

## Appendix 7 – Excluded Sites Table

Site Assessment – Sites Excluded on Suitability and/or Availability

SITE REFERENCE	SITE NAME/ADDRESS	REASON FOR EXCLUSION
S14/001	Ashurst Farm, Wood Lane, Shilton	Not available as promoted for Gypsy & Traveller site
S14/003	Masters Hill, Long Itchington Road, Birdingbury	Not suitable due to poor access to local services
S14/005	Main Street, Harborough Magna, CV23 0HA	Not suitable due to poor access to local services
S14/006	Europark Greenfield Site, A5 Watling Street, Clifton-upon-Dunsmore, near Rugby	Not available as promoted for employment use and existing employment site
S14/007	Land adjacent to Eastfield Farm, Crick Road, Hillmorton, CV23 0AB	Not available due to Rugby Radio Station site allocation
S14/015	Land on the north side of Hydes Lane, Stretton Baskerville, LE10 3EG	Not available as promoted for Gypsy & Traveller site
S14/018	Land off Glenfern Gardens, off Oxford Road, Ryton on Dunsmore	Not suitable due to poor access to local services
S14/024	Restaurant + garage Site, 424 London Road, Stretton-on-Dunsmore, Rugby	Not suitable due to poor access to local services
S14/030	Poultry Site, Priory Road, Wolston, Coventry, CV8 3FX	Not suitable due to poor highway access
S14/031	Thurlaston Poultry Site, Biggin Hall Lane, Thurlaston, CV23 9LD	Not suitable due to poor access to local services
S14/035	The Meadows, Watling Street, Clifton upon Dunsmore, CV23 0AG	Not suitable due to poor access to local services
S14/039	Draycote Farm, Draycote, Rugby, CV23 9RB	Not suitable due to poor access to local services
S14/044 (S14/095)	Sawbridge Road, Grandborough	Not suitable due to poor access to local services
S14/047	Land at Hillfields Farm (5.9ha)	Not available as promoted for employment use
S14/050	Site 1 Brandon Stadium, Rugby Road, Binley Woods	Not available as currently in use as sports facility
S14/051	Site 2 Brandon Stadium, Rugby Road, Binley Woods	Not available as currently in use as sports facility
S14/053	Land accessed off Church Road, Church Lawford	Not suitable due to poor access to local services
S14/057	Flecknoe Stud Farm, Flecknoe, Rugby, CV23 8AU	Not suitable due to poor access to local services
S14/059	Land Adjoining 5 Ways Lakes, 3 Coventry Road, Wolvey, LE11 3HF	Not suitable due to poor access to local services
S14/060	Rugby Garden Centre, Straight Mile, Bourton on Dunsmore, Frankton, CV23 9QQ	Not suitable due to poor access to local services
S14/061	A&M Engineering Co (Rugby) Ltd, Rugby Road, Harborough Magna, CV23 0HL	Not suitable due to poor access to local services
S14/062	Ryton Training Ground, Leamington Road, Ryton on Dunsmore	Not available as designated open space site and sports pitch use
S14/063	Hinckley Road, Ansty, Main Road, CV7 9JA	Not suitable due to poor access to local

		services
<b>S14/065C</b>	Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts	Not suitable due to potential impact on heritage asset
<b>S14/066</b>	Land at and adjacent to Cosford, Cosford Lane	Not available as landowner has indicated intention not to proceed
<b>S14/069</b>	Land West of Newton Lane	Not suitable due to poor access to local services
<b>S14/070</b>	Land east of Newton Lane and north of The Leys, Newton, Rugby	Not suitable due to poor access to local services
<b>S14/071</b>	The Hollies, Land west of Newton Lane and north of The Hollies, Newton, Rugby	Not suitable due to poor access to local services
<b>S14/074</b>	Coton House and Coton Farm (large area)	Not suitable due to potential impact on heritage asset
<b>S14/076</b>	Church Field, land to the west of cooks lane and south of main street, frankton, CV23 9PN	Not suitable due to poor access to local services
<b>S14/077</b>	Land North of (A428) Coventry Road, Church Lawford, Rugby	Not suitable due to poor access to local services
<b>S14/081</b>	Flecknoe Glebe, Land between Sawbridge and Wolfhampcote	Not suitable due to poor access to local services
<b>S14/082</b>	Wolvey Glebe, Wolvey	Not suitable due to poor access to local services
<b>S14/085</b>	Willoughby Glebe, Willoughby, Rugby	Not suitable due to poor access to local services
<b>S14/086</b>	Land north of school street, Lutterworth Road, Churchover	Not suitable due to poor access to local services
<b>S14/087</b>	Land Rear of School Farm, Churchover	Not suitable due to poor access to local services
<b>S14/088</b>	Land to the north of Lutterworth Road, Churchover	Not suitable due to poor access to local services
<b>S14/091</b>	Land bordering Bretford	Not suitable due to poor access to local services
<b>S14/093</b>	Birdingbury Glebe, Land off Main Street, Birdingbury	Not suitable due to poor access to local services
<b>S14/094</b>	Willey Glebe, Willey, Near Rugby	Not suitable due to poor access to local services
<b>S14/099</b>	Pleasant View, 1 Bush Hill Lane, Flecknoe, CV23 8AX	Not suitable due to poor access to local services
<b>S14/100</b>	Shilton House Farm, Church Road, Shilton, CV7 9HX	Not suitable due to poor access to local services
<b>S14/101</b>	Gunters Haulage Yard and Premises, Five Ways, Wolvey, LE10 3HG	Not suitable due to poor access to local services
<b>S14/108</b>	Town Hall, Newbold Road, Rugby	Not available as current employment, leisure and car parking uses
<b>S14/109</b>	Land at Newbold Sewage Treatment Works	Not available as promoted for employment use
<b>S14/110</b>	Former Bilton Social Club, Main Street, Bilton, CV22 7NB	Not available as promoted for retail use
<b>S14/112</b>	Land at Lawford Heath	Not available – Minerals Local Plan preferred options site for sand and gravel extraction
<b>S14/113</b>	Barnwells Farm, Thurlaston	Not suitable due to poor access to local services
<b>S14/114</b>	Coney Grey Farm, Ryton	Not available – Minerals Local Plan preferred options site for sand and

