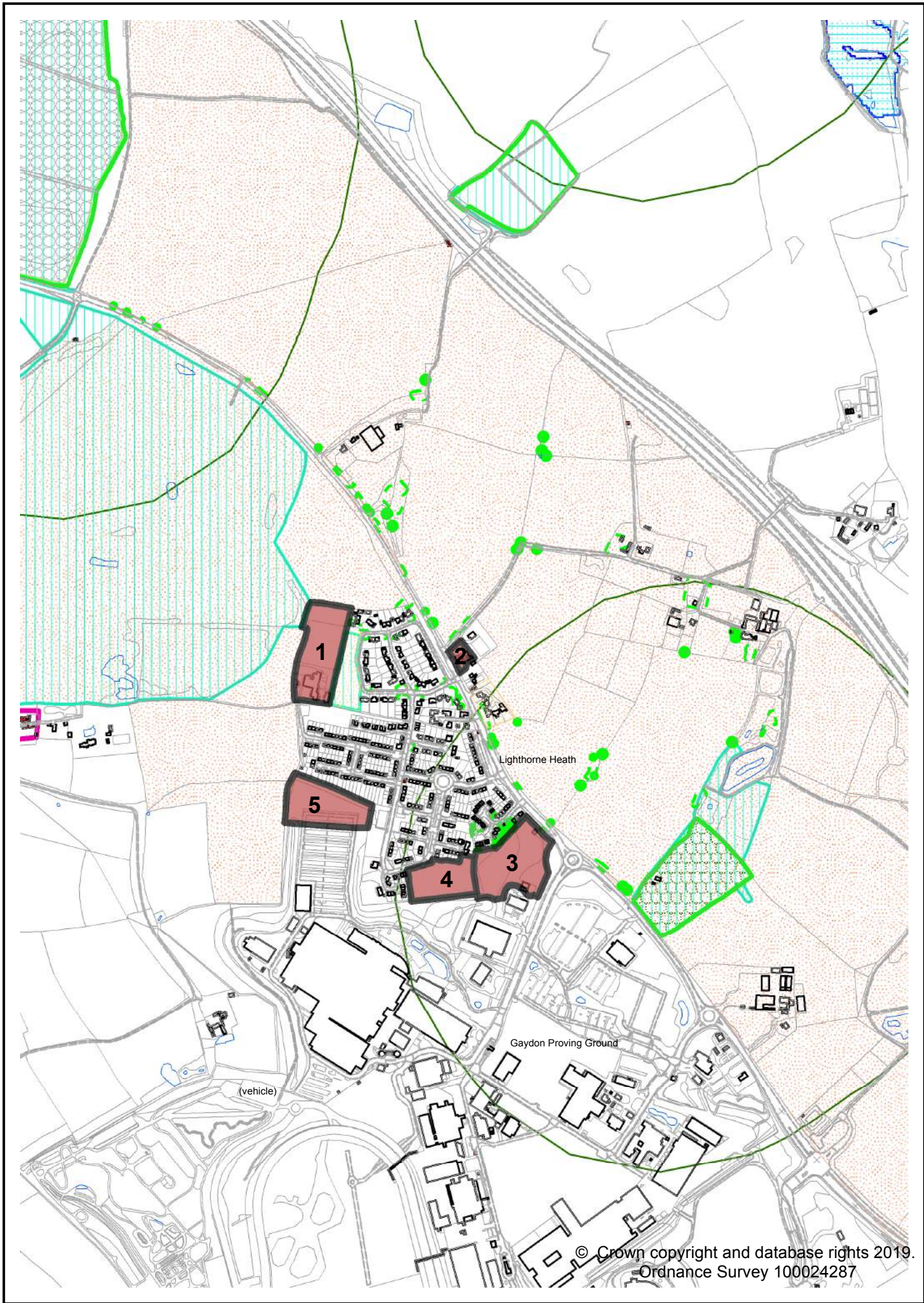
Kineton Land Parcels



## LIGHTHORNE HEATH LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	LH.01	LH.02	LH.03	LH.04	LH.05
General Site Information	Location	West of Verney Road	East of Banbury Road	West of Banbury Road	South of Marston Avenue	West of Leam Road
	Gross Site Area (Ha)	1.6	0.3	1.5	0.9	1.1
	Greenfield/ Brownfield	Greenfield/ Brownfield	Brownfield	Greenfield	Greenfield	Brownfield
	Land Use	Primary School	Garage	Woodland	Playing Field	Unused
Major Planning Considerations	Green Belt					
	Area of Outstanding Natural Beauty					
	Conservation Area					
	European/ National Wildlife Site					
	Special Landscape Area/Area of Restraint					
	Flood Risk					
	Heritage Assets					
	Local Wildlife Site					
	Major Infrastructure					
	Agricultural Land Quality					
	Minerals and Waste					
Other Planning Considerations	Access to Site (vehicles)					
	Access to Site (walking and cycling)					
	Accessibility to Local Facilities					
	Public Transport					
	Relationship to Highway Network					
	Public Right of Way					
	Coalescence					
	Settlement Form					
	Settlement Character					
	Neighbouring Amenity					
	Neighbouring Land Uses					
	Non-designated Heritage Asset					
	Landscape Sensitivity					
	Contaminated Land					
Tree Preservation Order (TPO)						

	Reference Number	LH.01	LH.02	LH.03	LH.04	LH.05
	Local Wildlife/Geological Site					
	Natural Features					
	Pollution					
	Site Assembly					
	Site Topography and Shape					
Availability Assessment	Current Use					
	Intentions					
	Legal					
	Ownership					
Achievability Assessment	Local Market Analysis					
	SHLAA History					
	Planning History					
	Viability					
Overall Assessment	Availability					
	Suitability - Environmental	Impact on settlement character. Impact on Local Wildlife Site		Impact on settlement character. Loss of woodland	Impact on settlement character	
	Suitability - Technical	Loss of Primary School	Potential contamination. Loss of business, Proximity to electricity sub-station		Loss of playing field	Provision of vehicle and pedestrian/cycle access. Inside secure site
	Achievability					
	Initial Overall Deliverability		Not available			
	Scope for Mitigation	n/a	n/a	n/a	n/a	n/a
	Adjusted Overall Deliverability		Not available			
Dwelling Capacity	Net Site Area (Ha)					
	30dph of net area					
	35dph of net area					
	40dph of net area					
Timescale	1- 5 Years					
	6 – 10 Years					
	11 – 15 Years					
	16+ Years					



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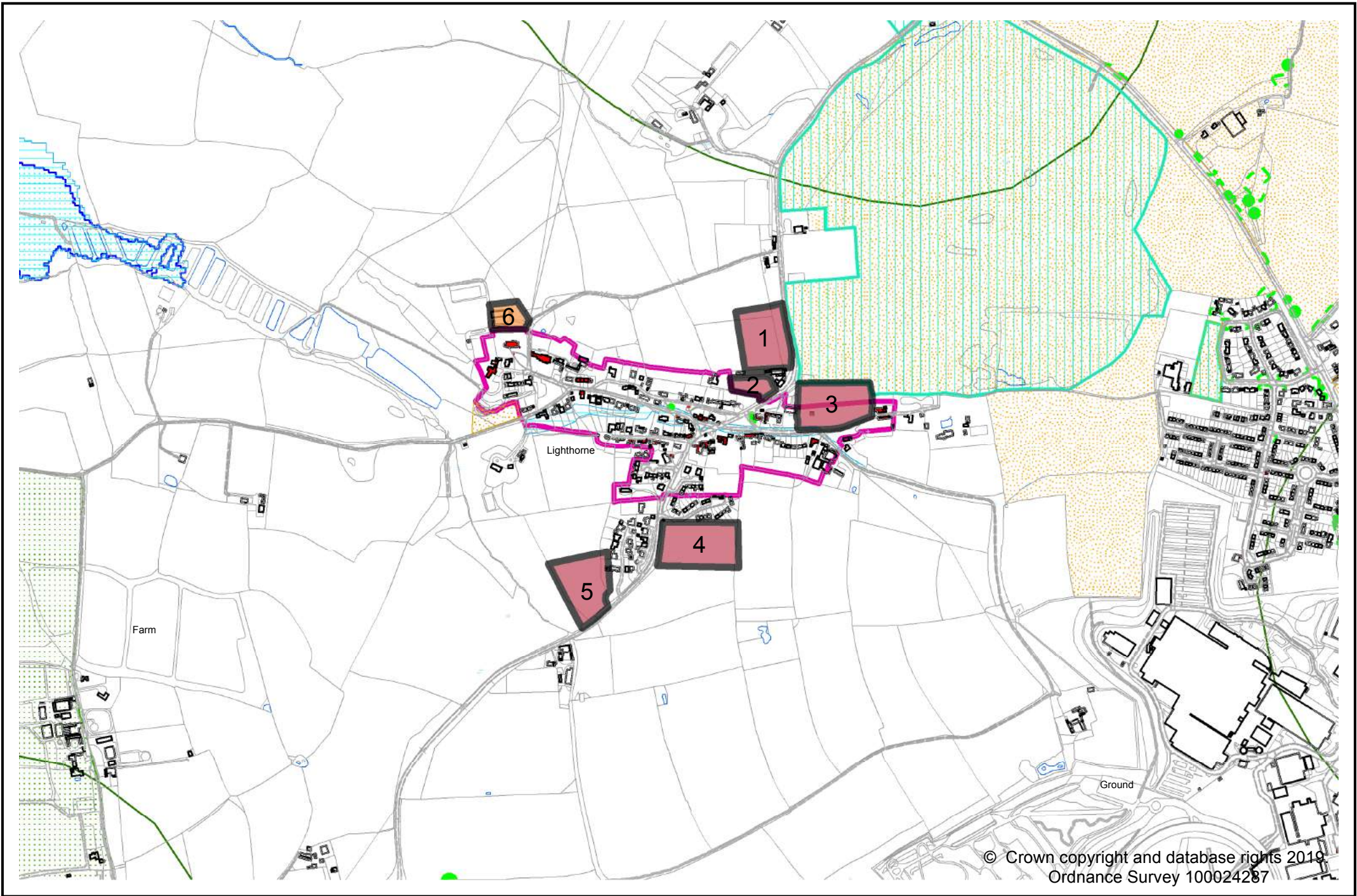
Lighthorne Heath Land Parcels



### LIGHTHORNE LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	LIG.01	LIG.02	LIG.03	LIG.04	LIG.05	LIG.06
General Site Information	Location	West of Chesterton Road	North of Chesterton Road	North of Old School Lane	East of Wellesbourne Road	North of Wellesbourne Road	North of Church Lane
	Gross Site Area (Ha)	1.2	0.3	1.2	1.2	0.7	0.3
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture/ Paddock	Paddock	Paddock	Agriculture	Agriculture	Farm buildings
Major Planning Considerations	Green Belt						
	Area of Outstanding Natural Beauty						
	Conservation Area						
	European/ National Wildlife Site						
	Special Landscape Area/Area of Restraint						
	Flood Risk						
	Heritage Assets						
	Major Infrastructure						
	Agricultural Land Quality						
	Minerals and Waste						
Other Planning Considerations	Access to Site (vehicles)						
	Access to Site (walking and cycling)						
	Accessibility to Local Facilities						
	Public Transport						
	Relationship to Highway Network						
	Public Right of Way						
	Coalescence						
	Settlement Form						
	Settlement Character						
	Neighbouring Amenity						
	Neighbouring Land Uses						
	Non-designated Heritage Asset						
	Landscape Sensitivity						
	Contaminated Land						
	Tree Preservation Order (TPO)						
	Local Wildlife/Geological Site						
	Natural Features						
Pollution							

	Reference Number	LIG.01	LIG.02	LIG.03	LIG.04	LIG.05	LIG.06
	Site Assembly						
	Site Topography and Shape						
Availability Assessment	Current Use						
	Intentions						
	Legal						
	Ownership						
Achievability Assessment	Local Market Analysis						
	SHLAA History						
	Planning History						
	Viability						
Overall Assessment	Availability						
	Suitability - Environmental	Impact on settlement character	Impact on settlement character. Setting of Conservation Area	Impact on settlement character. Conservation Area (part of site)	Impact on settlement character	Impact on settlement character	
	Suitability - Technical						Provision of access (vehicles)
	Achievability						
	Initial Overall Deliverability				Not available		
	Scope for Mitigation	n/a	n/a	Inward facing sloping site that forms an attractive open setting to the village and for that reason is mostly within the Conservation Area so development could not be mitigated effectively	n/a	Physical form of the village has recently been extended on its south side through redevelopment schemes but further development would exacerbate impact on its landscape setting	Redevelopment of modern farm buildings would be beneficial to the setting of the Conservation Area and listed church See Site Proforma
	Adjusted Overall Deliverability				Not available		
Dwelling Capacity	Net Site Area (Ha)						0.2
	30dph of net area						6
	35dph of net area						
	40dph of net area						
Timescale	1- 5 Years						6
	6 – 10 Years						
	11 – 15 Years						
	16+ Years						



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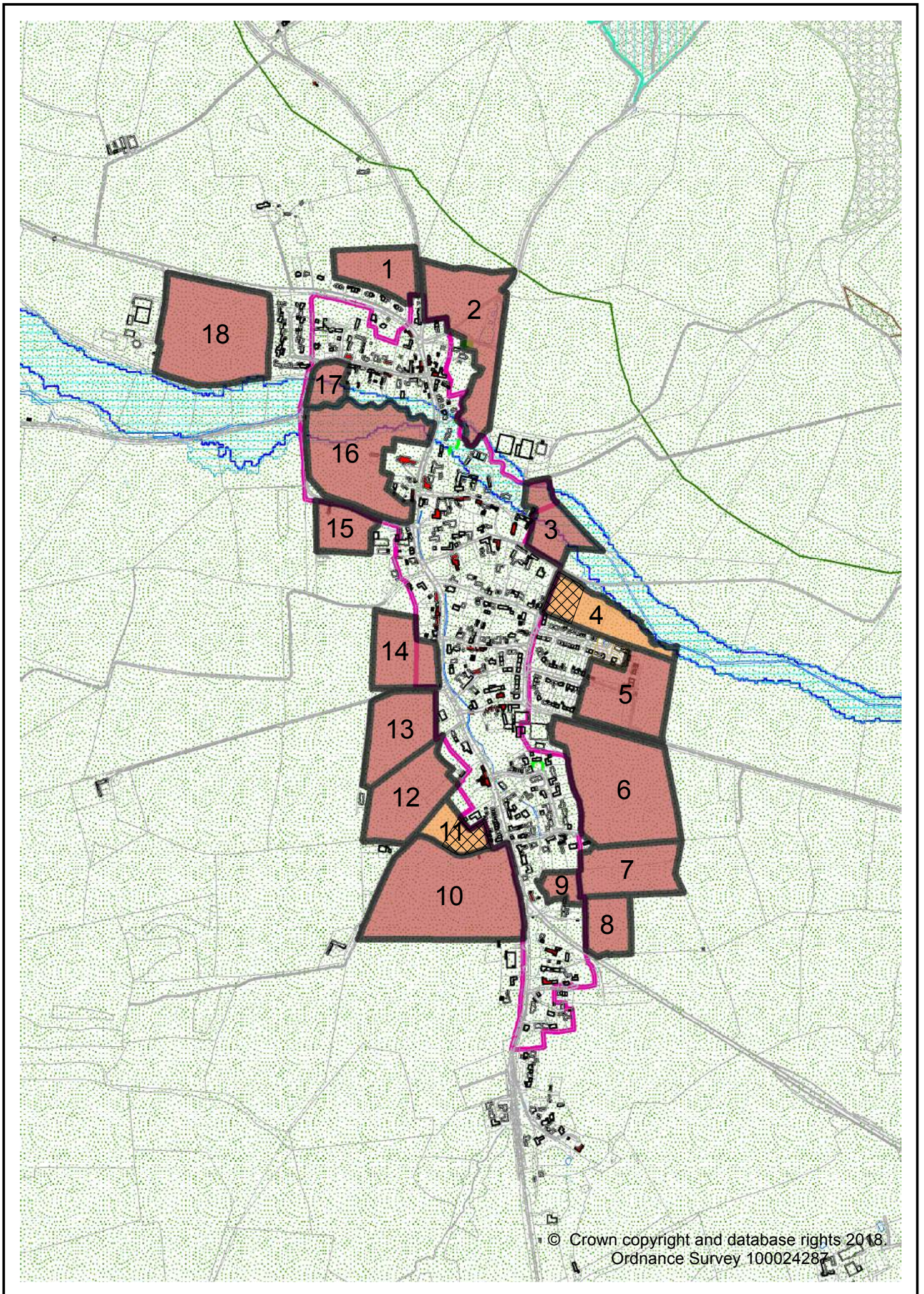
Lighthorne Land Parcels









