

## Assessment of Competing Potential Reserve Housing Sites

This table assesses sites in those settlements that have a shortfall in dwelling provision based on the methodology for identifying reserve housing sites in the Revised Preferred Options Site Allocations Plan and taking into account infrastructure capacity constraints. It establishes which of these sites should be identified as reserve housing sites in the Plan.

Only those sites that have been categorised as amber in the Strategic Housing Land Availability Assessment (SHLAA), and taking into account the Heritage Impact Assessment with respect to sites in Quinton and Stratford-upon-Avon, have been assessed.

### Bidford-on-Avon

Dwelling Shortfall = 44

SHLAA ref	Site Location (see accompanying map)	Dwelling capacity	Assessment
BID.02	West of Grafton Lane	150	Would not have a major impact on character and setting of the village but scale of development is not justified at this time.
BID.08A	South of Salford Road (middle)	24	Would reduce open gap between main part of village and outlying development on south side of Salford Road.
BID.09	North of Salford Road	120	Would create a major extension to built form of the village into open countryside and scale of development is not justified at this time.
BID.11A	East of Jackson's Meadow	90	Would form a logical extension of ongoing development between Victoria Road and Waterloo Road and have a limited impact on character and setting of the village
BID.11B	Moorlands Lodge	6	Would form a self-contained small development adjacent to existing recent development.
BID.13	South of Salford Road (west)	60	Would extend built form of the village into environs of River Avon valley.
<b>Overall Conclusion</b>		Sites BID.09A and BID.09B are the most appropriate to be identified in the Revised SAP based on the number of dwellings that should be provided. However, only part of BID.11A is required at this time.	

### Quinton

Dwelling Shortfall = 27

SHLAA ref	Site Location (see accompanying map)	Dwelling capacity	Assessment
QUIN.03	North of Main Road (east)	30	Would have some impact on heritage assets.
QUIN.04	East of Back Lane (north)	12	Would have some impact on heritage assets.
QUIN.07	South of Main Road (middle)	36	Would close the sensitive gap between distinct historic and modern parts of the village.
QUIN.08	East of Goose Lane (north)	30	Would form an extension to the recent development to north and not bring built form of village closer to boundary of Cotswolds National Landscape or affect its

			setting. Identified as a reserve housing site in emerging Quinton NDP.
QUIN.18	West of Goose Lane	24	Would reduce gap between Lower and Upper Quinton
QUIN.19	South of The Fordway	90	Would not have a major impact on character and setting of the village but scale of development is not justified at this time.
QUIN.22	East of Back Lane (south)	15	Would have some impact on heritage assets.
	<b>Overall Conclusion</b>	Site QUIN.8 is the most appropriate to be identified in the Revised SAP based on the number of dwellings that should be provided.	

