

		Gross site area	Any part of site excluded from Net site area calculation	Assumption % of gross (or adjusted) site area *	Net site area	No of homes	Housing density dph		Notes/Comments
Category 1 - Market Towns									
<i>Atherstone & Mancetter</i>									
H1	Land at Holly Lane Atherstone	32.7	3.2	60%	17.7	531	30	531	Site already benefits from detailed planning application for 121 units on part of the site (PAP/2015/0540) and outline application for up to 620 units on the whole site of the site (PAP/2015/0542) , both approved approved subject to S106.
H2	Land to north-west of Atherstone off Whittington Lane	71.2	0	60%	42.72	1282	30	1281.6	
H3	Land off Sheepy Road, (football ground)	2.2	0	70%	1.54	46	30	46.2	
<i>Coleshill</i>									
H4	Former Leisure Centre site	0.9	0	90%	0.81	25	30	24.3	Adj Town centre site. Current planning consent PAP/2018/0030 for 23 dwellings. Reflects 30dph.
H5	Land at Blythways	1.3	0	70%	0.91	40		0	Current planning consent PAP/2017/0688 for 38 dwellings.
H6	Allotments adjacent to Memorial Park, Coleshill	1.4	0	70%	0.98	30	30	29.4	
<i>Polesworth & Dordon</i>									
H7	Land to east of Polesworth and Dordon	160.8	32.3	60%	77.1	2000	min of 30 dph	2000	See Matters 9, around/up to 32.3ha of site will be retained as open space, LWS's and buffer to heritage assets. Taking the net site area of 77 heatares site could deliver around 2300 on 30 dph but the exact final developable site area is still unknown so a minimum number is given.
H8	Land west of Woodpack Farm, Polesworth	1.5	0	70%	1.05	32	30	31.5	Site allocation reflects 30dph minimum. Current planning consent PAP/2017/0413 for 37 dwellings.
H9	Land off Fairfields Hill, Polesworth	0.4	0	90%	0.36	9		0	Current planning consent PAP/2015/0634 for 10 dwellings.
H10	Former Polesworth Learning Centre, High St, Polesworth	0.7	0	90%	0.63	14	30	18.9	Current planning consent PAP/2017/0425 for 12 dwellings.
H11	Land at Windy Ridge Dunns Lane, Dordon	0.6	0	90%	0.54	9		0	Density reflects current planning consent PAP/2017/0229 for 9 dwellings.
H12	Former Chapel House site, Dordon	0.3	0	90%	0.27	7		0	Density reflects current planning consent PAP/2015/0215 for 8 dwellings.
Category 2 - Adjacent adjoining settlements									
H13	Land west of Robey's Lane, adjacent Tamworth	66.15	0	60%	39.69	1270	32	1270.08	dph used is 32dph adjoins urban area with development underway.
H14	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	0	70%	4.69	141	30	140.7	Reflects 30dph minimum
Category 3 - Local Service Centres									
<i>Baddesley Ensor/Grendon</i>									
H15	Land at Church Farm, Baddesley	2.2	0	70%	1.54	47	30	46.2	Reflects 30dph minimum
H16	Land north of Grendon Community Hall (former Youth Centre)	0.3	0	90%	0.27	7	30	8.1	Slight boundary cahnge possibly increase numbers but we decided to keep it as 7
<i>Boot Hill Grendon</i>									
H17	Land off Spon Lane Grendon (former Sparrowdale School site and former recycling centre site)	2.1	0	70%	1.47	60	40	58.8	Current planning application PAP/2018/0287 for 56 dwellings, approved subject to S106. dph = 40 dph. Part of site is brownfield Large buffer zone provided around site as part of current outline planning consent PAP/2017/0156 , hence density reflecting 120 units approved. New application for Reserved Matters now submitted PAP/2019/0156 . dph = 28 dph
H18	Dairy House Farm (Phase 2), Spon Lane, Grendon	9	1.9	70%	4.4	120	28	123.2	
<i>Hartshill/Ansley Common</i>									

H19	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	8.9	70%	12.38	400	30	371.4	Site includes secondary school and Snow Hill Wood LWS (approx 8.9ha) and part of Jeas Quarry LWS, which will not be developed, but are part of site for focus of S106 contributions and Woodland management Plan. Current planning application PAP/2018/0140 for 382 units on remaining area also includes a "local centre" retail convenience store and parking, which reduces overall housing figure, but density still 30 dph approx.	
H20	Land south of Coleshill Road, Ansley Common	17.2	0	70%	12.04	450	37.5	451.5	Additional units transferred to replace loss or reduction elsewhere, potential 37.5 dph sought.	
<i>Water Orton</i>										
H21	Former School redevelopment site (excluding original historic school building)	2.8	0.3	70%	1.66	48	29	48.14	The retention of the original historic school buildings for community/service uses reduces the site capacity by approximately 0.3ha. Dph = 29 dph	
Category 4 - Other Settlements with a Development Boundary										
<i>Ansley</i>										
H22	Land at Village Farm, Birmingham Road	0.6	0	90%	0.54	12	30	16.2	Commercial brownfield site with existing dwelling. Once current farmhouse excluded from site remaining area approximately 30dph, minimum.	
<i>Newton Regis</i>										
H24	Manor Farm	1	0	70%	0.7	21	30	21	Current planning application PAP/2017/0560 pending for up to 30 units on 1.41 ha , equivalent to 30dph at 70% net . Original Outline application PAP/2016/0266 - for residential development of up to 14 dwellings - approved 12 July 2016.	
<i>Shutlington</i>										
H25	Land south of Shutlington Village Hall	1.2	0	70%	0.84	24	30	25.2	Current planning application PAP/2019/0022 pending for 24 units at approx 30dph.	
<i>Warton</i>										
H26	Land north of Orton Rd	4.2	0	70%	2.94	88	30	88.2	Plan reflects a minimum 30dph requirement. Current planning application on part of the site, PAP/2016/0280 pending for up to 72 units. Additional Outline planning consent PAP/2016/0266 on part of site - up to 56 no: dwellings - approved 22 November 2018.	
H27	Land off Barn End Road	4.5	0	70%	3.15	80	30	94.5	Current planning consent PAP/2017/0551 granted for up to 100 units at approx 30dph.	
<i>Wood End</i>										
H28	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	0	70%	0.91	28	30	27.3	Plan reflects a minimum 30dph requirement. Current Outline application pending on much larger site area - 6.32ha - for up to 145 dwellings	
Total Allocations						6821		6753.42	updated figure	

*Note: On allocated sites where there is a current pending application or previous planning consent has been granted, then the number of dwellings expected reflects the application and/or planning consent. Where no planning application applies or is relevant the Council seek a density of 30 dwellings per hectare minimum, at 60% net for sites **over** 150 and above and 70% net for sites less than 150 units. (excluding parts of sites identified for Local Wildlife Sites major parks/open space and buffers around designated natural assets and heritage assets) unless local circumstances (average adjoining densities) and location (urban or urban edge) suggest higher densities are possible and justifiable. On sites of **less than 1 hectare** a net of **90%** is applied at a minimum 30dph.