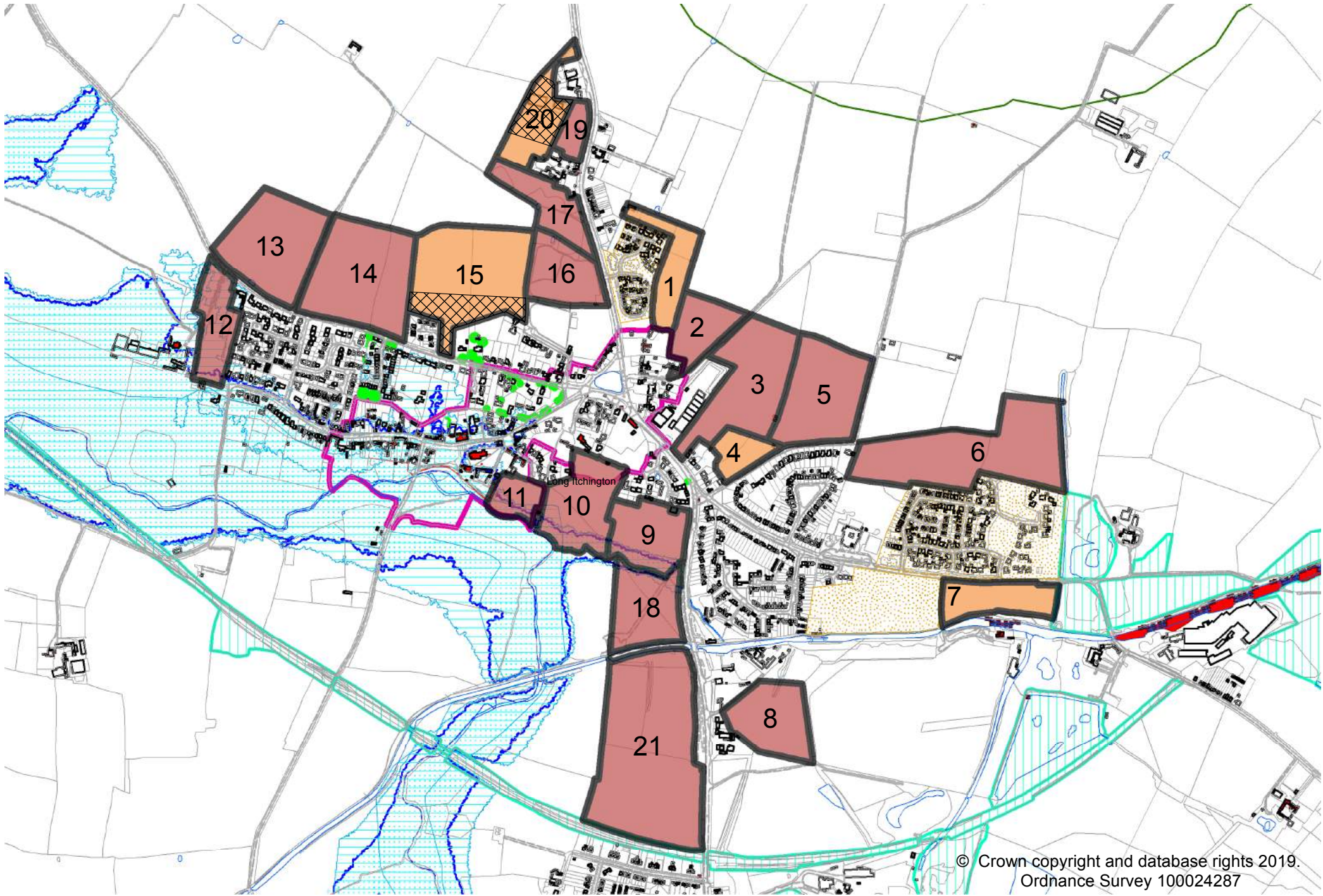


Long Compton Land Parcels









Long Itchington Land Parcels

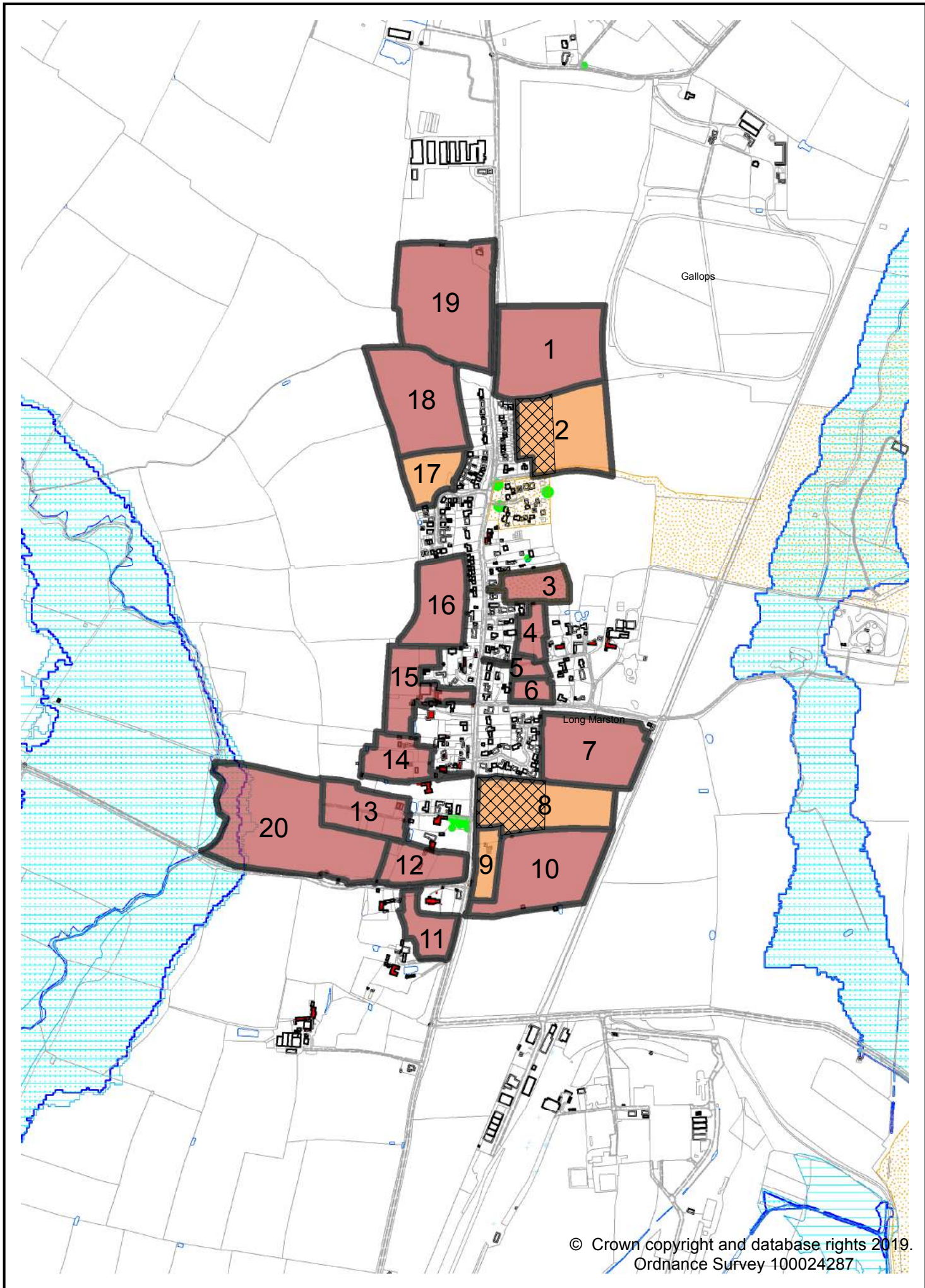


LONG MARSTON LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	LMAR.01	LMAR.02	LMAR.03	LMAR.04	LMAR.05	LMAR.06	LMAR.07	LMAR.08	LMAR.09	LMAR.10	LMAR.11	LMAR.12	LMAR.13	LMAR.14	LMAR.15	LMAR.16	LMAR.17	LMAR.18	LMAR.19	LMAR.20	
General Site Information	Location	East of Welford Road (north)	East of Rumer Close	East of Welford Road (south)	East of Jacksons Orchard	East of Hopkins Field	North of Wyre Lane	South of Wyre Lane	East of Long Marston Road (north)	East of Long Marston Road (middle)	East of Long Marston Road (south)	West of Long Marston Road (south)	North of Dorsington Road (south)	North of Dorsington Road (north)	West of Long Marston Road (middle)	West of The Green	West of Welford Road (south)	North of Barley Fields	West of Welford Road (middle)	West of Welford Road (north)	North of Dorsington Road (west)	
	Gross Site Area (Ha)	3.5	2.5	0.7	0.5	0.3	0.4	2.8	2.5	0.6	3.5	1.0	1.0	1.5	1.0	1.5	1.8	1.0	3.0	4.0	5.3	
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Paddock	Unused	Paddock	Agriculture	Agriculture	Residential curtilage/ Paddock	Agriculture	Agriculture	Paddocks/ Business use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Unused	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt																					
	Area of Outstanding Natural Beauty																					
	Conservation Area																					
	European/National Wildlife Site																					
	Special Landscape Area/Area of Restraint																					
	Flood Risk																					
	Heritage Assets																					
	Major Infrastructure																					
	Agricultural Land Quality																					
	Minerals and Waste																					
Other Planning Considerations	Access to Site (vehicles)																					
	Access to Site (walking and cycling)																					
	Accessibility to Local Facilities																					
	Public Transport																					
	Relationship to Highway Network																					
	Public Right of Way																					
	Coalescence																					
	Settlement Form																					
	Settlement Character																					
	Neighbouring Amenity																					
	Neighbouring Land Uses																					
	Non-designated Heritage Asset																					
	Landscape Sensitivity																					
	Contaminated Land																					
	Tree Preservation Order (TPO)																					
	Local Wildlife/Geological Site																					
	Natural Features																					
	Pollution																					
	Site Assembly																					
Site Topography and Shape																						
Availability Assessment	Current Use																					
	Intentions																					
	Legal																					
	Ownership																					
Achievability Assessment	Local Market Analysis																					
	SHLAA History																					
	Planning History																					
	Viability																					
Availability	Availability																					
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Setting of listed buildings	Impact on settlement character	Impact on settlement character	Impact on settlement character	Impact on settlement character	Impact on settlement character	Landscape impact. Impact on settlement character. Heritage features	Landscape impact. Natural features	Impact on settlement character	Landscape impact. Impact on settlement character	Impact on settlement character	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Impact on settlement character	Impact on settlement character	Impact on settlement character