		gravel extraction
<b>S14/118</b>	Dunsmore House Farm, Lilbourne Road, Clifton upon Dunsmore, CV23 0Aq	Not suitable due to poor access to local services
<b>S14/119</b>	Shelford House Farm, Burton Hastings	Not suitable due to poor access to local services
<b>S14/120</b>	Manor Farm, Ryton	Not suitable due to poor access to local services
<b>S14/121</b>	Longstons, Newton Road, Clifton upon Dunsmore	Not suitable due to poor access to local services
<b>S14/129</b>	Hazlewood Close	Not suitable due to poor highway access
<b>S14/132</b>	Jubilee Street, Rugby	Not available due to existing community use
<b>S14/140</b>	Edmondson Close / Bilton Lane, Dunchurch, Rugby	Not available due to land ownership constraint
<b>S14/142</b>	Land at rear of Percival Road, Rugby	Not suitable due to poor highway access
<b>S14/146</b>	Railway Terrace and Gas Street Car Parks	Not available due to use for town centre car parking
<b>S14/148</b>	Burnhams Farm, Church Lawford, CV23 9EE	Not suitable due to poor access to local services
<b>S14/149</b>	Green Banks Caravan Park, Oxford Road, Ryton, Rugby, CV8 3YJ	Not available as promoted for Gypsy & Traveller site
<b>S14/150</b>	Coton Road / Featherbed Lane, Rugby	Not available as includes designated open space site
<b>S14/153</b>	The Yard, Kirby Cottage Farm, Rear of 31 Coventry Road, Pailton, Rugby, Warwickshire, CV23 0QD	Not suitable due to poor access to local services
<b>S14/156</b>	Land to South of Lower Farm, Brandon Lane	Not suitable as majority of site within flood zone 3
<b>S14/158</b>	Land adjacent to Barnacle Village Hall, The Compound, Lower Road, Barnacle, CV7 9LD	Not suitable due to poor access to local services
<b>S003</b>	Victoria House, 50 Albert Street, Rugby	Not available as site has planning permission for commercial use
<b>S041</b>	The Allotments, Stretton Road, Wolston, CV8 3HA	Not available as designated open space site and allotment use
<b>S043</b>	Bourton Glebe, Land at Draycote, Draycote, Warwickshire	Not suitable due to poor access to local services
<b>S046</b>	Grandborough Glebe, Land at Sawbridge, Warwickshire	Not suitable due to poor access to local services
<b>S056</b>	Manor Farm, Frankton	Not suitable due to poor access to local services
<b>S057</b>	The Manor House, Stretton-on-Dunsmore, Warwickshire	Not suitable due to potential impact on heritage asset
<b>S058</b>	Campbell Farm, Coventry Road, Pailton, Warwickshire	Not suitable due to poor access to local services
<b>S061</b>	Warren Fields, High Street, Ryton on Dunsmore	Not available as designated open space site
<b>S064</b>	Land fronting Oxford Road	Not suitable due to poor access to local services
<b>S068</b>	Site adjacent to Beech Drive, Bilton	Not available as site since built out for residential development
<b>S080</b>	Humpty Dumpty Field, Crowthorns, Brownsover, Rugby	Not available as designated open space site
<b>S083</b>	Former ALBA site, Mill Road, Rugby	Not available as current employment site – 2015 ELR recommends retention
<b>S084</b>	Nationwide House, 74-88 Somers Road, Rugby,	Not available as current employment

	CV22 7DH	site – 2015 ELR recommends retention
<b>S123</b>	Field to rear of Campden & Croft Cottage, Back Lane, Harborough Magna, CV23 0HT	Not suitable due to poor access to local services
<b>S124</b>	Site North West of Main Road, Ansty, Nr Rugby, CV7 9HZ	Not suitable due to poor access to local services