## Southam

Dwelling Shortfall = 175

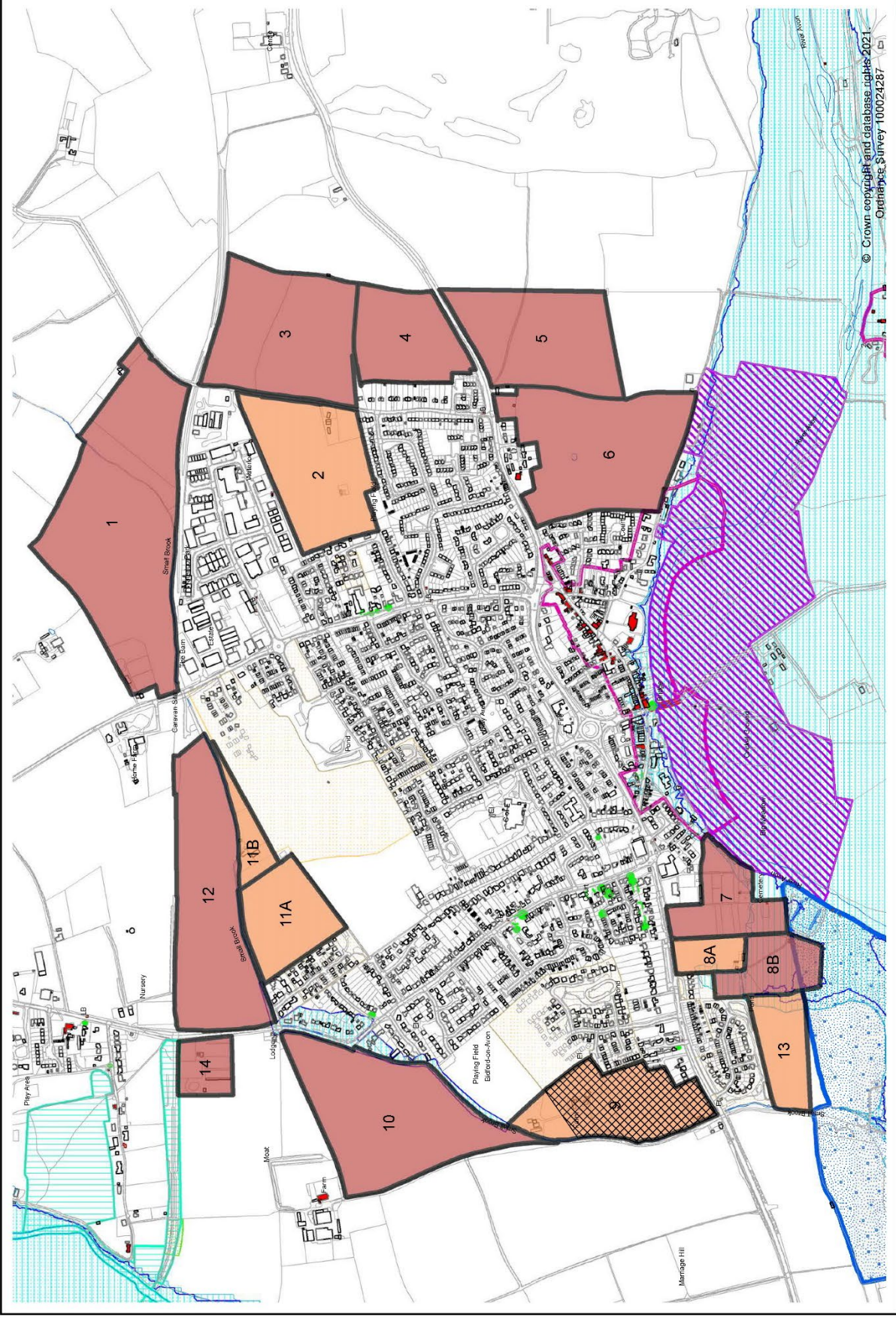
SHLAA ref	Site Location (see accompanying map)	Dwelling capacity	Assessment
SOU.02	East of Bypass	240	Would form a major extension to urban area on eastern side of the bypass and require provision of a roundabout off it to gain access to the site. It would not be practicable to develop part of site due to cost of providing this.
SOU.03	East of Galanos House	21	Current planning application to develop site for a foodstore so not available as things stand.
SOU.04	East of Banbury Road	250	Would be relatively well-related to existing urban form of the town and western part of site is well-defined by hedgerows. Can be accessed off existing roundabout at southern end of bypass.
SOU.14	North of Daventry Road	210	Would form a major extension to urban area on eastern side of the bypass and require provision of a roundabout off it to gain access to the site. It would not be practicable to develop part of site due to cost of providing this.
SOU.15	West of Banbury Road	75	Would form a logical extension to recent development to the north subject to playing fields being relocated.
	<b>Overall Conclusion</b>	Sites SOU.4 and SOU.15 are the most appropriate to be identified in the Revised SAP based on the number of dwellings that should be provided. However, only part of SOU.4 is required at this time.	