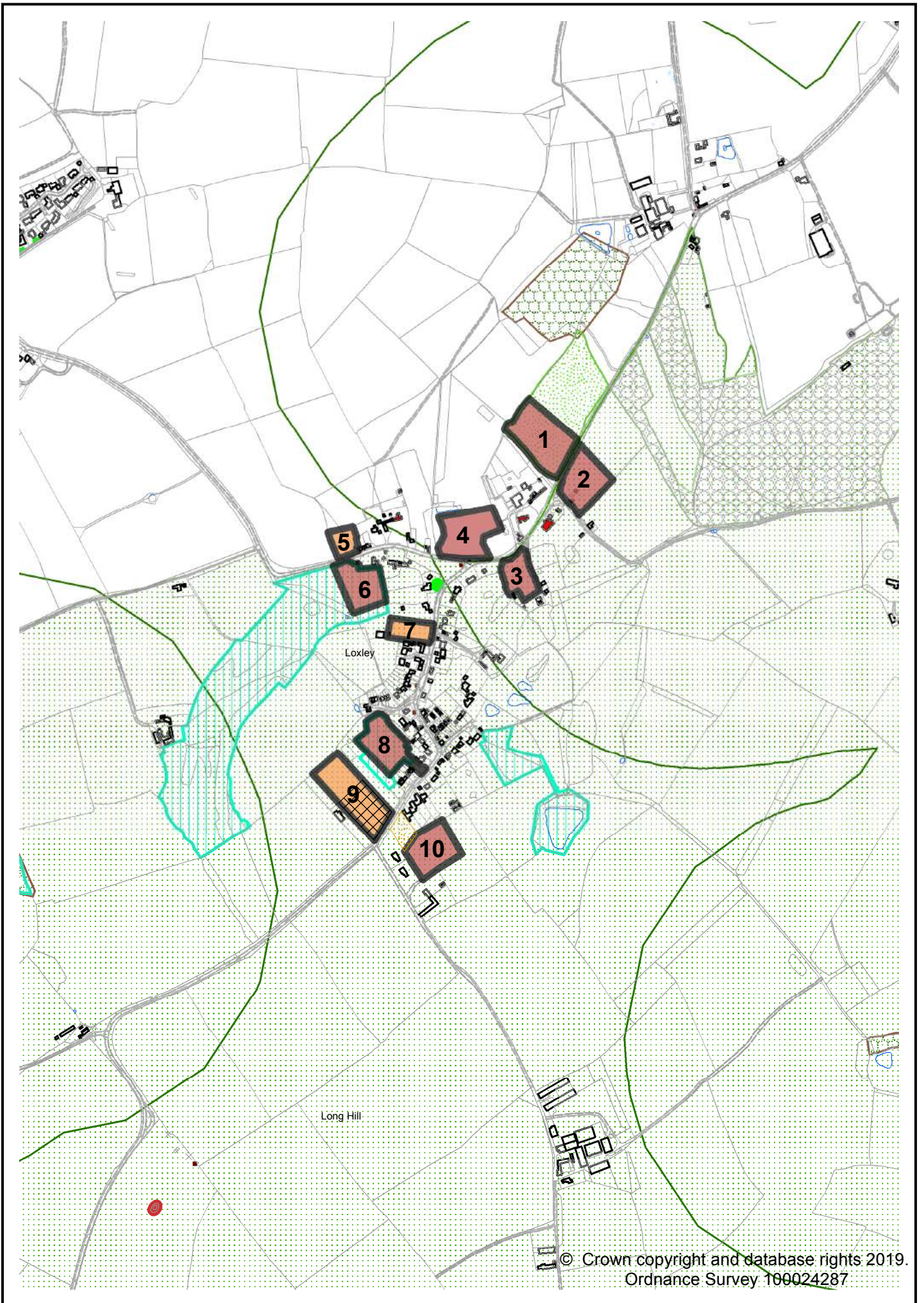


Long Marston Land Parcels









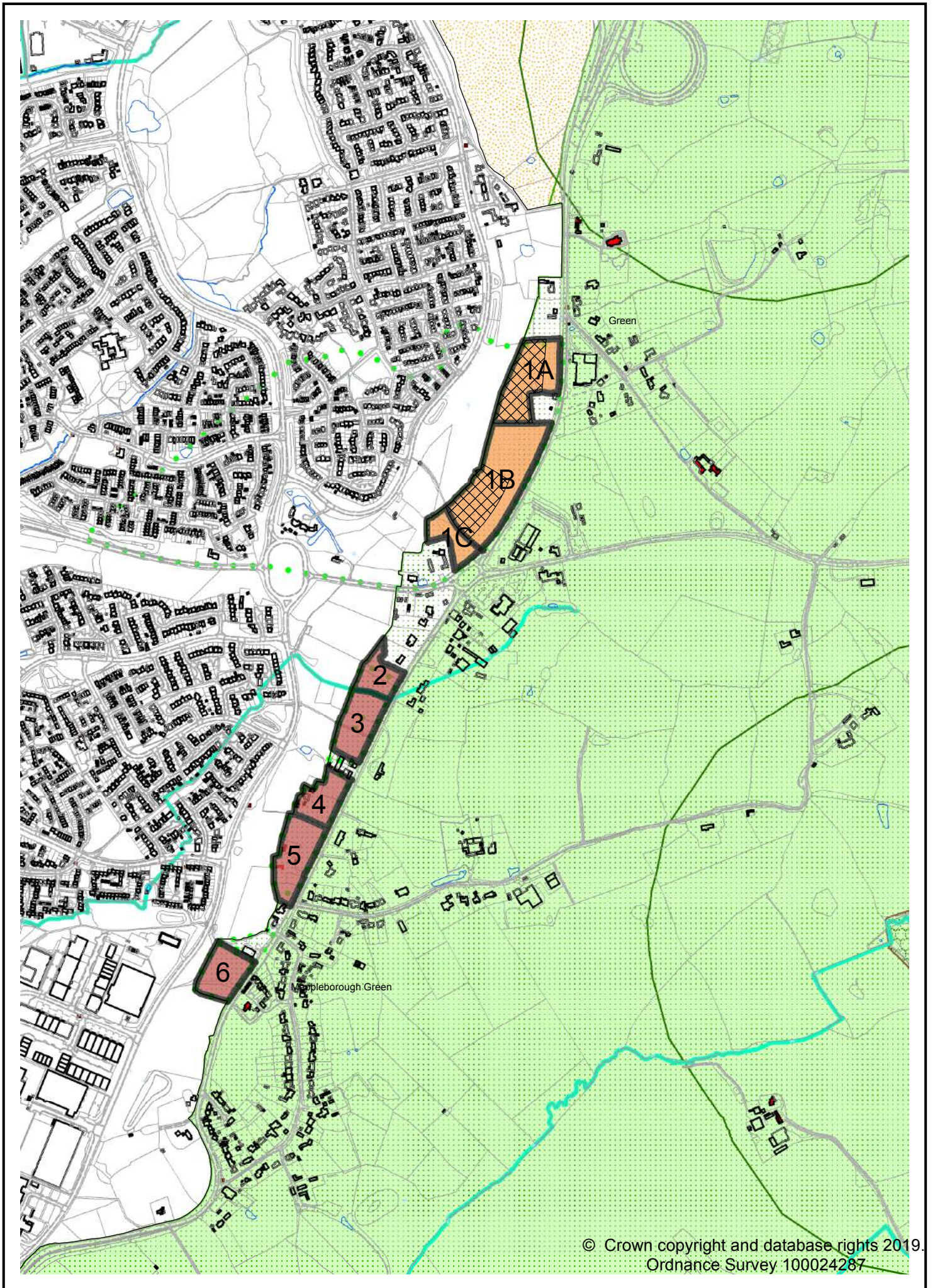
Loxley Land Parcels



**MAPPLEBOROUGH GREEN LAND PARCELS ASSESSMENT - REVISED 2019**

	Reference Number	MAPP.01A	MAPP.01B	MAPP.01C	MAPP.02	MAPP.03	MAPP.04	MAPP.05	MAPP.06
<b>General Site Information</b>	<b>Location</b>	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road/north of Warwick Highway	West of Birmingham Road (north)	West of Birmingham Road (middle)	The Homestead, west of Birmingham Road	West of Birmingham Road (south)	West of Birmingham Road/south of village hall
	<b>Gross Site Area (Ha)</b>	1.5	2.5	0.6	0.5	1.2	0.7	1.0	0.8
	<b>Greenfield/ Brownfield</b>	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Brownfield	Greenfield	Greenfield
	<b>Land Use</b>	Woodland	Woodland	Unused	Woodland	Woodland	Dwelling and curtilage	Woodland	Woodland
<b>Major Planning Considerations</b>	<b>Green Belt</b>								
	<b>Area of Outstanding Natural Beauty</b>								
	<b>Conservation Area</b>								
	<b>European/National Wildlife Site</b>								
	<b>Special Landscape Area/Area of Restraint</b>								
	<b>Flood Risk</b>								
	<b>Heritage Assets</b>								
	<b>Major Infrastructure</b>								
	<b>Agricultural Land Quality</b>								
	<b>Minerals and Waste</b>								
<b>Other Planning Considerations</b>	<b>Access to Site (vehicles)</b>								
	<b>Access to Site (walking and cycling)</b>								
	<b>Accessibility to Local Facilities</b>								
	<b>Public Transport</b>								
	<b>Relationship to Highway Network</b>								
	<b>Public Right of Way</b>								
	<b>Coalescence</b>								
	<b>Settlement Form</b>								
	<b>Settlement Character</b>								
	<b>Neighbouring Amenity</b>								
	<b>Neighbouring Land Uses</b>								
	<b>Non-designated Heritage Asset</b>								
	<b>Landscape Sensitivity</b>								
	<b>Contaminated Land</b>								
	<b>Tree Preservation Order (TPO)</b>								
	<b>Local Wildlife/Geological Site</b>								
	<b>Natural Features</b>								
<b>Pollution</b>									
<b>Site Assembly</b>									





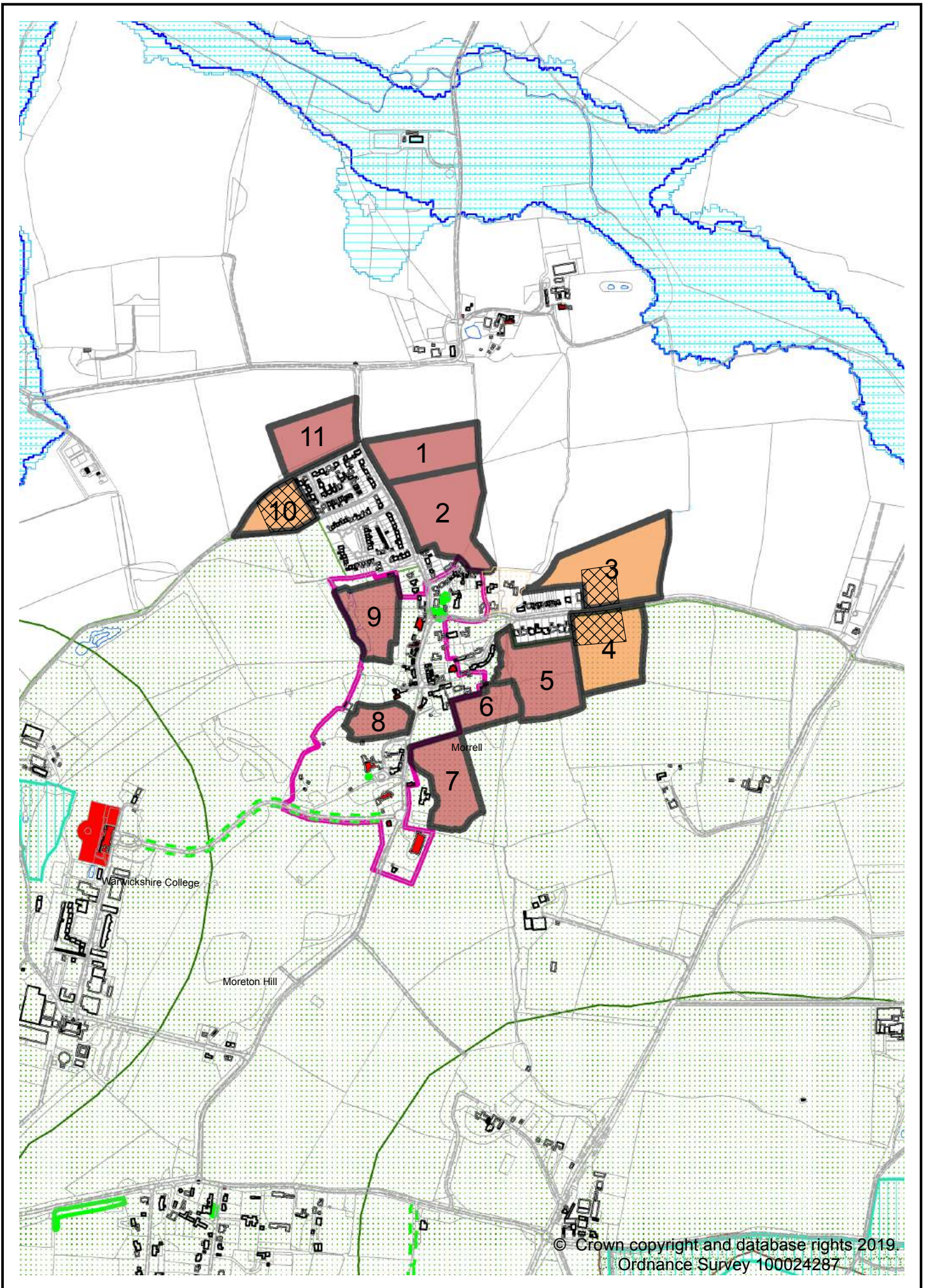
Mappleborough Green Land Parcels











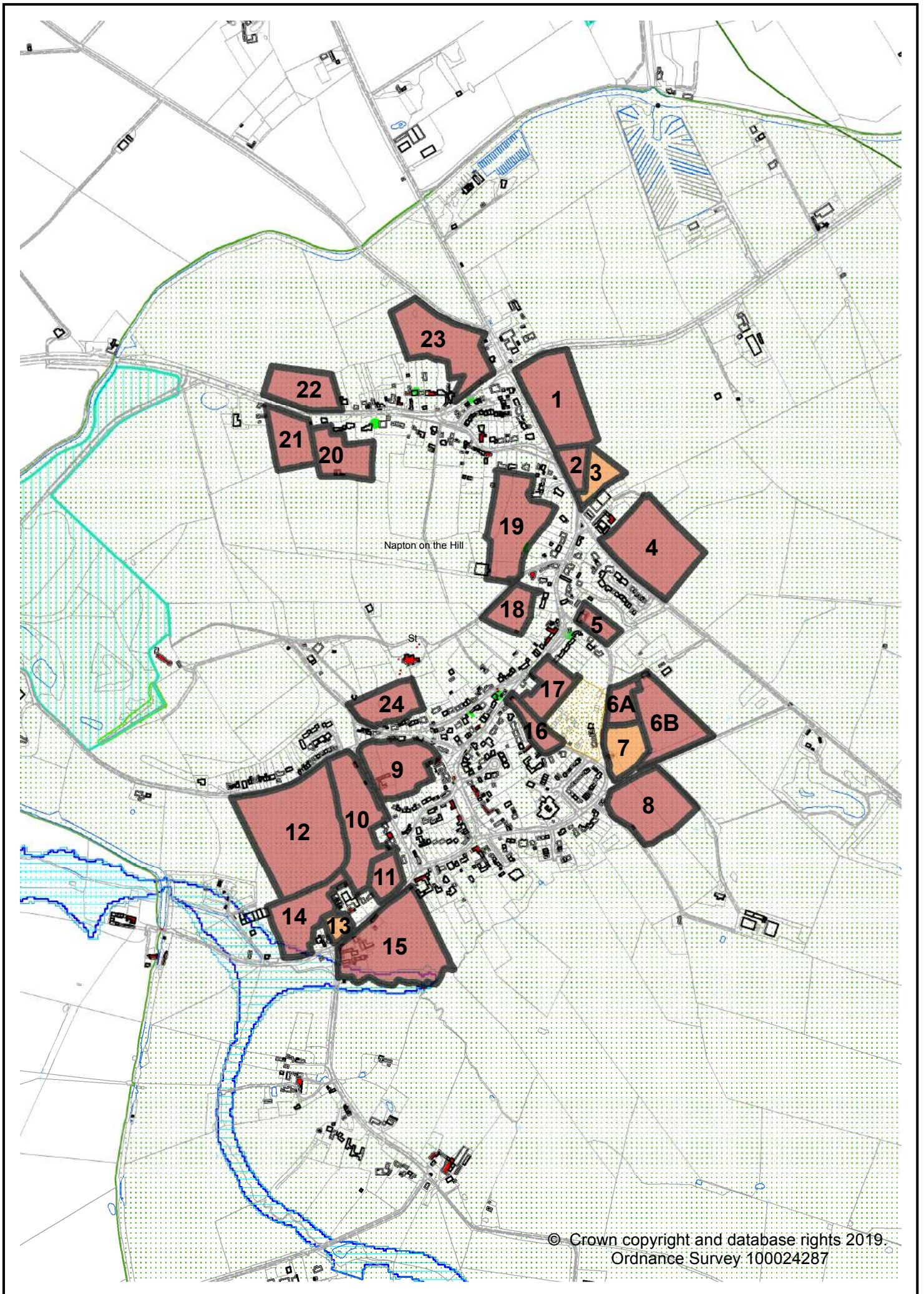
Moreton Morrell Land Parcels



NAPTON-ON-THE-HILL LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	NAP.01	NAP.02	NAP.03	NAP.04	NAP.05	NAP.06A	NAP.06B	NAP.07	NAP.08	NAP.09	NAP.10	NAP.11	NAP.12	NAP.13	NAP.14	NAP.15	NAP.16	NAP.17	NAP.18	NAP.19	NAP.20	NAP.21	NAP.22	NAP.23	NAP.24		
General Site Information	Location	East of Butt Hill (north)	East of Butt Hill (middle)	East of Butt Hill (south)	North of Shuckburgh Road	North of Fell's Lane	East of Fell's Lane (north)	North of Dog Lane	East of Fell's Lane (south)	South of Dog Lane	East of Howcombe Lane	West of Howcombe Lane	North of New Street (east)	South of Poplar Road	North of New Street (west)	North of Folly Lane	South of New Street	East of Godsons Lane	South of Hackwell Street	West of Vicarage Road (south)	West of Vicarage Road (north)	South of Southam Road (east)	South of Southam Road (west)	North of Southam Road	South of Stockton Road	North of High Street		
	Gross Site Area (Ha)	2.0	0.3	0.4	2.0	0.3	0.4	1.4	0.7	1.6	1.2	1.5	0.5	3.5	0.3	1.7	2.7	0.3	0.7	0.6	1.6	1.0	0.8	1.0	1.8	1.2		
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield	
	Land Use	Agriculture	Unused	Agriculture	Agriculture	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Farm buildings	Paddock	Agriculture	Agriculture/ unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/ Unused Reservoir	
Major Planning Considerations	Green Belt																											
	Area of Outstanding Natural Beauty																											
	Conservation Area																											
	European/National Wildlife Site																											
	Special Landscape Area/Area of Restraint																											
	Flood Risk																											
	Heritage Assets																											
	Major Infrastructure																											
	Agricultural Land Classification																											
	Minerals and Waste																											
Other Planning Considerations	Access to Site (vehicles)																											
	Access to Site (walking and cycling)																											
	Accessibility to Local Facilities																											
	Public Transport																											
	Relationship to Highway Network																											
	Public Right of Way																											
	Coalescence																											
	Settlement Form																											
	Settlement Character																											
	Neighbouring Amenity																											
	Neighbouring Land Uses																											
	Non-designated Heritage Asset																											
	Landscape Sensitivity																											
	Contaminated Land																											
	Tree Preservation Order (TPO)																											
	Local Wildlife/Geological Site																											
	Natural Features																											
	Pollution																											
Site Assembly																												
Site Topography and Shape																												
Availability Assessment	Current Use																											
	Intentions																											
	Legal																											
	Ownership																											
Achievability Assessment	Local Market Analysis																											
	SHLAA History																											
	Planning History																											
	Viability																											
Assessment	Availability																											
	Suitability - Environmental	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Loss of ridge and furrow	Landscape impact. Impact on settlement character. Loss of ridge and furrow	Landscape impact	Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character. Ridge and furrow	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character		
	Suitability - Technical				Provision of vehicle access. Proximity to Sports Club	Provision of vehicle access	Provision of vehicle access							Proximity to farm	Proximity to businesses	Proximity to farm	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle and pedestrian/cycle access				Provision of vehicle access		
	Achievability																											
	Initial Overall Deliverability		Not available																								Has planning permission	



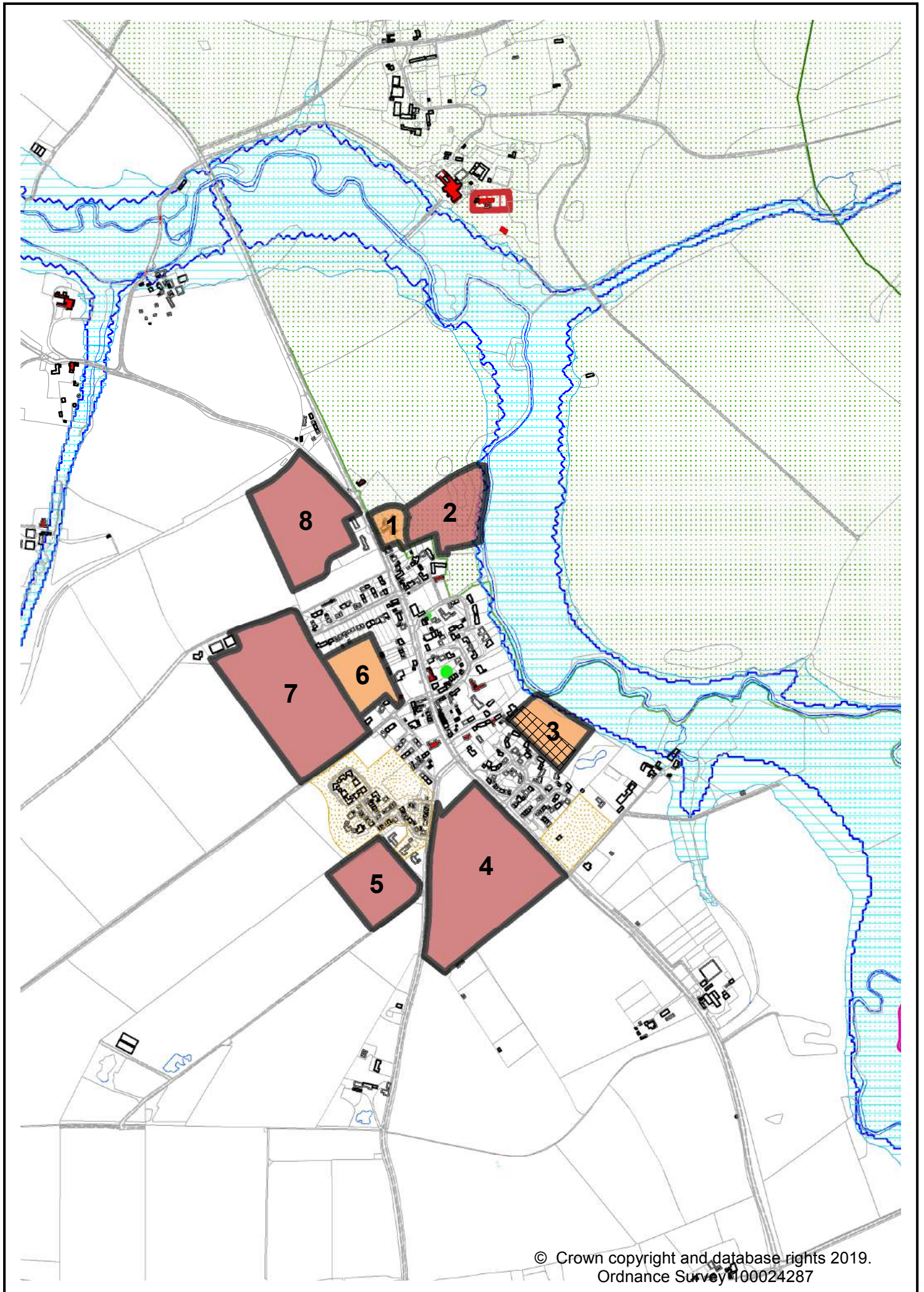


Napton-on-the-Hill Land Parcels









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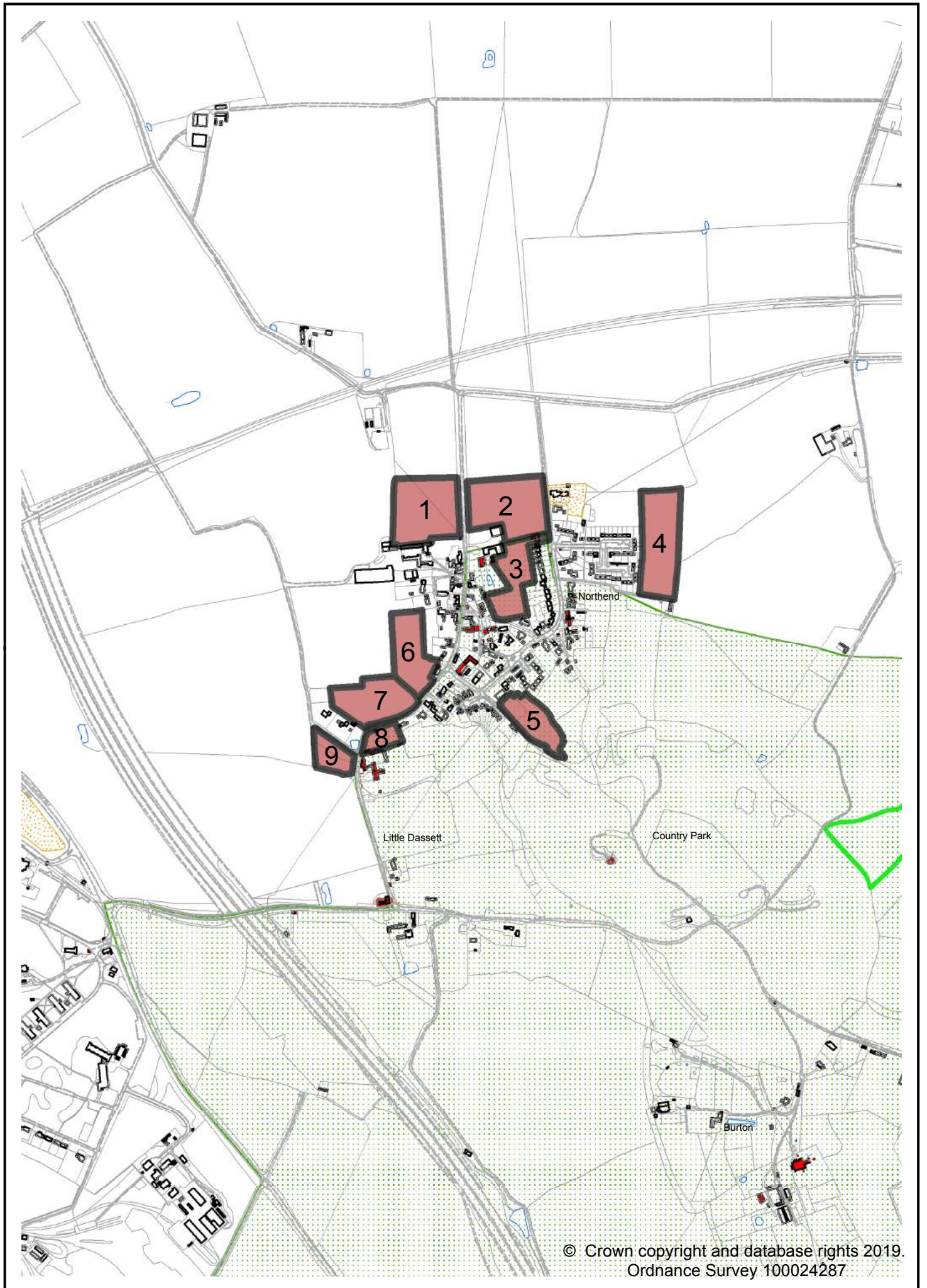
## Newbold-on-Stour Land Parcels









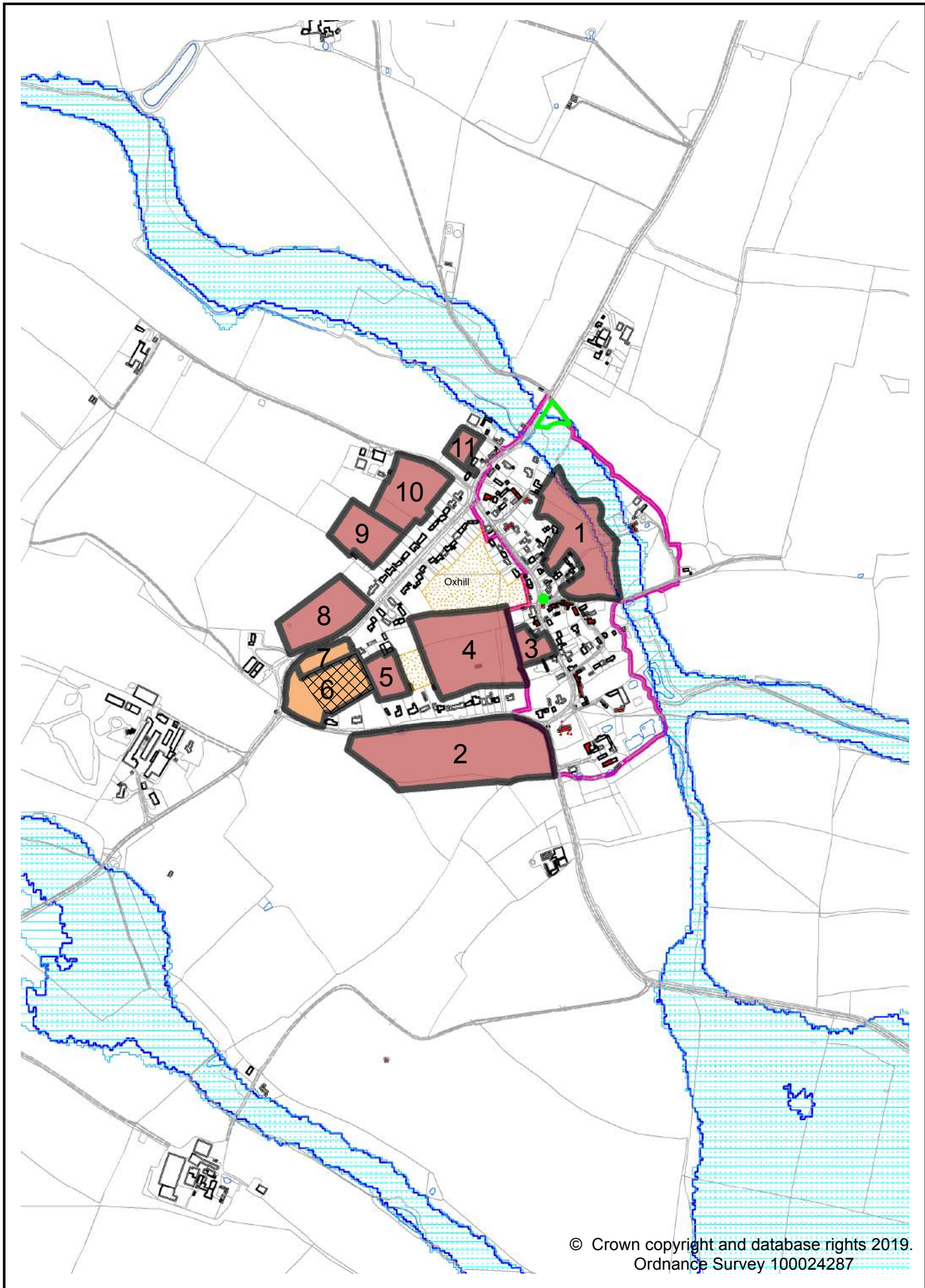


Northend Land Parcels









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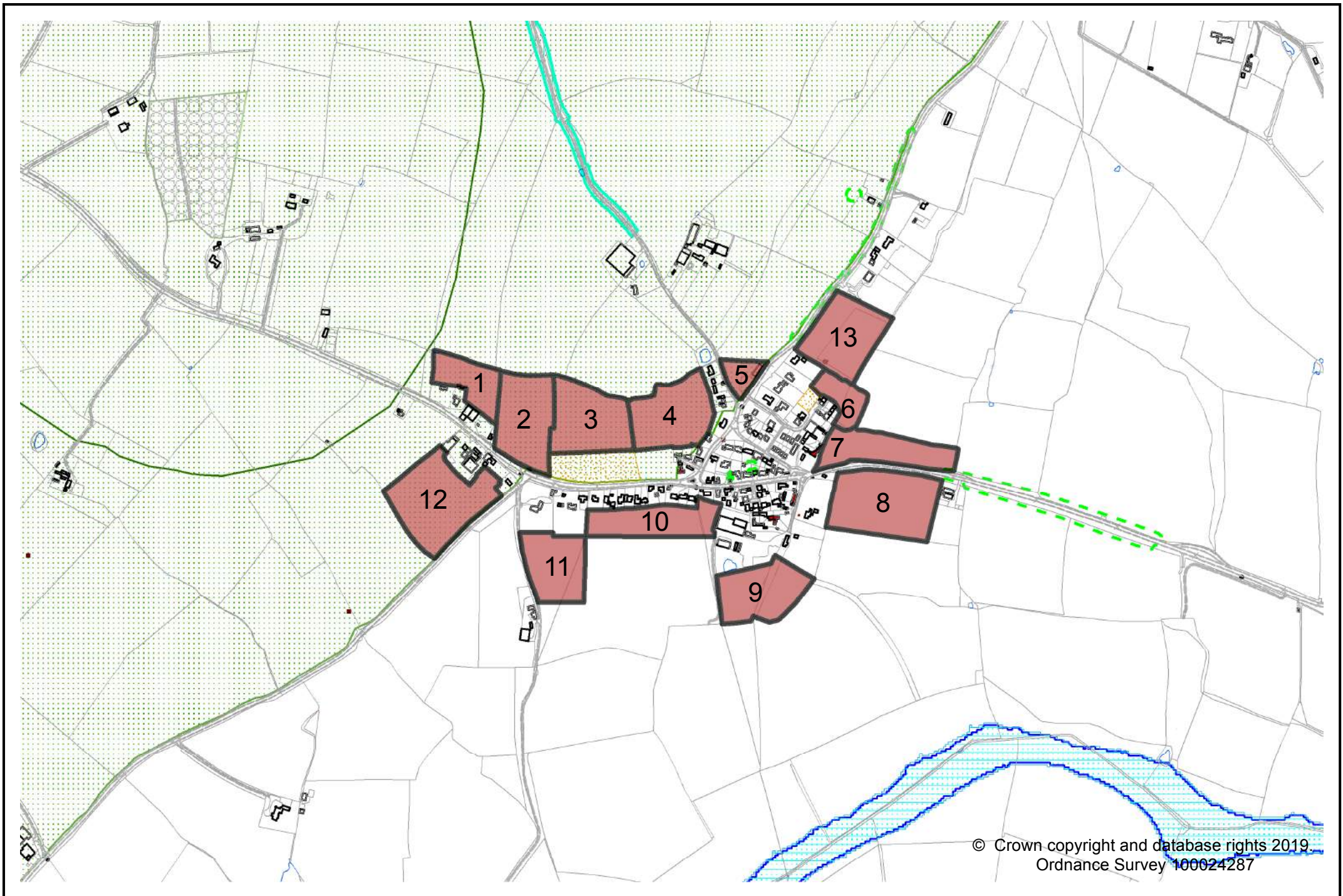
Oxhill Land Parcels











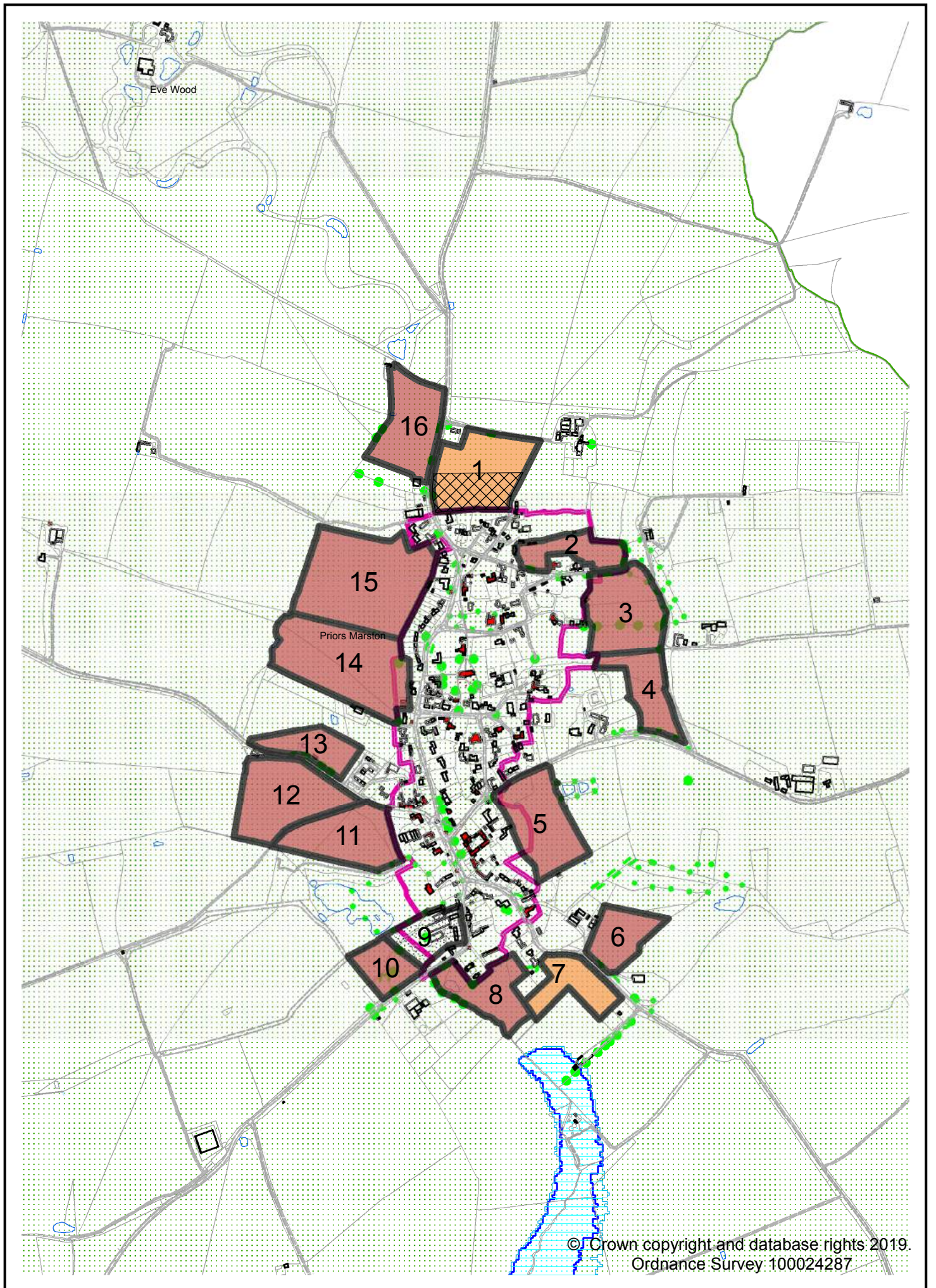
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Pillerton Priors Land Parcels