## Stratford-upon-Avon

Dwelling Shortfall = 516

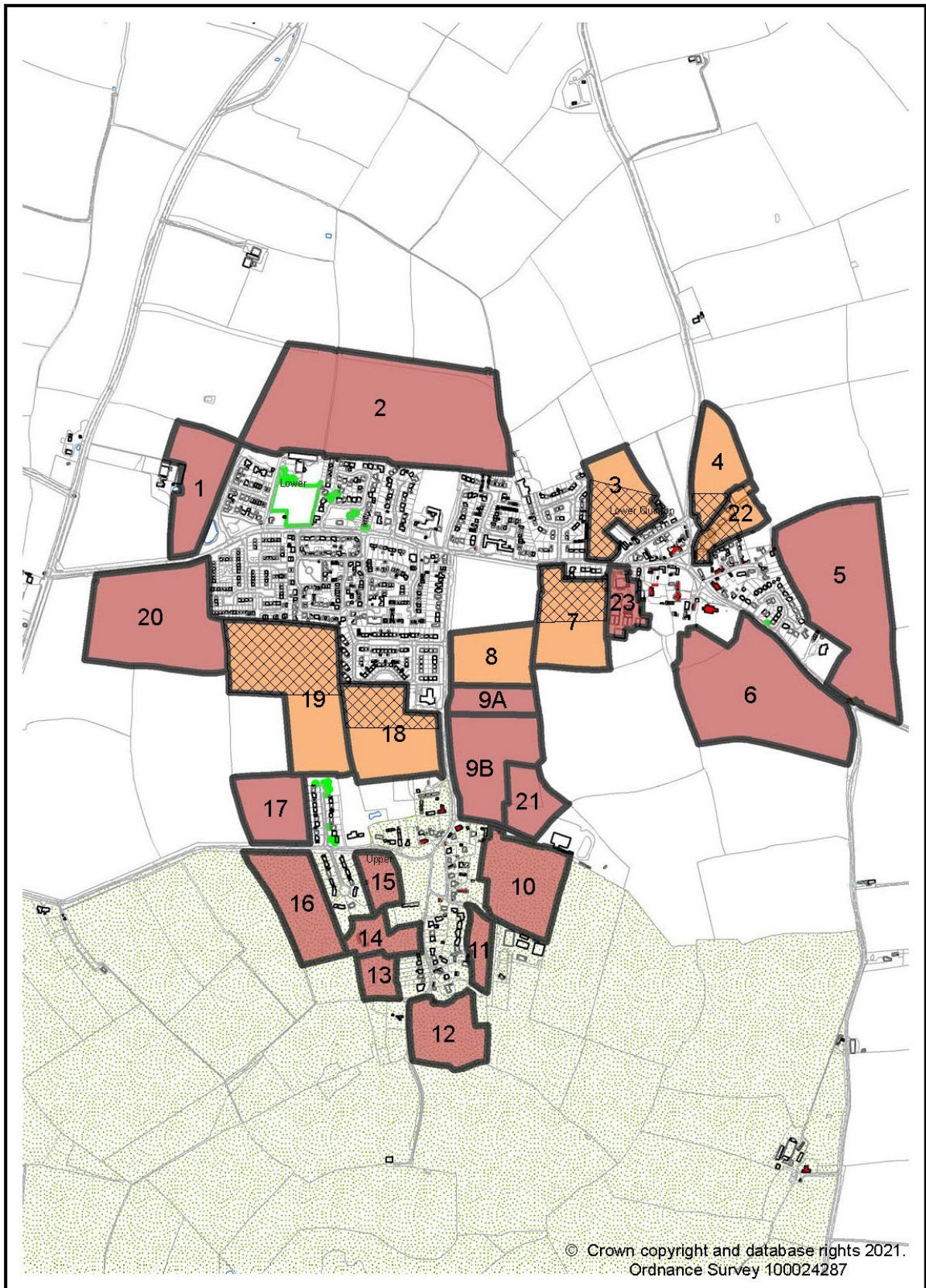
SHLAA ref	Site Location (see accompanying map)	Dwelling capacity	Assessment
STR.11	East of Banbury Road	280	Would create a major extension to urban area but it is well-related to recent development immediately to the west.
STR.12	West of Banbury Road	385	Would create a major extension to urban area to south of relief road that provides a strong physical edge to the town.

STR.14	East of Shipston Road	210	Would create a major extension to urban area but it is well-related to recent development immediately to the north in conjunction with proposed employment area.
STR.16	North of Evesham Road	88	Would form a logical extension to housing development currently being built to the east.
STR.18	South of Alcester Road (east)	56	Would form a logical extension to existing housing development to the east.
<b>Overall Conclusion</b>		Sites STR.11, STR.14, STR.16 and STR.18 are the most appropriate to be identified in the Revised SAP based on the number of dwellings that should be provided. However, only part of STR.11 is required at this time.	