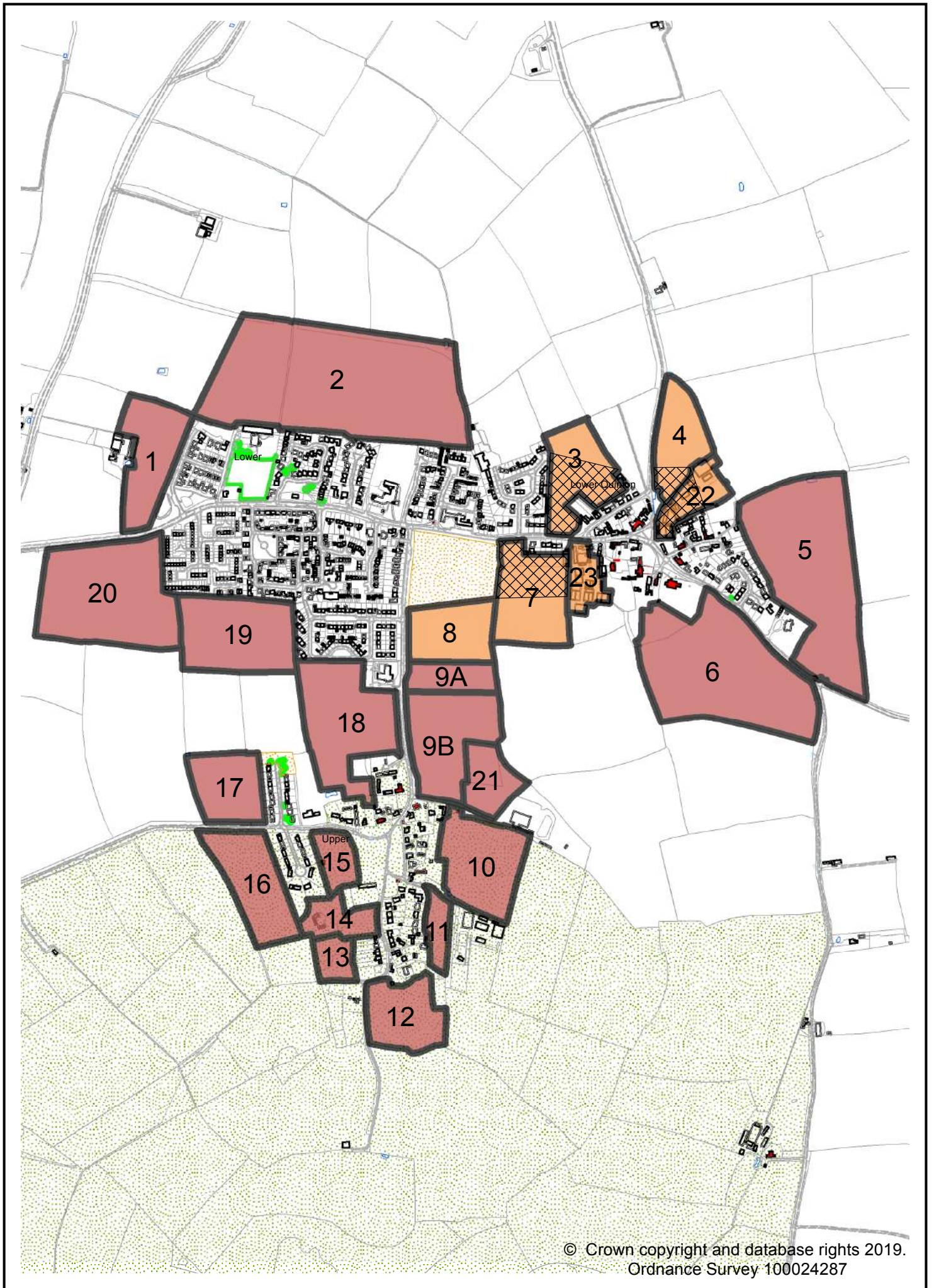


Priors Marston Land Parcels









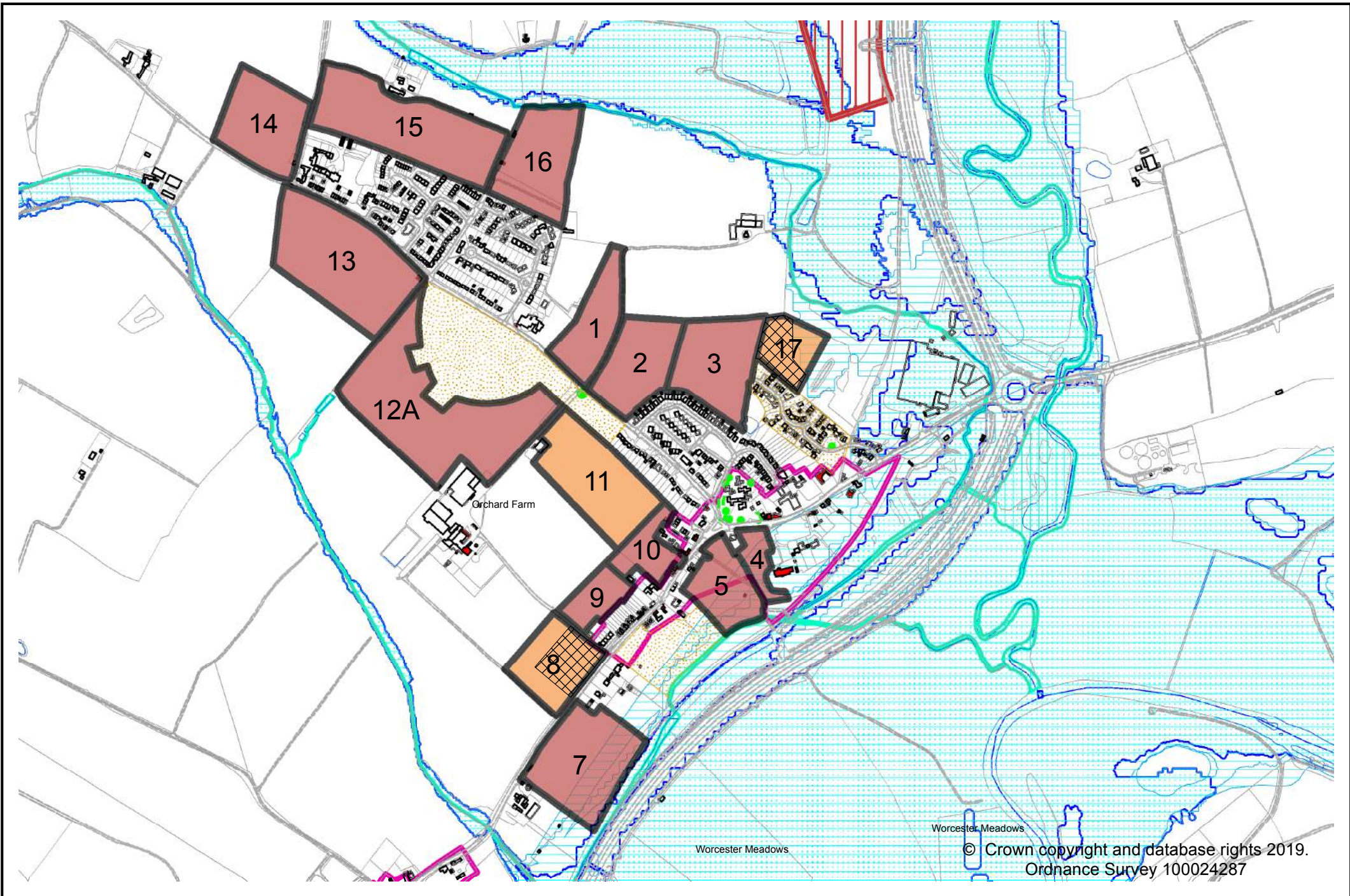
Quinton Land Parcels









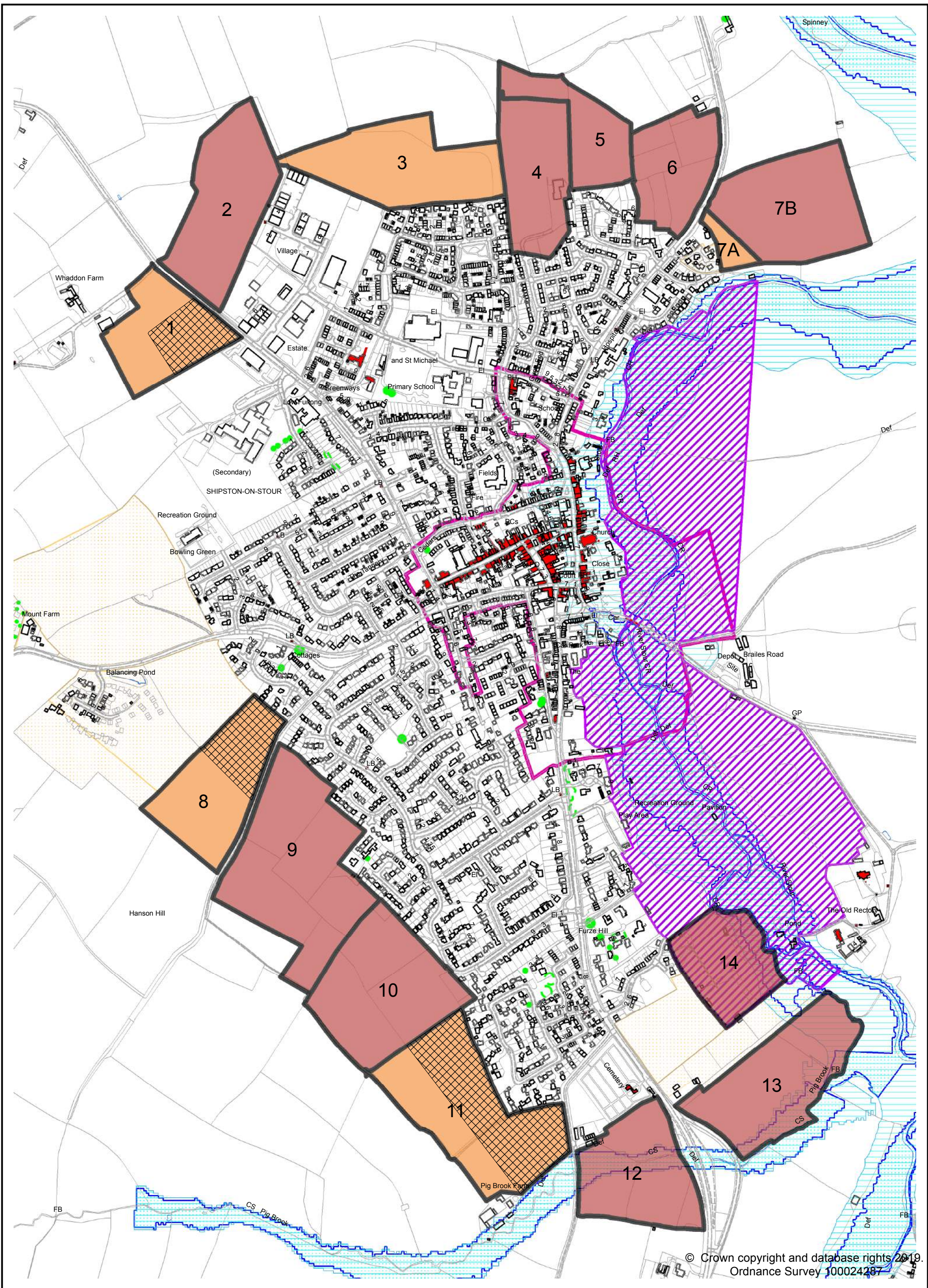


Salford Priors Land Parcels









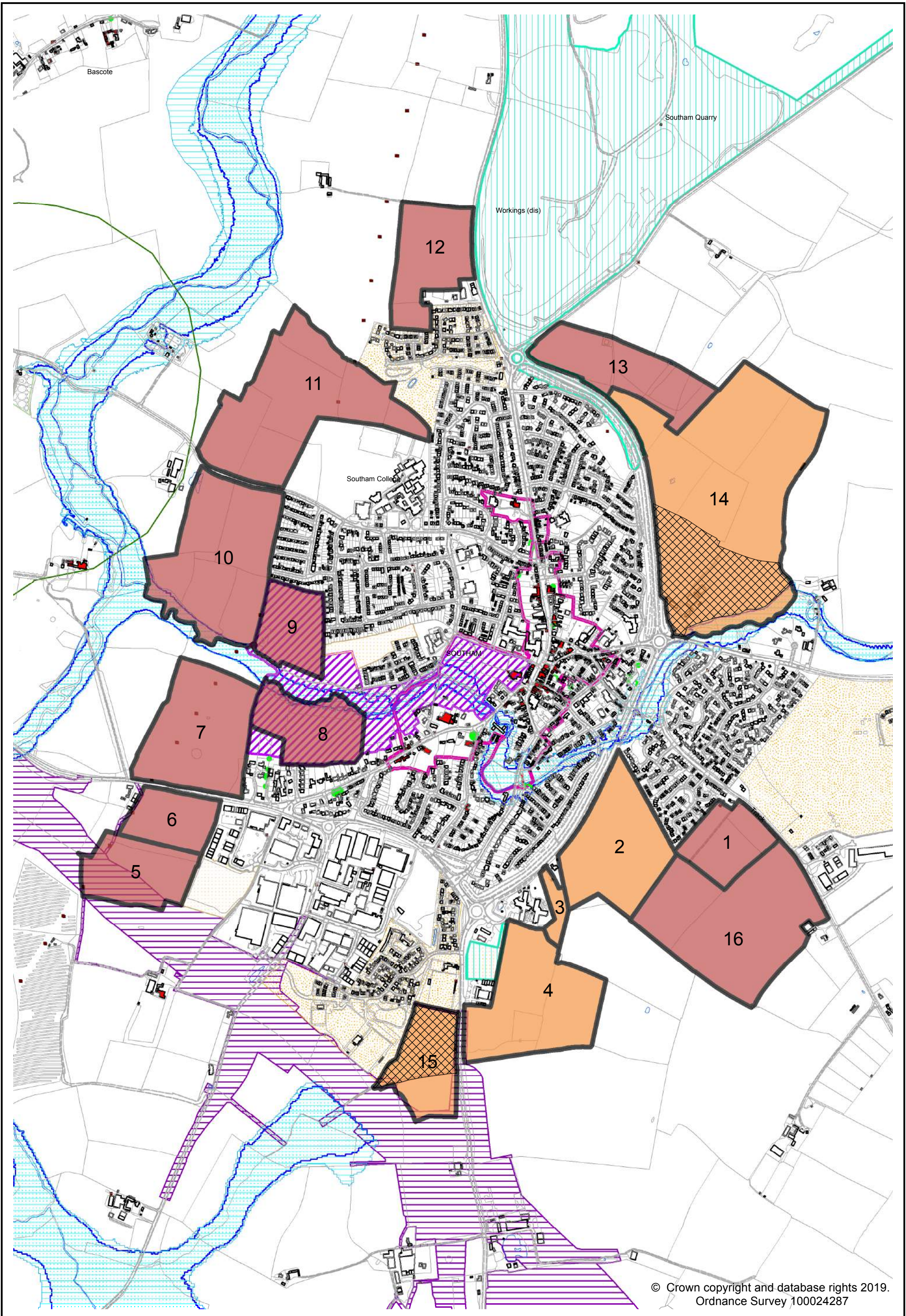
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Shipston-on-Stour Land Parcels









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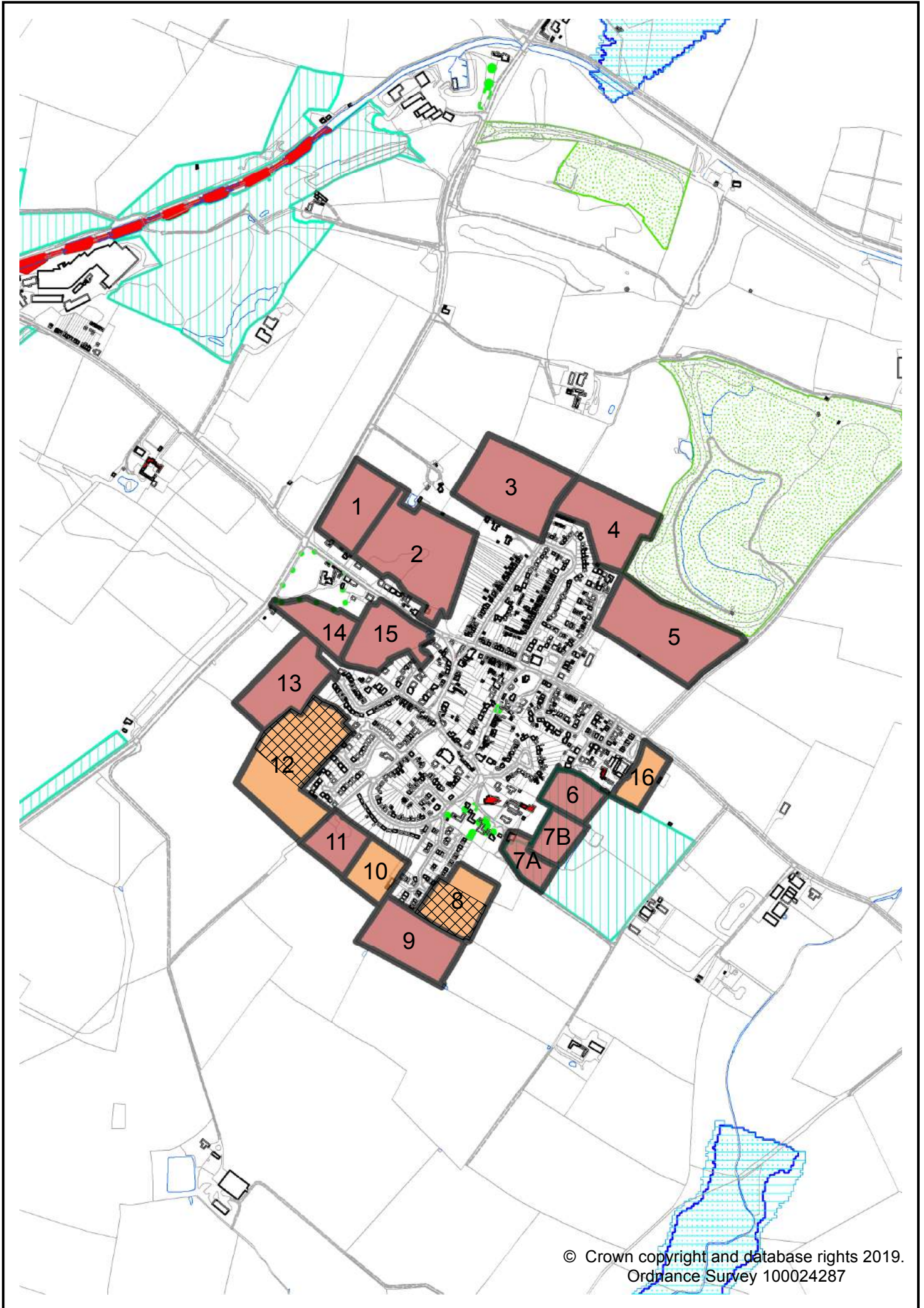
Southam Land Parcels









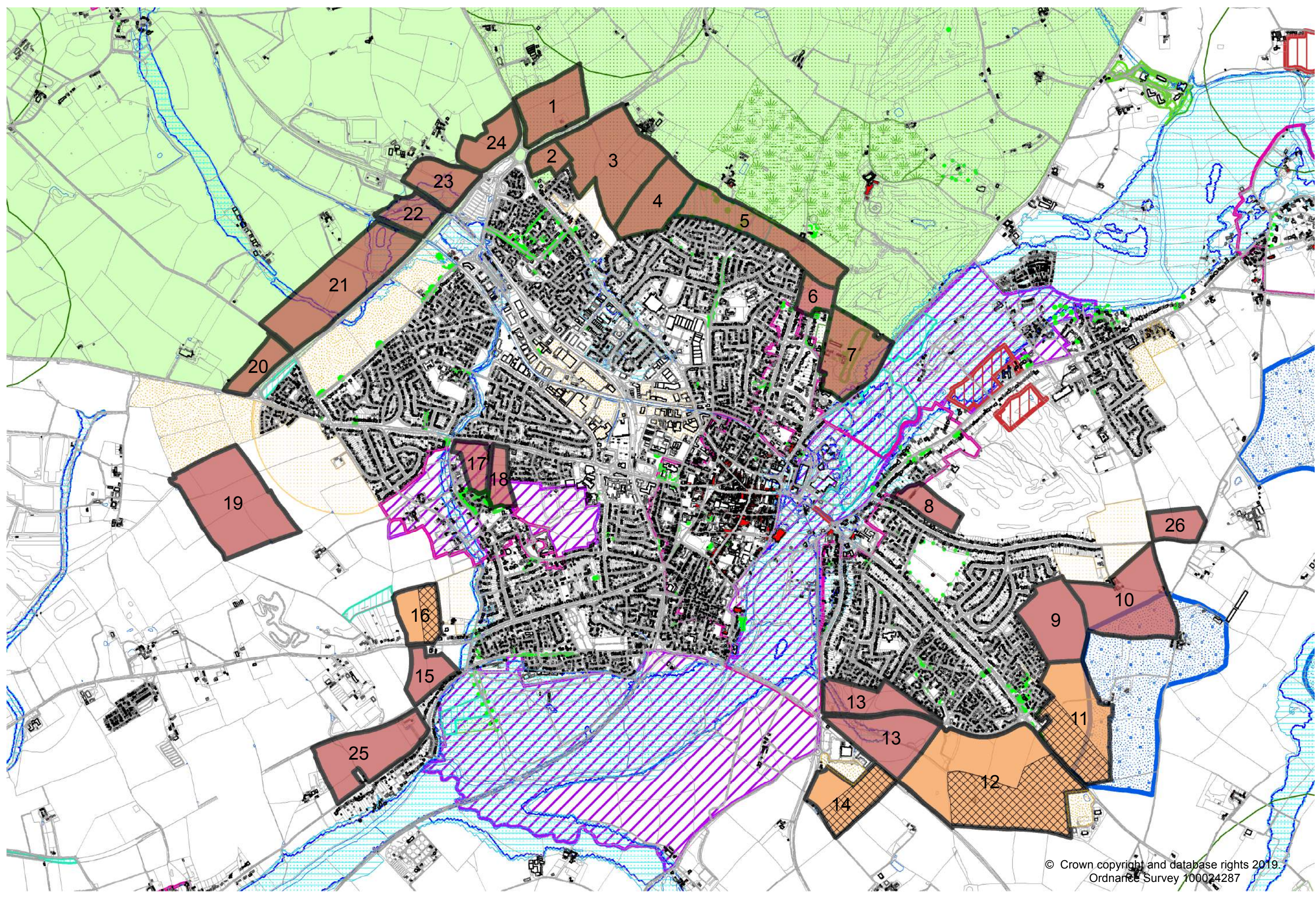


Stockton Land Parcels









Stratford-upon-Avon Land Parcels

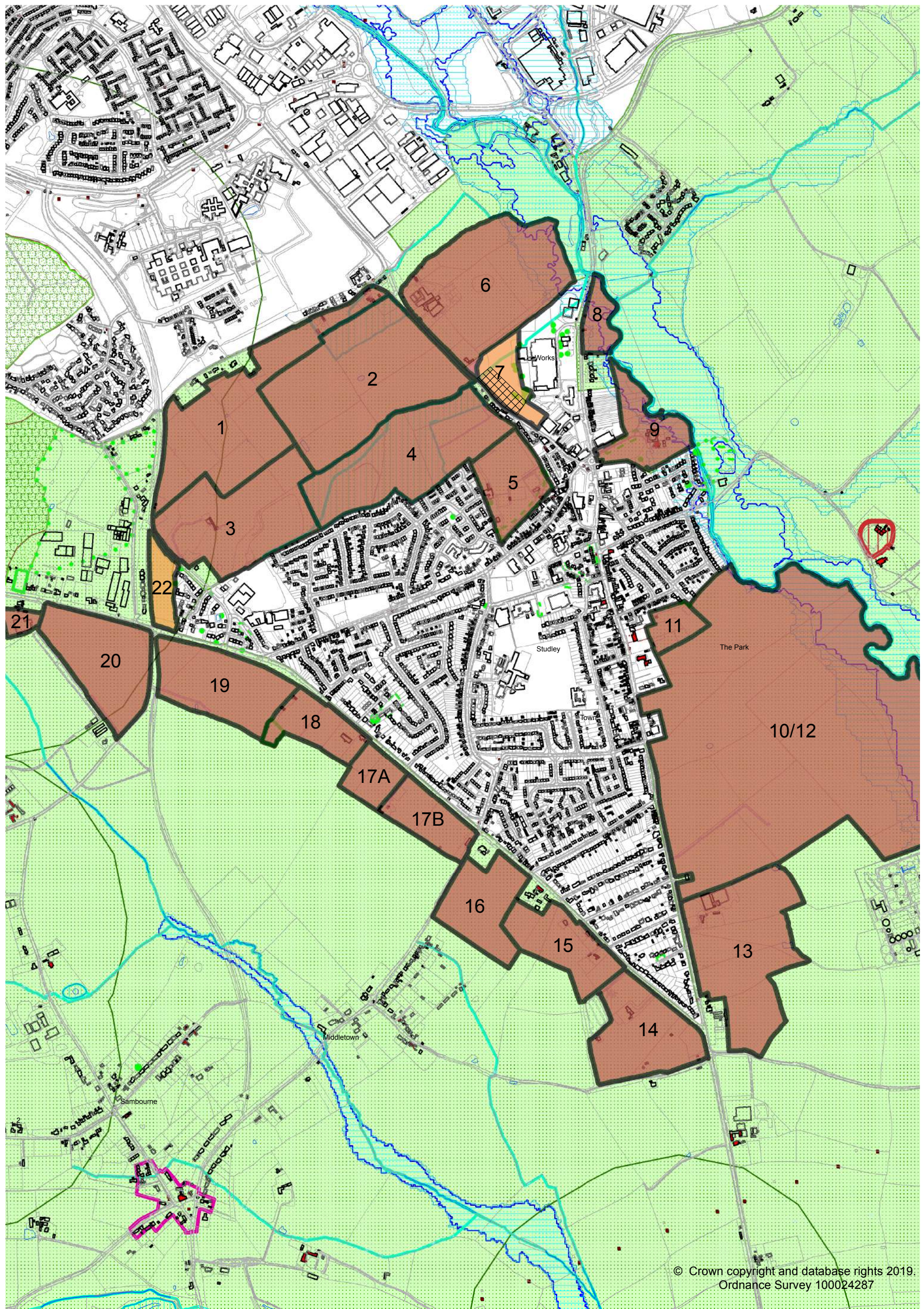


STUDLEY LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	STUD.01	STUD.02	STUD.03	STUD.04	STUD.05	STUD.06	STUD.07	STUD.08	STUD.09	STUD.10/12	STUD.11	STUD.13	STUD.14	STUD.15	STUD.16	STUD.17A	STUD.17B	STUD.18	STUD.19	STUD.20	STUD.21	STUD.22	
General Site Information	Location	South of Green Lane	West of Redditch Road (north)	East of Brickyard Lane	North of St Judes Avenue/West of Redditch Road (south)	North of Eldorado Close	East of Redditch Road (north)	East of Redditch Road (south)	East of Birmingham Road (north)	East of Birmingham Road (south)	East of Alcester Road (north)	South of Gunners Lane	East of Alcester Road (south)	West of Alcester Road [Sambourne Parish]	South of Bromsgrove Road (south) [Sambourne Parish]	East of Middletown Lane [Sambourne Parish]	West of Middletown Lane (west) [Sambourne Parish]	West of Middletown Lane (east) [Sambourne Parish]	South of Bromsgrove Road (north) [Sambourne Parish]	East of Jill Lane [Sambourne Parish]	West of Jill Lane [Sambourne Parish]	South of The Slough [Sambourne Parish]	East of Green Lane	
	Gross Site Area (Ha)	12.0	16.0	10.0	11.0	4.0	13.0	3.0	2.0	3.5	55.0	1.5	12.0	6.0	5.0	5.0	2.0	3.0	3.0	7.0	7.0	1.0	2.0	
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/small part Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/small part Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/Brownfield	Greenfield	Greenfield	Greenfield/Brownfield	Greenfield
	Land Use	Agriculture	Agriculture	Golf Driving Range	Public Open Space and Allotments	Sports Club	Agriculture/Business	Unused	Agriculture	Agriculture/residential curtilage/unused	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture/residential curtilage	Agriculture/residential curtilage	Agriculture	Agriculture	Agriculture	Agriculture/residential curtilage	Agriculture	Agriculture	Unused/business use	Unused
Major Planning Considerations	Green Belt																							
	Area of Outstanding Natural Beauty																							
	Conservation Area																							
	European/National Wildlife Site																							
	Special Landscape Area/Area of Restraint																							
	Flood Risk																							
	Heritage Assets																							
	Major Infrastructure																							
	Agricultural Land Quality																							
	Minerals and Waste																							
Other Planning Considerations	Access to Site (vehicles)																							
	Access to Site (walking and cycling)																							
	Accessibility to Local Facilities																							
	Public Transport																							
	Relationship to Highway Network																							
	Public Right of Way																							
	Coalescence																							
	Settlement Form																							
	Settlement Character																							
	Neighbouring Amenity																							
	Neighbouring Land Uses																							
	Non-designated Heritage Asset																							
	Landscape Sensitivity																							
	Contaminated Land																							
	Tree Preservation Order (TPO)																							
	Local Wildlife/Geological Site																							
	Natural Features																							
Pollution																								
Site Assembly																								
Site Topography and Shape																								
Availability Assessment	Current Use																							
	Intentions																							
	Legal																							
	Ownership																							
Achievability Assessment	Local Market Analysis																							
	SHLAA History																							
	Planning History																							
	Viability																							
Suitability - Environmental	Availability																							
	Suitability - Environmental	Landscape impact. Impact on settlement form and character. Coalescence with Redditch	Landscape impact. Impact on settlement form and character. Local Wildlife Site (small part). Coalescence with Redditch	Landscape impact. Impact on settlement character. Coalescence with Redditch. Former refuse tip	Landscape impact. Impact on settlement character. Local Wildlife Site. Coalescence with Redditch	Impact on settlement character	Landscape impact. Impact on settlement form and character. Coalescence with Redditch	Landscape impact	Landscape impact	Landscape impact. Impact on settlement character. Impact on listed building	Landscape impact. Impact on settlement character	Landscape impact	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Impact on settlement form and character	Impact on settlement form	Landscape impact. Impact on settlement character. Impact on TPO. Impact on natural features