SHLAA Land Parcels - Bidford-on-Avon

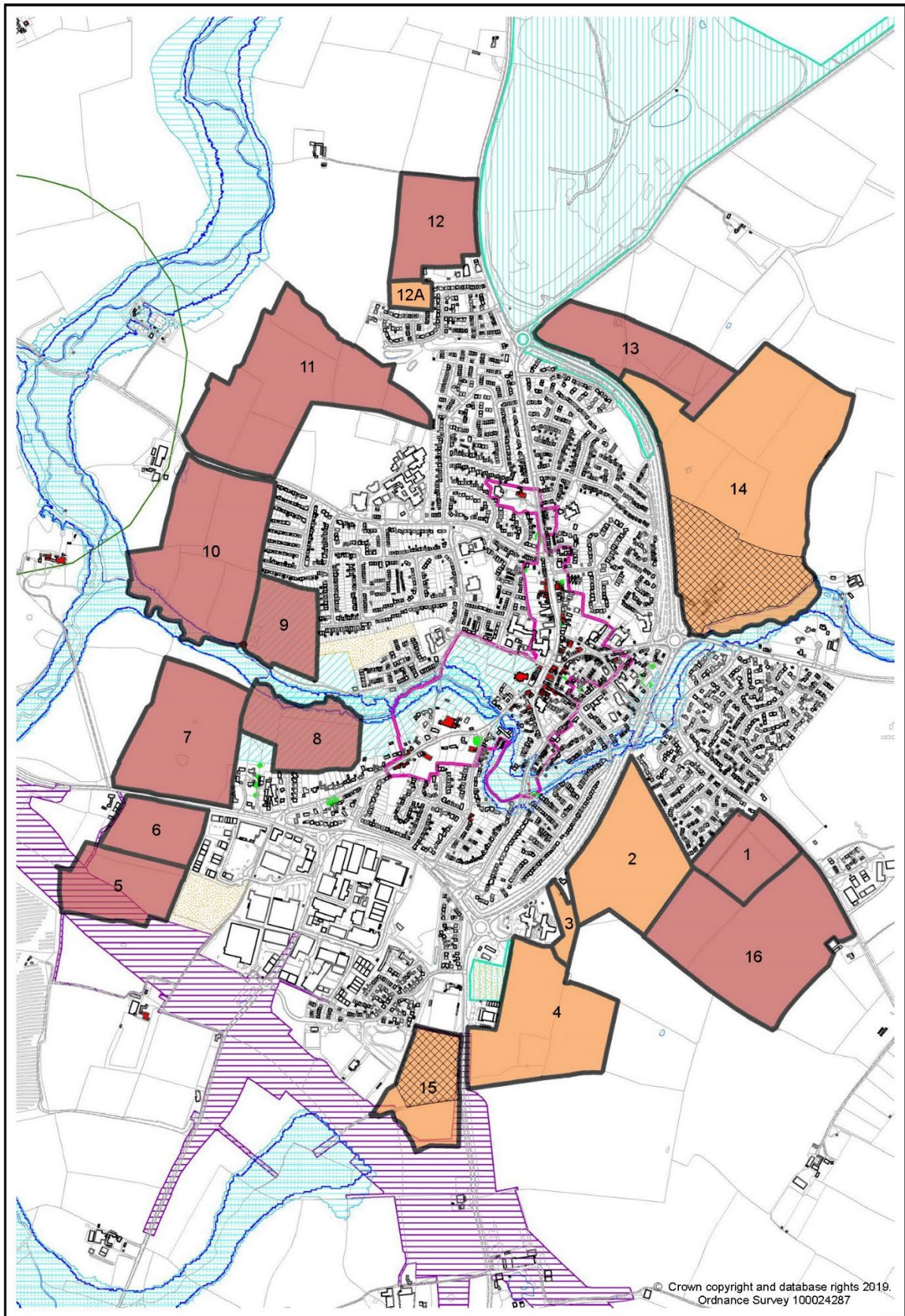




SHLAA Land Parcels - Quinton