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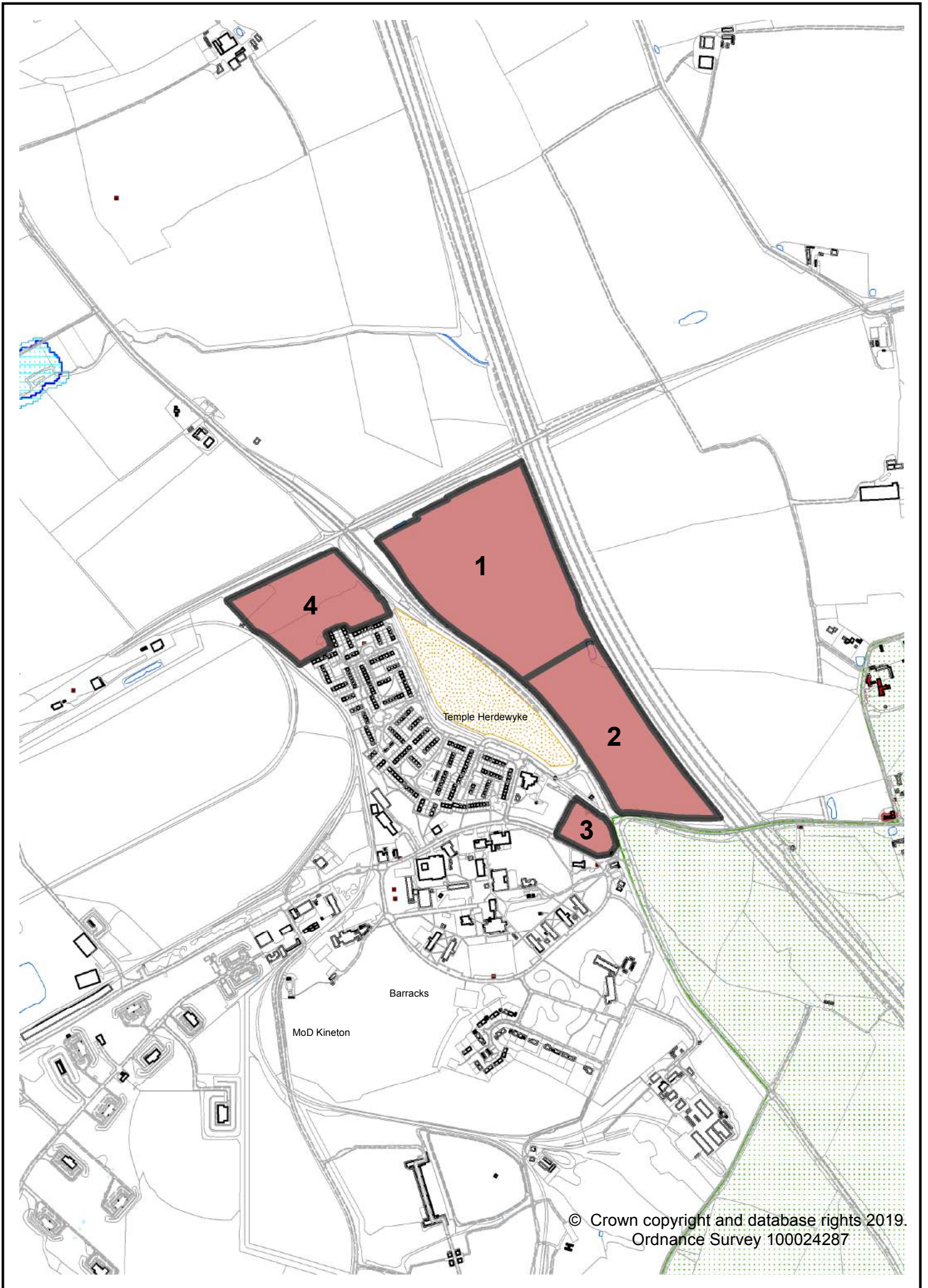
Studley Land Parcels



**TEMPLE HERDEWYCKE LAND PARCELS ASSESSMENT - REVISED 2019**

	Reference Number	TEMP.01	TEMP.02	TEMP.03	TEMP.4
<b>General Site Information</b>	<b>Location</b>	East of Banbury Road (north)	East of Banbury Road (south)	West of Banbury Road (south)	West of Banbury Road (north)
	<b>Gross Site Area (Ha)</b>	10.0	6.0	0.8	4.0
	<b>Greenfield/ Brownfield</b>	Greenfield	Greenfield	Greenfield	Greenfield
	<b>Location Type</b>	Open countryside	Open countryside	Edge of settlement	Edge of settlement
	<b>Land Use</b>	Agriculture	Agriculture	Open space	Unused
<b>Major Planning Considerations</b>	<b>Green Belt</b>				
	<b>Area of Outstanding Natural Beauty</b>				
	<b>Conservation Area</b>				
	<b>European/National Wildlife Site</b>				
	<b>Special Landscape Area/Area of Restraint</b>				
	<b>Flood Risk</b>				
	<b>Heritage Assets</b>				
	<b>Major Infrastructure</b>				
	<b>Agricultural Land Quality</b>				
	<b>Minerals and Waste</b>				
<b>Other Planning Considerations</b>	<b>Access to Site (vehicles)</b>				
	<b>Access to Site (walking and cycling)</b>				
	<b>Accessibility to Local Facilities</b>				
	<b>Public Transport</b>				
	<b>Relationship to Highway Network</b>				
	<b>Public Right of Way</b>				
	<b>Coalescence</b>				
	<b>Settlement Form</b>				
	<b>Settlement Character</b>				
	<b>Neighbouring Amenity</b>				
	<b>Neighbouring Land Uses</b>				
	<b>Non-designated Heritage Asset</b>				
	<b>Landscape Sensitivity</b>				
<b>Contaminated Land</b>					

	Reference Number	TEMP.01	TEMP.02	TEMP.03	TEMP.4
	Tree Preservation Order (TPO)				
	Local Wildlife/Geological Site				
	Natural Features				
	Pollution				
	Site Assembly				
	Site Topography and Shape				
Availability Assessment	Current Use				
	Intentions				
	Legal				
	Ownership				
Achievability Assessment	Local Market Analysis				
	SHLAA History				
	Planning History				
	Viability				
Overall Assessment	Availability				
	Suitability - Environmental	Impact on settlement form and character	Impact on settlement form and character		Impact on settlement character
	Suitability - Technical	Noise from motorway	Noise from motorway	Inside secure site	Provision of vehicle access
	Achievability				
	Initial Overall Deliverability				
	Scope for Mitigation	n/a	n/a	n/a	n/a
	Adjusted Overall Deliverability				
Dwelling Capacity	Net Site Area (Ha)				
	30dph of net area				
	35dph of net area				
	40dph of net area				
Timescale	1- 5 Years				
	6 – 10 Years				
	11 – 15 Years				
	16+ Years				



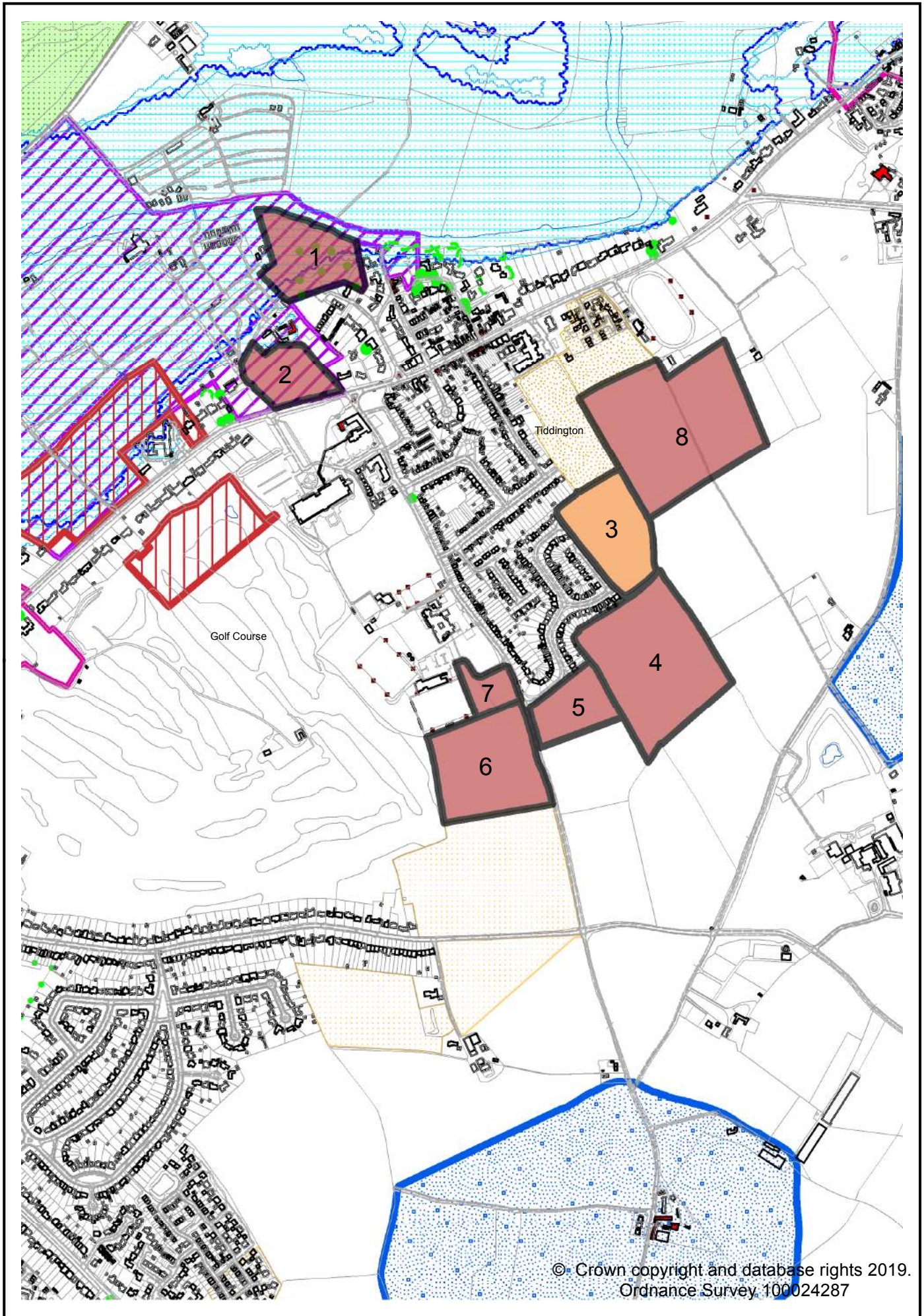
Temple Herdewyke Land Parcels



# TIDDINGTON LAND PARCELS ASSESSMENT - REVISED 2019

	Reference Number	TIDD.01	TIDD.02	TIDD.03	TIDD.04	TIDD.05	TIDD.06	TIDD.07	TIDD.08
General Site Information	Location	North of Dark Lane	North of Tiddington Road	East of Hamilton Road	South of Hamilton Road	East of Knights Lane	West of Knights Lane (south)	West of Knights Lane (north)	South of Main Street
	Gross Site Area (Ha)	2.5	1.2	2.8	5.6	3.6	3.6	0.7	6.0
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Unused/curtilage	Paddock	Agriculture	Agriculture	Agriculture	Agriculture	Community use	Agriculture
Major Planning Considerations	Green Belt								
	Area of Outstanding Natural Beauty								
	Conservation Area								
	European/National Wildlife Site								
	Special Landscape Area/Area of Restraint								
	Flood Risk								
	Heritage Assets								
	Major Infrastructure								
	Agricultural Land Quality								
	Minerals and Waste								
Other Planning Considerations	Access to Site (vehicles)								
	Access to Site (walking and cycling)								
	Accessibility to Local Facilities								
	Public Transport								
	Relationship to Highway Network								
	Public Right of Way								
	Coalescence								
	Settlement Form								
	Settlement Character								
	Neighbouring Amenity								
	Neighbouring Land Uses								
	Non-designated Heritage Asset								
	Landscape Sensitivity								
	Contaminated Land								
	Tree Preservation Order (TPO)								
	Local Wildlife/Geological Site								
	Natural Features								
	Pollution								
Site Assembly									





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Tiddington Land Parcels

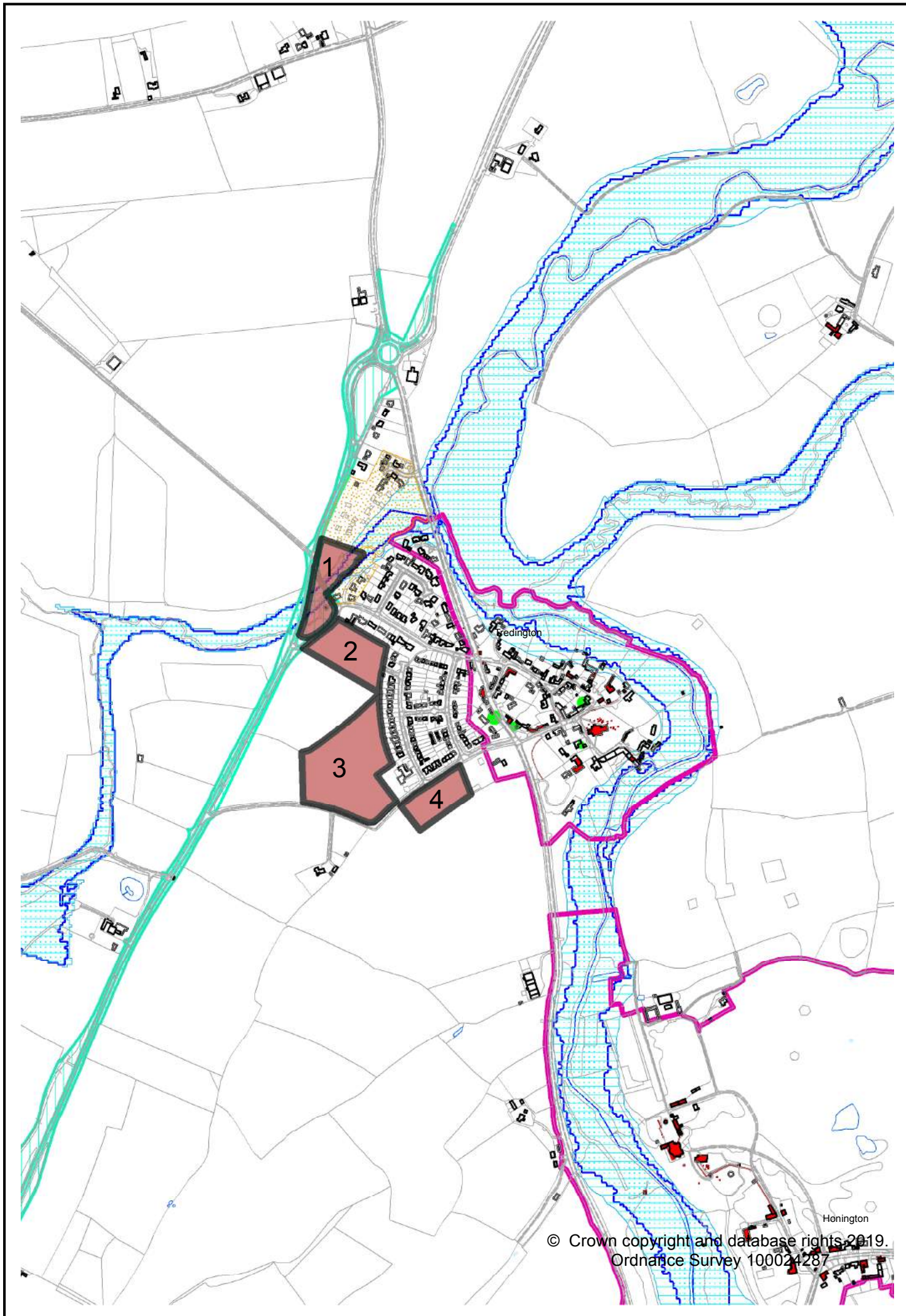


**TREDINGTON LAND PARCELS ASSESSMENT - REVISED 2019**

	Reference Number	TRED.01	TRED.02	TRED.03	TRED.04
General Site Information	Location	East of Fosse Way	South of Armscote Road	North of Blackwell Road	South of Blackwell Road
	Gross Site Area (Ha)	1.0	1.3	2.5	0.8
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Paddock/Woodland	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt				
	Area of Outstanding Natural Beauty				
	Conservation Area				
	European/National Wildlife Site				
	Special Landscape Area/Area of Restraint				
	Flood Risk				
	Heritage Assets				
	Major Infrastructure				
	Agricultural Land Quality				
	Minerals and Waste				
Other Planning Considerations	Access to Site (vehicles)				
	Access to Site (walking and cycling)				
	Accessibility to Local Facilities				
	Public Transport				
	Relationship to Highway Network				
	Public Right of Way				
	Coalescence				
	Settlement Form				
	Settlement Character				
	Neighbouring Amenity				
	Neighbouring Land Uses				
	Non-designated Heritage Asset				
	Landscape Sensitivity				
	Contaminated Land				
	Tree Preservation Order (TPO)				
Local Wildlife/Geological Site					
Natural Features					



	Reference Number	TRED.01	TRED.02	TRED.03	TRED.04
	Pollution				
	Site Assembly				
	Site Topography and Shape				
Availability Assessment	Current Use				
	Intentions				
	Legal				
	Ownership				
Achievability Assessment	Local Market Analysis				
	SHLAA History				
	Planning History				
	Viability				
Overall Assessment	Availability				
	Suitability - Environmental	Landscape impact. Impact on settlement character. Local Wildlife Site (part)	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact
	Suitability - Technical	Flood risk	Provision of vehicle access	Provision of vehicle access	
	Achievability				
	Initial Overall Deliverability				Not available
	Scope for Mitigation	n/a	n/a	Development would create a major incursion into elevated open countryside with extensive views from Fosse Way which could not be mitigated effectively	n/a
	Revised Overall Deliverability				Not available
Dwelling Capacity	Net Site Area (Ha)				
	30dph of net area				
	35dph of net area				
	40dph of net area				
Timescale	1- 5 Years				
	6 – 10 Years				
	11 – 15 Years				
	16+ Years				



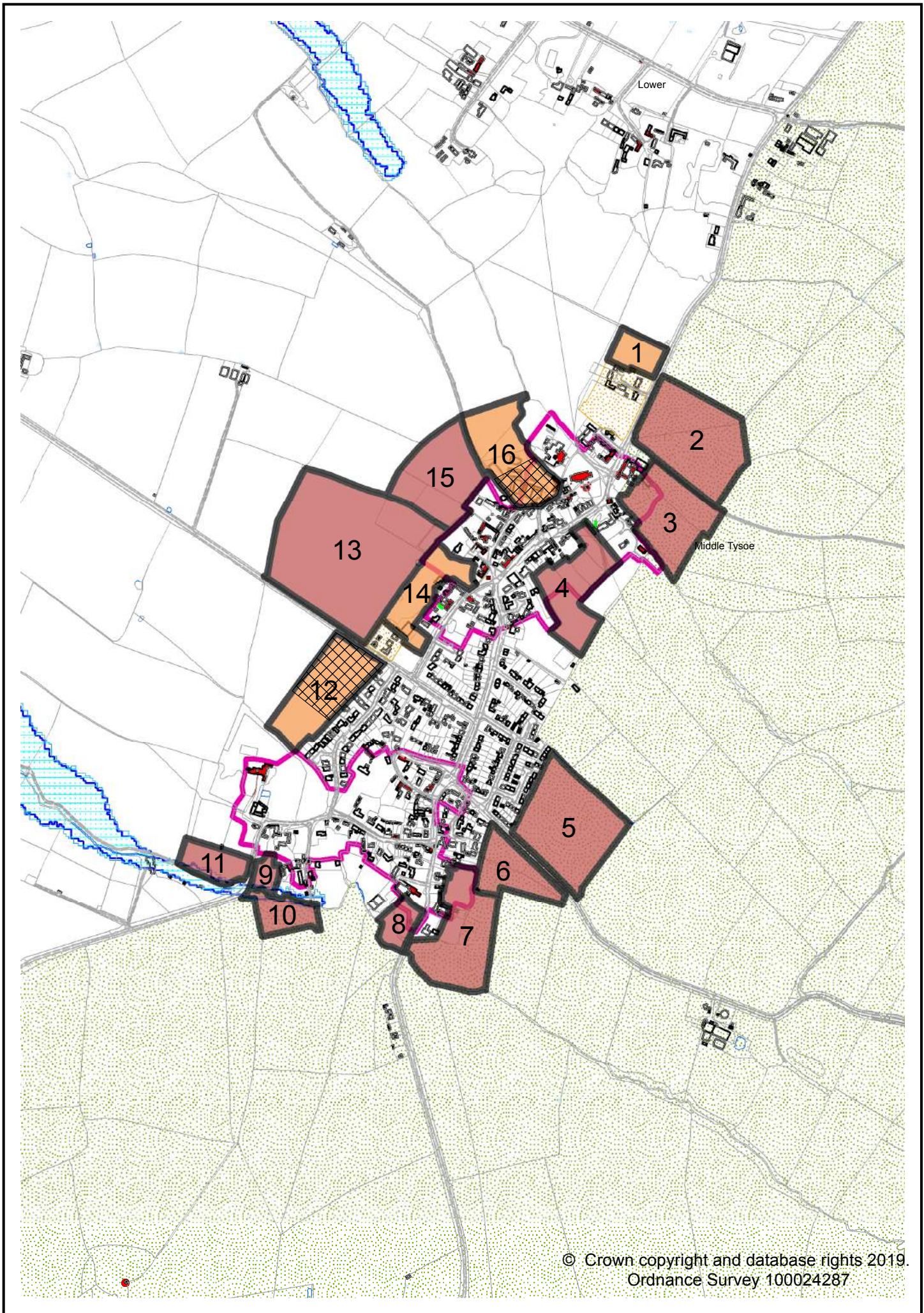
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Tredington Land Parcels







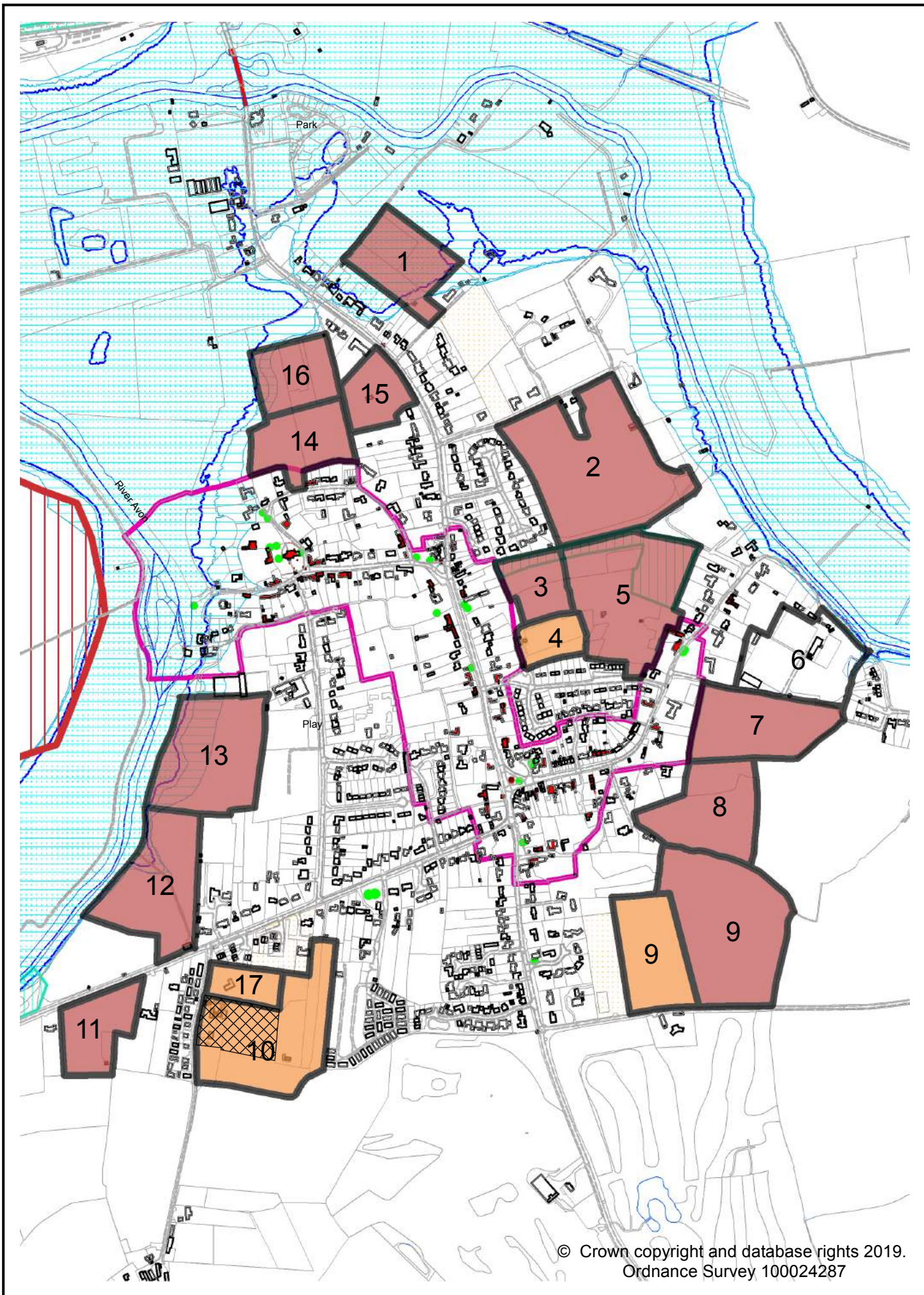


Tysoe Land Parcels









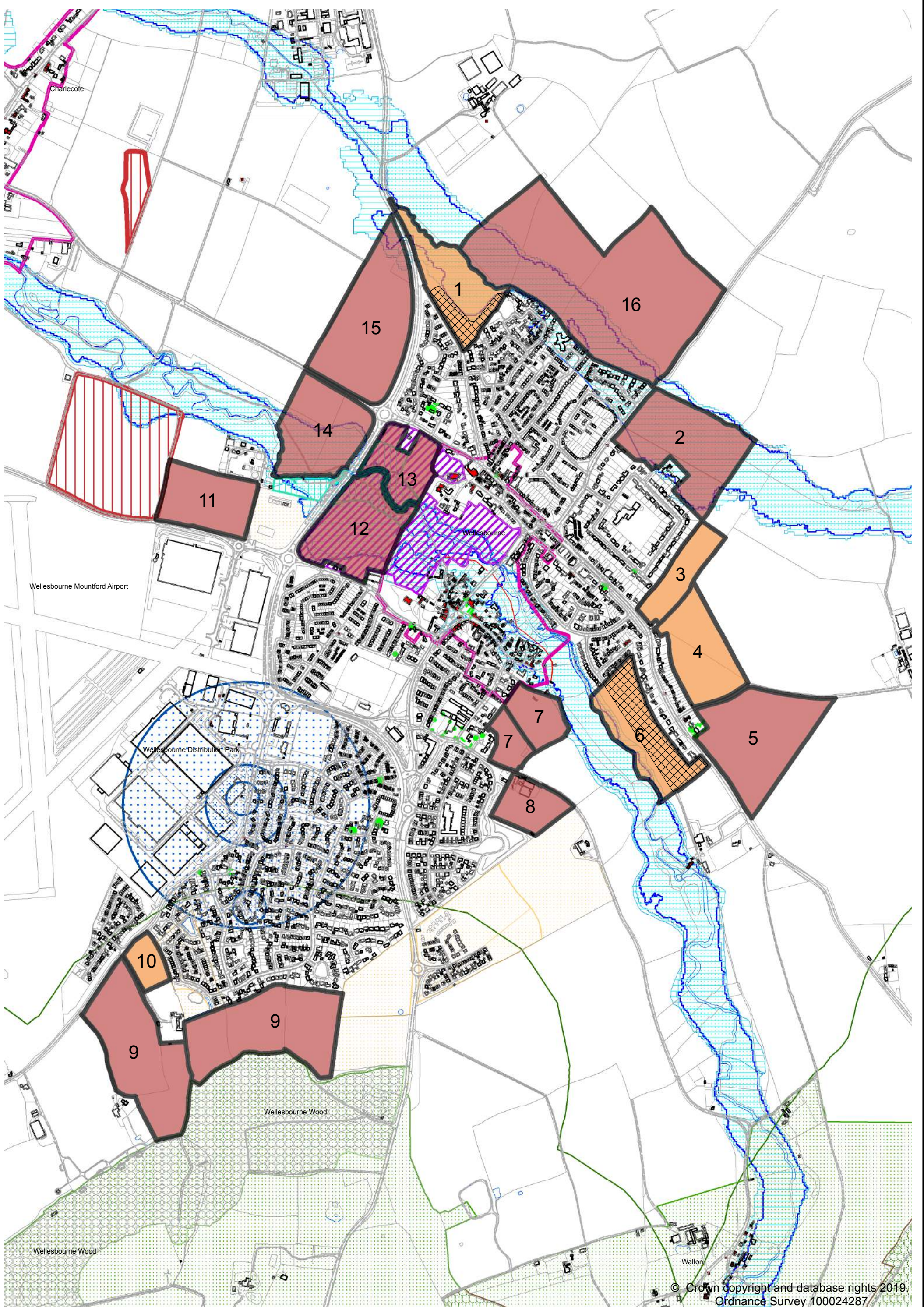
Welford-on-Avon Land Parcels







	Reference Number	WELL.01	WELL.02	WELL.03	WELL.04	WELL.05	WELL.06	WELL.07A	WELL.07B	WELL.08	WELL.09	WELL.10	WELL.11	WELL.12	WELL.13	WELL.14	WELL.15	WELL.16
Achievability Assessment	SHLAA History																	
	Planning History																	
	Viability																	
Overall Assessment	Availability																	
	Suitability - Environmental	Landscape impact	Landscape impact. Agricultural land quality	Landscape impact	Landscape Impact. Impact on settlement form and character. Agricultural land quality	Impact on settlement form and character. Agricultural land quality	Landscape impact. Agricultural land quality	Landscape impact. Agricultural land quality	Landscape impact. Impact on settlement character. Agricultural land quality	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement character. Impact on Ancient Woodland	Landscape impact	Landscape impact. Impact on settlement form	Landscape impact. Impact on settlement character. Setting of Conservation Area	Landscape impact. Impact on settlement character. Setting of Conservation Area. Local Wildlife Site (part)	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement form and character	Landscape impact. Impact on settlement character
	Suitability- Technical	Flood risk. Gas pipeline	Flood risk	Loss of allotments			Flood risk (part of site)	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access		Proximity to sewage works	Flood risk (most of site)	Flood risk (part of site)	Gas pipeline	Gas pipeline	Gas pipeline
	Achievability																	
	Initial Overall Deliverability				Identified as a reserve site in submitted Neighbourhood Plan		Not identified as a reserve site in submitted Neighbourhood Plan			Not identified as a reserve site in submitted Neighbourhood Plan		Not identified as a reserve site in submitted Neighbourhood Plan						
	Scope for Mitigation	n/a	Contributes to landscape setting at an important approach to the village which mitigation could not resolve effectively. Also site is almost entirely within flood risk area	n/a	See Site Proforma	n/a	See Site Proforma	Development on southern part of site is capable of being mitigated effectively. However, County Highway Authority has advised that an acceptable access along Walton Road cannot be achieved	Area makes an important contribution to character and setting of the village due to its relationship to River Dene environs which mitigation could not resolve effectively	County Highway Authority has advised that an acceptable access along Walton Road cannot be achieved	Makes a major contribution to landscape setting of the village and to Ancient Woodland to south that mitigation could not resolve effectively	See Site Proforma	Poorly related to residential parts of the village and adjacent to industrial uses and sewage works	Area makes an important contribution to character and setting of the village due to its relationship to River Dene environs which mitigation could not resolve satisfactorily	Area makes an important contribution to character and setting of the village due to its relationship to River Dene environs which mitigation could not resolve satisfactorily	Would extend physical form of the village across main road which mitigation could not resolve satisfactorily	Would extend physical form of the village across main road which mitigation could not resolve satisfactorily	Would create a major extension of the village into open countryside beyond a strong physical feature created by a watercourse which mitigation could not resolve satisfactorily
	Adjusted Overall Deliverability	Allocated in 'made' Neighbourhood Plan		Allocated in 'made' Neighbourhood Plan	Identified as a reserve site in 'made' Neighbourhood Plan		Not identified as a reserve site in 'made' Neighbourhood Plan					Not identified as a reserve site in 'made' Neighbourhood Plan						
Dwelling Capacity	Net Site Area (Ha)				3.0		2.0					1.0						
	30dph of net area				90		60					30						
	35dph of net area																	
	40dph of net area																	
Timescale	1- 5 Years				90		60					30						
	6 – 10 Years																	
	11 – 15 Years																	
	16+ Years																	



Wellesbourne Land Parcels