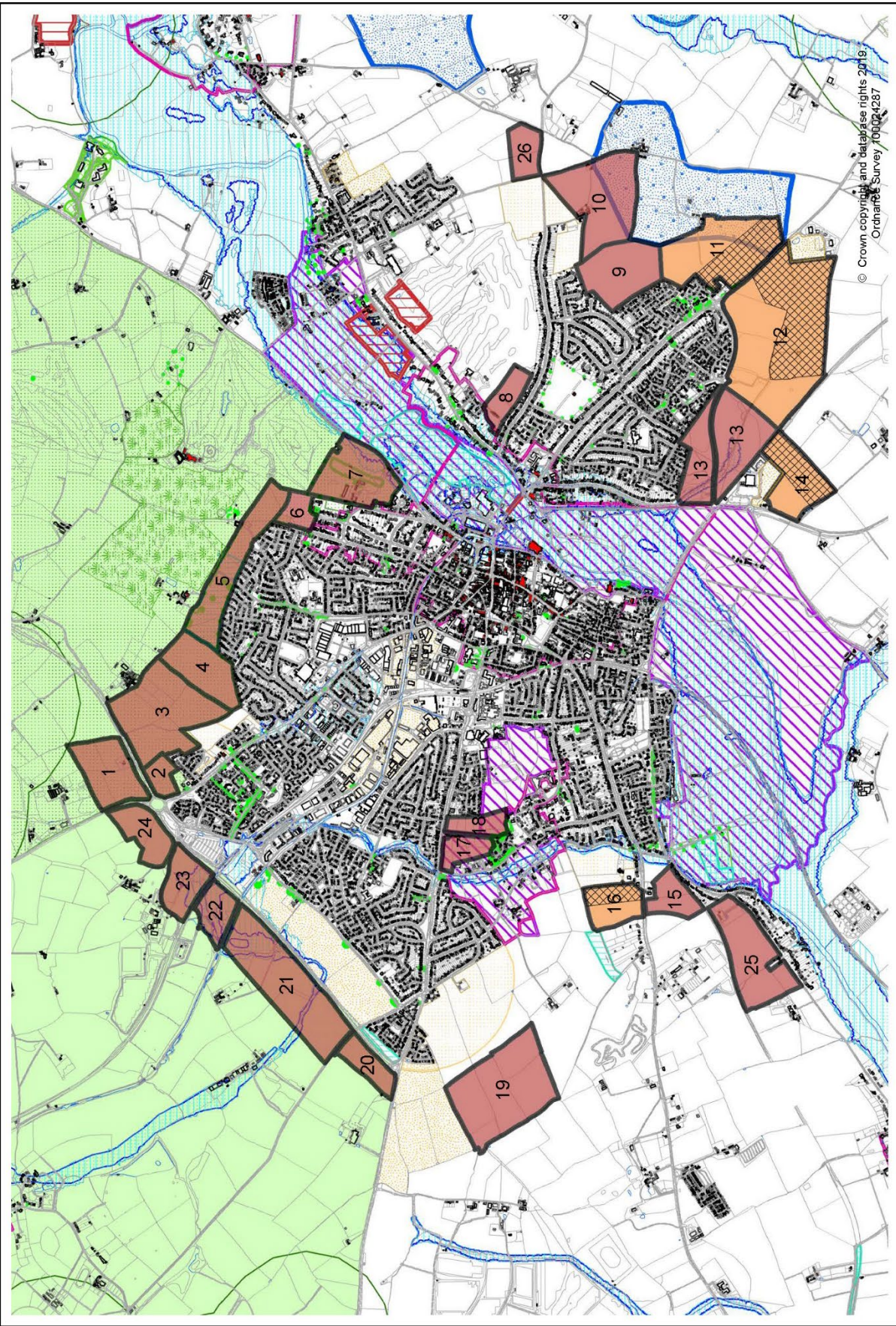






SHLAA Land Parcels - Southam





SHLAA Land Parcels - Stratford-upon-Avon